



NIBLEY CITY COUNCIL MEETING AGENDA  
Thursday, February 2, 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 Period<sup>1</sup> (Chair)
  
5. A public hearing to receive comment regarding a preliminary plat for the Heritage Parkway subdivision, located at approximately 1200 W and 2700 S
  
6. Discussion and consideration of a preliminary plat for the Heritage Parkway Subdivision, located at approximately 1200 W and 2700 S
  
7. A public Hearing to receive comment regarding a preliminary plat for Green Acres subdivision, located at approximately at 250 W 3600 S
  
8. Discussion and consideration of a preliminary plat for Green Acres subdivision, located at approximately at 250 W 3600 S
  
9. Discussion and consideration of Resolution 17-03: A resolution appointing Justin Maughan as the representative of Nibley City on the Cache Mosquito Abatement District Board of Trustees
  
10. 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.*

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<sup>1</sup> *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 Report for  
February 2, 2017**

**Agenda Item #s 5 & 6**

<b>Description</b>	<p>A public hearing to receive comment regarding a preliminary plat for the Heritage Parkway subdivision, located at approximately 1200W and 2700S</p> <p>and</p> <p>Discussion and consideration of a preliminary plat for the Heritage Parkway Subdivision, located at approximately 1200 W and 2700 S</p>												
<b>Department</b>	Planning												
<b>Presenter</b>	Stephen Nelson, City Planner												
<b>Applicant</b>	Matt Hansen												
<b>Background</b>	<p>Heritage Parkway is a proposed 40 lot subdivision located at approximately 1200 W and 2700 S. This is the second time this developer has proposed a development on this property. The developer is proposing a standard subdivision. Information about the subdivision is listed below.</p> <p><b>Contains 19.88 Acres, 40 lots</b></p> <table border="1" data-bbox="467 1339 1438 1583"> <thead> <tr> <th></th> <th><b>R-2A Zone Requires</b></th> <th><b>Heritage Parkway</b></th> </tr> </thead> <tbody> <tr> <td><b>Min Lot Size</b></td> <td><b>12,000 sq. ft.</b></td> <td><b>All Lots meet or exceed</b></td> </tr> <tr> <td><b>Average Lot Size</b></td> <td><b>14,000 sq. ft.</b></td> <td><b>15,405 sq. ft.</b></td> </tr> <tr> <td><b>Frontage</b></td> <td><b>100 ft.</b></td> <td><b>All lots meet or exceed</b></td> </tr> </tbody> </table> <p>The plat complies with Nibley City Code in reference to lot sizes and frontage.</p> <p>The developer is proposing to construct the subdivision in three phases. Staff members are okay with the phasing that is being proposed. In the first phase the developer will construct improvements on 1200 W</p>		<b>R-2A Zone Requires</b>	<b>Heritage Parkway</b>	<b>Min Lot Size</b>	<b>12,000 sq. ft.</b>	<b>All Lots meet or exceed</b>	<b>Average Lot Size</b>	<b>14,000 sq. ft.</b>	<b>15,405 sq. ft.</b>	<b>Frontage</b>	<b>100 ft.</b>	<b>All lots meet or exceed</b>
	<b>R-2A Zone Requires</b>	<b>Heritage Parkway</b>											
<b>Min Lot Size</b>	<b>12,000 sq. ft.</b>	<b>All Lots meet or exceed</b>											
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<b>Frontage</b>	<b>100 ft.</b>	<b>All lots meet or exceed</b>											

adjacent to the development, and will construct improvements for 2600 S as part of their development for the second phase. This will ensure that the amenities and improvements are constructed proportionally with the phasing.

**Public Hearing:** All public hearing rules were followed, notices were published on the Nibley City webpage, published in the Herald Journal, posted on the property, posted on the Utah Public Meeting Website, and mailed to all resident within 300' ft.

**Storm Water:** Storm water will be handled by the future regional detention basin located just North West of the property. The developer would have to pay per lot for their portion of the cost of the retention basin.

The Stonebridge subdivision, which is south of this subdivision, will also tie into the regional detention basin on 2600 S, and there is a 20' ft. easement located along the west side of this subdivision for a stormwater pipe that will be installed in the future to connect Stonebridge to the future pond. The master-planned pipe can be seen in the Stormwater Master Plan on page 20 in the link below.

[http://nibleycity.com/images/departments/planning\\_and\\_zoning/Master\\_Plans/Stormwater\\_Master\\_Plan\\_11-19-15.pdf](http://nibleycity.com/images/departments/planning_and_zoning/Master_Plans/Stormwater_Master_Plan_11-19-15.pdf)

**Infrastructure and Transportation:** The Developer will need to pave the south half of 2600 S bordering their property and will finish the west half of 1200 W bordering their property. These item will be constructed with Phases 1 and 2, as referenced above. The developer will pipe the irrigation canal that runs along 1200 west, but is proposing to leave it open behind some the homes. This is allowed under Nibley City Code 11-5-9.

Nibley City would also require that no driveways connect onto 2600 S or 1200 W because these roads are arterial roads.

**Trails and Pedestrian ROWs:** The current plat complies with the Street and Block code within the Subdivision ordinance. 11-5-5 (E) (1) - (4) states:

1. *The subdivider shall provide a pedestrian ROW as outlined below linking the cul-de-sac to the nearest adjacent public ROW unless*

*expressly prohibited by conflict with previously developed subdivisions or land uses.*

2. *In the event that this provision requires a trail that terminates adjacent to a compatible or undeveloped land use, viz. agriculture or undeveloped subdivision, the ROW and sidewalk shall be provided to the subdivision property line. Upon development of the adjacent land, the sidewalk and ROW shall be continued from that point through the new subdivision to the nearest public trail or street.*
3. *All pedestrian ROWs shall be designed for compliance with the Transportation Master plan to maximize non-motorized transportation network efficiency.*
4. *The right-of-way shall consist of a minimum 5' sidewalk and a minimum 7.5' landscaped area on each side of the sidewalk. The Developer shall submit a compliant Landscaping Plan to the City for approval. The ROW shall be dedicated to the City upon completion and acceptance by the Public Works Director.*

The cul-de-sac for 1230 W does comply with this code and has a pedestrian access heading out to 1200 W.

