



Nibley City
Planning Commission Meeting Agenda
Thursday, November 7, 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:** Ordinance 24-14: Amending 19.12.040 Mixed Residential Zone R-M, including adding parcel 03-049-0013, located at approximately 3701 S 1200 W to the R-M application map
2. **Discussion and Consideration:** Recommendation for Ordinance 24-14: Amending 19.12.040 Mixed Residential Zone R-M, including adding parcel 03-049-0013, located at approximately 3701 S 1200 W to the R-M application map
3. **Public Hearing:** Zone designation for Parcels 03-049-0010, 03-049-0011, located at approximately 3600 S 1500 W, to Residential (R-2A) and 03-049-0013, located at approximately 3701 S 1200 W to Residential (R-M), in conjunction with proposed annexation
4. **Discussion and Consideration:** Recommendation for Zone designation for Parcels 03-049-0010, 03-049-0011 to Residential (R-2A) and 03-049-0013 to Residential (R-M), located at approximately 3600 S 1500 W, in conjunction with proposed annexation
5. **Public Hearing:** Ordinance 24-15: Rezone Parcel 03-018-0005, located at approximately 1101 W 3200 S, from Residential (R-2) to Neighborhood Commercial (C-N)
6. **Discussion and Consideration:** Recommendation for Ordinance 24-15: Rezone Parcel 03-018-0005, located at approximately 1101 W 3200 S, from Residential (R-2) to Neighborhood Commercial (C-N)
7. **Workshop:** Parking Requirements
8. 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.

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**Nibley City Planning
Commission
Agenda Item Report
November 7, 2024**

Agenda Item #1 & #2: R-M Zone Eligibility Map change

Description

Public Hearing: Ordinance 24-14: Amending 19.12.040 Mixed Residential Zone R-M, including adding parcel 03-049-0013, located at approximately 3701 S 1200 W to the R-M application map

Discussion and Consideration: Recommendation for Ordinance 24-14: Amending 19.12.040 Mixed Residential Zone R-M, including adding parcel 03-049-0013, located at approximately 3701 S 1200 W to the R-M application map

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 24-14: Amending 19.12.040 Mixed Residential Zone R-M, including adding parcel 03-049-0013, located at approximately 3701 S 1200 W to the R-M application map

Reviewed By

City Planner, City Manager

Background

Dan Larsen of Kartchner Homes, authorized representative of Bob Matthew & Melynda Ropelato, owner of parcel 03-049-0013, located at approximately 3701 S 1200 W, has requested the following amendment to NCC 19.12.040:

- Add parcel 03-049-0013 to the R-M application map as an eligible area.

This application is in conjunction with an annexation application with a request to designate this property with a R-M zoning designation.

General Plan Guidance and Staff Analysis

The Future Land Use Map, an appendix to the general plan, designates this area as ‘Commercial and Medium to High Density Residential’. The R-M zone, which allows a mix of uses and residential density up to 10 units per net developable acre would support this future land use designation.

This designated area of Commercial and Medium to High Density Residential was planned as a transition area between the medium density residential area to the north and the planned industrial area to the south, which is generally planned for between 4400 S and 4000 S.

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.*
- *Residential Development and Housing Goal 1: Ensure that new residential development is compatible with existing development and protects Nibley’s rural character and natural resources.*

In addition, Strategy 4 of the adopted Moderate-Income Housing Plan, an appendix to the General is “Rezone for densities necessary to facilitate the production of moderate-income housing,” with a specific benchmark to consider additional areas in which the R-M zone could apply.

Based upon the context of the site and the guidance provided in the Future Land-Use Map and goals of the general plan, Staff has determined that this application is in support of the General Plan.

Application Review Status

Final-Review

Not Reviewed

Date Submitted

10/16/2024

Fees		Payments		
Plan Check	\$500.00	10/16/2024	Online	\$500.00
Subtotal	\$500.00	Total Paid		\$516.00
Processing Fee	\$16.00			
Total	\$516.00			
Amount Paid	\$516.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

First Name

Melynda

Last Name

Ropelato

Address Street

330 N 900 W

City

Hyrum

State

Utah

Zip Code

84319

Phone

(435) 755-7080

Email

DanLarsen@kartchner.com

Is the property owner representative different from the listed property owner

yes

First Name

Dan

Last Name

Larsen

Address Street

601 west 1700 south

City

Logan

State

Utah

Zip Code

84321

Phone

4357557080

Email

DanLarsen@kartchner.com

Request Type:

Code Change

Project Address Street

1200 west

Tax I.D. Number(s)

03-049-0013

Project Size (Acres)

20

Current Zoning (check all that apply)

A- Agricultural

Proposed Zoning (check all that apply)

R-M- Mixed Residential

Site Plan and Map (please attach)

 **RM area code change map.pdf**

What is the need for the proposed zone change?

The code change will allow for the zone to be used in other areas of the city

What will the public benefit be if the zone change is granted?

The pubic will benefit with affordable housing.

How does the proposal comply with the goals and policies of the Nibley City General Plan?

The General Plan calls for more denser housing in the subject area this will allow the city to follow its general plan

Is there any annexation of property necessary?

Yes

Please explain how the anticipated use is appropriate for the surrounding area.

This follows the city plan in stepping up density as a buffer to the industrial area to the south.

What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

Yes and yes

Please attach a statement from the County treasurer showing the current tax status of the property.

 **Doc3.docx**

Signature

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me concerning this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I understand that any cost of engineering, legal, fire, or other review incurred by the City shall be my responsibility to pay. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.

