



NIBLEY CITY
CITY COUNCIL MEETING AGENDA
Thursday, September 1, 2016
6:30 p.m.

Nibley City Hall
455 West 3200 South
Nibley, Utah

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

5. Presentation by Utah Local Governments Trust regarding Risk Management

6. Annual Report by the Nibley Children's Theatre

7. PUBLIC HEARING: A public hearing to receive comment concerning a proposed update to the Master Road Plan element of the Nibley City Transportation Master Plan. Specifically, designating that 2600 South between 1200 West and the railroad tracks will be a 66-foot Right-of-Way instead of 80-99-foot ROW

8. Discussion and consideration of Ordinance 16-05: An Ordinance Amending the Nibley City Transportation Master Plan (First Reading)

9. Discussion and consideration of a preliminary plat for Summerfield Place, a 28-lot subdivision located at approximately 2700 South 1000 West (Second Reading)

10. Discussion and consideration of a preliminary plat for Valley View Meadows Subdivision, a conservation subdivision located at approximately 250 West 3400 South (Second Reading)

11. Council and Staff Reports

Adjourn 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.

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.



**Nibley City Council
Agenda Report for
August 1, 2016**

Agenda Item #: 5

Description	Presentation by Utah Local Governments Trust regarding Risk Management
Department	City Council
Presenter	Jason Watterson of the Utah Local Governments Trust
Sponsor	n/a
Applicant	n/a
Background	The Utah Local Governments Trust would like to report to the Council regarding the City's performance on risk management related functions. The Trust is the insurance provider for the City and City staff members work with the Trust to implement policies and practices that will result in improved safety and less liability for the City.
Recommendation	Receive the presentation
Financial Impact	Improvements in risk management practices will result in lower insurance premiums for the City, as well as decreased losses related to liabilities, improved safety and better performance.
Reviewed By	City Manager, Public Works Director

Agenda Item #: 6

Description	Annual Report by the Nibley Children's Theatre
Department	Recreation
Presenter	Brie Corrington
Sponsor	n/a
Applicant	n/a
Background	The Nibley Children's Theatre recently completed its 34 th season with two performances of <i>SAND CASTLES: TALES FROM THE ARABIAN NIGHTS</i> . Representatives of the Children's Theatre will report on the progress of the program.
Recommendation	Receive the presentation and thank the volunteers for their many years of service.
Financial Impact	The Theatre has a budget this year of \$3,500 as part of the City's Recreation Department budget. Theatre staff raise much of those funds through grants secured from Cache County, the State of Utah and Rocky Mountain Power.
Reviewed By	City Manager

Agenda Item #: 7 & 8

<p>Description</p>	<p>PUBLIC HEARING: A public hearing to receive comment concerning a proposed update to the Master Road Plan element of the Nibley City Transportation Master Plan. Specifically, designating that 2600 South between 1200 West and the railroad tracks will be a 66' Right-of-Way instead of 80-99-foot ROW.</p> <p>Discussion and consideration of Ordinance 16-05: An Ordinance Amending the Nibley City Transportation Master Plan (First Reading)</p>
<p>Department</p>	<p>Planning</p>
<p>Presenter</p>	<p>Shari Phippen, City Planner</p>
<p>Sponsor</p>	<p>NA</p>
<p>Applicant</p>	<p>NA</p>
<p>Background</p>	<p>The Transportation Master Plan, specifically the master road plan included in that document, calls for 2600 South to be developed as an 80-99' ROW along the entire road, from Hwy 165 running west to US 89/91. However, in the area from the railroad tracks west to 1200 West, development has constructed 2600 South as a 66' ROW. So, in this instance, the Plan does not reflect what has been constructed.</p> <p>When the Summerfield Place subdivision came before the City Council earlier in the summer, it was noted that there is a discrepancy between what the Transportation Master Plan calls for along 2600 South and what Summerfield Place was proposing in that area, which was in line with what has been constructed by other subdivisions. The City Council felt that until that discrepancy was resolved, they could not proceed with approving the subdivision.</p> <p>The Council requested that the road master plan element of the larger Plan be updated to reflect what is on the ground in that one particular area. The Planning Commission reviewed and made that change. They also included the changes that the Council made last year with 2980 South and elimination of 1500 West. This was done so that those were formally included on the master road plan map.</p> <p>The Commission had discussions as to the possibility of making 2600 South a 66' ROW all the way from the railroad tracks to US 89/91. However, they felt that a wider ROW was appropriate as traffic enters off of the highway/frontage road, and so west of 1200 West, their recommendation is that 2600 South remain an 80' ROW.</p>
<p>Recommendation</p>	<p>The Council should hold the public hearing and receive comment concerning the updated master road plan.</p> <p>Staff's recommendation, and that of the Planning Commission, is that the amended master road plan be approved, as presented. Staff</p>