There was initially a concern about the 2735 S as it compliance with 11-5-6 and it states:

*Road segments longer than 660 feet shall provide a pedestrian ROW at minimum 660-foot intervals as outlined below linking the block to the nearest adjacent public or private street or cul-de-sac unless expressly prohibited by conflict with previously developed subdivisions or land uses.*

*In the event that this provision requires a trail that terminates adjacent to a compatible or undeveloped land use, viz. agriculture or undeveloped subdivision, the ROW and sidewalk shall be provided to the subdivision property line. Upon development of the adjacent land, the sidewalk and ROW shall be continued from that point through the new subdivision to the nearest public trail or street.*

The road segment at 2735 S. is longer than the 660 feet, almost 800 in total, therefore it must provide a pedestrian ROW to the nearest adjacent ROW. However, the developer initially gave some pushback to putting a trail on that road because he considered it two different roads, and when you make the turn either heading North or East, the sidewalk takes you to the nearest public ROW. He was concerned that adding the trail might

	<p>cause him to lose a lot. After reevaluation the measurements, the developer has agreed to add a trail from 2735 S heading southward to the Stonebridge subdivision because he has determined he can fit it in without losing a lot. We hope to receive the amended plat showing that trail prior to the council meeting.</p> <p>Both of these trails could potentially link to the south to the Stonebridge subdivision. The preliminary plat for Stonebridge shows that there are two planned cul-de-sacs they can link up to with both sections. Linking to these two future cul-de-sac could be the best trail linkage so that there would be a good connection between the two subdivisions. The pedestrian ROW for the west end could even double for the easement for stormwater pipe. However, the linkage to 1200 W might be more efficient for those who live in Stonebridge and those in Heritage Parkway to allow both groups access 1200 W and the adjacent subdivision</p> <p>The Planning Commission gave conditional approval based on January 11, 2016. The conditions were based on some corrections, which have now been made. The plat has been changed to meet the condition set by the Commission, except for the trail as mention above.</p>
<b>Findings</b>	<p>Find that:</p> <ul style="list-style-type: none"> <li>• Public Hearing Notices procedures were followed.</li> <li>• Lot size and frontage meet Nibley City Code for the zone</li> <li>• The plat does not yet comply with code 11-5-6 (unless a corrected plat is received before council meets)</li> </ul>
<b>Recommendation</b>	<p>Make a motion for approval, with the condition that the trail in the south west corner of the subdivision, connecting 2735 S to Stonebridge, be added, as required by Nibley City Code 11-5-6 (unless a corrected plat is received before the Council meets).</p>
<b>Financial Impact</b>	<p>The addition of new subdivisions creates an ongoing cost for the City related to the new maintenance costs of infrastructure that will be dedicated to the City, such as streets, stormwater, sewer and water pipes, as well as the costs of providing other services to residents, such as public safety, recreation etc. These costs are offset by new tax and fee revenue paid by new residents who move into the subdivision.</p>
<b>Reviewed By</b>	<p>Mayor, City Manager, City Planner, Public Works Director, City Engineer, City Attorney and Planning and Zoning Commission.</p>



**Agenda Item #s 7 & 8**

<p><b>Description</b></p>	<p>A public Hearing to receive comment regarding a preliminary plat for Green Acres subdivision, located at approximately at 250 W 3600 S</p> <p>and</p> <p>Discussion and consideration of a preliminary plat for Green Acres subdivision, located at approximately at 250 W 3600 S.</p>										
<p><b>Department</b></p>	<p>Planning</p>										
<p><b>Presenter</b></p>	<p>Stephen Nelson, City Planner</p>										
<p><b>Sponsor</b></p>	<p>n/a</p>										
<p><b>Applicant</b></p>	<p>Bill Green</p>										
<p><b>Background</b></p>	<p>Green Acres is a five lot subdivision on Bill Green’s property. Bill Green is a resident and also a member of the Planning Commission. The property is zoned R-2. Mr. Green is proposing a standard Subdivision.</p> <table border="1" data-bbox="501 1066 1430 1264"> <thead> <tr> <th></th> <th><b>R-2 Zone Requires</b></th> <th><b>Green Acres</b></th> </tr> </thead> <tbody> <tr> <td><b>Min Lot Size</b></td> <td><b>.5 acres</b></td> <td><b>All Lots meet or exceed</b></td> </tr> <tr> <td><b>Frontage</b></td> <td><b>100 ft.</b></td> <td><b>All lots meet or exceed</b></td> </tr> </tbody> </table> <p><b>Infrastructure and Transportation:</b> Most of the primary infrastructure, including streets, sidewalks, curbs, gutters and utilities, have previously been installed. The developer will need to cut into the road to add water and sewer laterals for each lot. The City Engineer has reviewed the plat and does not have any concerns.</p> <p><b>Lot Line Adjustment:</b> The developer will need to do a lot line adjustment in order for Lot 1 to meet frontage requirements. Nibley City Code 11-4-3 states the following:</p> <p style="text-align: center;"><b><u>11-4-3 Lot Line Adjustments</u></b></p> <p style="text-align: center;"><i>An agreement to adjust lot lines between adjoining properties,</i></p>			<b>R-2 Zone Requires</b>	<b>Green Acres</b>	<b>Min Lot Size</b>	<b>.5 acres</b>	<b>All Lots meet or exceed</b>	<b>Frontage</b>	<b>100 ft.</b>	<b>All lots meet or exceed</b>
	<b>R-2 Zone Requires</b>	<b>Green Acres</b>									
<b>Min Lot Size</b>	<b>.5 acres</b>	<b>All Lots meet or exceed</b>									
<b>Frontage</b>	<b>100 ft.</b>	<b>All lots meet or exceed</b>									

*whether in a subdivision or on unsubdivided parcels of land, may be executed by the owners of record of said properties and recorded upon execution, if the following conditions are met:*

- A. No new lot results from the lot line adjustment.*
- B. No previously existing lot is eliminated as a result of the adjustment.*
- C. If the properties to be adjusted are in a subdivision, the lot sizes, frontages and configurations are consistent with this title and Title 10 of the Nibley City code.*
- D. No lot is made undevelopable without a variance or other special consideration.*
- E. All property owners directly affected by the lot line adjustment give their consent.*
- F. The lot line adjustment does not result in a remnant piece of land that did not exist previously.*
- G. The lot line adjustment does not result in the violation of any applicable zoning ordinance.*
- H. The lot line adjustment does not substantially alter legal lots that may otherwise need further review by the Planning Commission or City Council in the form of a subdivision amendment.*

*Provided the above conditions are met, no municipal land use authority approval is required.*





	<p>The lot line adjustment meets all the requirements listed above, and the developer is currently working with Cache County and other property owner to have the lot line adjustment recorded.</p> <p>The Planning and Zoning Commission recommended Green Acres for approval on January 11, 2016.</p>
<b>Findings</b>	<ul style="list-style-type: none"> <li>• Public Hearing Notices procedures were followed.</li> <li>• Lot size and frontage meet the requirements for the zone</li> <li>• The preliminary plat meets Nibley City code</li> </ul>
<b>Recommendation</b>	Make a motion to approve the preliminary plat for Green Acres Subdivision
<b>Financial Impact</b>	The addition of new subdivisions creates an ongoing cost for the City related to the new maintenance costs of infrastructure that will be dedicated to the City, such as streets, stormwater, sewer and water pipes, as well as the costs of providing other services to residents, such as public safety, recreation etc. These costs are offset by new tax and fee revenue paid by new residents who move into the subdivision.
<b>Reviewed By</b>	Mayor, City Manager, City Planner, City Engineer, City Public Works Director and Planning and Zoning Commission.

