



Nibley City
Planning Commission Meeting
Thursday, September 19, 2024
Nibley City Hall
455 W. 3200 S.
Nibley, UT

6:30 p.m. Call to Order and Roll Call
Approval of Agenda
Approval of Minutes

In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may participate in the meeting either in person or electronically via the meeting link provided at www.nibleycity.com.

1. **Public Hearing:** Zone designation for Parcels 03-007-0013, 03-007-0009, and 03-007-0022, located at 2230, 2240 and 2250 S Hwy 89/91, to Residential (R-2) and a portion of Parcel 03-007-0027, located at 1275 W 2350 S, to Park/School (P/S) in conjunction with a Logan City – Nibley City Boundary Adjustment
2. **Discussion and Consideration:** Recommendation for zone designation for Parcels 03-007-0013, 03-007-0009, and 03-007-0022, located at 2230, 2240 and 2250 S Hwy 89/91, to Residential (R-2) and a portion of Parcel 03-007-0027, located at 1275 W 2350 S, to Park/School (P/S) in conjunction with a Logan City – Nibley City Boundary Adjustment
3. **Discussion and Consideration:** Conditional Use Permit for 31 single-family homes in the Nibley Coach Subdivision, located at approximately 2800 S 800 W (Applicant: Ryan Reeves)
4. **Discussion and Consideration:** Conditional Use Permit for STEPR, a Corporate Office, located at 2280 Heritage Dr Suite B (Applicant: Nicholas Goodman)
5. **Workshop:** Parking Requirements
6. Staff Report and Action Items

*Planning Commission agenda items may be tabled or continued if 1) Additional information is needed in order to take action on the item, OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.** The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled 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.



**Nibley City Planning
Commission
Agenda Item Report
September 19, 2024**

Agenda Item #1 & #2: Zone Designation for Logan-Nibley Boundary Adjustment area

Description

Public Hearing: Zone designation for Parcels 03-007-0013, 03-007-0009, and 03-007-0022, located at 2230, 2240 and 2250 S Hwy 89/91, to Residential (R-2) and a portion of Parcel 03-007-0027, located at 1275 W 2350 S, to Park/School (P/S) in conjunction with a Logan City – Nibley City Boundary Adjustment

Discussion and Consideration: Recommendation for zone designation for Parcels 03-007-0013, 03-007-0009, and 03-007-0022, located at 2230, 2240 and 2250 S Hwy 89/91, to Residential (R-2) and a portion of Parcel 03-007-0027, located at 1275 W 2350 S, to Park/School (P/S) in conjunction with a Logan City – Nibley City Boundary Adjustment

Department

City Planning

Action Type

Legislative

Recommendation

Recommend Zone designation for Parcels 03-007-0013, 03-007-0009, and 03-007-0022, located at 2230, 2240 and 2250 S Hwy 89/91, to Residential (R-2) and a portion of Parcel 03-007-0027, located at 1275 W 2350 S, to Park/School (P/S) in conjunction with a Logan City – Nibley City Boundary Adjustment

Reviewed By

City Planner

Background

On Thursday, August 22, Nibley City Council passed Resolution 24-18, indicating intent to adjust the boundary between Nibley City and Logan City. This was consistent with Logan City's Resolution 24-27 and in accordance with UCA 10-2-419. The proposed adjusted boundary includes the following parcels:

Tax ID	Name	Property Address
03-007-0023	Watermark Project, LLC	1262 W 2200 S
03-007-0011	Watermark Project, LLC	1262 W 2200 S
03-007-0010	Watermark Project, LLC	1262 W 2200 S
03-007-0022	Cindy H Denning	2230 South Hwy 89/91
03-007-0009	Ernest Leroy Eck	2240 South Hwy 89/91
03-007-0013	KMP Construction, Inc.	2250 South Hwy 89/91
03-007-0027	Thomas Edison Charter School, Inc. (Portion)	1275 W 2350 S

Per an Annexation Agreement between Watermark Project, LLC and Nibley City approved on July 23, 2023, the Parcels owned by Watermark Project, LLC have already effectively been zoned as Mixed Residential (R-M) with several concessions which are spelled out in that agreement. However, the remaining parcels need a recommended zoning designation that would be considered by City Council in conjunction with the consideration to finalize the boundary adjustment.

Site Context

Parcels 03-007-0022, 03-007-0009 and 03-007-0013 currently include single-family homes with lots ranging from 0.41 to 1.1 acre. They are located along Hwy 89/91 directly north of the Moose Manor commercial development (previously occupied by Camp Saver) and west of the Watermark Project, LLC properties. Parcel 03-007-0027 is owned by Thomas Edison Charter School, Inc. The property is occupied by the school. There is a portion of the property that currently resides in Logan City.



General Plan Guidance

The Future Land Use Map designates this area as “medium-density residential”. Other provisions of the General Plan related to this request include:

- *Land Use Goal 1: Encourage development that respects and preserves the character of the City and provides a mix of commercial, residential housing and some light industrial uses. Carefully plan for growth within the City, ensuring that development occurs in suitable locations and can be efficiently served over the long term.*
- *Land Use Goal 2: Guide land use and growth decisions through application of the General Plan, the Future Land Use Map, and relevant goals, principles, and projects.*

Based upon the context of the site, Staff recommends that Residential (R-2) would be supportive of the General Plan and an appropriate zoning designation for the three residential given the context of the site. Staff recommends that the remaining Thomas Edison property be zoned Park/School (P/S), consistent with the zoning on the remainder of the property.

Agenda Item #3: Nibley Coach Single-Family Homes Conditional Use Permit

Description

Discussion and Consideration: Conditional Use Permit for 31 single-family homes in the Nibley Coach Subdivision, located at approximately 2800 S 800 W (Applicant: Ryan Reeves)

Department

City Planning

Action Type

Administrative

Recommendation

Approval of Conditional Use Permit for 31 single-family homes in the Nibley Coach Subdivision, located at approximately 2800 S 800 W, adopting the recommended findings and conditions below.

Reviewed By

City Planner

Background

Ryan Reeves, representative of authorized representative for D & S Smerchek Real Estate LLC, property owner of Parcel 03-019-0003 has requested a conditional use permit to construct 31 single-family homes within the proposed Nibley Coach subdivision at approximately 2800 S 800 W. The applicant has provided a sample rendering of a single-family home and footprint. The applicant has indicated that the homes will be constructed as an ‘active adult’ (55+) community. On May 12, 2022, the property was rezoned from Industrial (I) to Commercial (C), in conjunction with a concurrent process of subdivision, in accordance with Nibley City Code. As such, the conditional use permit application will be evaluated based upon commercial zoning standards at the time of initial application. Although City Code has since been amended, at the time of initial application, NCC 19.22.010 listed ‘Housing, Single-Family’ as a conditional use in the commercial zone. On February 29, 2024, the applicant received preliminary plat approval for the subdivision with the following conditions:

- *Construction of the proposed single-family homes and assisted living center are subject to conditional use permit approval. The proposed assisted living center is subject to site plan approval. All buildings and elements displayed on the preliminary plat are subject to further review.*
- *Any buildings adjacent to a residential zone or residential dwelling unit must provide an increased setback in accordance with NCC 19.22.020(11) if they exceed 30 ft in height.*
- *Prior to Final Plat and Site Plan approval, the applicant will need to demonstrate sufficient fire flow for the subdivision.*
- *A development agreement will need to be approved prior to recordation of the Final Plat.*
- *Drive access shall be at least 100-ft away from the center of intersections- Lot 1 and the Assisted Living Center.*
- *A geotechnical report and pavement design for the new public road is required at the time of Final Plat.*

The applicant has since submitted an application for Final Plat which is under Staff review. All of the conditions imposed at the time of preliminary plat will be enforced and it is unnecessary to repeat these conditions for the conditional use permit. Therefore, Staff's recommended conditions of approval only include items that were not already imposed at preliminary plat, including setbacks and driveway placement near intersections.

NCC 19.28 provides the procedures and basis for issuance of conditional use permits. Specifically, 19.28.050(A) provides:

A conditional use permit shall be approved if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, then the conditional use may be denied. Substantial mitigation shall not mean complete elimination of all detrimental effects.

Reasonably anticipated detrimental effects associated with the proposed use include potential traffic generated from single-family homes, potential spillover parking, and impacts related to light pollution associated with new homes.

Traffic Impacts

Anticipated traffic impacts for the proposed development were assessed by Staff at the time of preliminary plat application. Assuming 9.52 trips per household, which is a standard rate for a single-family home per the ITE Trip Generation Manual, the proposed single-family homes may generate approximately 295 daily trips. This total is likely to be lower due to age restrictions (55 and over) for the development. While there is anticipated to have some traffic-related impacts, it is not anticipated to degrade the level-of-service of affected streets. The City Engineer has determined that a traffic impact study is not warranted for this development and there are no specific mitigating conditions that Staff recommends.

Parking

NCC 19.24.160(B) requires “2 off-street spaces in addition to any carport or garage for single-family dwelling units.” This restriction will apply to the homes built in this development. With the provided required off-street parking and adequate roadway width (29’) for on-street parking for visitors, there is no additional mitigating measures for parking recommended beyond the minimum requirements of Nibley City Code.

Light Impacts

To mitigate potential impacts related to light associated with the homes, Staff recommends that any installed outdoor lighting be compliant with Nibley City Outdoor Lighting Standards found in 19.24.240.

Recommended Conditions

1. Each housing unit is required to comply with NCC 19.24.160(B) Parking Requirements.
2. Any installed outdoor lighting shall be compliant with Nibley City Outdoor Lighting Standards found in 19.24.240.
3. The developer is required to comply with the conditions imposed at the time of Preliminary Plat approval.

Recommended Findings

1. Traffic generated from the proposed housing is not anticipated to degrade the level-of-service of nearby streets.
2. Required parking is adequate to mitigate potential parking spillover impacts
3. Potential light-related impacts may be mitigated by adhering to Nibley City Outdoor Lighting Standards.

Agenda Item #4: STEPR Conditional Use Permit

Description

Discussion and Consideration: Conditional Use Permit for STEPR, a Corporate Office, located at 2280 Heritage Dr (Applicant: Nicholas Goodman)

Department

City Planning

Action Type

Administrative

Recommendation

Approval of Conditional Use Permit for STEPR, a Corporate Office, located at 2280 Heritage Dr, adopting the recommended findings below.

Reviewed By

City Planner

Background

Nicholas has submitted a business license application to operate a Corporate Office for STEPR, Inc. at 2280 Heritage Dr Suite B. The applicant describes the business as one that sells, services and manufactures health and wellness equipment. At this location, the applicant has noted that no manufacturing will take place at this location but that it will include an office with inventory on hand. Also, no onsite retail sales are proposed from this location. NCC 19.04.010 defines ‘Office, Corporate’ as “an establishment primarily engaged in providing internal office administration services, including off-site customer service. These may include headquarters, regional offices, administrative offices, call centers, etc. Generally, the majority of the traffic generated from corporate offices comes from employees and not the general public or customers.” Based upon information provided by the applicant, Staff has determined that the proposed use meets this definition. NCC 19.22.020 lists ‘Office, Corporate’ as a conditional use in the commercial zone in which this property is located.

NCC 19.28 provides the procedures and basis for issuance of conditional use permits. Specifically, 19.28.050(A) provides:

A conditional use permit shall be approved if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, then the conditional use may be denied. Substantial mitigation shall not mean complete elimination of all detrimental effects.

Reasonably anticipated detrimental effects associated with the proposed use include potential traffic generated from business operations, potential spillover parking, and impacts related to light pollution associated with the business.

Traffic Impacts

The applicant has indicated that only one employee is anticipated to occupy the site during the peak shift. Due to the nature of the business, there are anticipated to be very limited traffic-related impacts. Therefore, there are no recommended mitigating traffic measures.

Parking

For ‘Other uses not listed,’ NCC 19.24.160(B) requires “1.5 spaces per 2 employees working on highest employment shift.” As the applicant has indicated 1 employee on the highest employment shift, only one parking space is required. While this business shares a parking lot with other businesses, Staff has determined that adequate parking is provided onsite to serve this and the other operating businesses. Therefore, no mitigating measures are recommended.