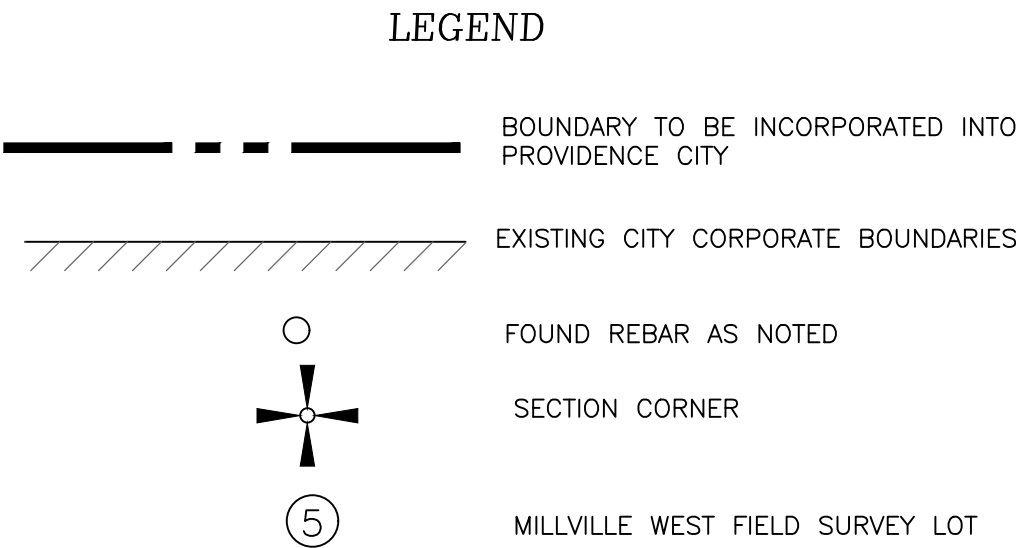
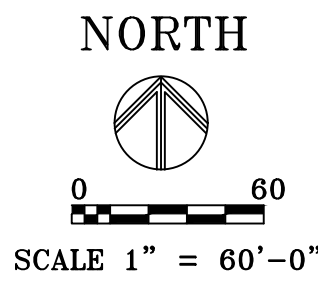
Posting. Not less than ten (10) days before the public hearing, Applicant is responsible for posting a sign in a prominent place on the property containing, in lettering that may be reasonably read by passersby, the time, date, and location of the public hearing. The posting shall not be required before the application being accepted. However, the City shall require that, not less than ten (10) days before the public hearing, the Applicant provides the City with evidence of compliance with this requirement.

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

Electronically Signed

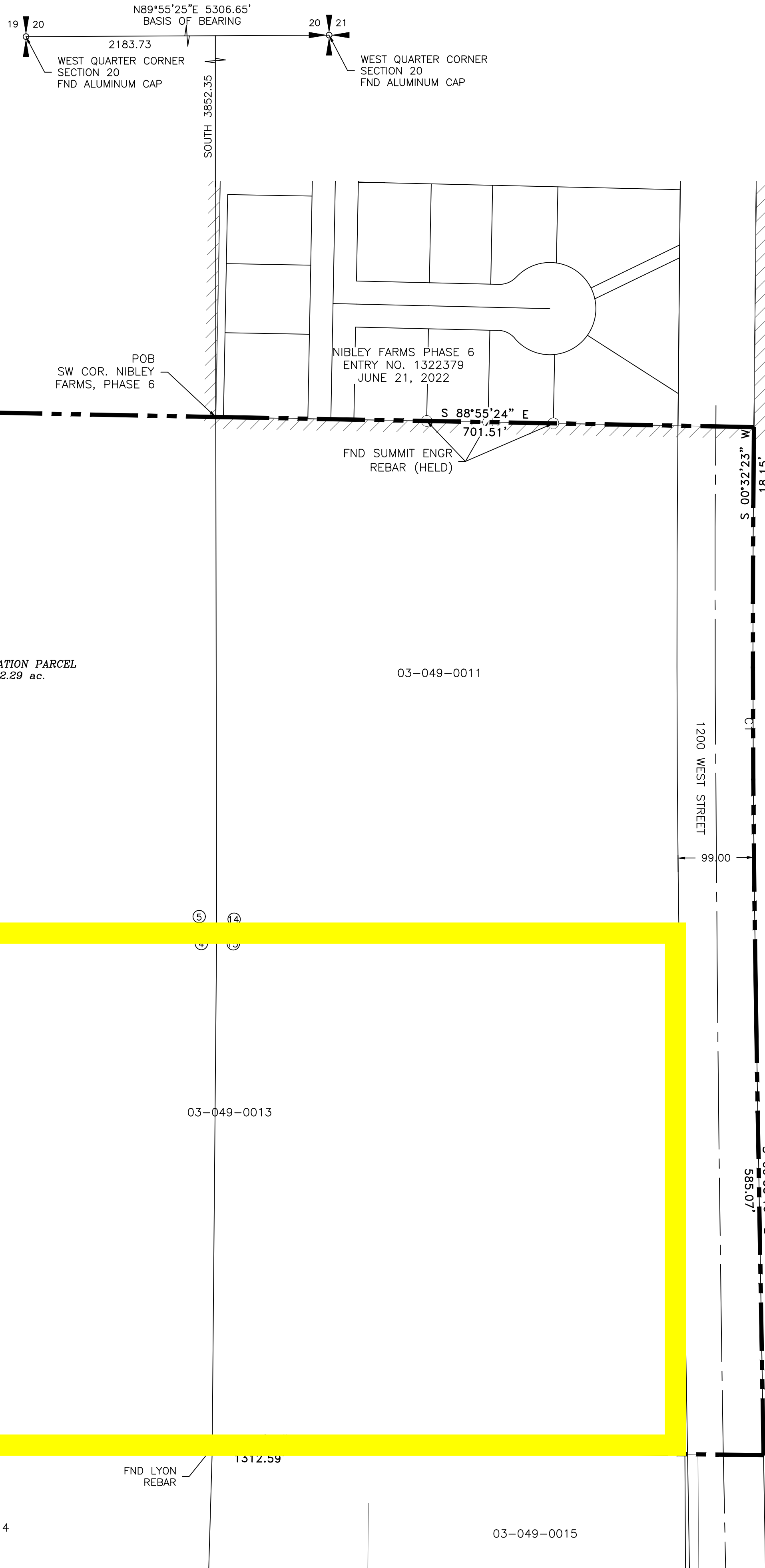
Dan R Larsen - 10/16/2024 9:54 am

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**NIELSEN, ALBRETSSEN, ROPELATO
ANNEXATION
TO THE
NIBLEY CITY**

PART OF LOT 4, 5, 14 AND 15, BLOCK 15, MILLVILLE WEST FIELD SURVEY
LOCATED IN
PART OF THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	27950.50'	736.21'	736.19'	S 00°12'53" E	1°30'33"

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE NIBLEY CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO NIBLEY CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE SECTION 10-2-403, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

APPROVED: _____ MAYOR
RECORDED

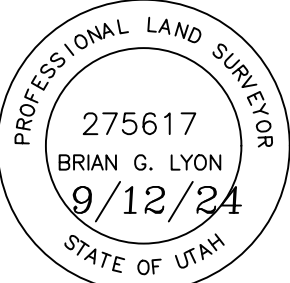
DEPUTY COUNTY SURVEYOR APPROVAL

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office.