**Agenda Item # 9**

<b>Description</b>	Discussion and consideration of Resolution 17-03: A resolution appointing Justin Maughan as the representative of Nibley City on the Cache Mosquito Abatement District Board of Trustees
<b>Department</b>	City Council
<b>Presenter</b>	Shaun Dustin, Mayor
<b>Sponsor</b>	N/A
<b>Applicant</b>	N/A
<b>Background</b>	<p>The Cache Mosquito Abatement District is a special district approved by voters in 2004 that provides mosquito abatement services for 16 communities, as well as unincorporated areas, in Cache County.</p> <p>The Board of Trustees for the district is composed of a member appointed by each city council and the county council. The board meets the fourth Thursday of each month and governs the operations of the district.</p> <p>The trustees serve four-year terms, however Nibley City's previous appointee to the position resigned from the position prior to the end of the term. The current term for this position goes through December 31, 2018.</p> <p>After advertising and seeking potential applicants, Mayor Dustin proposed the appointment of Nibley City resident and Public Works Director Justin Maughan as the City's representative on the Board.</p>
<b>Recommendation</b>	Provide advice and consent to the appointment. Make a motion to approve
<b>Reviewed By</b>	Mayor, City Manager

**BOUNDARY DESCRIPTION**

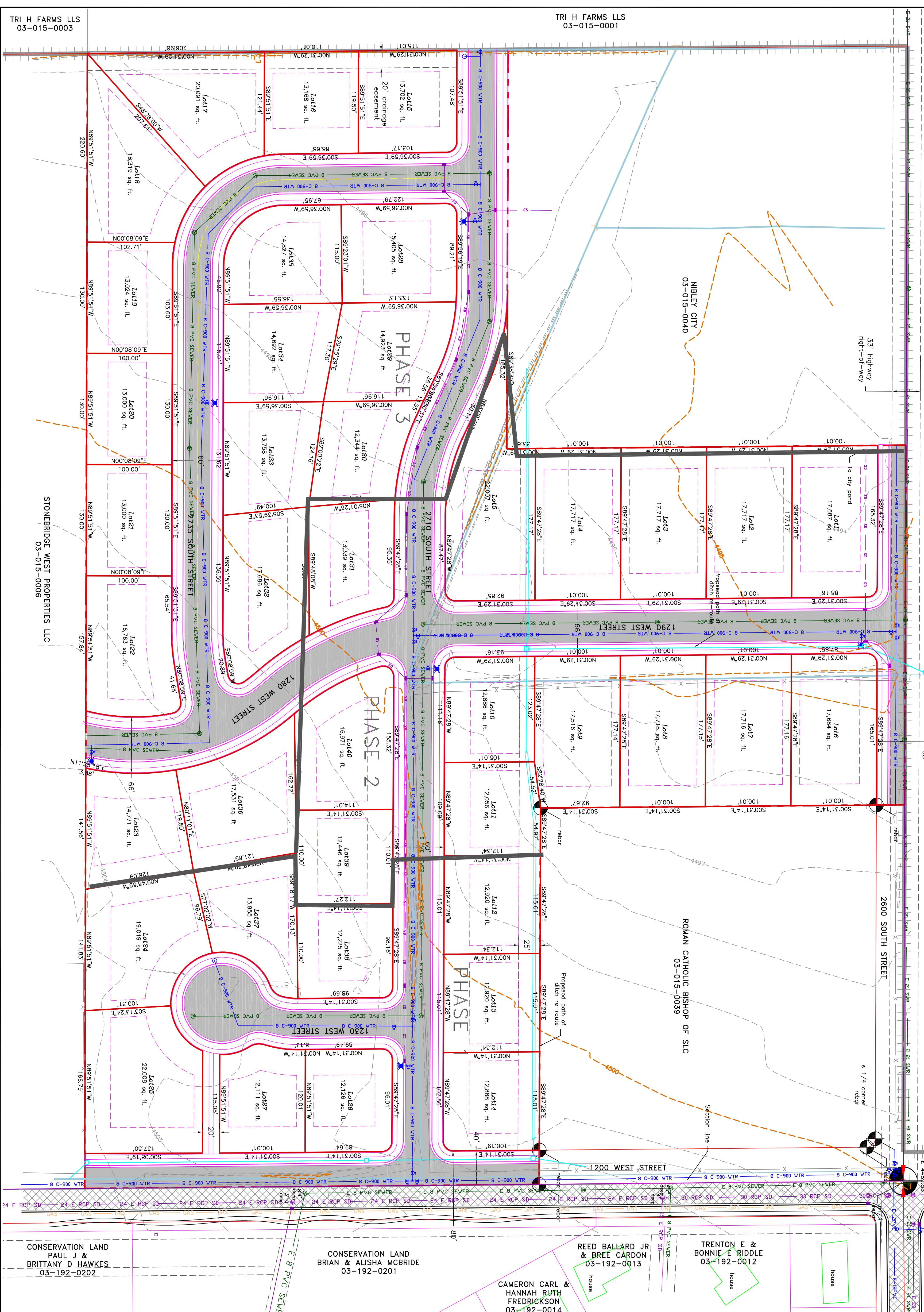
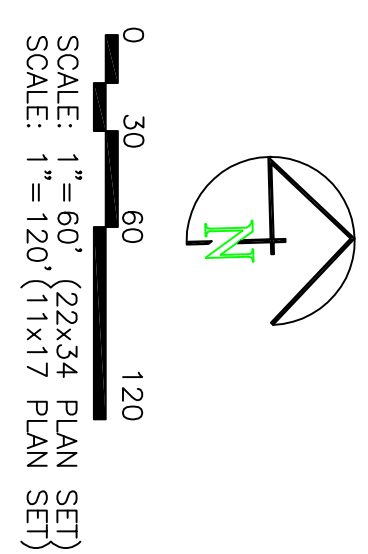
Part of the Northwest Quarter of Section 20, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

Beginning at the N/4 corner of SEC 20 Township 11N Range 1 East, thence S 00°32'01" E 425.7 FT to the true point of beginning and running thence S 00°32'01" E 531.3 FT, thence N 89°52'38" W 1326.95 FT, thence N 00°32'15" W 492.0 FT, thence S 486.7 FT, thence E 425.7 FT, thence S 89°48'15" E 440.0 FT to the true to beginning, containing 19.88 acres.