Recommended Findings

1. Traffic generated from the proposed business is not anticipated to degrade the level-of-service of nearby streets.
2. Required parking is adequate to mitigate potential parking spillover impacts.

Agenda Item #5: Parking Requirements

Description

Workshop: Parking Requirements

Department

City Planning

Action Type

No Action

Recommendation

Discuss potential modifications to City Code

Reviewed By

City Planner

Background

NCC 19.24.160 provides Parking Requirements, including standards for the minimum number of parking stalls, dependent upon use. These minimum requirements are applied anytime a building

is erected, altered, or converted to another use. The adopted minimum parking requirements are based upon square footage, number of dwelling units, number of beds, seats, or employees depending upon use. Additional parking standards for residential dwelling units within R-PUD overlay zones are provided in NCC 19.28. Additional parking standards for residential dwelling units within R-M zones are provided in NCC 19.20.040.

It has been discussed that the current standards may be overly restrictive, which may require more parking than is necessary. This may impact the affordability, feasibility and design of various developments. Parking provisions also have a profound impact on walkability, with excessive parking discouraging travel that is not in an automobile. The existing standards, generally, have not been updated in several years and there is no record as to what they are based upon. Staff has started researching potential methods for updating the existing standards, including reviewing nearby peer cities' parking requirements and referencing the Institute of Traffic Engineers (ITE) Parking Generation Manual. Based upon a discussion with Planning Commission, it is necessary to consider the following changes to the Parking Requirements:

1. Update existing minimum parking requirements based upon the most current, best data available.
2. Allow for an alternative provision of parking, based upon a credible parking study.
3. Only require the provision of parking with new construction, removing the requirement for meeting the minimum requirements with a change of use.

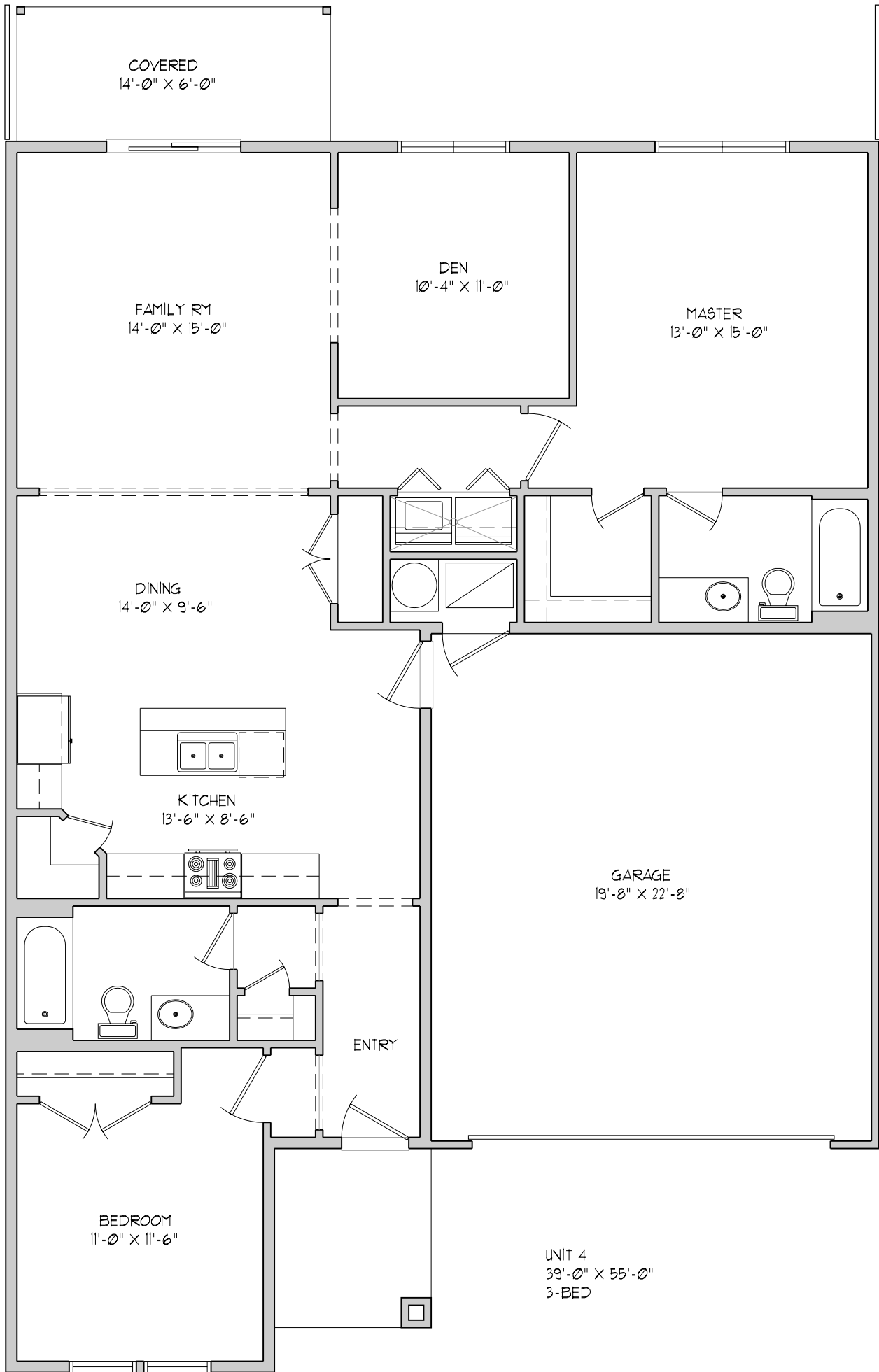
Staff has compiled two sets of data that are provided in two separate spreadsheets in the meeting packet. One includes a comparison of Nibley City's Ordinance to a number of other cities in Utah. In general, there is a lot of variation when comparing our existing ordinance to other cities. In general, there is no clear standard for establishing parking standards, although there are some points of comparable standards. Another spreadsheet compares our existing standards to data outputs of the ITE Parking Generation Manual. Based upon these outputs, Staff has provided a draft updated chart for minimum parking, which is incorporated into the Draft code changes.

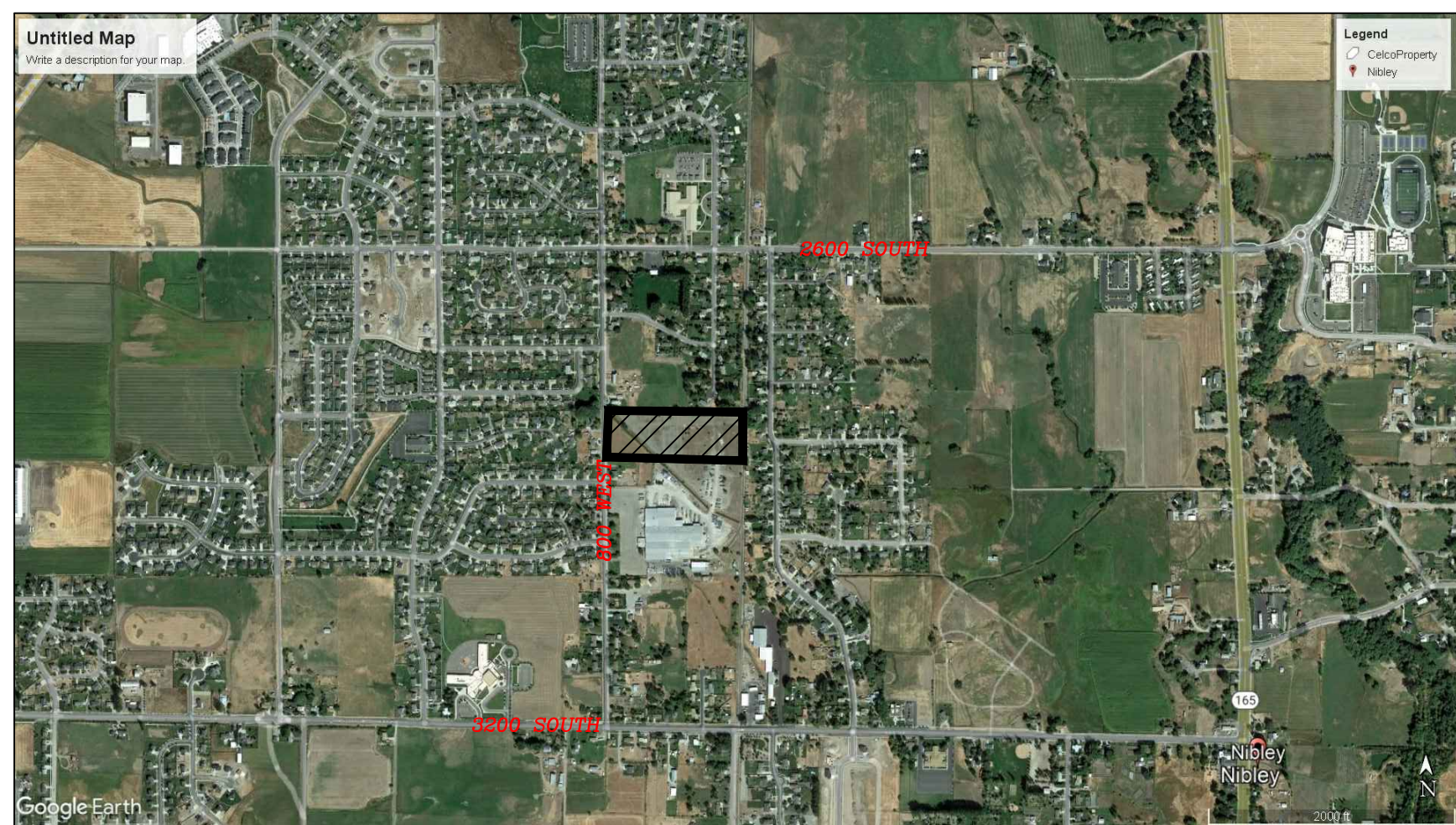
The City is currently working with Alta Planning & Design on an Active Transportation Plan. One of the recommendations for this plan are to institute bicycle parking requirements for new development and have provided recommended ratios and additional standards that are incorporated into the minimum parking chart, as well.

In addition to a recommended updated minimum parking requirements chart, items 2 & 3 noted above are also incorporated into the draft.



