

Mayor
Larry Jacobsen

Council Members
Tom Bernhardt
Norman Larsen
Nathan Laursen
Kay Sweeten
Erin Mann



July 17 30, 2023

Nibley City Council Public Hearing Notice

The Nibley City Council will hold a public hearing to receive comment on the following Ordinances:

Ordinance 23-30--Rezone Parcel 03-043-0012, Located at 4017 South Hollow Rd from R-1 (Residential) to C (Commercial)

Ordinance 23-31--Annexation Agreement with Watermark, LLC, Setting Forth Zoning and Development Obligations for Parcels 03-007-0010, 03-007-0011, and 03-007-0023, Located at Approximately 1250 W 2200 S, Assigning a Zone of R-M Mixed Residential with Modifications, In Advance of a Future Annexation Application

When: July 27, 2023, at 6:30 p.m.

Where: Nibley City Hall, 455 W 3200 S Nibley Utah

A full report will be posted on the City's website by July 25, 2023, as part of the City Council's agenda and packet report. Any updates to the plan will be posted on the City's website. You may submit comments in writing before the meeting either by mail to Nibley City Hall or email to cheryl@nibleycity.com.

Thank you,

Cheryl Bodily
Nibley City Deputy Recorder
(435) 752-0431

BUILDING A - 68 UNITS
BUILDING B - 48 UNITS
BUILDING C - 36 UNITS
TOTAL MF UNITS = 152 UNITS

TOTAL SITE UNITS WITH TOWNHOMES = 152 +
28 = 180 UNITS

PARKING-
TOTAL SITE PARKING SHOWN = 354 SPACES
ONE BED = 1.89 PER UNIT = 166 SPACES
TWO BED = 2 PER UNIT = 128 SPACES
VISITOR = 180/3 = 60 SPACES
BIKE = .5 PER BEDROOM = 150 REQUIRED 160 PROVIDED

UNIT MATRIX FOR MULTI-FAMILY
- ONE BED UNITS 58% (88 UNITS)
- TWO BED UNITS 42% (64 UNITS)

BUILDING A: 4 story; ~57' to roof peak
BUILDING B: 3 story; ~45' to roof peak
BUILDING C: 3 story; ~45' to roof peak
TOWNHOUSES: 3 story; ~45' to roof peak

EMERGENCY VEHICLE ACCESS
ONLY. (CHAINED AT THE ENTRY)

W 2200 SOUTH

S 1200 WEST