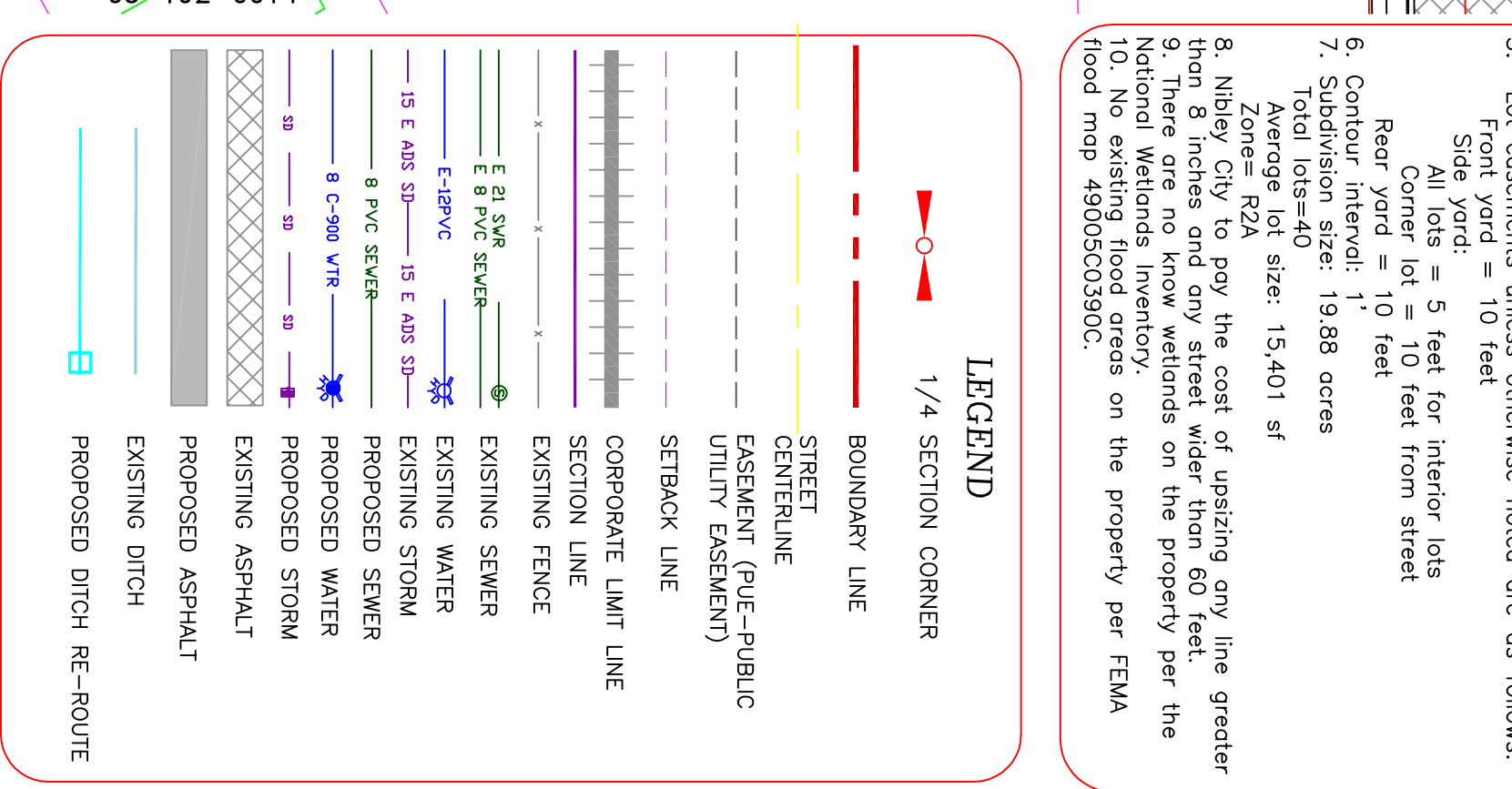
**HERITAGE PARKWAY SUBDIVISION**

PART OF THE NORTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 11 NORTH, RANGE 1 EAST,  
SALT LAKE BASELINE AND MERIDIAN

**PRELIMINARY PLAN**



- NOTES:**
1. Statement of intent - SOLA - the land into 40 individual building lots with open space.
  2. Owner: River Valley Development, LLC
  3. Developer: River Valley Development, LLC
  4. 400 North 2450 West
  5. Building setbacks are as follows:
    - Front yard = 30 feet
    - Side yard = 10 feet from adjacent lot
    - Rear yard = 25 feet
    - The datum for this project is the Ninley City Monument with an Elevation of 4545.58.
  6. Lot easements unless otherwise noted are as follows:
    - Front yard = 10 feet
    - All lots = 5 feet for interior lots
    - Corner lot = 10 feet from street
    - Rear yard = 10 feet
    - Corner lot = 10 feet from street
    - Front lot = 10 feet
    - Side lot = 10 feet
    - Average lot size: 15,401 sf
    - Total lots = 40
  7. Contour interval: 1.988 acres
  8. Ninley City to pay the cost of upstping any line greater than 60 feet above the street.
  9. There are no known wetlands on the property per the National Wetlands Inventory.
  10. No existing flood areas on the property per FEMA flood map 4905030590C.