12

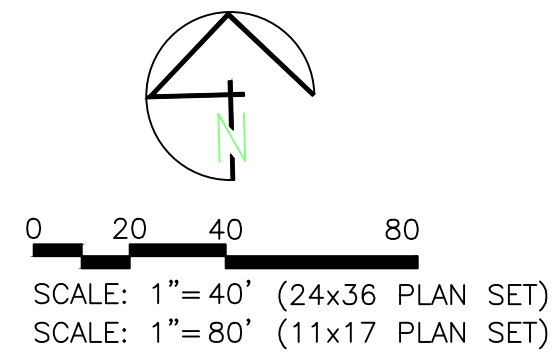




NIBLEY COACH SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN

PRELIMINARY PLAT



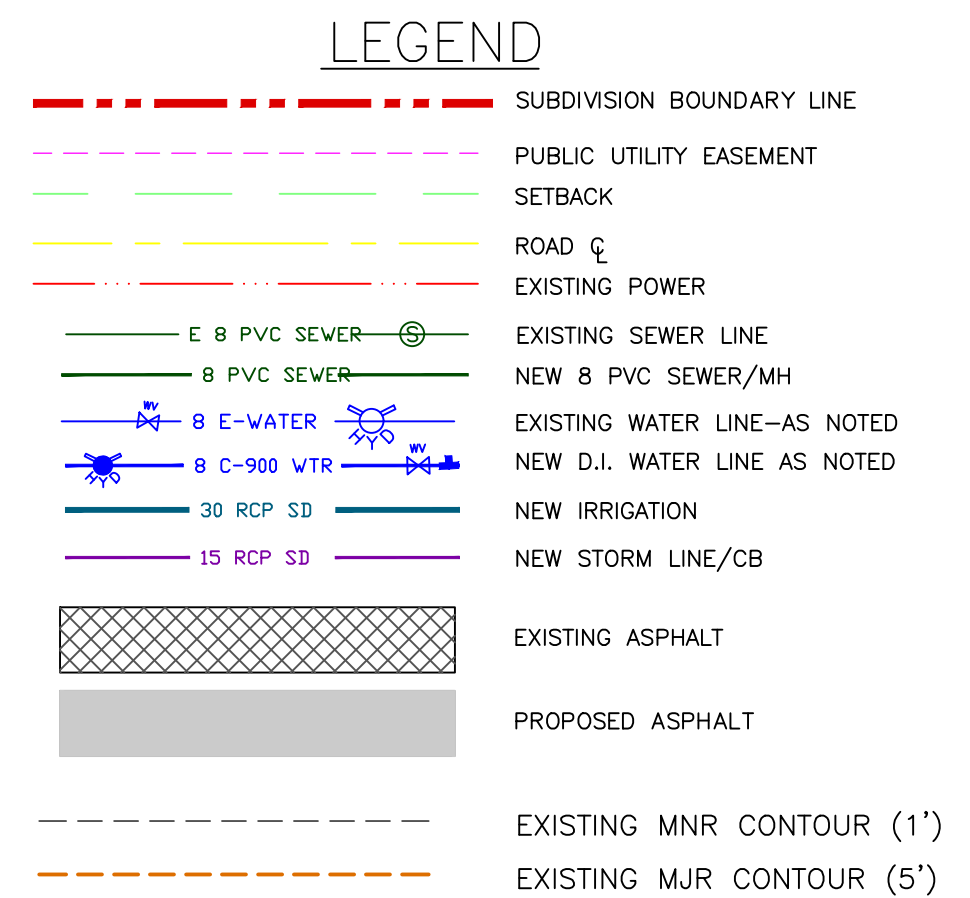
- Notes:**
1. Statement of Intent - Create a 31 lot 55+ community with an assisted living center
 2. Owner: D & S SHERCK REAL ESTATE LLC, PO BOX 324, WATERVILLE, KS 66548-0324
 3. Developer: Ryan Reeves, 255 South Main Suite 100 Logan Utah 84321 435-213-9334
 4. There were no records found for any wells (existing or abandoned) on the site.
 5. Project to be completed in two phases.
 6. Per the National Wetlands Inventory there are no wetlands on the site.
 7. Driveway to Lot 1 to be located on east side of lot.
 8. No residential accesses allowed on 800 West.
 9. Trails dedicated to the city to be maintained by development entity.

LEGAL DESCRIPTION

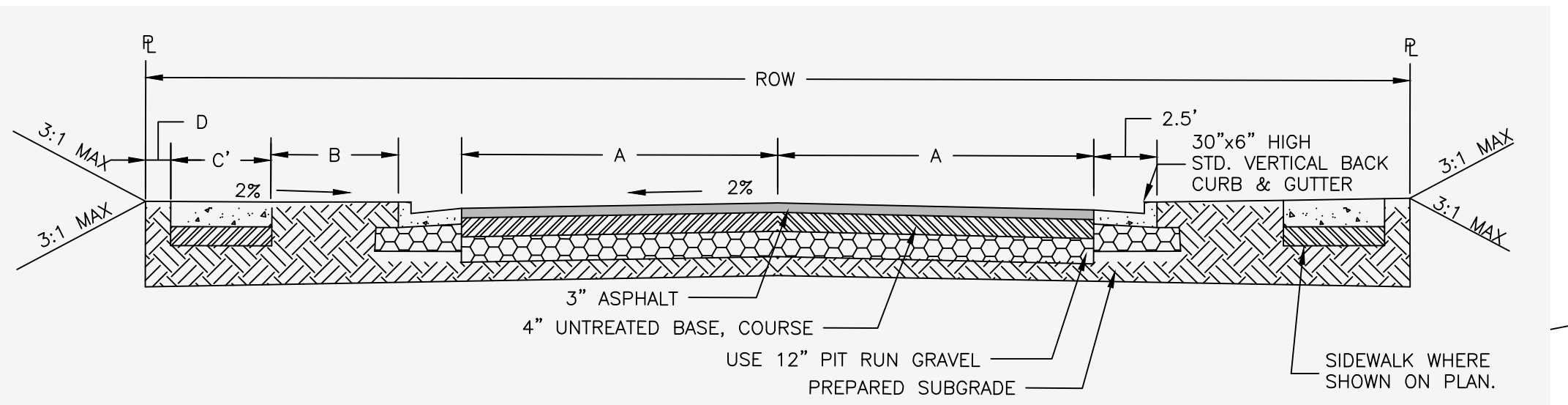
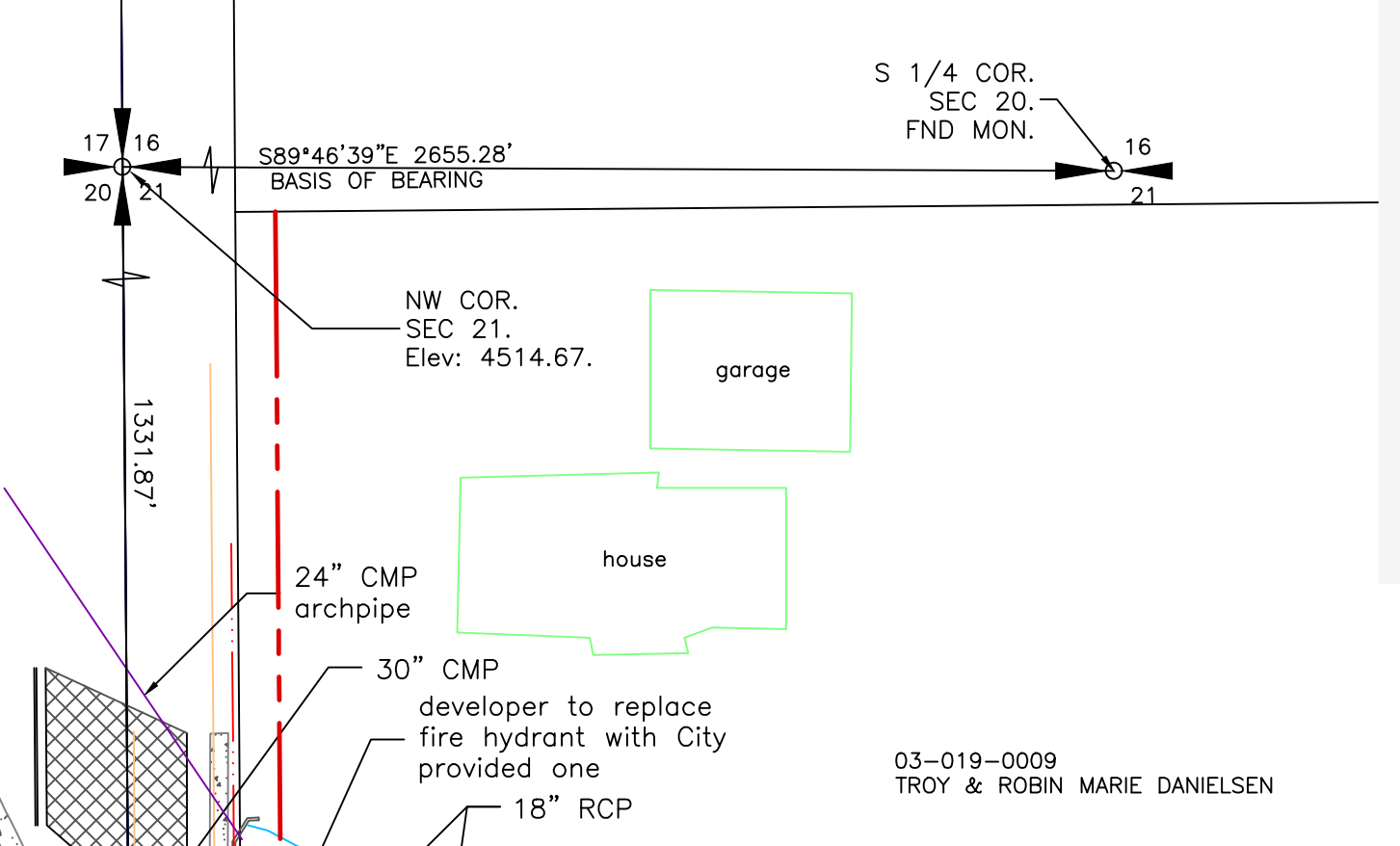
Part of the Northwest Quarter of Section 21, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Northwest Corner of Section 21, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian monumented with a Brass Cop, thence S00°26'13" E 1331.87 feet (S 00°06'23" E 1331.76 feet, By Record) along the west line of the Northwest Quarter of said Section 21; thence East 24.75 feet to the POINT OF BEGINNING and running

thence N 89°31'32" E 666.23 feet;
thence N 00°25'00" W 0.75 feet to the Southwest Corner of Lot 11, Elkhorn Ranch Unit 2 recorded in the Cache County Recorder's Office under Entry 442245 on April 8, 1981;
thence N 89°34'08" E 431.39 feet along the boundary of Elkhorn Ranch Unit 2 and its projection thereof to the west right-of-way line of the Oregon Shortline Railroad;
thence S 01°01'41" W 387.34 feet along said right-of-way;
thence S 89°34'40" W 1,087.71 feet to the east right of way line of 800 West Street;
thence N 00°26'13" W 385.79 feet along said east right of way line to the point of beginning, containing 9.695 acres, more or less.

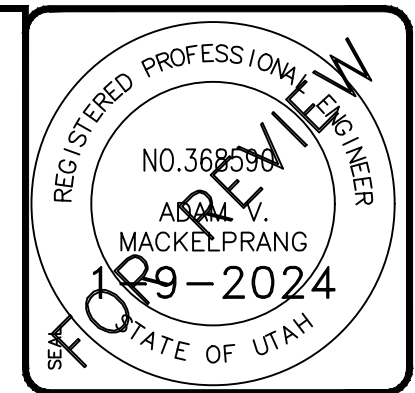
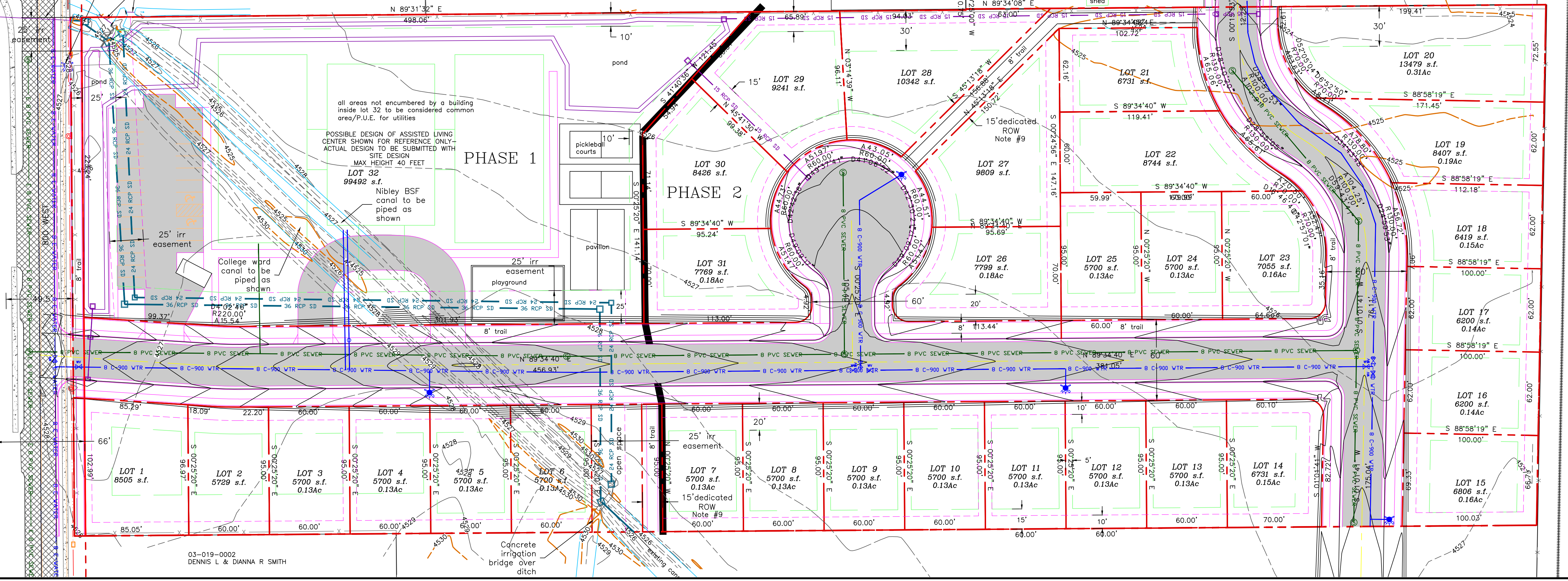