Date _____ Deputy County Surveyor

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO NIBLEY CITY, CACHE COUNTY, UTAH.



BOUNDARY CERTIFICATE

Part of Lot 4, 5, 14 and 15, Block 15, Millville West Field Survey located in the Northwest Quarter of Section 29, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the West Quarter Corner of Section 20, Township 1 East of the Salt Lake Baseline and Meridian monumented with an Aluminum Cap (East Quarter Corner of said Section 20 monumented with a Brass Cap bears N 89°55'25" E 5306.65 feet) thence N 89°55'25" E 2183.73 feet along the Quarter Section line; thence South 3852.35 feet to the Southwest Corner of Nibley Farms, Phase 6 recorded in the Cache County Recorder's Office under Entry No. 1322379 on June 21, 2022 and the POINT OF BEGINNING and running thence S 88°55'24" E 701.51 feet along the south line of Nibley Farms, Phase 6 and its projection thereof to the east right of way line of 1200 East Street; thence along said east right of way line the next three courses:
thence S 00°32'23" W 123.51 feet;
thence 525.49 feet along a curve to the left, with a central angle of 01°30'33", a radius of 19950.50 feet, and a chord that bears S 00°12'53" E 525.48 feet;
thence S 00°58'10" E 690.44 feet;
thence N 89°13'34" W 1312.59 feet along the south line of Parcel 03-049-0013 to a 5/8" rebar;
thence N 00°28'04" E 678.21 feet along the west line of Parcel 03-049-0013 to the south line of Lot 5, Block 15, Millville West Field Survey;
thence N 88°52'50" W 802.89 feet along the south line of Lot 5, Block 15, Millville West Field Survey and its projection thereof;
thence N 00°31'03" E 667.78 feet (North 660 feet, By Record);
thence S 88°53'35" E 1390.02 feet to the point of beginning, containing 52.292 acres, more or less.

**NIELSEN, ALBRETSSEN, ROPELATO
ANNEXATION**

TO THE

NIBLEY CITY

PART OF LOT 4, 5, 14 AND 15, BLOCK 15, MILLVILLE WEST FIELD SURVEY
LOCATED IN
PART OF THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN



ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

DATE AUG-2024

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Agenda Item #3 & #4: Zone Designation for Kartchner Annexation

Description

Public Hearing: Zone designation for Parcels 03-049-0010, 03-049-0011, located at approximately 3600 S 1500 W, to Residential (R-2A) and 03-049-0013, located at approximately 3701 S 1200 W to Residential (R-M), in conjunction with proposed annexation

Discussion and Consideration: Recommendation for Zone designation for Parcels 03-049-0010, 03-049-0011 to Residential (R-2A) and 03-049-0013 to Residential (R-M), located at approximately 3600 S 1500 W, in conjunction with proposed annexation

Department

City Planning

Action Type

Legislative

Recommendation

Recommend zone designation for Parcels 03-049-0010, 03-049-0011, located at approximately 3600 S 1500 W, to Residential (R-2A) and 03-049-0013, located at approximately 3701 S 1200 W to Residential (R-M), in conjunction with proposed annexation with the condition noted below:

Reviewed By

City Planner, City Manager

Background

Dan Larsen, representative of Kartchner Homes, filed an annexation petition to annex parcel 03-049-0010, 03-049-0011, and 03-049-0013, located at approximately 3600 South 1500 West, which contains 52.29 acres into Nibley City. All three affected property owners have also signed the petition. The area is within the City's annexation declaration boundary of the annexation policy plan.

In conjunction with the annexation petition, the applicant has requested the following zoning for the property:

- R-2A (Residential) for Parcels 03-0049-0010 and 03-049-0011, located at 3600 S between 1200 W and 1500 W
- R-M (Mixed Residential) for Parcel 03-049-0013, located at approximately 3701 S 1200 W

General Plan Guidance and Staff Analysis

The Future Land Use Map, an appendix to the general plan, designates the area which includes Parcel 03-049-0013 as ‘Commercial and Medium to High Density Residential’. The R-M zone, which allows a mix of uses and residential density up to 10 units per net developable acre would support this future land use designation.

The Future Land Use Map designates Parcels 03-0049-0010 and 03-049-0011 as ‘Medium Density Residential’. The R-2A zone, with a base minimum lot size of 12,000 sq ft and an average lot size of 14,000 sq ft would support this future land use designation.

The designated area of Commercial and Medium to High Density Residential was planned as a transition area between the medium density residential area to the north and the planned industrial area to the south, which is generally planned for between 4400 S and 4000 S. Other than the existing Nibley Farms Subdivision to the north, the current land uses in this area are characterized by agricultural uses.

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.*
- *Residential Development and Housing Goal 1: Ensure that new residential development is compatible with existing development and protects Nibley’s rural character and natural resources.*

In addition, Strategy 4 of the adopted Moderate-Income Housing Plan, an appendix to the General is “Rezone for densities necessary to facilitate the production of moderate-income housing,” with a specific benchmark to consider additional areas in which the R-M zone could apply.

Based upon the context of the site and the guidance provided in the Future Land-Use Map and goals of the general plan, Staff has determined that this application is in support of the General Plan.

Recommended Condition of Approval

- Parcel 03-049-0013 is added to the eligibility map for the R-M Zone.

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Application Review Status

Final-Review

Not Reviewed

Date Submitted

09/23/2024

Fees		Payments		
General	\$400.00	09/23/2024	Online	\$400.00
Subtotal	\$400.00	Total Paid		\$412.80
Processing Fee	\$12.80			
Total	\$412.80			
Amount Paid	\$412.80			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Surveyed Plat and Legal Description

- Nibley SW Annex legal.docx
- NIBLEY ANNEXATION 9-12-24 V2 KartchConceptv2-annex.pdf

Cache County Tax I.D. Number(s) proposed to be annexed
03-049-0013, 03-049-0011, 03-049-0010

Are you the owner of all properties associated with this annexation?
no

Address or General Location of the proposed annexation.
1500 west 3600 south

Copy of notice sent to affected entities

Notice of Annexation petition.docx

List all entities to which the required notice was sent.