- Owners with 300 feet**
- 1 03-007-0019 WESLEY NELSON FARMS INC 84041
  - 2 03-015-0020 TRI H FARMS LLC 84321
  - 3 03-015-0040 STONEBRIDGE WEST PROPERTIES LLC 84321
  - 4 03-015-0006 STONEBRIDGE WEST PROPERTIES LLC 84321
  - 5 03-015-0006 STONEBRIDGE WEST PROPERTIES LLC 84321
  - 6 03-192-0201 CAMERON CARL & HANNAH RUTH FREDRICKSON 84321
  - 7 03-192-0202 BRIAN & ALISHA MCBRIDE 84321
  - 8 03-192-0201 PAUL J & BRITANNY D HAWKES 84321
  - 9 03-192-0016 TRENTON E & BONNIE E RIDDLE 84321
  - 10 03-192-0013 REED BALLARD JR & BREE CARDON 84321
  - 11 03-192-0014 CAMERON CARL & HANNAH RUTH FREDRICKSON 84321
  - 12 DANIELA GARIBAY 84321
  - 13 2677 S 1170 W NIBLEY, UT 84321-4820
  - 14 2677 S 1170 W NIBLEY, UT 84321-4820
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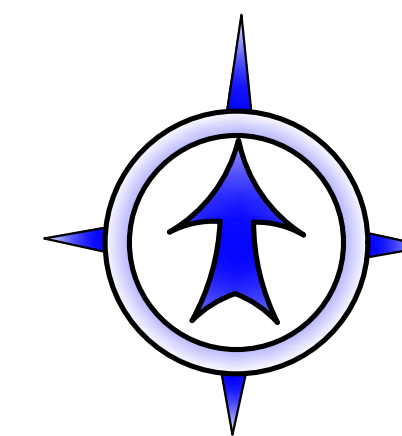
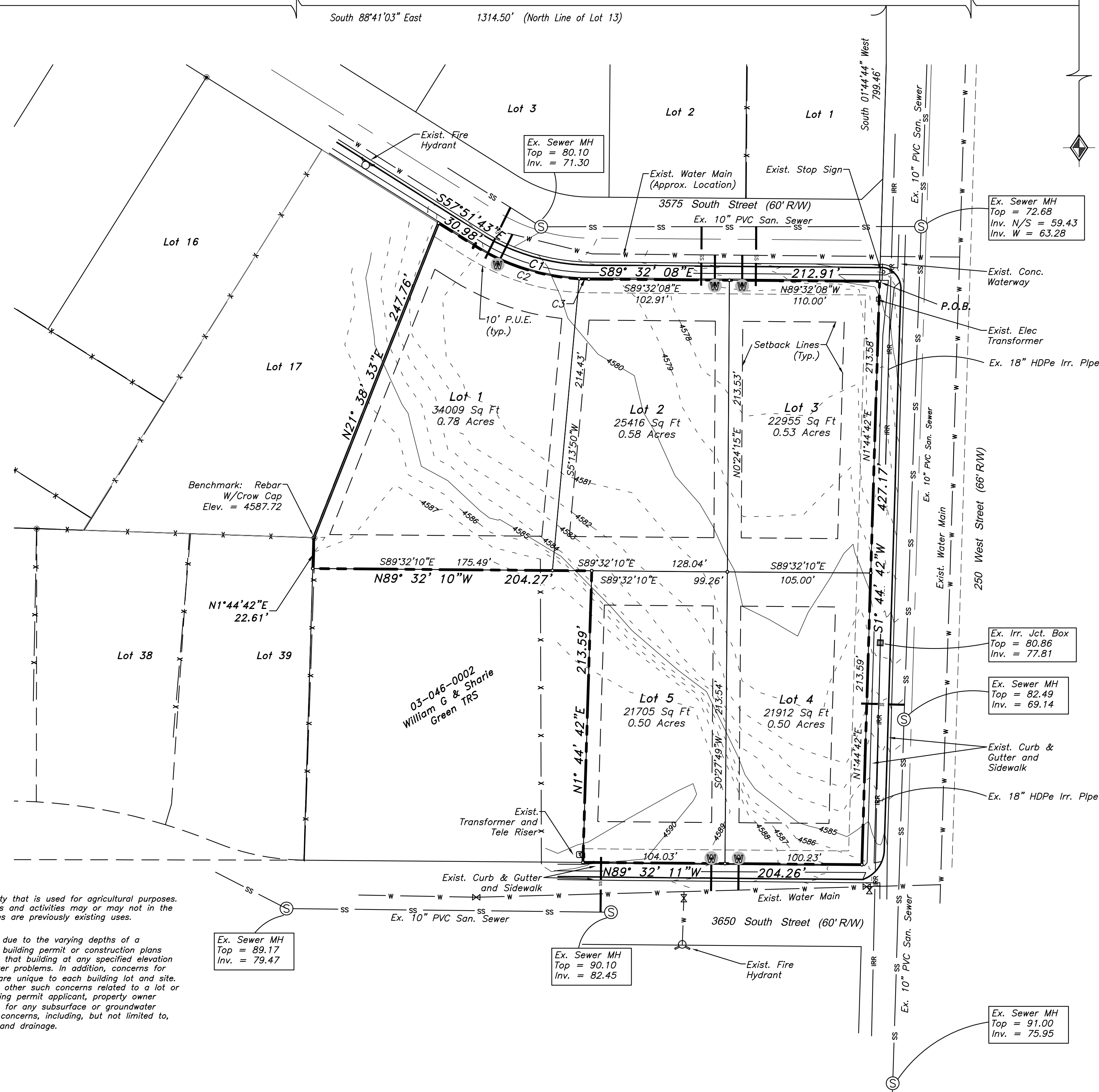
<p>PROJECT TITLE</p> <p><b>HERITAGE PARKWAY SUBDIVISION</b></p> <p>PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASELINE AND MERIDIAN</p> <p>DRAWING TITLE</p> <p><b>PRELIMINARY PLAN</b></p>	<p>Date:</p> <p>REVISIONS / SUBMISSIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> <p>REVIEWED:</p> <p>CAD FILE:</p>	NO.	DESCRIPTION	DATE										<p>CONFIDENTIALITY AND COPYRIGHT NOTICE</p> <p>UNAUTHORIZED USE, DISCLOSURE, OR COPYING OF THIS DRAWING IS PROHIBITED.</p> <p>CONSTRUCTION DOCUMENTS THAT ARE DISTRIBUTED FOR BIDDING PURPOSES SHALL NOT BE RETURNED AND SHALL BE DESTROYED WITHIN 30 DAYS AFTER THE BID OPENING BY THE PLAN HOLDER.</p> <p>COPYRIGHT 2005</p>	<p><b>AE</b></p> <p><b>ALLIANCE CONSULTING ENGINEERS</b></p> <p>150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321 (435)755-5121 ALLIANCELOGAN@YAHOO.COM</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>NO.365950</p> <p>AJAM V. MACELPANG</p> <p>1-17-2017</p> <p>STATE OF UTAH</p>
NO.	DESCRIPTION	DATE														

# PRELIMINARY PLAT Green Acres Subdivision

A PART OF SECTION 28, T11N, R1E, S.L.B.&M.  
NIBLEY, CACHE COUNTY, UTAH  
Containing 2.89 Acres in 5 Lots

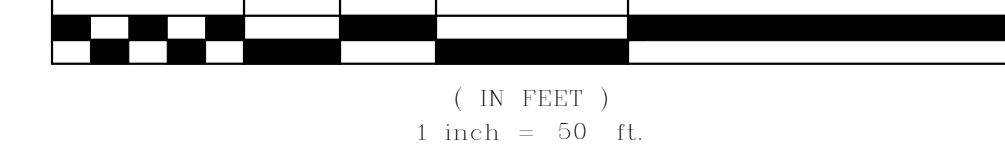
Northeast Corner Section 28, Township  
11 North, Range 1 East, SLB&M

NORTHWEST CORNER LOT 13, BLOCK 17,  
MILLVILLE WEST FIELD SURVEY (BY RECORD)



November 14, 2016

GRAPHIC SCALE



Curve #	Length	Radius	Delta	Chord Brg	Chord
C1	88.45'	160.00'	031°40'26"	S73°41'56"E	87.33'
C2	81.36'	160.00'	029°08'01"	N72°25'44"W	80.48'
C3	7.09'	160.00'	002°32'24"	N88°15'57"W	7.09'

**LEGEND:**

- SUBDIVISION BOUNDARY
- LOT LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- X EXIST. FENCE LINE
- EXIST. PROPORTION LINE
- EXIST. SEWER LINE
- NEW SEWER SERVICE
- EXIST. WATER LINE
- NEW WATER SERVICE
- EXIST. CURB & GUTTER
- NEW WATER METER
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. SEWER MANHOLE
- TELEPHONE PEDestal
- FIRE JUNCTION BOX
- FOUND REBAR AND CAP
- SECTION CORNER
- SET 3/8" REBAR W/ CAP

Ex. Sewer MH  
Top = 80.10  
Inv. = 71.30

Ex. Sewer MH  
Top = 72.68  
Inv. N/S = 59.43  
Inv. W = 63.28

Ex. Irr. Jet Box  
Top = 80.86  
Inv. = 77.81

Ex. Sewer MH  
Top = 82.49  
Inv. = 69.14

Ex. Sewer MH  
Top = 91.00  
Inv. = 75.95

Ex. Sewer MH  
Top = 89.17  
Inv. = 79.47

Ex. Sewer MH  
Top = 90.10  
Inv. = 82.45

**GENERAL NOTES:**

- This property is located in the vicinity of property that is used for agricultural purposes. It may be anticipated that such agricultural uses and activities may or may not in the future be conducted in this area and such uses are previously existing uses.
- Areas in Nibley City have groundwater problems due to the varying depths of a fluctuating water table. The city's approval of a 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 lot and site. Responsibility for these stated concerns, and all other such concerns related to a lot or other building site, remains solely with the building permit applicant, property owner and/or contractor. Nibley City is not responsible for any subsurface or groundwater problems which may occur, nor for other such concerns, including, but not limited to, building location and/or elevation, site grading, and drainage.
- Current Zoning: Residential R2  
Minimum Lot Size: 0.50 Acres  
Minimum Lot Frontage: 100.00 feet  
Setback lines are for primary buildings only:  
Front: 30.00'  
Rear: 25.00'  
Side: 10.00'  
Side along Roadway: 25.00'

Record Owners: William and Sharie Green  
299 West 3650 South  
Nibley, Utah 84321