VICINITY MAP



TYPICAL ROAD CROSS-SECTION

City #	ROW	A	B	C	D
TS-13	60'	14.5'	7'or4'	5'or8'	1'
TS-9	66'	11'	13.5'or10.5'	5'or8'	1'



ALLIANCE CONSULTING ENGINEERS

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

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NO.	REVISIONS/ SUBMISSIONS	DATE

REVISIONS/ SUBMISSIONS

NIBLEY COACH SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN

PRELIMINARY PLAT

DRAWING TITLE

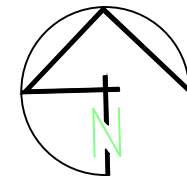
DATE: OCT, 2023
DRAWING No. 1

03-021-0030 OREGON SHORT LINE RR

NIBLEY COACH SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN

PRELIMINARY LANDSCAPE



0 15 30 60

SCALE: 1"=30' (24x36 PLAN SET)
SCALE: 1"=60' (11x17 PLAN SET)

LEGEND

--- BOUNDARY LINE









SHRUBS

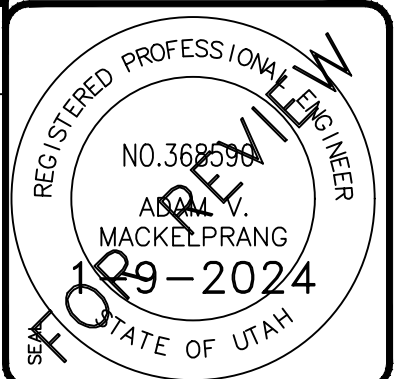
-  Kelsey's Red-osier dogwood
-  Goldflame Spirea
-  Dwarf mock orange
-  Dwarf forsythia

NOTES:

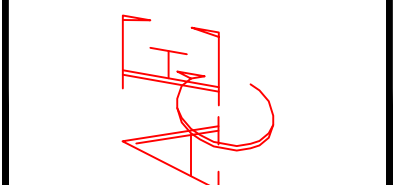
1. IRRIGATION SYSTEM WILL BE DESIGNED BY LANDSCAPE CONTRACTOR. LAWN AREAS WILL BE DESIGNED FOR HEAD TO HEAD COVERAGE AND ALL PLANTING AREAS WILL BE DRIP IRRIGATED.

TREES

-  Honey locust 1-1/2" cal
-  Linden (green spire) 1-1/2" cal
-  Spring snow crabapple 1-1/2" cal
-  Rocky Mountain Maple 1-1/2" cal
-  Serviceberry 'Autumn Brilliance' 1-1/2" cal
-  Turkish Filbert 1-1/2" cal
-  Japanese Lilac 1-1/2" cal
-  Crabapple 1-1/2" cal



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150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
allianceengr.com | yanbo.com

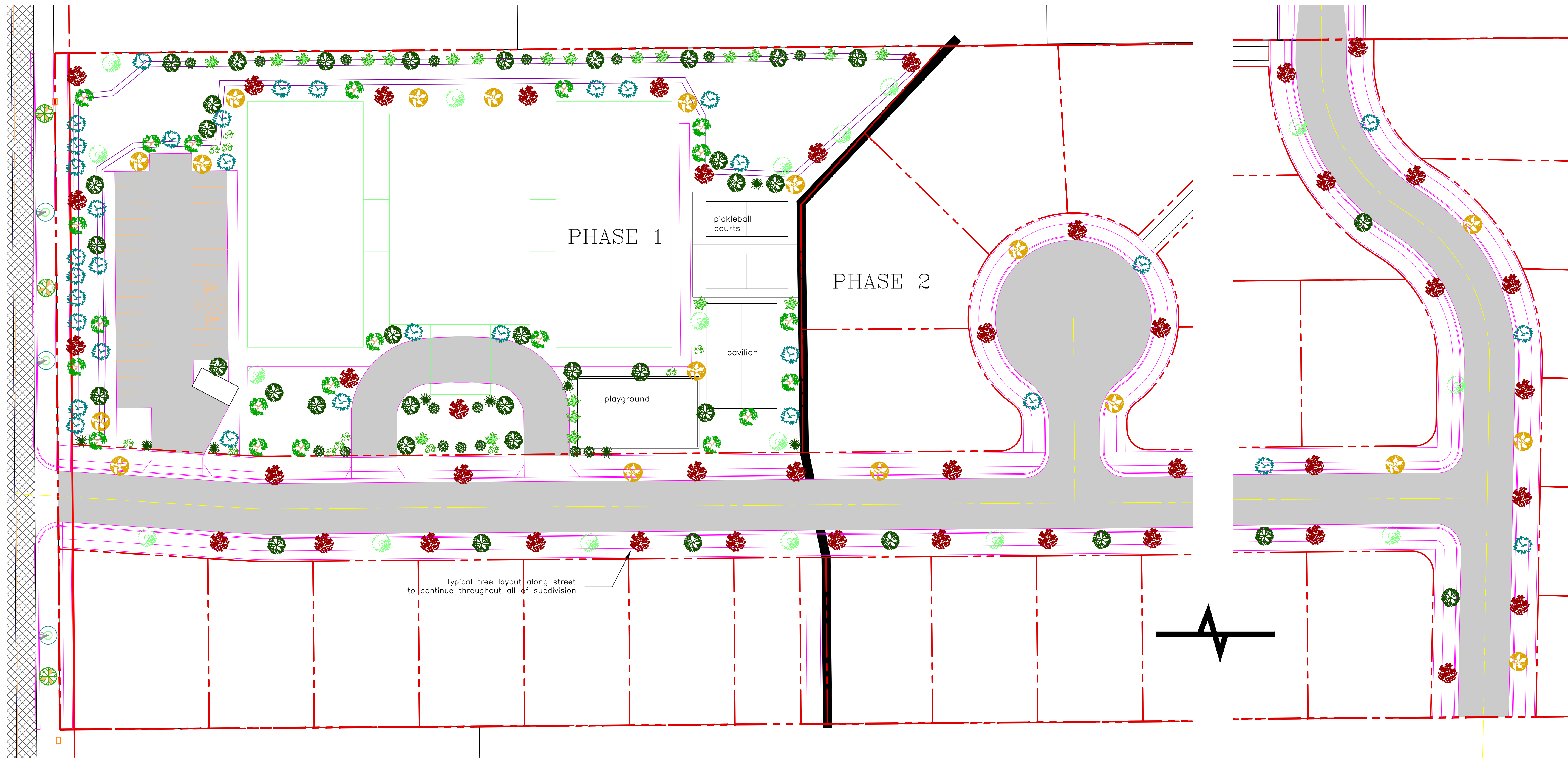


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No.	
REVIEWED:	PROJECT NO.:
CAD FILE:	

NIBLEY COACH SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASELINE AND MERIDIAN
DRAWING TITLE
PRELIMINARY LANDSCAPE

DATE: OCT, 2023
DRAWING No. 2



Nibley

STEPR, Inc.

03/05/2024 - 12/31/2024

Commercial Business License

Commercial Business

Permit/License #

3772588

Reference Number

3e026ec0-db1f-11ee-b934-63285fb55b4e

Application Status

New

Status

Active

Application Review Status

Pre-Review

Not Reviewed

Date Submitted

03/05/2024

Final-Review

Not Reviewed

Fees

Commercial Business Application Fee \$30.00

Initial Business License Fee \$250.00

Fire Inspection Fee \$45.00

Subtotal \$325.00

Processing Fee \$0.96

Total \$325.96

Amount Paid \$30.96

Total Due \$295.00

Payments

03/05/2024 Online \$30.00

Total Paid \$30.96

Application Form Data

(Empty fields are not included)

First Name

Nicholas

Last Name

Goodman

Contact Email

n.goodman@getstepr.com

Phone Number

(847) 830-3832

Business Name

STEPR, Inc.

Phone Number

(847) 830-3832

Email

n.goodman@getstepr.com

Organization Type

Corporation

Is this business selling tangible goods?

Yes

State Tax ID Number

15864775-002-STC

Have you registered your business with the State of Utah?

Yes

State Business Registration Number

30-1345004

Please upload verification of registration with the State of Utah

LICENSE SALES TAX.PDF

Federal Tax ID Number (EIN)

30-1345004

Business Street Address

2280 Heritage DR Suite B

City

Nibley

State

UT

Zip Code

84321

Business Activity

Retail

Describe the Business. Please include details about its functions (i.e. sales, manufacturing, etc.)

We sell, service and manufacturer health and wellness equipment.

Do you use, store, or manufacture any chemical, combustible, or hazardous materials?

No

Does your business sell alcohol for sales or consumption?

No

Projected Opening Date

03/01/2024

Days and hours of operation

9-5

Do you understand this requirement for conditional use permit approval, if applicable?

Yes

Are you moving into a new or already existing building?

Existing

Mailing Street Address

300 Delaware Avenue Suite 210 #524

City

Wilmington

State

DE

Zip Code

19801

Manager First Name

Patrick

Manager Last Name

Banning

Cell Phone

(435) 890-3655

Street Address

300 Delaware Avenue Suite 210 #524

City

Wilmington

State

DE

Zip

19801

Owner First Name

Nicholas

Owner Last Name

Goodman

Phone

(847) 830-3832

Street Address

1622 North Hamlin Avenue

City

Chicago

State

IL

Zip

60647

Date of Birth

01/18/1988

Are there any additional owners/officers of this business?

No

Is there at least one manager who is not an owner/officer?

Yes

Signature

I certify that the information contained in this application is true and correct. I agree to conduct my business following Nibley City ordinances and any other State or Federal statutes or laws governing the operation of such business. Further, I understand that false disclosure of information on this application or failure to comply with said ordinances, laws, and statutes may result in the revocation of my business license. I understand that License renewals are due January 1st each year. The license will indicate an expiration date. I understand that I am ultimately responsible for ensuring timely renewal payments. After March 1st, the license is no longer valid and business owners are required to submit a new application and pay associated fees.

With my signature, I give consent to receive service of process at the email listed on this application.

Electronically Signed

Nicholas P. Goodman - 03/05/2024 11:36 am

Messages

03/05/2024 14:09 pm - Amy Johnson

Hi Nicholas, thank you for your commercial business license application. I can see the Utah Sales Tax License that you provided to us. We also need you to register your business with corporations.utah.gov. Please let us know when you finish that and we can move forward with our process. Thanks!

Comments:

05/09/2024 11:50 am - Amy Johnson

Hi Nicholas, thank you for your commercial business license application. I can see the Utah Sales Tax License that you provided to us. We also need you to register your business with corporations.utah.gov. Please let us know when you finish that and we can move forward with our process. Thanks!

05/09/2024 11:53 am - Applicant

Ok

09/04/2024 15:20 pm - Levi Roberts

Nicholas,

Can you provide a little more detail about the business activity that you are proposing at this location, so that we may more accurately categorize the business? In your application, you state that you "sell, service and manufacturer health and wellness equipment." Will all of these activities be occurring at this location? For manufacturing, can you describe in more detail the process, so that we can categorize the use as heavy or light manufacturing? Does this just include assembly or more industrial processes? Thanks,

Levi

09/04/2024 16:57 pm - Applicant

No manufacturing. Offices and inventory on hand.

09/06/2024 9:00 am - Levi Roberts

Do sales occur at this location or is it just a corporate office and warehouse?

09/06/2024 9:01 am - Applicant

The latter.

09/06/2024 10:22 am - Levi Roberts

Ok, thanks for the additional information. This business would be classified as "Office, Corporate" which is a conditional use in the commercial zone in which it is located. Therefore, this business will need to obtain a conditional use permit before approval of the business license. This will be considered at the next Planning Commission meeting on September 19.