Cache County, Cache County School District, Cache Mosquito District, Nibley/Millville Cemetery, CVTD, Nibley City

Proposed Land Use(s) and Residential Densities (if applicable)

Follow the city Future Land Use Plan

Please indicate which zone designation(s) you propose for the annexation area (check all that apply)

R-2A Residential, R-M Residential High Density

Acreage of proposed annexation area

52.292

Existing Land Use(s)

Agriculture

Describe how you propose to provide utilities to the site (Sewer, water, drainage, other).

Sewer and water to be connected to line from the north. Drainage to be held onsite.

Petitioner First Name

Dan

Petitioner Last Name

Larsen

Phone

(435) 755-7080

Email

DanLarsen@kartchner.com

Prior to submitting this application, Have you filed an Annexation Request with Cache County?

yes

Signature

I agree that the facts stated in this application are true, and upon changes I will provide notification as needed. I understand that this petition/application, if approved, applies only to the land use and is not approval or assurance of compliance with any other City regulation, code, or ordinance. Any information, technical assistance, or review comments by any City official are intended solely as informal guidance, and are neither a determination of compliance nor binding on the City.

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

Electronically Signed

Dan Larsen - 09/23/2024 2:42 pm

Messages

09/23/2024 14:55 pm - Levi Roberts

Dan,

Prior to accepting this petition, we will need to receive a certificate that the County has mailed out required notices as required by UCA 10-2-402(2)(b).

Levi Roberts, Nibley City Planner

Comments:

09/23/2024 14:57 pm - Applicant

Perfect, That was to be expected. Thanks for your Help with this Levi.

09/23/2024 15:00 pm - Levi Roberts

No problem. Also, can you please clarify your zoning request? Are you asking for R-2A in a portion and R-M in another portion or are you asking for either designation to be considered? As we discussed the R-M designation would also require a code change expanding the eligibility map, since this area isn't included as an eligible rezone area.

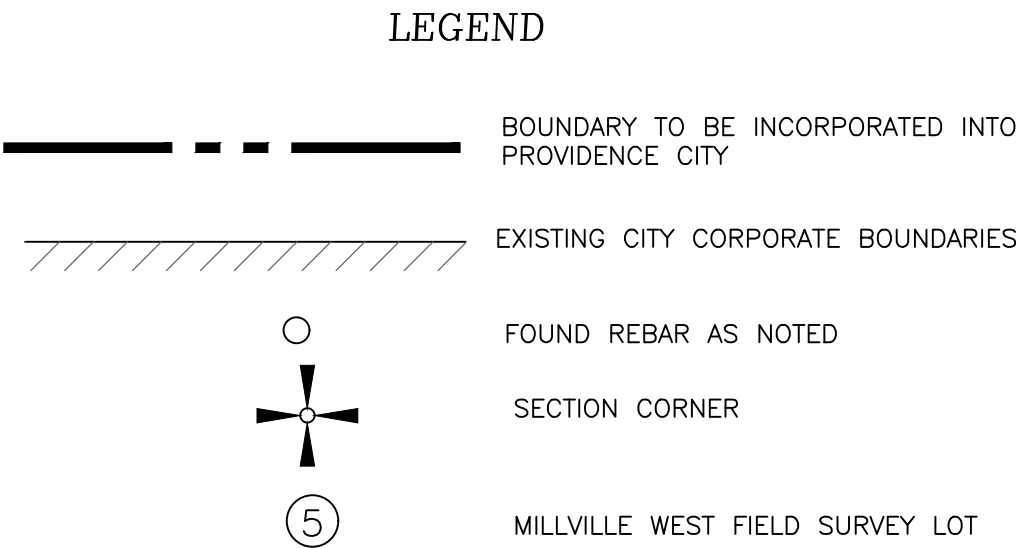
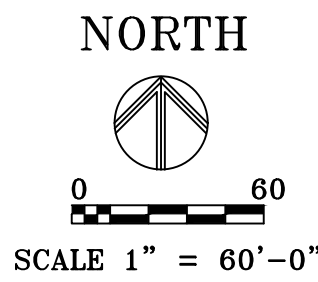
09/24/2024 9:18 am - Applicant

The North Parcels 03-049-0010 and 03-049-0011 would be the area for the R2-a. The south parcel 03-049-0013 would be the RM. We'd like to follow the cities future land use plan. If there is another High density zone that would be more applicable let us know. What zone would the city like to see in the Medium and High density area? I don't think commercial is viable in this area.