	further recommends that the Council waive the second reading and adopt the ordinance on first reading due to the fact that the Council already discussed this change when it was requested of staff. In addition, the Council wanted to make this change before approving the Summerfield Place subdivision. That subdivision is also on this agenda for approval.
Financial Impact	Future costs to the City are higher if the City were to adopt a wider cross section for roads because the City would have more roadway surface to maintain in the future.
Reviewed By	City Planner, Planning and Zoning Commission, City Manager

Agenda Item #: 9

Description	Discussion and consideration of a preliminary plat for Summerfield Place, a 29-lot subdivision located at approximately 2700 South 1000 West												
Department	Planning												
Presenter	Shari Phippen, City Planner												
Sponsor	NA												
Applicant	Kelly Loosle												
Background	<p>This preliminary plat is for a 28-lot subdivision located at approximately 2700 South 1000 West, just north of the Sunset Parks PUD.</p> <ul style="list-style-type: none"> This property is zoned R-2A. The following are the development standards found in Nibley City Code 10-6C, for subdivisions in the R-2A zone, and whether the proposed preliminary plat meets those standards: <table border="0" data-bbox="516 871 1446 1039"> <thead> <tr> <th></th> <th style="text-align: center;">Zone Requirement</th> <th style="text-align: center;">Preliminary Plat</th> </tr> </thead> <tbody> <tr> <td>Min. Lot Size</td> <td style="text-align: center;">12,000</td> <td style="text-align: center;">All lots meet or exceed standard</td> </tr> <tr> <td>Lot Size Avg.</td> <td style="text-align: center;">14,000+</td> <td style="text-align: center;">14,503 sq ft</td> </tr> <tr> <td>Min. Frontage</td> <td style="text-align: center;">100'</td> <td style="text-align: center;">All lots meet or exceed standard</td> </tr> </tbody> </table> The subdivision is proposed for development in two phases. Phase 1 will be Lots 1-9 and 22-28, which will build along 1000 West, 2600 South and 1100 West. Phase 2 will be Lots 10-21 and will build on the cul-de-sac. The phasing is acceptable. Roads Our engineering standards, as well as Nibley City Code 11-5-5(E) limit the length of a cul-de-sac to 660'. The cul-de-sac measures 620' to the center of the cul-de-sac, so it is acceptable for street development. The cul-de-sac will be a 60' ROW, which is acceptable for a local road. 1000 West, 1100 West and 2600 South will each be a 66' ROW, which is suitable for neighborhood roads that carry a larger traffic load than the cul-de-sac. Stormwater Stormwater needs for this subdivision will be handled by the Sunrise Meadows ponds. Those ponds were built with this property in mind. Rather than building a separate pond at this site, stormwater will be piped to the regional Sunrise Meadows ponds and this developer will pay for a proportionate share of the cost for those ponds. Infrastructure As part of the submittal of the final plat for each phase, the developer will be required to submit construction drawings related to the infrastructure construction. Those drawings will be reviewed by the City Engineer for compliance with City 		Zone Requirement	Preliminary Plat	Min. Lot Size	12,000	All lots meet or exceed standard	Lot Size Avg.	14,000+	14,503 sq ft	Min. Frontage	100'	All lots meet or exceed standard
	Zone Requirement	Preliminary Plat											
Min. Lot Size	12,000	All lots meet or exceed standard											
Lot Size Avg.	14,000+	14,503 sq ft											
Min. Frontage	100'	All lots meet or exceed standard											