Can you also provide the employees working on highest employment shift, as well as the other businesses that are operating in the building? This information is just needed to ensure parking is adequate to meet the minimum parking requirements of Nibley City Code.

09/12/2024 15:03 pm - Levi Roberts

Nicholas,

Can you please address my previous question?

Can you also provide the employees working on highest employment shift, as well as the other businesses that are operating in the building? This information is just needed to ensure parking is adequate to meet the minimum parking requirements of Nibley City Code.

Levi Roberts

09/12/2024 15:14 pm - Applicant

No one is actively working in the space we are renting.

09/12/2024 15:37 pm - Levi Roberts

Thanks. Can you also provide the approximate number of employees working on highest employment shift?

09/12/2024 15:42 pm - Applicant

1

09/13/2024 11:18 am - Levi Roberts

Thanks for providing this information. The conditional use permit will be considered at the upcoming Planning Commission meeting on 9/19 at 6:30 pm. Staff's recommendation will be approval with no conditions.

09/13/2024 11:19 am - Applicant

Thank you, Levi, for letting us know. I am Chicago-based but can Zoom in if needed.

19.24.160 Parking Requirements

- A. General Requirements: Except as herein provided, no building or structure shall be erected; ~~or altered or converted for or to any use expanded by greater than 10% of the overall building square footage~~ unless there shall be provided on the lot or parcel, off street vehicle parking ~~of at least the following ratio of vehicle spaces for the uses which meets or exceeds the standards of this section. specified in the designated districts and all roadways comply with the standards contained herein, except that an established use lawfully existing at the effective date hereof need not provide parking or roadways as herein set forth and that no existing vehicle parking or roadways may be reduced or further reduced below the minimum standards herein required.~~
- B. ~~Specific Minimum Parking~~ Requirements: In all districts, the following ~~schedule minimum parking requirements~~ shall apply:

Commented [LR1]: I don't think the rest of this is needed, as we aren't regulating on street parking here and additional parking is not needed for change of use.

<u>Use</u>	<u>Minimum vehicular parking spaces</u>	<u>Minimum bicycle parking spaces</u>
Churches, theaters, meeting rooms, places of public assembly	1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement	<u>1 space per 50 fixed seats and 1 space per 500 square feet of floor area for movable seats under maximum seating arrangement</u>
<u>Drive-in-F</u> food establishments <u>without Drive-through</u>	<u>+10 spaces</u> per 1,000 square feet <u>of floor space, but not less than 10 spaces</u>	1 space per 2,000 square feet

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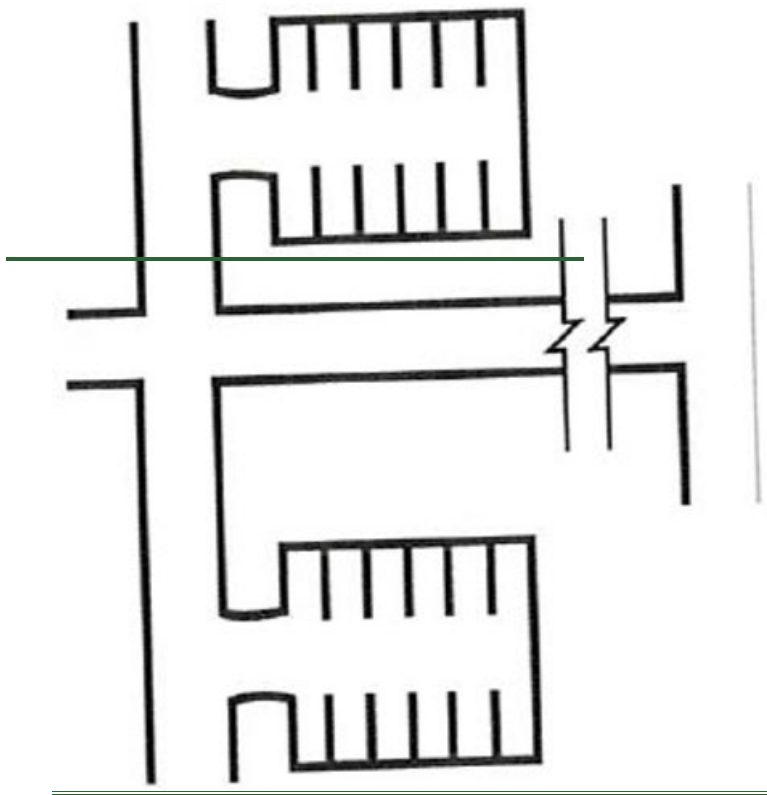
<u>Food establishments with Drive-through</u>	<u>8 spaces per 1,000 square feet</u>	<u>1 space per 2,000 square feet</u>
<u>Hospital</u>	<u>3 spaces per 1,000 square feet</u>	<u>1 space per 20,000 square feet</u>
<u>Hospitals, convalescent homes, Assisted Living or Nursing Homes</u>	1 space per each 2 beds	<u>1 space per 20,000 square feet</u>
Professional offices <u>with frequent client visitation</u> such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians	4 <u>3 spaces per professional member, plus 1 space per professional and staff employee 1,000 square feet</u>	<u>1 space per 20,000 square feet</u>
<u>Corporate or General Office with infrequent client visitation</u>	<u>3 spaces per 1,000 square feet</u>	<u>1 space per 20,000 square feet</u>
<u>Convenience Store, Gas Station</u>	<u>10 spaces per 1,000 square feet</u>	<u>1 space per 2,000 square feet</u>
<u>Supermarket, Grocery Store</u>	<u>4 spaces per 1,000 square feet</u>	<u>1 space per 2,000 square feet</u>
<u>Building Supply, Hardware Store, Agricultural Implements, or Nursery</u>	<u>1 space per 1,000 square feet</u>	<u>1 space per 20,000 square feet</u>

<u>Manufacturing and Specialty Trades</u>	<u>3 spaces per 1,000 square feet</u>	<u>1 space per 20,000 square feet</u>
<u>Warehousing</u>	<u>1.5 spaces per 1,000 square feet</u>	<u>1 space per 20,000 square feet</u>
<u>School, High or College</u>	<u>0.4 spaces per student</u>	<u>1 space per 20 students</u>
<u>School, Elementary or Middle</u>	<u>0.2 spaces per student</u>	<u>1 space per 20 students</u>
<u>Daycare</u>	<u>0.3 spaces per child</u>	=
<u>Hotel or Bed & Breakfast</u>	<u>1 space per room</u>	<u>1 space per 20 rooms</u>
<u>Short Term Rental</u>	<u>1 space per 4 maximum occupants</u>	=
<u>Motor Vehicle Sales & Service</u>	<u>3 spaces per 1,000 square feet</u>	<u>1 space per 20,000 square feet</u>
<u>Residential, Single Family dwelling units</u>	<u>2 spaces per dwelling off street spaces in addition to any carport or garage for single family dwelling units. 3 off street spaces in addition to any carport or garage for two family dwelling units., If any dwelling unit is added after the original building permit is issued, the parking requirements shall reflect that increase. Additional parking standards for residential dwelling units within R-PUD overlay zones are provided in NCC 19.28. Additional parking standards for residential dwelling units within R-M zones are provided in NCC 19.20.040.</u>	=

<u>Residential, Accessory Dwelling Unit or Secondary Dwelling Unit</u>	<u>1 space per dwelling</u>	=
<u>Residential, Multi-family or Attached (2 or more bedrooms)</u>	<u>2.25 spaces per dwelling¹</u>	<u>1 space per 10 dwellings</u>

¹ Primary parking for two (2) spaces for 2 or more bedroom units or one (1) space for 1 or fewer bedroom units for must be contained in a garage, carport, driveway, or parking court. A multi-family housing development shall provide one guest parking spot for every four units. Guest parking may be provided in parking courts or lots maintained by the property owner or owner association.

1. Individual parking courts or lots shall include landscaping with grass, trees or xeriscape plants separating parking areas of no more than 20 parking spaces Each parking area of 20 or less spaces shall be physically and visually separated by a landscape area a minimum of 10 feet in width.
2. Parking courts or lots shall be located in the interior of the development and located between or in the rear of buildings for multi-family developments.
3. Parking Courts or lots shall be paved and built to Nibley City parking lot standards.
4. Interior parking structures or garages are encouraged and shall meet Nibley City Design Standards



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<u>Residential, Multi-family (1 or fewer bedrooms)</u>	<u>1.25 spaces per dwelling¹</u>	<u>1 space per 20 dwellings</u>
<u>Restaurant, cafeteria, cafe</u>	<u>1 space per 4 fixed seats, plus 1 space per each 40 square feet of floor area for movable seats under maximum seating arrangement</u>	
<u>Other Retail stores, businesses selling or catering to the public, recreational places of assembly</u>	<u>5+ spaces per 200-1,000 square feet of floor space</u>	<u>1 space per 2,000 square feet</u>
<u>Other uses not listed</u>	<u>1.5 spaces per 2 employees working on highest employment shift</u>	

Commented [LR3]: See 'Food Establishments' above.

1. For uses not listed, the appropriate approval authority shall assign minimum parking requirements based upon the most comparable use(s) described in the chart or the applicant may submit an alternative parking plan, as described in this section, for review.

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C. Alternative Parking Plan

1. An Alternative Parking Plan is a proposal to vehicle parking needs by means other than providing parking spaces on-site in accordance with the ratios established in this chapter. Applicants who wish to deviate from the minimum off-street parking requirements shall secure approval of an Alternative Parking Plan from the relevant approval authority for the site plan or subdivision.

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2. Plan Contents. An alternative parking plan shall detail the type of alternative proposed and the rationale for such a proposal, based upon findings of a parking study. Plans shall be prepared by a professional licensed by the State of Utah.

a. A parking study shall include estimates of parking demand based on recommendations of the latest edition of the Institute of Traffic Engineers (ITE) Parking Generation Manual, or other acceptable estimates as approved by the City Engineer, and should include other reliable data collected from uses or

combinations of uses that are the same as or comparable with the proposed use and from a comparable context of urbanity. Comparability will be determined by density, scale, bulk, area, type of activity, location, or parameters of the use that may be estimated to parking requirements. Recommended parking for a development which includes a mix of uses may estimate peak parking demand taking into account shared parking. The study shall document the source of data used, and methods used to develop the recommendations.

b. Based upon review of the parking study, the City Engineer shall recommend the minimum off-street parking for the proposed application to the relevant approval authority.

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~~E.D.~~ Location Of Parking Space: Parking space as required shall be provided off street on the same lot with the main building, or in the case of nonresidential buildings, may be located not farther than five hundred feet (500') therefrom. Parking spaces required for all uses other than dwellings shall be so located that parking or departing vehicles shall not back onto a public street but onto a private roadway or alley.

~~D.E.~~ Maximum Yard Area To Be Used For Parking And Vehicle Access Lanes: For all uses permitted in a residential zone, none of the front yard area required by the respective zones shall be used for parking but shall be left in open green space, except that access across and over the required front yard is allowed to the side or rear yards. In the case of multiple-family dwellings and nonresidential uses in a residential zone, not more than fifty percent (50%) of the required side and rear yards shall be used for parking or vehicular access lanes. In such cases where it is deemed necessary to utilize more than fifty percent (50%) of the required side and rear yards and where such use is approved by the appeal authority, any yard area used in excess of said limits shall be provided in an equivalent amount of land area elsewhere on the same lot as the building as open green space, patios, play areas or courts. Location Of Parking Space: Parking space as required shall be provided off street on the same lot with the main building, or in the case of nonresidential buildings, may be located not farther than five hundred feet (500') therefrom. Parking spaces required for all uses other than dwellings shall be so located that parking or departing vehicles shall not back onto a public street but onto a private roadway or alley.

Commented [LR4]: Repeat of section D above

~~E.F.~~ Parking Lot Standards: Unless otherwise specified, Every parcel of land hereafter used as a public parking area shall be paved with an asphalt or concrete surface and shall have appropriate bumper guards or curbs where needed, as determined by the building inspector, to protect adjacent property owners or persons using a sidewalk. Catch basins and drains shall be provided to collect surface drainage of all paved areas at a minimum rate of one inch (1") an hour rainfall. Surface drainage is not allowable across pedestrian walkways.