09/24/2024 10:27 am - Levi Roberts

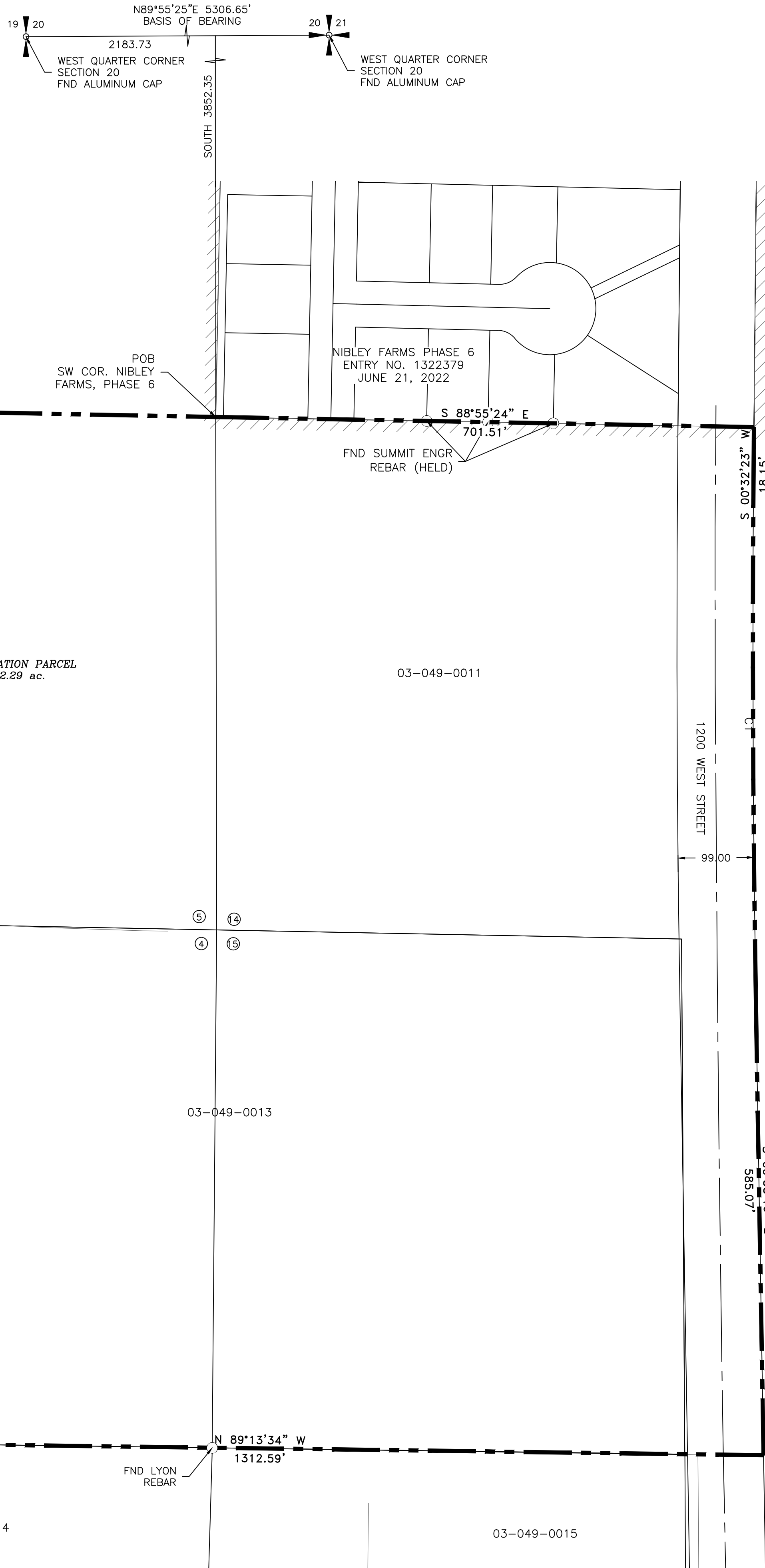
Thanks for clarifying. There is no specific zone for this area, but I would generally agree that what you describe would be in support of the future land use map.

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**NIELSEN, ALBRETSSEN, ROPELATO
ANNEXATION
TO THE
NIBLEY CITY**

PART OF LOT 4, 5, 14 AND 15, BLOCK 15, MILLVILLE WEST FIELD SURVEY
LOCATED IN
PART OF THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	27950.50'	736.21'	736.19'	S 00°12'53" E	1°30'33"

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE NIBLEY CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO NIBLEY CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERWITH ALL IN ACCORDANCE WITH THE UTAH CODE SECTION 10-2-403, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

RECORDER

APPROVED: _____ MAYOR

DEPUTY COUNTY SURVEYOR APPROVAL

I certify that I have examined this plat and find it to be correct and in accordance with information on file in this office.

Date _____ Deputy County Surveyor

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO NIBLEY CITY, CACHE COUNTY, UTAH.

PROFESSIONAL LAND SURVEYOR
275617
BRIAN G. LYON
9/12/24
STATE OF UTAH

BOUNDARY CERTIFICATE

Part of Lot 4, 5, 14 and 15, Block 15, Millville West Field Survey located in the Northwest Quarter of Section 29, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the West Quarter Corner of Section 20, Township 1 East of the Salt Lake Baseline and Meridian monumented with an Aluminum Cap (East Quarter Corner of said Section 20 monumented with a Brass Cap bears N 89°55'25" E 5306.65 feet) thence N 89°55'25" E 2183.73 feet along the Quarter Section line; thence South 3852.35 feet to the Southwest Corner of Nibley Farms, Phase 6 recorded in the Cache County Recorder's Office under Entry No. 1322379 on June 21, 2022 and the POINT OF BEGINNING and running thence S 88°55'24" E 701.51 feet along the south line of Nibley Farms, Phase 6 and its projection thereof to the east right of way line of 1200 East Street; thence along said east right of way line the next three courses:

thence S 00°32'23" W 123.51 feet;

thence 525.49 feet along a curve to the left, with a central angle of 01°30'33", a radius of 19950.50 feet, and a chord that bears S 00°12'53" E 525.48 feet;

thence S 00°58'10" E 690.44 feet;

thence N 89°13'34" W 1312.59 feet along the south line of Parcel 03-049-0013 to a 5/8" rebar ;

thence N 00°28'04" E 678.21 feet along the west line of Parcel 03-049-0013 to the south line of Lot 5, Block 15, Millville West Field Survey;

thence N 88°52'50" W 802.89 feet along the south line of Lot 5, Block 15, Millville West Field Survey and its projection thereof;

thence N 00°31'03" E 667.78 feet (North 660 feet, By Record);

thence S 88°53'35" E 1390.02 feet to the point of beginning, containing 52.292 acres, more or less.

NIELSEN, ALBRETSSEN, ROPELATO
ANNEXATION
TO THE
NIBLEY CITY

PART OF LOT 4, 5, 14 AND 15, BLOCK 15, MILLVILLE WEST FIELD SURVEY
LOCATED IN
PART OF THE NORTHWEST QUARTER OF SECTION 29
TOWNSHIP 11 NORTH, RANGE 1 EAST
SALT LAKE BASELINE AND MERIDIAN

ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

DATE AUG-2024

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Agenda Item #5 & #6: 1101 W 3200 S Rezone

Description

Public Hearing: Ordinance 24-15: Rezone Parcel 03-018-0005, located at approximately 1101 W 3200 S, from Residential (R-2) to Neighborhood Commercial (C-N)

Discussion and Consideration: Recommendation for Ordinance 24-15: Rezone Parcel 03-018-0005, located at approximately 1101 W 3200 S, from Residential (R-2) to Neighborhood Commercial (C-N)

Department

City Planning

Action Type

Legislative

Recommendation

Approval of Ordinance 24-15: Rezone Parcel 03-018-0005, located at approximately 1101 W 3200 S, from Residential (R-2) to Neighborhood Commercial (C-N)

Reviewed By

City Planner

Background

Steven Parkinson, authorized representative for Ebeco LLC, property owner of Parcel 03-018-0005, has requested a Rezone from Residential (R-2) to Neighborhood Commercial (C-N).