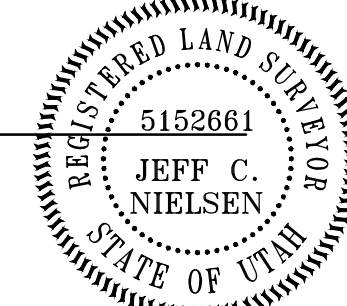
**FORESIGHT SURVEYING**  
Professional Land Surveyors  
2005 North 600 West Suite D  
Logan, Utah 84321  
(435) 753-1910 Office  
(435)-755-3213 Fax  
Project No. 16-126  
December 14, 2016

**SURVEYOR'S CERTIFICATE**

I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: GREEN ACRES SUBDIVISION AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

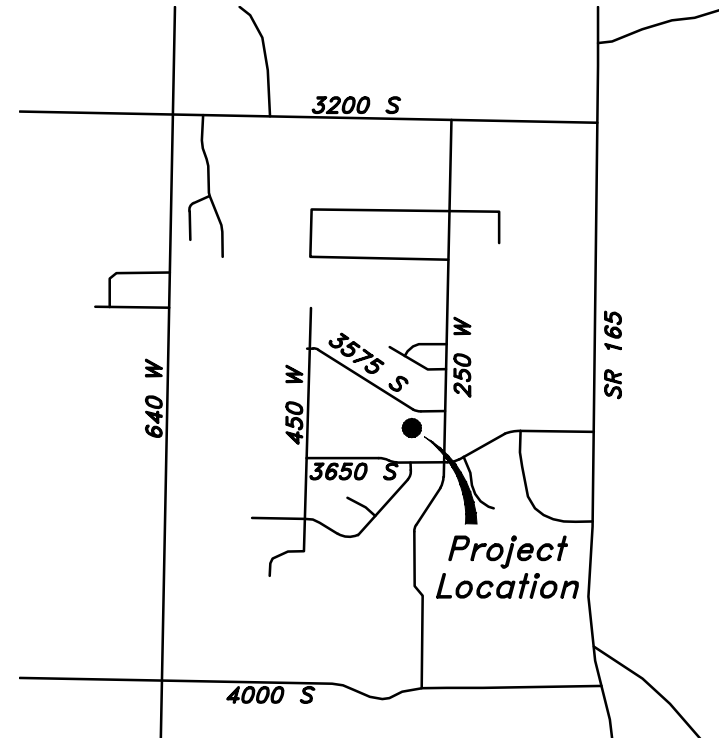
**Green Acres Subdivision Boundary**

PART OF SECTION 28, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 3575 SOUTH STREET AND THE WEST LINE OF 250 WEST STREET BEING LOCATED BY RECORD SOUTH 88°41'03" EAST A DISTANCE OF 1314.50 FEET AND SOUTH 01°44'44" WEST A DISTANCE OF 799.46 FEET FROM THE NORTHWEST CORNER OF LOT 13, BLOCK 17, MILLVILLE WEST FIELD SURVEY, AND RUNNING THENCE SOUTH 1°44'42" WEST, A DISTANCE OF 427.17 FEET ALONG SAID WEST LINE TO THE INTERSECTION OF SAID WEST LINE AND THE NORTH LINE OF 3650 SOUTH STREET; THENCE NORTH 89°32'11" WEST, A DISTANCE OF 204.26 FEET ALONG SAID NORTH LINE; THENCE NORTH 1°44'42" EAST, A DISTANCE OF 213.59 FEET; THENCE NORTH 89°32'10" WEST, A DISTANCE OF 204.27 FEET TO THE EAST LINE OF HERITAGE HILLS PHASE 2 SUBDIVISION; THENCE NORTH 1°44'42" EAST, A DISTANCE OF 22.61 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF HERITAGE HILLS PHASE 1 SUBDIVISION; THENCE NORTH 21°38'33" EAST, A DISTANCE OF 247.76 FEET ALONG THE EAST LINE OF SAID PHASE 1 TO THE SOUTH LINE OF SAID 3575 SOUTH STREET; THENCE ALONG SAID SOUTH LINE IN THREE COURSES:  
(1) SOUTH 57°51'43" EAST, A DISTANCE OF 30.98 FEET  
(2) ALONG A 160.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 88.45 FEET WITH A LONG CHORD BEARING SOUTH 73°41'56" EAST A DISTANCE OF 87.33 FEET  
(3) SOUTH 89°32'08" EAST, A DISTANCE OF 212.91 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2.89 ACRES +/-



SIGNATURE

DATE



**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 GREEN ACRES 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 HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**ACKNOWLEDGMENT**

state of UTAH  
County of CACHE  
on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, \_\_\_\_\_ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

NOTARY PUBLIC

**UTILITY COMPANY APPROVALS**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

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

**COUNTY RECORDER**

STATE OF UTAH,  
COUNTY OF CACHE.  
THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH.  
FILED AND RECORDED:  
FILING NO.: \_\_\_\_\_  
DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_  
BOOK: \_\_\_\_\_  
PAGE: \_\_\_\_\_  
REQUEST OF: \_\_\_\_\_  
CACHE COUNTY RECORDER

**CITY COUNCIL APPROVAL & ACCEPTANCE**

PRESENTED TO THE NIBLEY CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

**PLANNING COMMISSION APPROVAL**

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

PLANNING COMMISSION CHAIRMAN

**CITY ATTORNEY APPROVAL**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY 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 ORDINANCE.