~~G.~~ Landscaping Required Of Parking Lots: All parking lots located in front yards adjoining residential property or residential zones shall maintain the following landscaped areas, except that parking lots existing prior to the adoption of this title may be continued and maintained but not enlarged:

1. Required Width of Landscaping Adjacent to Property Line

Required Width

Of Landscaping

Location Of Measured From Required, See

Zone Parking Lot Lot Line NCC 19.24.170

<u>Zone</u>	<u>Front yard</u>	<u>Side yard</u>	<u>Side yard, street</u>	<u>Rear yard</u>
<u>Industrial (I)</u>	<u>30</u>	<u>5 (20)¹</u>	<u>20</u>	<u>0(20)¹</u>
<u>Other zones</u>	<u>10</u>	<u>0 (10)¹</u>	<u>10</u>	<u>0 (10)¹</u>

F: ¹Greater distance required when abutting residential zone

Industrial Front yard 30 feet Landscaped green area

Side yard which 20 feet Landscaped adjoins nonindustrial screening in at zone or residential least 5 ft. of 20 ft. property landscaped green area for remainder of area

Other zones Front yard 10 feet Landscaped green area

Side yard which adjoins 10 feet Landscaped or residential property, natural screening residential zone, or different zone from that in which parking lot is

- Commented [LR5]: Chart added for better readability.
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located

G.H. Off Street Parking Requirements:

1. Each parking space shall encompass not less than one hundred eighty (180) square feet of net area. Each parking space shall be not less than nine feet (9') wide, the width being measured at a right angle for the side lines of the parking space.
2. All off street parking spaces and associated access lanes shall be effectively screened on any side adjoining any property in a residential zone by a wall or fence not less than four feet (4') nor more than seven feet (7') high, except that some type of hedgerow shrubs may be used in place of a wall or fence; provided, that the hedge is continuous along adjoining property and at maturity is not less than five feet (5') nor more than seven feet (7') high. Hedgerow shrubs shall be maintained and replaced where necessary in order that the hedge may become an effective screen from bordering property within a maximum five (5) year period. Front and side yards and corner lot fences or plantings shall maintain height requirements of their respective zones.

H.I. Computation Of Parking Requirements: When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half (~~10/51/2~~) shall be disregarded, and fractions including one-half (~~10/61/2~~) and over shall require one parking space.

I.J. Off Street Truck Loading Space: On the same premises with every building or use involved in the receipt or distribution by vehicles of materials or merchandise, there shall be provided and maintained on the lot, adequate space for standing, loading and unloading services in order to avoid undue interference with public use of streets or alleys. All such loading areas or berths shall be so located that no vehicle loading or unloading merchandise or materials shall be parked in any required front yard or in any street or alley or other public way.

J.K. Business Requiring Automobile Access: Service stations, roadside stands, parking lots and all other businesses requiring motor vehicle access shall meet the following standards:

1. Access shall be by not more than two (2) roadways on any street;
2. Said roadways shall not be closer to each other than twenty feet (20');
3. Each of said roadways shall not be more than thirty four feet (34') in width;
4. No roadway shall be closer than twenty feet (20') to the point of intersection of two (2) property lines or at any street corner; and

5. A curb, hedge or fence of not more than two feet (2') in height shall be provided by the owner to limit access to the permitted roadways.

L. Location Of Gasoline Pumps: Gasoline pumps shall be set back at least twenty feet (26') from any property line bordering a street; provided, that a pump island parallel to an adjoining street may be located not less than fifteen feet (16') from the property line bordering said street.

M. Bicycle Parking Standards

1. Required bicycle parking shall be provided within 50 feet of the building entrance, in a publicly visible location. When placed curbside, spaces shall be at least 2 feet from the curb face.

2. Bike racks shall be designed to support the weight of the bike without putting pressure on the wheels and allow cyclists to lock both the frame and one wheel with a standard U-lock.

K-3. Where possible, bicycle parking shall be sheltered to protect bicycles from the weather.

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19.24.260 Short-Term Rental Housing

F. Off-street parking shall be provided in accordance with NCC 19.24.160 at the following rates, based upon occupancy limitation of the short term rental:

<u>Maximum occupants</u>	<u>Minimum parking stalls</u>	Formatted: Left, Space After: 0 pt
<u>1-4</u>	<u>1</u>	Formatted: Left, Space After: 0 pt
<u>5-8</u>	<u>2</u>	Formatted: Left, Space After: 0 pt
<u>9-12</u>	<u>3</u>	Formatted: Left, Space After: 0 pt
<u>13-16</u>	<u>4</u>	Formatted: Left, Space After: 0 pt
<u>17-20</u>	<u>5</u>	Formatted: Left, Space After: 0 pt
<u>Above 20</u>	<u>Commensurate with the rates listed above</u>	Formatted: Left, Space After: 0 pt

1. For short-term rentals, which are incidental to a permanent residence, this parking shall be provided in addition to the required parking for the primary dwelling unit and shall not obstruct access to the parking of the primary dwelling unit. Parking surfaces shall be constructed of a hard surface, such as concrete, asphalt, or gravel.

19.12.040 Mixed Residential Zone R-M

M. Parking: Multi-family housing shall provide ~~parking in accordance with NCC 19.24.160. 2 primary parking spaces for each unit with 2 or bedrooms and 1.5 spaces for 1 bedroom or studio units. Primary parking must be contained in a garage, carports, driveway, or parking court. An R-M development shall provide one guest parking spot for every three units. Guest parking may be provided in parking courts or lots maintained by the property owner or owner association.~~

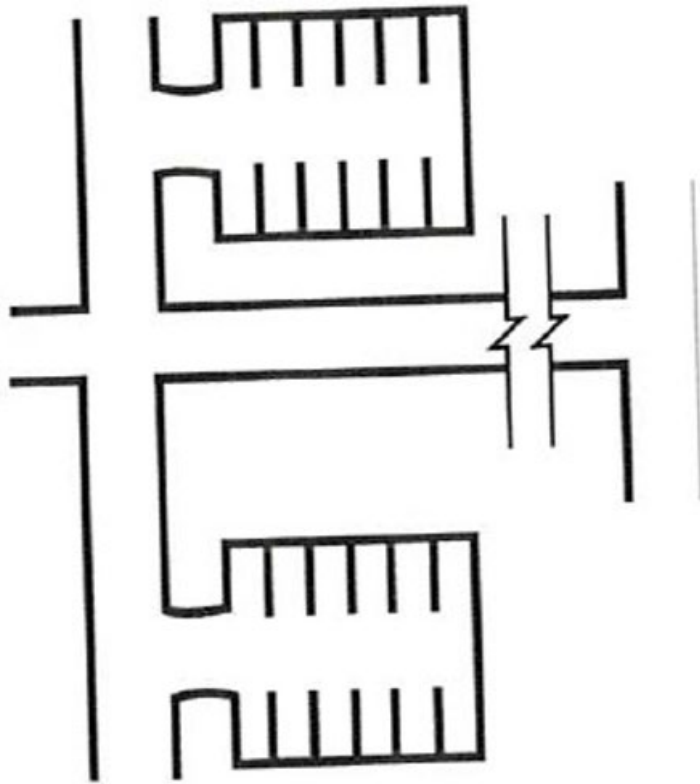
1. ~~Individual parking courts or lots shall include landscaping with grass, trees or xeriscape plants separating parking areas of no more than 20 parking spaces. Each parking area of 20 or less spaces shall be physically and visually separated by a landscape area a minimum of 10 feet in width.~~
2. ~~Parking courts or lots shall be located in the interior of the development and located between or in the rear of buildings for multi-family developments.~~
3. ~~Parking Courts or lots shall be paved and built to Nibley City parking lot standards.~~
4. ~~Interior parking structures or garages are encouraged and shall meet Nibley City Design Standards~~

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19.32.080 Development Standards

B. Site Design Standards.

5. ~~Parking: Each R-PUD shall provide parking in accordance with NCC 19.24.160. 2 primary parking spaces for each unit. Primary parking must be contained in a garage, carports, driveway, or parking court. An R-PUD shall provide one guest parking spot for every three units. Guesting parking may be provided in parking courts maintained by the owner association.~~
6. ~~Individual parking courts shall contain no more than 20 parking spaces and shall be physically and visually separated by a landscape area a minimum of 10 feet in width from any adjacent right-of-way. The separation shall be landscaped with grass, trees, or xeriscape plants.~~



- a.—A parking court of any length shall consist of no more than one double loaded parking aisle.
- b.—Parking courts shall be located in the interior of the development and located between or in the rear of buildings for townhome developments.
- c.—Parking Courts shall be paved and built to Nibley City parking lot standards.

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19.24.250 Accessory Dwelling Unit Standards

D. Approval Criteria

4. Parking: Off-street parking ~~for two vehicles, shall be provided for use by the tenants of the accessory dwelling unit. This parking shall be provided in addition to the required parking for the primary dwelling unit and shall not obstruct access to the parking of the primary dwelling unit and shall be located behind the front plane of the primary dwelling-~~ shall be provided in accordance with NCC 19.24.160. -Parking surfaces shall be constructed of a hard surface, such as concrete or asphalt, or gravel.

Existing Parking Categories

Churches, theaters, meeting rooms, places of public assembly	1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement
Drive-in food establishments	1 space per 100 square feet of floor space, but not less than 10 spaces
Hospitals, convalescent homes, nursing homes	1 space per each 2 beds
Professional offices such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians	3 spaces per professional member, plus 1 space per professional and staff employee

Residential dwelling units	2 off-street spaces in addition to any carport or garage for single-family dwelling units. 3 off-street spaces in addition to any carport or garage for two-family dwelling units., If any dwelling unit is added after the original building permit is issued, the parking requirements shall reflect that increase. Additional parking standards for residential dwelling units within R-PUD overlay zones are provided in NCC 19.28. Additional parking standards for residential dwelling units within R-M zones are provided in NCC 19.20.040.
Restaurant, cafeteria, cafe	1 space per 4 fixed seats, plus 1 space per each 40 square feet of floor area for movable seats under maximum seating arrangement
Retail stores, businesses selling or catering to the public, recreational places of assembly	1 space per 200 square feet of floor space
Other uses not listed	1.5 spaces per 2 employees working on highest employment shift

New Parking Categories

Churches, theaters, meeting rooms, places of public assembly	1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement
--	--

Food Establishments with Drive-through

8 spaces per 1,000 sq ft

10 spaces per 1,000 sq ft

Food Establishments without Drive-through

Hospital

3 spaces per 1,000 sq ft

1 space
per 2
beds

Assisted Living or Nursing Home

Professional offices with frequent client visitation such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians

4 spaces
per 1,000
sq ft

3 spaces
per 1,000
sq ft

Corporate or General Office with infrequent client visitation

10
spaces
per 1,000
sq ft

Convenience store, gas station

4 spaces
per 1,000
sq ft

Supermarket, Grocery Store

1 space
per 1,000
sq ft

Building Supply, Hardware Store, Agricultural Implements or Nursery

Other retail stores, businesses selling or catering to the public, recreational places of assembly

5 spaces
per 1,000
sq ft

Residential, Single Family	2 spaces per dwelling
Residential, Multi-family or Attached(2 or more bedrooms)	2.25 spaces per dwelling
Residential, Multi-family (1 or fewer bedrooms)	1.25 spaces per dwelling
Residential, Accessory dwelling unit or secondary dwelling unit	1 space per dwelling
Manufacturing and specialty trades	3 spaces per 1,000 sq ft
Warehousing	1.5 spaces per 1,000 sq ft
Schools, High School or College	0.4 spaces per student
Schools, Elementary or Middle	0.2 spaces per student
Daycare	0.3 spaces per child
Hotel or Bed & Breakfast	1 space per room
Short Term Rental	1 space per 4 maximum occupant s
Motor Vehicle Sales & Service	3 spaces per 1,000 sq ft