Applicant Statement

What is the need for the proposed zone change?
We want to build a new mortuary/celebration of life center.

What will the public benefit be if the zone change is granted?

Funerals, celebration of life events, and a gathering place for other family oriented events such as missionary farewells and reunions, birthday parties, Christmas family parties, etc.

How does the proposal comply with the goals and policies of the Nibley City General Plan?

It would serve the needs of the public.

Is there any annexation of property necessary?

No

Please explain how the anticipated use is appropriate for the surrounding area.

First, funeral homes serve the need of the public. Also, if designed correctly, the facility could be used for other events.

What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

All services are available.

In addition to these requests, the applicant has provided a concept plan to illustrate their current intentions for developing the property, which includes the mortuary/celebration center. It is important to note that approval of the code changes or rezone does not constitute approval of a specific development plan but may be referenced to understand the applicant's intentions for future development.

Site Context

The vacant property, currently used for agriculture is 3.55 acres. Directly to the north and northwest is additionally agricultural land. To the west and east is medium density residential development. To the south is vacant, residentially-zoned property, which includes the planned Hawk Hollow Subdivision. To the east is an existing single-family neighborhood. The property is serviced by 3200 S, an arterial roadway and is in close proximity to the 1200 W arterial roadway. The property is approximately 500 feet west of Heritage Elementary.



General Plan Guidance and Other Considerations

The Future Land Use Map designates this property 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.*
- *Commercial and Economic Development Goal 2: Create and maintain a sustainable economic base for Nibley City that will provide tax revenues and increase local employment and convenience of shopping.*

As noted above, the future land use map identifies this area as ‘medium density residential.’ However, it is important to note that there are no areas in the future land use map identified as neighborhood commercial. The purpose of the Neighborhood Commercial Zone in NCC 19.14.070(A) provides additional guidance for this consideration.

A. Purpose

1. *The neighborhood commercial zone C-N is established to provide areas in which the primary use of land is for commercial and service uses to:*
 - a. *Serve the daily convenience needs of the adjacent residential neighborhoods.*
 - b. *Provide economic stability.*
 - c. *Enhance property values.*

- d. Establish strategies for achieving good community design.*
- e. Stabilize areas/zones.*
- f. Reduce traffic congestion and promote walkable communities.*
- g. Promote the policies of the general plan.*
- 2. This C-N zone shall be located in areas deemed appropriate and approved by the city council for services to the residents of the city. The zone will create a minimum of detriment, hazard, noise or inconvenience to surrounding residential development.*
- 3. The C-N zone shall be characterized by harmonious grouping and architectural offset of building mass of commercial stores and shops which will be architecturally designed for, and will function as, an integrated unit. Clean parking lots and attractive well maintained shops with appropriate landscaping will also be characteristic of this zone.*
- 4. Lighting will be of low intensity, low profile and fully shielded to protect the surrounding residential areas. The architectural design and character will be compatible with that of the surrounding residential environment.*
- 5. Heavy commercial uses within this zone have been excluded and are not permitted.*

Given this purpose, it is of Staff's opinion that the Neighborhood Commercial zone can be established within a residential context, as there are provisions in the code which mitigate the potentially negative impacts of commercial development. Specifically, the following measures are noted:

- Use limitations: Uses are more limited in neighborhood commercial.
- Building Size: building footprint may not exceed 15,000 sq ft
- Signage limitations: Only small monument signs are allowed

Given the site's context on the 3200 S arterial roadway with proximity to 1200 W, this site would be appropriate, from a transportation perspective, for a neighborhood commercial use, as traffic generated would likely minimally impact local, neighborhood streets.

Based upon the context of the site, the guidance provided in Nibley City Code and the General Plan, Staff has determined that this application is in support of the General Plan and Purpose of the Neighborhood Commercial Zone.

Application Review Status

Final-Review

Not Reviewed

Date Submitted

09/27/2024

Fees		Payments		
Plan Check	\$500.00	09/27/2024	Online	\$650.00
Public Notice Fee	\$150.00	Total Paid		\$670.80
Subtotal	\$650.00			
Processing Fee	\$20.80			
Total	\$670.80			
Amount Paid	\$670.80			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

First Name

Ezra

Last Name

Eames

Address Street

1950 E Canyon Ridge Dr

City

North Logan

State

UT

Zip Code

84341

Phone

(435) 757-9590

Email

parkinsonsteven@yahoo.com

Is the property owner representative different from the listed property owner

yes

First Name

Steven

Last Name

Parkinson

Address Street

3355 North 1200 East

City

North Logan

State

UT

Zip Code

84341

Phone

4357707356

Email

parkinsonsteven@yahoo.com

Request Type:

Rezone

Project Address Street

3200 S 1100 W

Tax I.D. Number(s)

03-018-0005

Project Size (Acres)

3.55

Current Zoning (check all that apply)

A- Agricultural

Proposed Zoning (check all that apply)

C-N- Neighborhood Commercial

Site Plan and Map (please attach)

 Nibley Plat Map.docx

What is the need for the proposed zone change?

We want to build a new mortuary/celebration of life center

What will the public benefit be if the zone change is granted?

Funerals, celebration of life events, and a gathering place for other family oriented events such as missionary farewells and reunions, birthday parties, Christmas family parties, etc.

How does the proposal comply with the goals and policies of the Nibley City General Plan?

I don't know how to answer that other than it would serve the needs of the public.

Is there any annexation of property necessary?

No

Please explain how the anticipated use is appropriate for the surrounding area.

First, funeral homes serve the need of the public. Also, if designed correctly, the facility could be used for other events.

What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

All services are available.

Please attach a statement from the County treasurer showing the current tax status of the property.