	<p>standards and specifications.</p> <ul style="list-style-type: none"> • Pedestrian ROW Nibley City Code 11-5-5(E) requires that cul-de-sacs have a pedestrian ROW from the cul-de-sac, linking it to the nearest public ROW. The plat has the required pedestrian ROW, which will connect the end of the cul-de-sac with 1000 West. • The public hearings were noticed properly. The item was published in the Herald Journal, the Nibley City website, the Utah Public Notice website, and notifications were sent to the property owners within 300' of the proposed subdivision. The public hearing was posted on the subject property. The notices were all done between June 24 and June 27, 2016. • This item was reviewed by the Planning Commission at its June 22, 2016 meeting and they recommend that the Council approve the plat.
Recommendation	<p>Assuming that the Council makes the amendment to the master road plan that is earlier on the evening's agenda, the plat meets all the necessary conditions to receive preliminary approval and allow the developer to proceed to final plat. Staff recommends that the Council grant said approval.</p>
Financial Impact	n/a
Reviewed By	City Planner, City Engineer, Public Works Director, City Manager, P&Z

Agenda Item #: 10

Description	Discussion and consideration of a preliminary plat for Valley View Meadows Subdivision, a conservation subdivision located at approximately 250 West 3400 South (Second Reading)															
Department	Planning & Building															
Presenter	City Planner															
Sponsor																
Applicant	Ironwood Development															
Background	<p>When this preliminary plat for this project was previously presented to the City Council and the public hearing held on August 4, 2016, there were concerns expressed about the concentration of the open space, as well as ownership and maintenance of the space. It was suggested that the developer adjust the plat so that the open space would be dispersed between the two ends of the subdivision and that all open space be privately owned, other than a trail right-of-way.</p> <p>The revisions have been made, and the open space is now privately held, other than a trail right-of-way. As part of the final plat, partial deed restrictions will be put in place so that any purchaser of those lots containing open space would be aware of the open space limitations.</p> <p>Additionally, reconfiguring the plat allowed the developer to create an additional building lot.</p> <p>Phasing The developer intends to construct the project in one phase.</p> <p>Open Space/Density Calculations</p> <table border="0"> <tr> <td>Project Size: 9.51 acres</td> <td>Original Lot Yield:</td> <td>16 lots</td> </tr> <tr> <td>ROW acreage: 2.07</td> <td>Developable Property:</td> <td>7.44 acres</td> </tr> <tr> <td>Open Space: 1.86 acres</td> <td>Percentage of Open Space:</td> <td>25%</td> </tr> <tr> <td>Density Bonus: 25%</td> <td>Lot Yield:</td> <td>20 lots</td> </tr> <tr> <td>Avg. Lot Size: 15,311 sq ft</td> <td>Req. Avg. Lot Size:</td> <td>13,068</td> </tr> </table> <p>Req. Frontage: 95'- all lots meet or exceed the required frontage.</p> <p>R-O-W The right-of-way within the subdivision is proposed to be 60', which our engineering standards dictate is acceptable for local, neighborhood access roads. 450 West runs on the western boundary of this project and the developer will be building their half of 450 West in conjunction with this project. Because it will server a larger traffic load than a local, neighborhood road, the Transportation Master Plan dictates that 450 West will a 66' right of way. This preliminary plat is in line with that right of way cross-section.</p>	Project Size: 9.51 acres	Original Lot Yield:	16 lots	ROW acreage: 2.07	Developable Property:	7.44 acres	Open Space: 1.86 acres	Percentage of Open Space:	25%	Density Bonus: 25%	Lot Yield:	20 lots	Avg. Lot Size: 15,311 sq ft	Req. Avg. Lot Size:	13,068
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	<p>Open Space The developer shows 1.86 acres of open space, the majority of which will be privately held as part of Lots 1-2 and 15-20. They have reserved a section which backs up to Lots 15-20 for dedication to the City, so that the City can put in a 10' path along the existing ditch, which will remain open.</p> <p>Utilities The plat proposes a secondary water system for the subdivision, which, if privately held, is permissible, and which the City Engineer will take into account when calculating the amount of required water shares to be dedicated to the City.</p> <p>Canal There is an irrigation ditch that runs through the open space. No changes have been made to the ditch since the preliminary plat was first presented to the City. However, since the lot configuration has changed, I have asked the developer to re-present the plat to the NBFIC for their review.</p> <p>Maintenance The developer has submitted a letter stating that the open space will be privately held by the owners of the adjacent lots. The deed restrictions which will be prepared and recorded with the final plat and will outline what uses are permissible or prohibited on that open space, based on the uses designated in the City's ordinance.</p> <p>The question about fencing the open space has been raised by several people. The City's conservation subdivision ordinance states that any fencing has to be approved by the Planning Commission, which may approve the fencing, if it is determined to be necessary and appropriate.</p> <p>Stormwater The detention for this project is in the open space, which is an acceptable use of the open space. Even though it will be on privately held property, the City will require an access and maintenance easement to the detention portion of the open space. Alternatively, the City could enter into a private maintenance agreement with the property owners where they would be responsible for taking care of the detention pond, which has been done in the past.</p>
Recommendation	Having satisfied the Council's concerns from the August 4, 2016 meeting, staff is of the opinion that this preliminary plat should be approved and the developer allowed to proceed with the development.
Financial Impact	n/a
Reviewed By	City Planner