Land Use Category	Parking Category
Temporary Office/Model Home	Professional offices such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians
Assisted Living Facility/Nursing Home	Hospitals, convalescent homes, nursing homes
Group Living Facility ¹	Hospitals, convalescent homes, nursing homes
Housing, Single-Family	Residential dwelling units
Housing, Two-Family	Residential dwelling units
Housing, Multi-Family	Residential dwelling units
Accessory Dwelling Unit ³	Accessory Dwelling Unit ³
Bed and Breakfast Inn	Other uses not listed
Residential	
Artisan Shop	Other uses not listed
Home Occupation	Other uses not listed
Housing, Short-Term Rental ⁴	Housing, Short-Term Rental ⁴
Use	
Agricultural/Animal	
Ag Implement Sales and Service	Retail stores, businesses selling or catering to the public, recreational places of assembly
Agricultural Production	Other uses not listed
Animal Crematorium	Other uses not listed
Arboretum/Nature Center	Retail stores, businesses selling or catering to the public, recreational places of assembly
Farmers' Market	Retail stores, businesses selling or catering to the public, recreational places of assembly

Floral Shop	Retail stores, businesses selling or catering to the public, recreational places of assembly
Garden Center/Nursery	Retail stores, businesses selling or catering to the public, recreational places of assembly
Pet Services	Retail stores, businesses selling or catering to the public, recreational places of assembly
Veterinary Clinic, Large Animal	Professional offices such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians
Veterinary Clinic, Small Animal	Professional offices such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians
Use	
Public, Institutional, and Civic Uses	
Bus/Transit Terminal	Other uses not listed
Cemetery	Other uses not listed
Church/Places of Worship	Churches, theaters, meeting rooms, places of public assembly
Club/Service Organization/Lodge	Churches, theaters, meeting rooms, places of public assembly
College/University	Churches, theaters, meeting rooms, places of public assembly
Government Services	Professional offices such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians
Hospital	Hospitals, convalescent homes, nursing homes

Public Park	Retail stores, businesses selling or catering to the public, recreational places of assembly
Private Park	Retail stores, businesses selling or catering to the public, recreational places of assembly
Utility Substation	Other uses not listed
School	Churches, theaters, meeting rooms, places of public assembly
Use	
Commercial	
Auditorium	Churches, theaters, meeting rooms, places of public assembly
Bail Bonds/Pawnbroker	Retail stores, businesses selling or catering to the public, recreational places of assembly
Bakery	Drive-in food establishments
Banks/Financial Institutions	Retail stores, businesses selling or catering to the public, recreational places of assembly
Beauty Salon/Spa	Retail stores, businesses selling or catering to the public, recreational places of assembly
Business Equipment Sales and Service	Retail stores, businesses selling or catering to the public, recreational places of assembly
Car Wash	Retail stores, businesses selling or catering to the public, recreational places of assembly
Catering/Commercial Kitchen	Other uses not listed
Check Cashing/Credit Services	Retail stores, businesses selling or catering to the public, recreational places of assembly

Construction Sales and Service	Retail stores, businesses selling or catering to the public, recreational places of assembly
Daycare/Preschool, Commercial	Churches, theaters, meeting rooms, places of public assembly
Funeral Home	Churches, theaters, meeting rooms, places of public assembly
Gasoline Service Station	Retail stores, businesses selling or catering to the public, recreational places of assembly
Gasoline, Wholesale	Retail stores, businesses selling or catering to the public, recreational places of assembly
Hotel/Motel	Other uses not listed
Laundry Service	Retail stores, businesses selling or catering to the public, recreational places of assembly
Liquor Store	Retail stores, businesses selling or catering to the public, recreational places of assembly
Low Power Radio Service/Cell Tower	Other uses not listed
Meal Preparation & Assembly	Other uses not listed
Medical/Dental Offices and Clinic	Professional offices such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians
Medical Sales and Service	Other uses not listed
Personal Instruction Services	Retail stores, businesses selling or catering to the public, recreational places of assembly
Motor Vehicle Sales and Service	Retail stores, businesses selling or catering to the public, recreational places of assembly
Office, Corporate	Other uses not listed

Offices, Professional	Other uses not listed
Parking, Commercial	Other uses not listed
Plumbing Services	Other uses not listed
Printing/Copying, Commercial	Other uses not listed
Protective Services	Other uses not listed
Recreation/Entertainment, Commercial	Retail stores, businesses selling or catering to the public, recreational places of assembly
Restaurant	Drive-in food establishments
Retail	Retail stores, businesses selling or catering to the public, recreational places of assembly
Repair Service, General	Other uses not listed
Research and Development	Other uses not listed
Research Service	Other uses not listed
Sexually Oriented Business	Retail stores, businesses selling or catering to the public, recreational places of assembly
Transportation Services	Other uses not listed
Use	
Industrial	
Junk/Salvage Yard	Other uses not listed
Manufacturing, Heavy	Other uses not listed
Manufacturing, Industrial	Other uses not listed
Manufacturing, Light	Other uses not listed

Mineral Extraction	Other uses not listed
Pest Control	Other uses not listed
Recycling Collection Facility	Other uses not listed
Sign Shop	Other uses not listed
Sports Facilities	Retail stores, businesses selling or catering to the public, recreational places of assembly
Storage Facility	Other uses not listed
Warehousing	Other uses not listed
Warehousing, Residential Storage	Other uses not listed
Welding/Machine Shop	Other uses not listed

Current Standard is sufficient for use

Need to review/adjust current standard

Need new category

Does not fit ITE standard or current standard. Special Case that may not

Required Parking	ITE design	ITE avg	ITE 85th pe	ITE Ind Vari	ITE avg rate
3 spaces per professional member, plus 1 space per professional and staff employee	712 - small	1.85/1000	2.5/1000	s 1000 sq ft	1.85
1 space per each 2 beds	254- Assis	0.4/ bed	0.55/bed	Beds	0.4
1 space per each 2 beds	253- Congl	0.36/dwell	0.48/dwell	Dwelling U	0.36
2 off-street spaces in addition to any carport or garage for s	Single-Far	1.41/DU	2.27/DU	Dwelling U	1.41
3 off-street spaces in addition to any carport or garage for t	Single-Far	1.41/DU	2.27/DU	Dwelling U	1.41
2.33/dwelling unit for 2 or more bedrooms. 1.83/dwelling unit for 1 or less bedrooms	217- Multif	0.92, 1.27	1.27, 1.59	Dwelling U	1.27
2 spaces per dwelling unit	Multifamily	1.27/1000	1.59/1000	Dwelling U	1.27
1.5 spaces per 2 employees working on highest employment shift	310- Hotel	0.64/room	0.87/room	Rooms	0.64

1.5 spaces per 2 employees working on highest employment shift	110 - Gene	0.67/1000	2.18/1000	sq ft	
1.5 spaces per 2 employees working on highest employment shift					
1 space per 4 occupants					

1 space per 200 square feet of floor space	812- Buildi	0.57/ 1000	0.75/ 1000	1000 sq ft	0.57
1.5 spaces per 2 employees working on highest employment shift					
1.5 spaces per 2 employees working on highest employment shift					
1 space per 200 square feet of floor space	580 - Muse	0.9/1000	s 1.34/1000	1000 sq ft	0.9
1 space per 200 square feet of floor space					

1 space per 200 square feet of floor space	822 - Strip 2.79/1000 4.44/1000 1000 sq ft	2.79
1 space per 200 square feet of floor space	812- Buildi 0.57/ 1000 0.75/ 1000 1000 sq ft	0.57
1 space per 200 square feet of floor space	822 - Strip 2.79/1000 4.44/1000 1000 sq ft	2.79
3 spaces per professional member, plus 1 space per professional and staff employee	640- Anim: 3.08/ 1000 4.27/1000 1000 sq ft	3.08
3 spaces per professional member, plus 1 space per professional and staff employee	640- Anim: 3.08/ 1000 4.27/1000 1000 sq ft	3.08

1.5 spaces per 2 employees working on highest employment shift	090 Park-a 84.62/100 197/1000 boardings	
1.5 spaces per 2 employees working on highest employment shift		
1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement	560- Churc 13.94/100 17.32/100 1000 sq ft	13.94
1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement	560- Churc 13.94/100 17.32/100 1000 sq ft	13.94
1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement	550- Unive 0.32/stude 0.45/stude Students	0.32
3 spaces per professional member, plus 1 space per professional and staff employee	730- government office building 1000 sq ft	2.36
1 space per each 2 beds	610- Hospi 3.89/bed 6.46/bed bed	3.89

1 space per 200 square feet of floor space	411- Public 0.77/acre 5.52/acre acre	0.77
1 space per 200 square feet of floor space	411- Public 0.77/acre 5.52/acre acre	0.77
1.5 spaces per 2 employees working on highest employment shift		
1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement	520- Elem 0.14, 0.10, 0.19, 0.19, student (el	0.14

1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement	441 - Live 10.25/seat 0.52/seat seat	0.25
1 space per 200 square feet of floor space	912- Drive- 3.4/1000 S 5.03/1000 1000 sq ft	3.4
1 space per 100 square feet of floor space, but not less than 10 spaces	936- Coffe 10.36, 5.1/ 16.8, 10.7/ 1000 sq ft (10.36
1 space per 200 square feet of floor space	912- Drive- 3.4/1000 S 5.03/1000 1000 sq ft	3.4
1 space per 200 square feet of floor space	822 - Strip 2.79/1000 4.44/1000 1000 sq ft	2.79
1 space per 200 square feet of floor space	822 - Strip 2.79/1000 4.44/1000 1000 sq ft	2.79
1 space per 200 square feet of floor space		
1.5 spaces per 2 employees working on highest employment shift	110 - Gene 0.67/1000 2.18/1000 1000 sq ft	0.67
1 space per 200 square feet of floor space	912- Drive- 3.4/1000 S 5.03/1000 1000 sq ft	3.4

1 space per 200 square feet of floor space	812- Buildi 0.57/ 1000 0.75/ 1000 1000 sq ft	0.57
1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement	565 - Day C 0.25/Stude 0.34/Stude Student	0.25
1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement		
1 space per 200 square feet of floor space	945 - Conv 8.21/1000 10.65/100 1000 sq ft	8.21
1 space per 200 square feet of floor space	945 - Conv 8.21/1000 10.65/100 1000 sq ft	8.21
1.5 spaces per 2 employees working on highest employment shift	310- Hotel 0.64/room 0.87/room Rooms	0.64
1 space per 200 square feet of floor space		
1 space per 200 square feet of floor space	899 - Lique 1.76/1000 2.69/1000 1000 sq ft	1.76
1.5 spaces per 2 employees working on highest employment shift		
1.5 spaces per 2 employees working on highest employment shift		
3 spaces per professional member, plus 1 space per professional and staff employee	630- Walk- 3.67/1000 4.52/1000 1000 sq ft	3.67
1.5 spaces per 2 employees working on highest employment shift		
1 space per 200 square feet of floor space	493 - Athle 3.09/1000 4.88/1000 1000 sq ft	3.09
1 space per 200 square feet of floor space	943- Auto f 1.79/1000 3.08/1000 1000 sq ft	1.79
1.5 spaces per 2 employees working on highest employment shift	714- Corpc 2.18/1000 3.26/1000 1000 sq ft	2.18

1.5 spaces per 2 employees working on highest employment shift	710- Gene 1.95/1000 2.98/1000 1000 sq ft	1.95
1.5 spaces per 2 employees working on highest employment shift		
1.5 spaces per 2 employees working on highest employment shift	180- Speci 1.76/1000 4.06/1000 1000 sq ft	1.76
1.5 spaces per 2 employees working on highest employment shift	920- Copy, 3.01/1000 3.01/1000 1000 sq ft	3.01
1.5 spaces per 2 employees working on highest employment shift	710- Gene 1.95/1000 2.98/1000 1000 sq ft	1.95
1 space per 200 square feet of floor space	437 - Bouw 3.69/1000 4.08/1000 1000 sq ft	3.69
1 space per 100 square feet of floor space, but not less than 10 spaces	930-937(vi 5.1-16.18/ 10.75-19.66/1000 sq ft	
1 space per 200 square feet of floor space	813-823, 80.57-3.11/ 0.75-5.24/1000 sq ft	
1.5 spaces per 2 employees working on highest employment shift	180- Speci 0.71/empl 1.68/empl 1000 sq ft	1.76
1.5 spaces per 2 employees working on highest employment shift	760- R&D (2.56/1000 2.77/1000 1000 sq ft	2.56
1.5 spaces per 2 employees working on highest employment shift	760- R&D (2.56/1000 2.77/1000 1000 sq ft	2.56
1 space per 200 square feet of floor space	822 - Strip 2.79/1000 4.44/1000 1000 sq ft	2.79
1.5 spaces per 2 employees working on highest employment shift	150- Ware 0.77/empl 1.08/empl 1000 sq ft	0.37