 03-018-0005_2024_Tax Notice.pdf

Signature

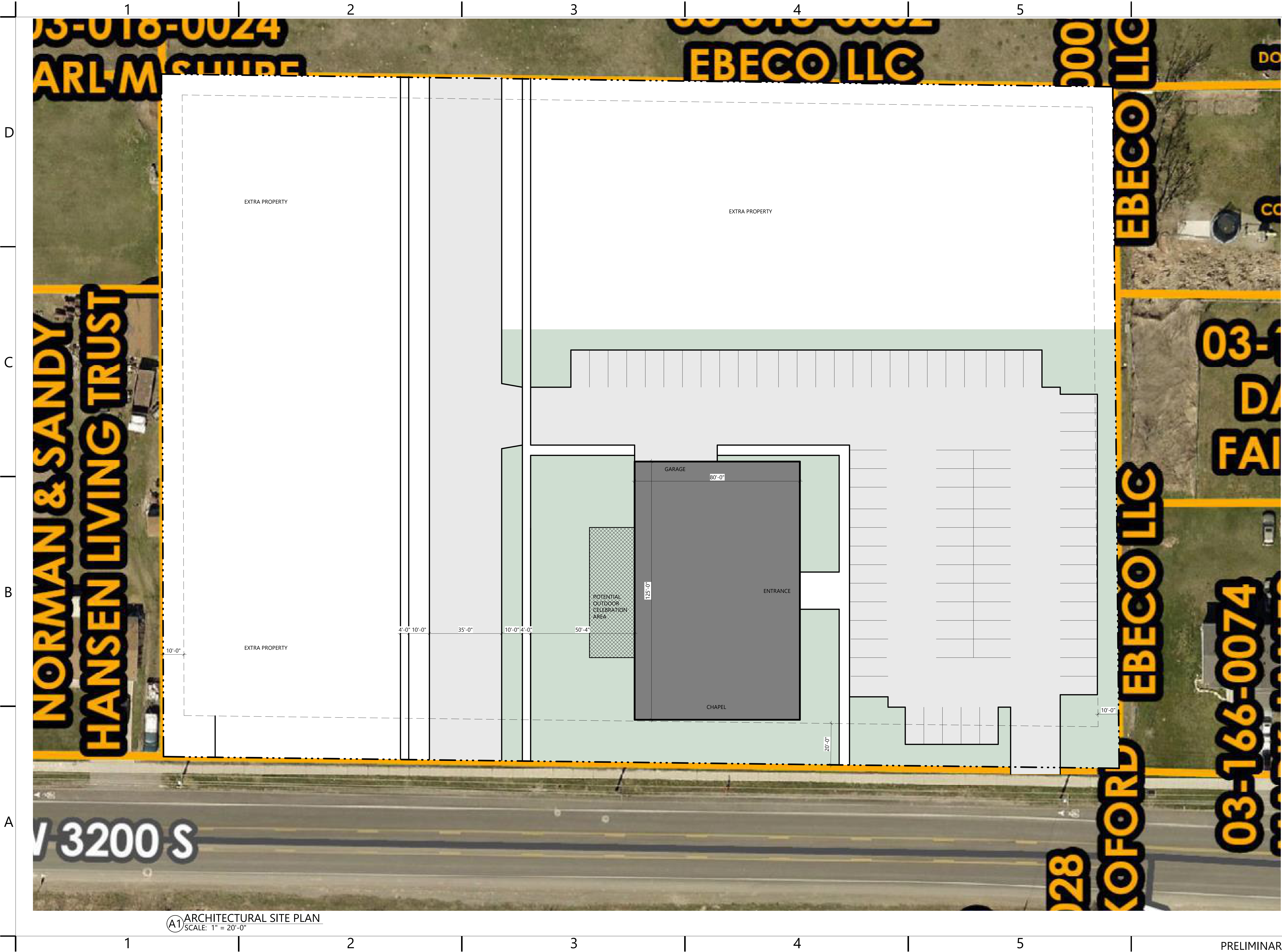
I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me concerning this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I understand that any cost of engineering, legal, fire, or other review incurred by the City shall be my responsibility to pay. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.

Posting. Not less than ten (10) days before the public hearing, Applicant is responsible for posting a sign in a prominent place on the property containing, in lettering that may be reasonably read by passersby, the time, date, and location of the public hearing. The posting shall not be required before the application being accepted. However, the City shall require that, not less than ten (10) days before the public hearing, the Applicant provides the City with evidence of compliance with this requirement.

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

Electronically Signed

Steven Parkinson - 09/27/2024 10:06 am



CARTWRIGHT
ARCHITECTS & ENGINEERS

635 SOUTH 100 EAST
LOGAN, UT 84341
T435 753.2850
F435 753.2851
©2024 CARTWRIGHT

<http://www.cartwright-aec.com>

PROFESSIONAL STAMP

AGENCY APPROVAL

MOUNT LOGAN CELEBRATION
CENTER

CARTWRIGHT PROJECT #

DATE:

DRAWN BY:

CHECKED BY:

APPROVED BY:

REVISIONS	
DATE	DESCRIPTION

SITE PLAN

AS101

PRELIMINARY

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Agenda Item #7: 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

Update for 11/07/24

Based upon the discussion at the most recent workshop on this topic, Staff has made the following updates to the draft ordinance:

- Reverted ADU parking requirement to existing code
- Added clarification about location of required bike parking, which may be provided onsite within 100' of an entrance. If possible, bike parking should be sheltered.

In addition, Commissioner Ribao has provided alternative parking standards and a comparison of parking rates in similar cities, based upon research he performed. In the previous meeting, Commissioner Ribao expressed that many of the draft standards are excessive given his observations of local parking provision and use. The Planning Commission may discuss these alternative metrics.

Previous background information

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.

19.24.160 Parking Requirements

- A. General Requirements: Except as herein provided, no building or structure shall be erected or 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 which meets or exceeds the standards of this section.
- B. Minimum Parking Requirements: In all districts, the following minimum parking requirements shall apply:

<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>Food establishments without Drive-through</u>	<u>10 spaces per 1,000 square feet</u>	<u>1 space per 2,000 square feet</u>
<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>

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<u>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	<u>4 spaces per 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>

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<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,</u>	<u>2 spaces per dwelling,</u>	=
<u>Residential, 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>

Deleted: dwelling units

Deleted: 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.

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.

<u>Residential, Multi-family (1 or fewer bedrooms)</u>	<u>1.25 spaces per dwelling¹</u>	<u>1 space per 20 dwellings</u>
<u>↓</u>	<u>↓</u>	<u>↓</u>
<u>Other retail stores, businesses selling or catering to the public, recreational places of assembly</u>	<u>5 spaces per 1,000 square feet</u>	<u>1 space per 2,000 square feet</u>
<u>↓</u>	<u>↓</u>	<u>↓</u>

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.