ORDINANCE 16-05

AN ORDINANCE AMENDING THE NIBLEY CITY TRANSPORTATION MASTER PLAN

WHEREAS, Nibley City has a Multi-Modal Transportation Master Plan which guides the development of a variety of transportation modes; and

WHEREAS, the purpose of the Nibley City Multi-Modal Transportation Master Plan is to plan for current and future transportation needs of the municipality; and

WHEREAS, from time to time, it is necessary to amend the plan to reflect changes that have occurred within the city; and

WHEREAS, the attached document reflects needed changes to the Multi-Modal Transportation Master Plan, specifically regarding the Master Road Plan.

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

The attached document, entitled "Nibley City Master Roadway Plan" is adopted and

1. 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.
2. 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.
3. This ordinance shall become effective upon posting as required by law.

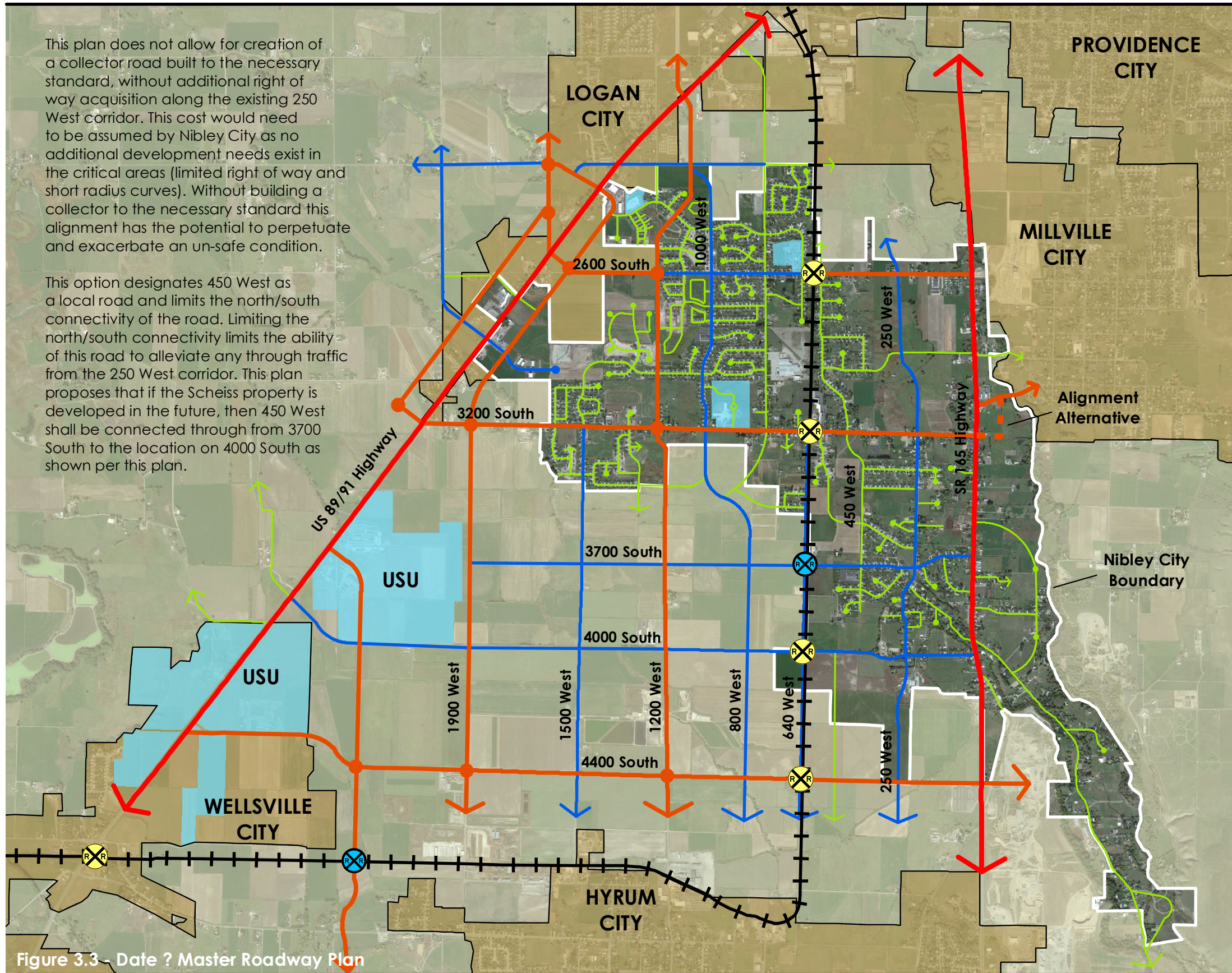
Passed by the Nibley City Council this _____ day of _____, 2016.