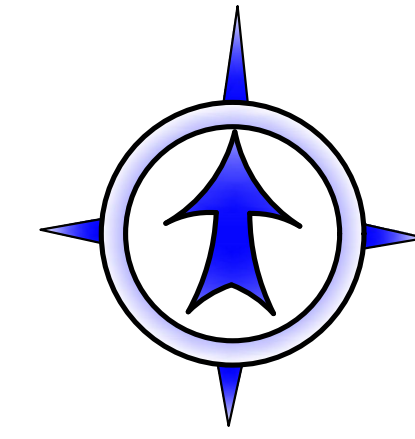
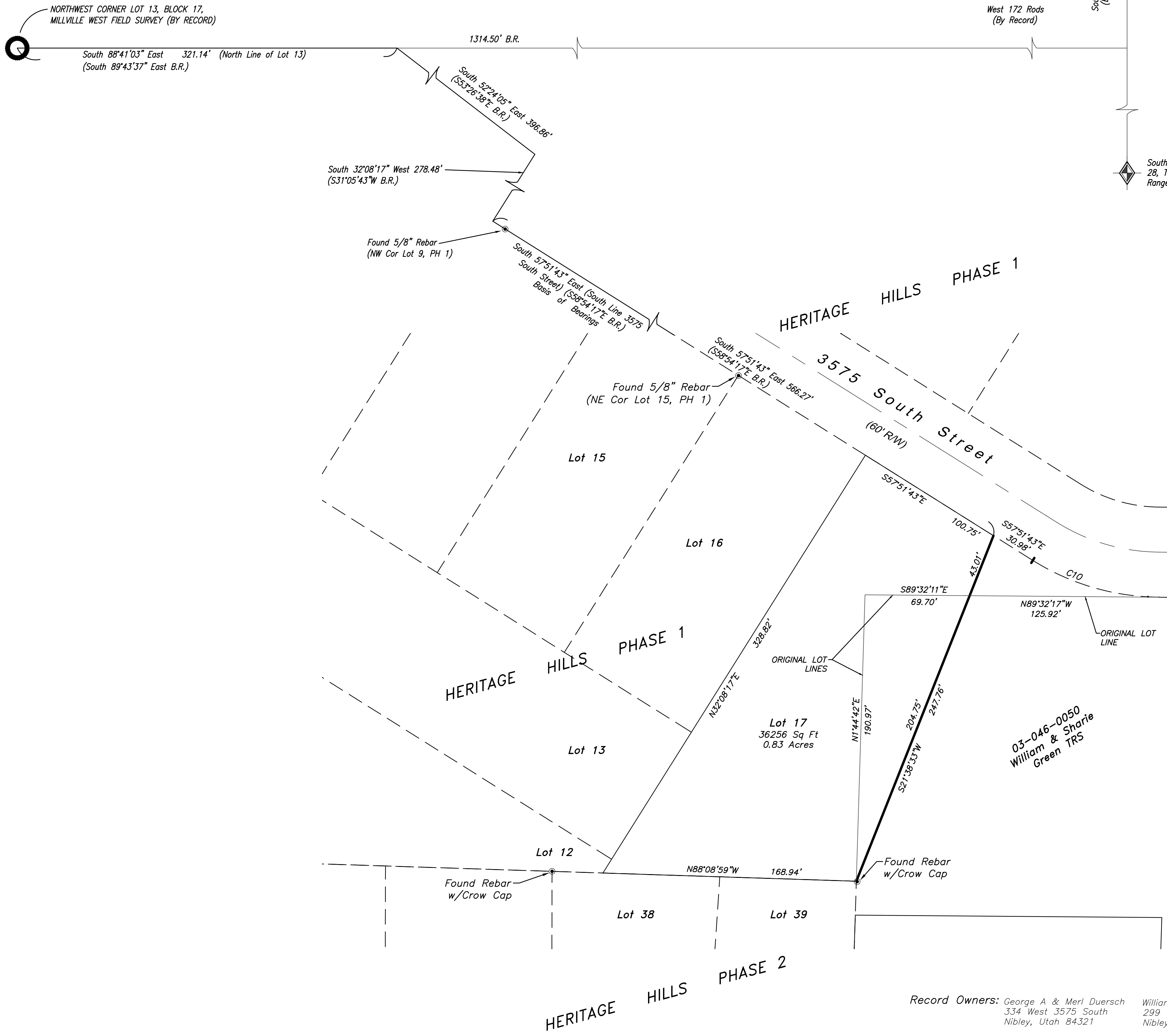
DATE

CITY ENGINEER

# Heritage Hills Phase 1 Subdivision 1st Amendment

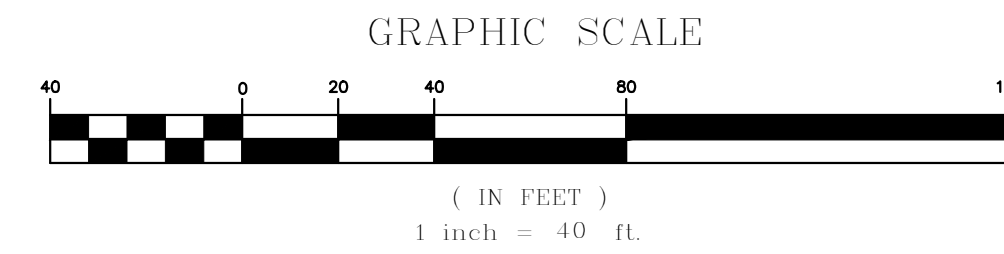
Amending the boundary between Lot 17 and Parcel 03-046-0050

A PART OF THE NORTHEAST QUARTER OF SECTION 28, T11N, R1E, S.L.B.&M.  
NIBLEY, CACHE COUNTY, UTAH



**Heritage Hills Ph 1  
1st Amendment**

October 31, 2016



- LEGEND:**
- ADJUSTED LOT LINE
  - ADJACENT PROPERTY CENTERLINE
  - Found Rebar and Cap
  - Section Corner
  - SET 5/8" REBAR W/ CAP

THE PURPOSE OF THIS AMENDMENT IS TO RE-ALIGN THE BOUNDARY BETWEEN LOT 29 AND PARCEL 03-046-0050.

Curve #	Length	Radius	Delta	Chord Brg	Chord
C10	88.45'	160.00'	031°40'28"	S73°41'57"E	87.33'

**GENERAL NOTES:**

- This property is located in the vicinity of property that is used for agricultural purposes. It may be anticipated that such agricultural uses and activities may or may not in the future be conducted in this area and such uses are previously existing uses.
- Areas in Nibley City have groundwater problems due to the varying depths of a fluctuating water table. The city's approval of a 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 lot and site. Responsibility for these stated concerns, and all other such concerns related to a lot or other building site, remains solely with the building permit applicant, property owner and/or contractor. Nibley City is not responsible for any subsurface or groundwater problems which may occur, nor for other such concerns, including, but not limited to, building location and/or elevation, site grading, and drainage.
- Current Zoning: Residential R2  
 Minimum Lot Size: 0.50 Acres  
 Minimum Lot Frontage: 100.00 feet  
 Setback lines are for primary buildings only.  
 Front: 30.00'  
 Rear: 25.00'  
 Side: 10.00'  
 Side along Roadway: 25.00'

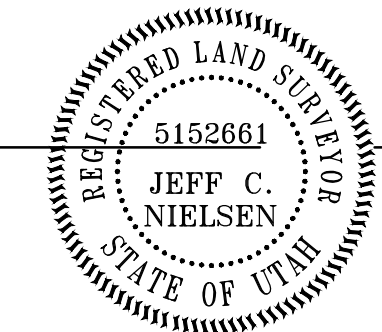
**FORESIGHT SURVEYING**  
 2005 North 600 West Suite D  
 Logan, Utah 84321  
 (435) 753-1910 Office  
 (435) 755-3213 Fax  
 Project No. 16-126  
 December 14, 2016

**SURVEYOR'S CERTIFICATE**

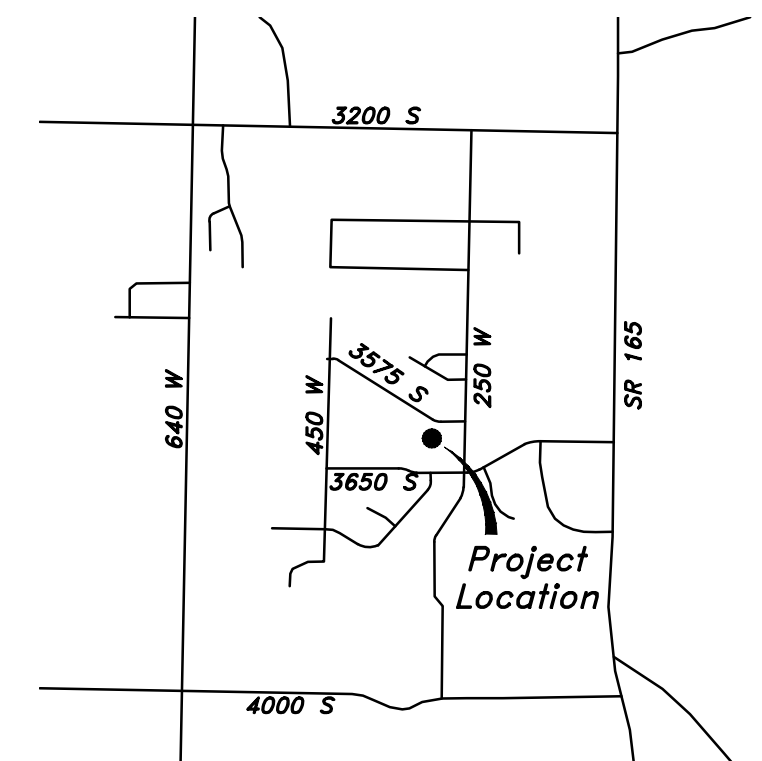
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: HIGH COUNTRY ESTATES SUBDIVISION 1ST AMENDMENT AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