1.5 spaces per 2 employees working on highest employment shift		
1.5 spaces per 2 employees working on highest employment shift	140- Manu 0.81/empl 1.21/empl 1000 sq ft	0.92
1.5 spaces per 2 employees working on highest employment shift	140- Manu 0.81/empl 1.21/empl 1000 sq ft	0.92
1.5 spaces per 2 employees working on highest employment shift	140- Manu 0.81/empl 1.21/empl 1000 sq ft	0.92

1.5 spaces per 2 employees working on highest employment shift	
1.5 spaces per 2 employees working on highest employment shift	180- Speci 0.71/empl 1.68/empl 1000 sq ft 1.76
1.5 spaces per 2 employees working on highest employment shift	170- Utility 0.72/empl 2.75/employee, 9.01/1000 sq ft
1.5 spaces per 2 employees working on highest employment shift	180- Speci 0.71/empl 1.68/empl 1000 sq ft 1.76
1 space per 200 square feet of floor space	493- Athle 3.09/1000 4.88/1000 sq ft
1.5 spaces per 2 employees working on highest employment shift	
1.5 spaces per 2 employees working on highest employment shift	150- Ware 0.77/empl 1.08/employee, 1.08/: 1000 sq ft
1.5 spaces per 2 employees working on highest employment shift	150- Ware 0.77/empl 1.08/employee, 1.08/: 1000 sq ft
1.5 spaces per 2 employees working on highest employment shift	140- Manu 0.81/empl 1.21/employee, 3.36/: 1000 sq ft

It need to be adjusted or addressed

ITE 85th pe ITE Ind Vari ITE avg rate ITE 85th pe notes

2.5				consider different office categories
0.55				
0.48				Need to add group living to nursing homes
2.27				Should we include garage space?
2.27				Should we include garage space?
1.59	Dwelling U	0.92	1.27	Listed in R-M & R-PUD ordinance. Move to parking section for all zones
1.59	Dwelling U	0.92	1.27	Due to limited size, could be based on multi-family or attached single
0.87				Need to add hotels to chart
				Category may not fit use well. If it is home-based, parking could be better
				Listed in STR ordinance. Could be combined with hotel, but this is different

0.75				Closest Use Category, but not great match. Home Improvement Support
1.34				Closest Use Category, but not great match.

4.44

Closest Use Category, but not great match. Could fit under general r

0.75

Closest Use Category, but not great match. Home Improvement Sup

4.44

Closest Use Category, but not great match. Could fit under general r

4.27

Ratios similar to general retail

4.27

Ratios similar to general retail

17.32 High compared to some local exa small sample size (4 samples). Seems excessive.

17.32 High compared to some local examples

0.45

4.04 Employees 0.89 3.86

6.46 1000 sq ft 2.25 3.62 Hospital demonstrates higher demand/bed than assisted living

5.52

Huge range, small sample size, 488- Soccer field is 50-70/field with

5.52

Huge range, small sample size, 488- Soccer field is 50-70/field with

0.19 student (hi

0.26

0.32 Charter & Private have similar rates with small sample size. Makes s

0.52

small sample size

5.03

16.8 1000 sq ft |

5.1

10.75 Some variation with drivethrough but existing standard is generally e

5.03

4.44

Closest Use Category, but not great match. Could fit under general r

4.44

2.18

Category may not fit use well.

5.03

0.75

0.34

may fit under same category as school

Doesn't fit under any ITE categories

10.65

10.65

0.87

Need hotel category

Doesn't fit under any ITE categories

2.69

4.52

Doesn't fit under any ITE categories

4.88

small sample size. Existing standard may be adequate.

3.08

3.26

Professional/Corporate are similar rates

2.98

Professional/Corporate are similar rates

4.06

3.01

Very low sample size (1)

2.98

Professional/Corporate are similar rates

4.08

Existing standard may be adequate. Could add provision for drive-thru

There is a lot of variation in retail. Should be split up into different ca

4.06 employee

0.71

1.68 Low R sq for square footage. Employees may be better indicator.

2.77

Small sample size

2.77

Small sample size

4.44

Closest Use Category, but not great match. Could fit under general r

1.08 employee

0.77

1.08

3.36 employee

0.81

1.21 low R sq on square footage

3.36 employee

0.81

1.21 low R sq on square footage

3.36 employee

0.81

1.21 low R sq on square footage

4.06 employee 0.71 1.68 Low R sq for square footage. Employees may be better indicator.

Low R sq for square footage. Employees may be better indicator.

4.06 employee 0.71 1.68 Low R sq for square footage. Employees may be better indicator.

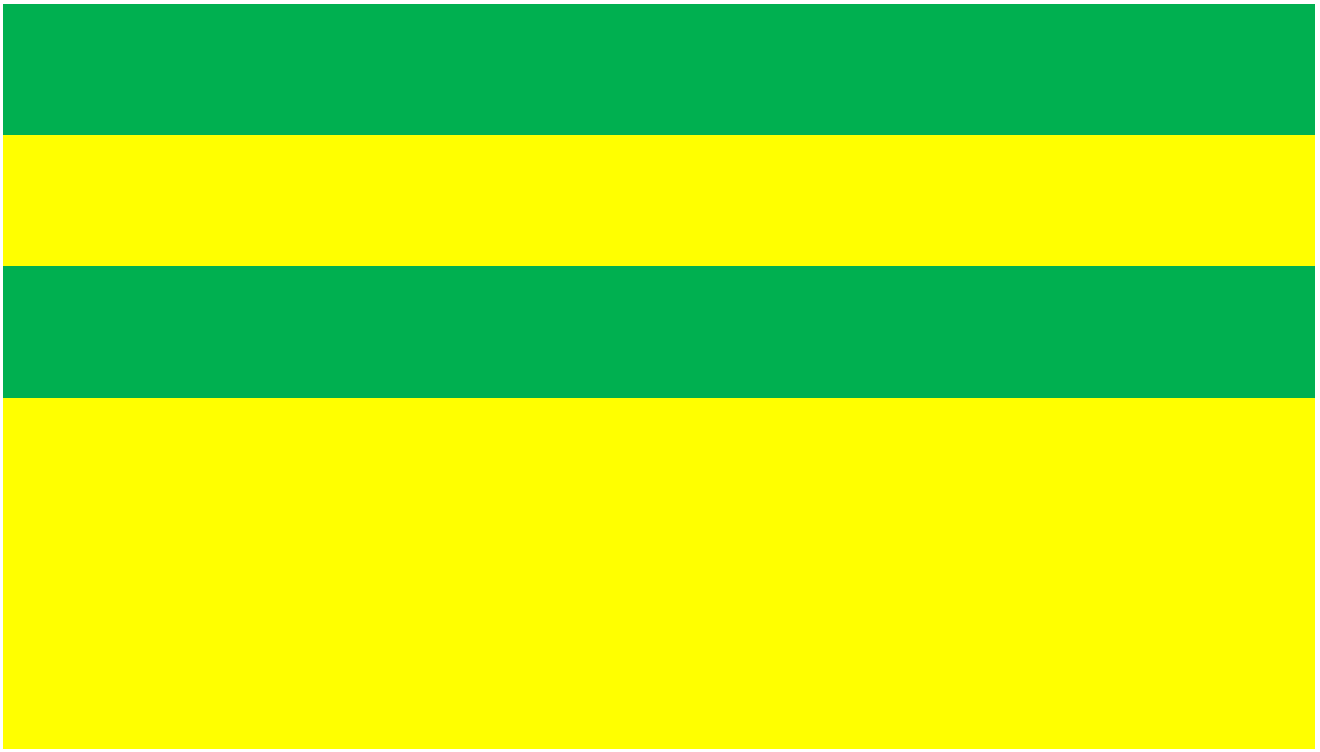
small sample size

0.37 1.08 employee 0.77 1.08

0.37 1.08 employee 0.77 1.08

0.37 1.08 employee 0.77 1.08



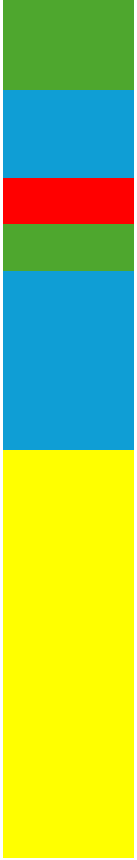


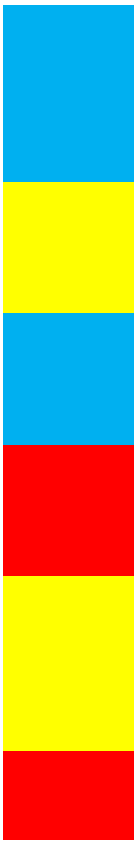
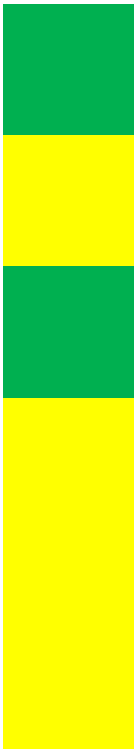






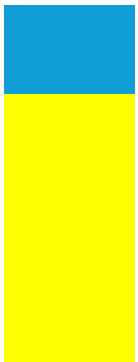












1 space per 5 fixed seats
and 1 space per 50
square feet of floor area
for movable seats under
maximum seating
arrangement

1 space per
100 square feet
of floor space,
but not less
than 10 spaces

1 space per each 2 beds

Churches, Theaters,
Meeting Rooms, Places of
Public Assembly

Drive-in Food
Estalishments

Hospitals, Convalescent
Homes, Nursing Homes

UTAH			
Park City	4	1	1
North Logan	2	2	2
Smithfield	2	1	2
Hyrum			
Alpine	1	1	1
Vineyard	2	1	2
Cedar City	4	1	2
Providence	4	1	1
Logan (pg.163)	2	2	1
Clearfield	4	1	1
Morgan	2	4	2
Brigham City	1	1	4
Mapelton	4	1	1
North Salt Lake	4	2	4
Saratoga Springs	1	1	1
Syracuse	1	1	1
Lindon	2	1	1
St. George	1	1	1
Woods Cross	4	1	4
West Bountiful	2	2	4

NIBLEY PAF

3 spaces per professional member, plus 1 space per professional and staff employee

Professional Offices (i.e. Doctors, Lawyers, Dentists, Chiropractors, Insurance Offices, Real Estate Brokerage Firms, Beauticians)

2
1
2
1
1
2
1
1
2
1
1
1
1
1
1
1
1
1
1
1

PARKING REQUIREMENTS

2 off-street parking in addition to any carport or garage for single-family dwelling units. 3 off-street spaces in addition to any carport or garage for two-family dwelling units. If any dwelling unit is added after the original building permit is issued, the parking requirements shall reflect that increase. Additional parking standards for residential dwelling units within R-PUD overlay zones are provided in NCC 19.28. Additional parking standards for residential dwelling units within R-M zones are provided in NCC 19.20.040.

1 space per 4 fixed seats, plus 1 space per each 40 square feet of floor area for movable seats under maximum seating arrangement

Residential Dwelling Units

Restaurant, Cafeteria, Café

2	2
1	2
1	1
4	4
1	1
2	4
1	4
1	1
2	1
2	2
2	1
2	2
2	2
2	1
1	1
2	1
1	1
2	1
1	1

1 space per 200 square feet of floor space

1.5 spaces per 2 employees working on highest employment shift

Retail Stores, Businesses Selling or Catering to the Public, Recreational Places of Assembly

Other Uses Not Listed

1	1
1	1
1	1
1	1
2	2
1	1
1	1
2	1
1	1
2	1
1	1
1	1
1	1
4	1
1	1
1	1
1	1
1	1
4	1
1	1