Shaun Dustin, Mayor

ATTEST: _____
David Zook, City Recorder

This plan does not allow for creation of a collector road built to the necessary standard, without additional right of way acquisition along the existing 250 West corridor. This cost would need to be assumed by Nibley City as no additional development needs exist in the critical areas (limited right of way and short radius curves). Without building a collector to the necessary standard this alignment has the potential to perpetuate and exacerbate an un-safe condition.

This option designates 450 West as a local road and limits the north/south connectivity of the road. Limiting the north/south connectivity limits the ability of this road to alleviate any through traffic from the 250 West corridor. This plan proposes that if the Scheiss property is developed in the future, then 450 West shall be connected through from 3700 South to the location on 4000 South as shown per this plan.



LEGEND

- **HIGHWAYS** (Principal Arterial - 120' ROW)
- **MINOR ARTERIAL** (80' & 99' ROW)
- **COLLECTOR** (66' ROW)
- **LOCAL** (50' & 60' ROW)
- RAILROAD TRACKS**
- R
R **RAILROAD CROSSINGS** (Existing)
- R
G **RAILROAD CROSSINGS** (Proposed)
- PARCELS OF SPECIAL INTERESTS**
Utah State University, City/County Schools

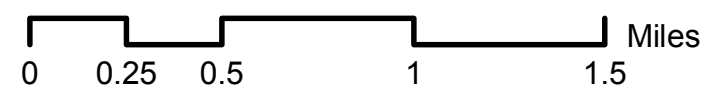
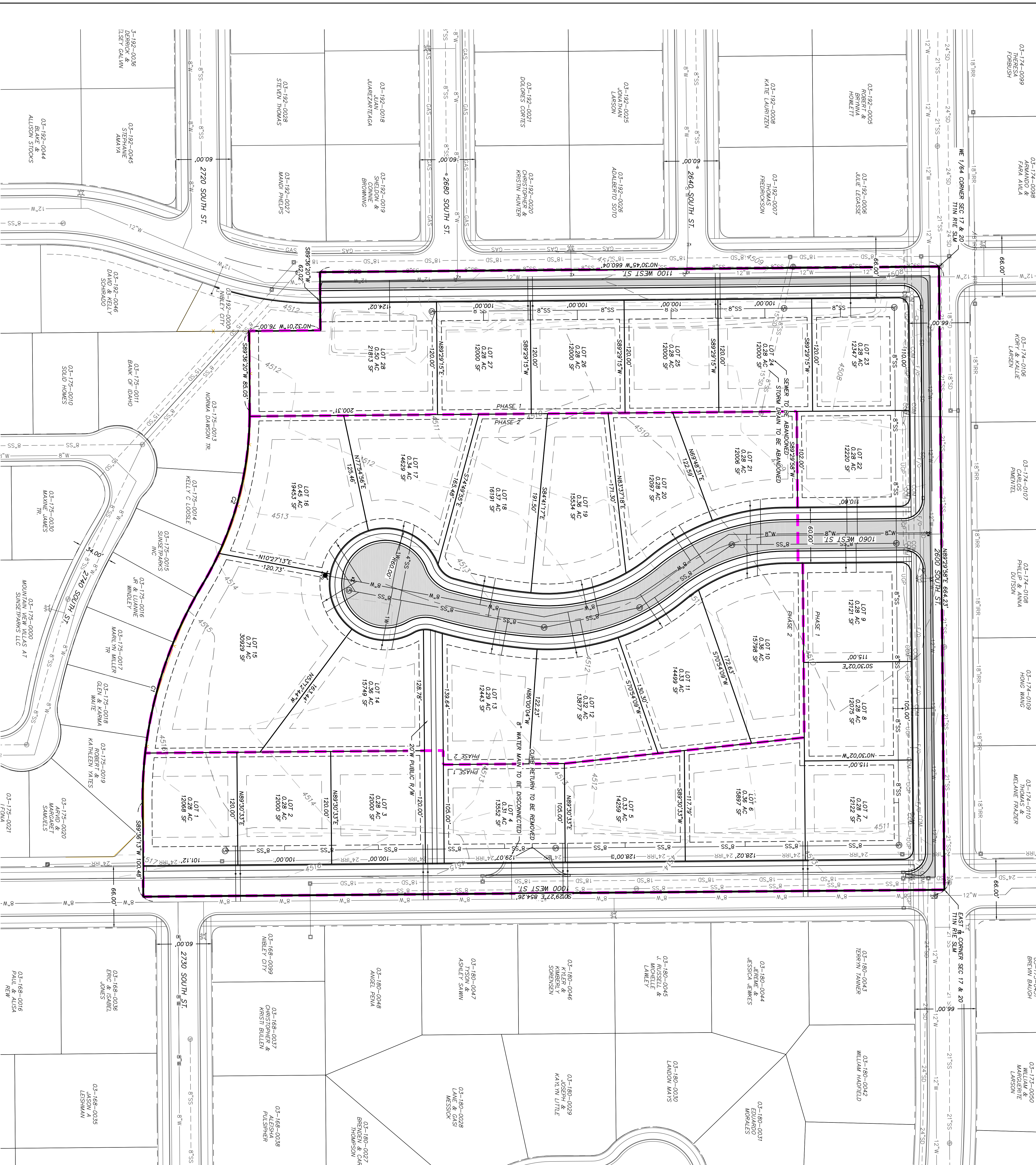
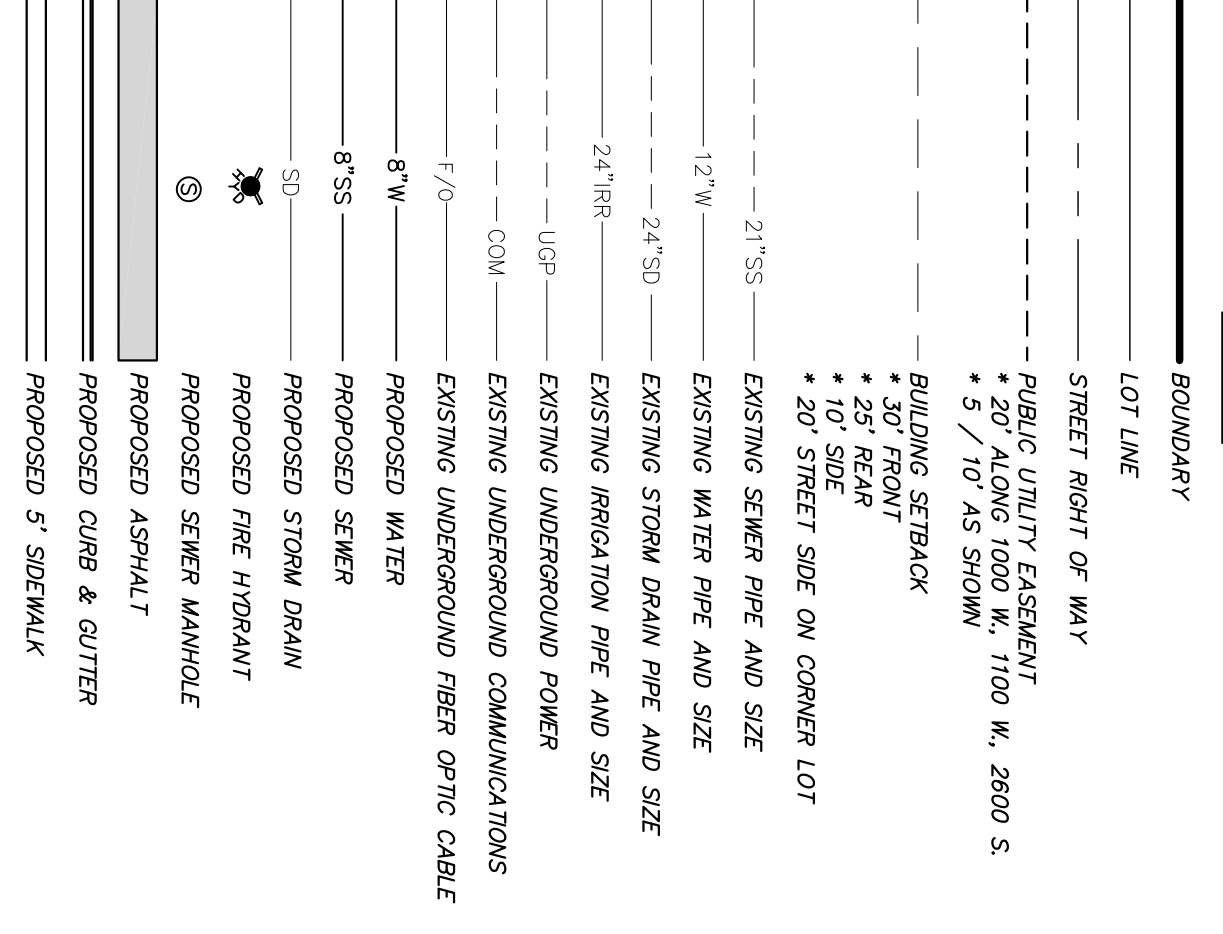