**Subdivision Amendment Boundary**

PART OF LOT 13 AND LOT 14, BLOCK 17, MILLVILLE WEST FIELDS SURVEY, ALSO KNOWN AS J.W. FOXES CHURCH FARM SURVEY AS RECORDED IN THE OFFICE OF THE CACHE COUNTY RECORDER, DESCRIBED AS FOLLOWS:  
 LOT 17, HERITAGE HILLS SUBDIVISION PHASE 1, LESS THE FOLLOWING: BEGINNING AT A POINT ON THE SOUTH LINE OF 3575 SOUTH STREET LOCATED SOUTH 88°41'03" EAST A DISTANCE OF 321.14 FEET, AND SOUTH 52°24'05" EAST A DISTANCE OF 396.86 FEET, AND SOUTH 32°08'17" WEST A DISTANCE OF 278.48 FEET, AND SOUTH 57°51'43" EAST A DISTANCE OF 566.27 FEET FROM THE NORTHWEST CORNER OF SAID LOT 13 AND RUNNING THENCE ALONG SAID NORTH LINE IN TWO (2) COURSES: (1) SOUTH 57°51'43" EAST, A DISTANCE OF 30.98 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET AND A CENTRAL ANGLE OF 31°40'28"; (2) EASTERLY ALONG THE ARC A DISTANCE OF 88.45 FEET, CHORD BEARS SOUTH 73°41'57" EAST, A DISTANCE OF 87.33 FEET; THENCE NORTH 89°32'17" WEST, A DISTANCE OF 125.92 FEET; THENCE NORTH 21°38'33" EAST, A DISTANCE OF 43.01 FEET TO THE POINT OF BEGINNING.  
 TOGETHER WITH THE FOLLOWING: BEGINNING AT A POINT LOCATED SOUTH 88°41'03" EAST A DISTANCE OF 321.14 FEET, AND SOUTH 52°24'05" EAST A DISTANCE OF 396.86 FEET, AND SOUTH 32°08'17" WEST A DISTANCE OF 278.48 FEET, AND SOUTH 57°51'43" EAST A DISTANCE OF 566.27 FEET, AND SOUTH 21°38'33" WEST A DISTANCE OF 43.01 FEET FROM THE NORTHWEST CORNER OF SAID LOT 13 AND RUNNING THENCE SOUTH 21°38'33" WEST A DISTANCE OF 204.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE NORTH 01°44'42" EAST, A DISTANCE OF 190.97 FEET; THENCE SOUTH 89°32'11" EAST, A DISTANCE OF 69.70 FEET TO THE POINT OF BEGINNING. CONTAINING 0.83 ACRES IN ALL.



SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**OWNER'S DEDICATION**

THE UNDERSIGNED, BEING ALL OWNERS OF RECORD OF THE ABOVE-DESCRIBED PARCEL OF LAND DO HEREBY SUBMIT SAID PARCEL OF LAND TO BE AMENDED AND KNOWN AS HERITAGE HILLS PHASE 1 SUBDIVISION 1ST AMENDMENT.

\_\_\_\_\_, HAVE EXECUTED THIS PLAT AND DEDICATION THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

**ACKNOWLEDGMENT**

state of UTAH  
 County of CACHE  
 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
 personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, \_\_\_\_\_ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.  
 \_\_\_\_\_  
 NOTARY PUBLIC

**ACKNOWLEDGMENT**

state of UTAH  
 County of CACHE  
 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
 personally appeared before me, the undersigned notary public in and for said county of Cache, in the state of Utah, the signers of the attached owners dedication, \_\_\_\_\_ in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.  
 \_\_\_\_\_  
 NOTARY PUBLIC

**COUNTY RECORDER**

STATE OF UTAH,  
 COUNTY OF CACHE.  
 THIS PLAT HAS BEEN DULY ACKNOWLEDGED, CERTIFIED, AND APPROVED AND MAY LAWFULLY BE RECORDED IN CACHE COUNTY, UTAH.  
 FILED AND RECORDED:  
 FILING NO.: \_\_\_\_\_  
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 TIME: \_\_\_\_\_  
 BOOK: \_\_\_\_\_  
 PAGE: \_\_\_\_\_  
 REQUEST OF: \_\_\_\_\_  
 \_\_\_\_\_  
 CACHE COUNTY RECORDER

**DEPUTY COUNTY SURVEYOR'S CERTIFICATE**

I CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED AND FIND THAT IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE; AND FURTHER, IT MEETS THE MINIMUM STANDARDS FOR PLATS REQUIRED BY COUNTY ORDINANCE AND STATE LAW.

DATE \_\_\_\_\_ DEPUTY CACHE COUNTY SURVEYOR

**DIRECTOR OF DEVELOPMENT SERVICES**

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CACHE COUNTY DIRECTOR OF DEVELOPMENT SERVICES ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

BY: \_\_\_\_\_, DIRECTOR

**COUNTY ATTORNEY APPROVAL**

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND APPROVE THE PLAT AS TO FORM AS REQUIRED BY STATE LAW AND COUNTY ORDINANCE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
 CACHE COUNTY ATTORNEY

**BEAR RIVER HEALTH DEPT. APPROVAL**

THE SUBDIVISION DESCRIBED IN THIS PLAT HAS BEEN APPROVED BY THE BEAR RIVER HEALTH DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

RESOLUTION 17-03

A RESOLUTION APPOINTING JUSTIN MAUGHAN AS  
THE REPRESENTATIVE OF NIBLEY CITY ON  
THE CACHE MOSQUITO ABATEMENT DISTRICT BOARD OF TRUSTEES

WHEREAS, pursuant to Utah State Code 17B-1-302, the Mayor with the advice and consent of the City Council, shall appoint a representative of the City to the Cache Mosquito Abatement District (CMAD) Board of Trustees; and

WHEREAS, it has become necessary for Nibley City to appoint a new representative to the CMAD Board of Trustees; and

WHEREAS, Nibley City wishes to appoint Justin Maughan as its representative.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NIBLEY CITY, STATE OF UTAH, AS FOLLOWS:

Justin Maughan is hereby appointed to serve as the Nibley City representative on the Cache Mosquito Abatement District Board of Trustees.

Dated this \_\_\_\_\_ day of February 2017

---

Shaun Dustin, Mayor

---

David Zook, City Recorder