Figure 3.3 - Date ? Master Roadway Plan



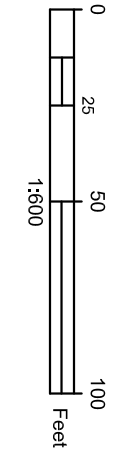
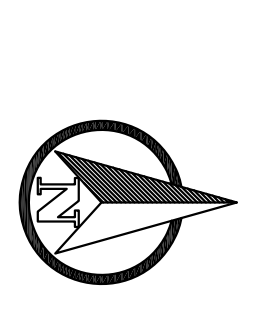
LEGAL DESCRIPTION
 A PART SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF NIBLEY, COUNTY OF CHICO, STATE OF UTAH, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE EAST 1/8 CORNER COMMON TO SECTION 17 & 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, MERIDIAN, THENCE S09°29'27"E 684.23 FEET ALONG THE EAST 1/8 LINE OF SAID SECTION 20, LAKE MERIDIAN, THENCE S09°29'27"E 684.23 FEET TO THE POINT OF BEGINNING, THENCE S09°29'27"E 684.23 FEET TO THE POINT OF BEGINNING, THENCE S09°29'27"E 684.23 FEET TO THE POINT OF BEGINNING, THENCE S09°29'27"E 684.23 FEET TO THE POINT OF BEGINNING, CONTAINING 11.97 ACRES, MORE OR LESS.

GENERAL NOTES
 1. LOCATION OF NEAREST BENCHMARK IS NIBLEY CITY ROBSONS PARK - GPS MONUMENT, ELEVATION 4505.98 FT.
 2. PROPOSED STREET SECTIONS AND OTHER IMPROVEMENTS TO MEET NIBLEY CITY STANDARD.
 3. ADEQUATE LOT SIZE IS 14,111 SQUARE FEET.
 4. BOUNDARY OF LOT 20 IS 44.00 FEET.



CURVE TABLE

CURVE	LENGTH	RADIUS	A	CH BEARING	CHORD
C1	242.63'	443.00'	31°22'43"	N74°42'22"W	239.61'
C2	195.51'	357.00'	31°22'43"	N74°42'19"W	193.08'



OWNER _____ **DATE** _____

ENGINEER SUPERVISOR
 CHICO - LANDMARK ENGINEERING, INC
 ATTN: STEVEN EARL PE, PLS
 1011 West 400 North
 S UITE 1 310
 LOGAN, UT 84301
 (435) 713-0099
 sev@chicoengineer.com
 ced@chicoengineer.com

SUMMERFIELD PLACE 1060 W 2600 S NIBLEY, UT	PRELIMINARY PLAT	SHEET DESCRIPTION: NO.: _____ DATE: _____ DESCRIPTION: _____
C100	PROJECT NUMBER: 555-1601 SHEET:	PROFESSIONAL SEAL: [Seal] CHICO - LANDMARK ENGINEERING, INC 1011 West 400 North, Suite 1310 Logan, UT 84301 (435) 713-0099 sev@chicoengineer.com

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

PRELIMINARY PLAT

0 30 60 120
 SCALE: 1"=120' (11x17 PLAN SET)
 SCALE: 1"=60' (22x34 PLAN SET)



NOTES:

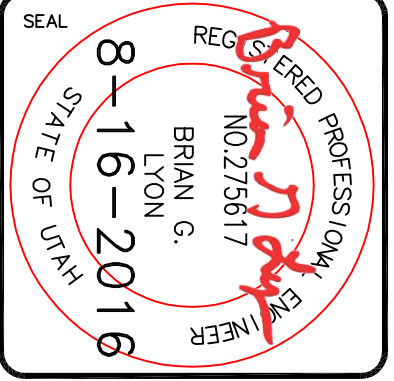
- Statement of Intent - Subdivide the land into 20 individual building lots with open space.
- Owner: TIG Properties LLC
 960 West 1000 South
 Developer: Ironwood Development Group LLC
 50 East 2500 North
 North Logan, Utah 84341
- Building setbacks are as follows:
 Side yard = 25 feet
 All lots = 10 feet from adjacent lot
 Corner lots = 20 feet side on street
 Rear yard = 20 feet
 4. The monument at the NE corner of the Nibley City Monument with an Elevation of 4546.58.
 5. Lot easements unless otherwise noted are as follows:
 Side yard = 5 feet for interior lots
 Corner lot = 20 feet from street
 Rear yard = 10 feet
 Contour Interval: 1'
 7. Subdivision size 9.51 acres
 Total lots=20
 Total area=11.93 acres
 Ave lot size=15,292 sq ft
 To be completed in one phase.
 8. Nibley City to pay the cost of updating any line greater than 8 inches and any street wider than 60 feet along the centerline to the centerline along the project.
 10. Any fences around the open space cannot be opaque.

LEGEND

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

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 20, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:
 THE N/2 OF LT 12 BK 17 MOUNTAIN VIEW WEST FIELD SURVEY CONT 10 AC LESS: BEG AT SE COR OF THE N/2 OF LT 12 & TH W 217.8 FT N 100 FT TH E 217.8 FT TH S 100 FT TO BEG CONT 0.50 AC LESS: BEG AT NE COR LT 12 & TH N 89°27'39" E 18.0 FT TH S 0°33'31" W 226.22 FT TH N 89°52'16" W 16.26 FT TH S 1°0'0" E LN OF LT 12 TO BEG (SNV 655893) NET 9.50 AC



ALLIANCE CONSULTING ENGINEERS
 150 EAST 200 NORTH SUITE P
 LOGAN, UTAH 84321
 (435) 755-5121
 allianceclogan@yahoo.com

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 COPYRIGHT 2005

REVISIONS / SUBMISSIONS

Date:	REVISIONS / SUBMISSIONS

REVIEWED: _____
 CAD FILE: _____

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

PROJECT TITLE: **PRELIMINARY PLAT**

DATE: JUNE, 2016
 DRAWING NO: _____

Ironwood Development Group, L.C.
50 East 2500 North, Suite 101
North Logan, Utah 84341

August 18, 2016

City of Nibley Planning Department
455 West 3200 South
Nibley, Utah 84231
Attn: Shari Phippen

Dear Shari:

Per your instruction, we are delivering this letter with our revised preliminary plat in fulfillment of the city's requirement for an open space maintenance plan. As you will see on the revised plat, we will allocate the open space among the individual lot owners, who will themselves own and maintain the open space, so that the city does not have to.

Please note also, that we will be dedicating to the city a ten foot-wide strip of land for a trail, that will run next to the canal.

Please let me know if you have any questions.



Craig Winder
General Counsel