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.
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.

4. Interior parking structures or garages are encouraged and shall meet Nibley City Design Standards

Deleted: Restaurant..., cafeteria, cafe

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

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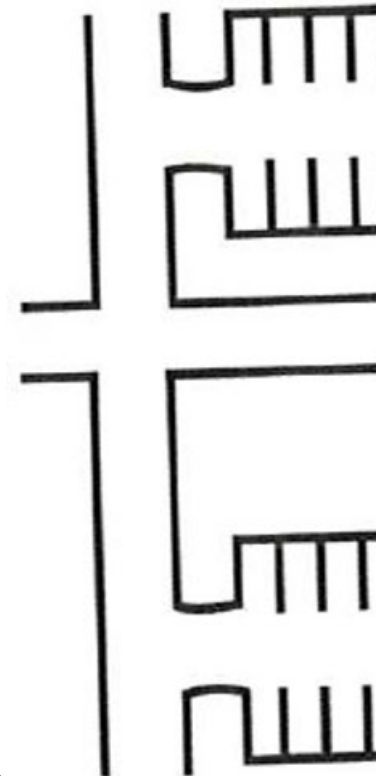
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a. A parking study shall include estimates of parking demand based on recommendations of the latest edition of the Institute of Traffic Engineers (ITE) Parking Generation Manual, or other acceptable estimates as approved by the City Engineer, and should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

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.

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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.

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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:

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1. Required Width of Landscaping Adjacent to Property Line,

Required Width
Of Landscaping 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>

¹Greater distance required when abutting residential zone

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.
- I. Computation Of Parking Requirements: When measurements determining number of required parking spaces result in a fractional space, any fraction up to one-half (1/2) shall be disregarded, and fractions including one-half (1/2) and over shall require one parking space.
- 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.
- K. Business Requiring Automobile Access: Service stations, roadside stands, parking lots and all other businesses requiring motor vehicle access shall meet the following standards:

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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
located

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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 (20') 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 (15') from the property line bordering said street.

M. Bicycle Parking Standards

1. Required bicycle parking shall be provided on site within 100 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.
3. Where possible, bicycle parking shall be located under shelter to protect bicycles from the weather.

19.24.260 Short-Term Rental Housing

1. F. Off-street parking shall be provided in accordance with NCC 19.24.160
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.

19.32.080 Development Standards

B. Site Design Standards.

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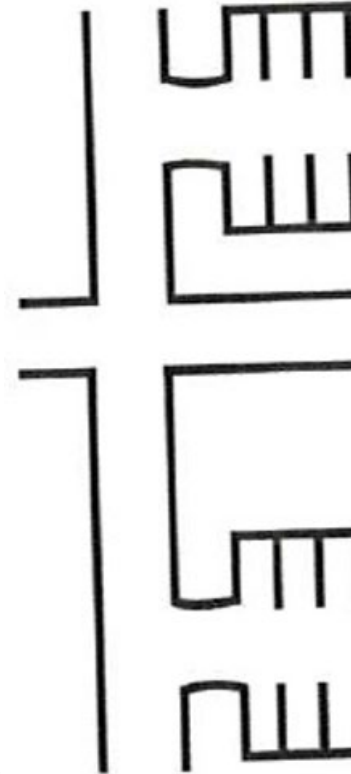
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Parking: Each R-PUD shall provide [parking in accordance with NCC 19.24.160.](#)
19.24.250 Accessory Dwelling Unit Standards

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. [Parking dimensions 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.

Deleted: 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.¶
Individual parking courts shall contain no more than 20 parking spaces and shall be physically ...



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

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Use	Minimum vehicular parking spaces	Troy's numbers
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	1 for each 5 seats; 20 inches of bench shall be considered 1 seat
Food establishments without Drive-through	10 spaces per 1,000 square feet.	3.5 per 1000 square feet
Food establishments with Drive-through	8 spaces per 1,000 square feet	3.5 per 1000 square feet
Hospital	3 spaces per 1,000 square feet	1 for each bed
Assisted Living or Nursing homes	1 space per each 2 beds	1 for each 2 beds
Professional offices with frequent client visitation such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians	4 spaces per 1,000 square feet	2 per 1000 square feet of examination, treatment, office, and waiting rooms

Corporate or General Office with infrequent client visitation	3 spaces per 1,000 square feet	2 per 1000 square feet
Convenience Store, Gas Station	10 spaces per 1,000 square feet	3 for each 1000 square feet
Supermarket, Grocery Store	4 spaces per 1,000 square feet	3 for each 1000 square feet
Building Supply, Hardware Store, Agricultural Implements, or Nursery	1 space per 1,000 square feet	1.2 per 1000 square feet
Manufacturing and Specialty Trades	3 spaces per 1,000 square feet	Industrial = 1 per 1000 square feet
Warehousing	1.5 spaces per 1,000 square feet	Industrial = 1 per 1000 square feet
School, High or College	0.4 spaces per student	College = .25 spaces per student High school = 1 per teacher and employee, 1 for every 4 students normally enrolled that are over the legal driving age, and 1 per 4 seats in auditoriums, gymnasiums or stadiums. Parking spaces provided for the school may be

		considered as parking for the public assembly areas
School, Elementary or Middle	0.2 spaces per student	1 per teacher and employee, 1 for every 4 students normally enrolled that are over the legal driving age, and 1 per 4 seats in auditoriums, gymnasiums or stadiums. Parking spaces provided for the school may be considered as parking for the public assembly areas
Daycare	0.3 spaces per child	Where the number of children plus employees is less than 13, 2 off street parking spaces shall be provided. Where the number of children is equal to or greater than 13, 1 off street parking space for each 5 children or a fraction thereof shall be provided
Hotel or Bed & Breakfast	1 space per room	1 space per room
Short Term Rental	1 space per 4 maximum occupants	
Motor Vehicle Sales & Service	3 spaces per 1,000 square feet	

Residential	2 spaces per dwelling	$4+ \text{ bd} = 2 \text{ spaces}$ $\leq 3 \text{ bd} = 1 \text{ space}$
Residential, Accessory Dwelling Unit or Secondary Dwelling Unit	1 space per dwelling	1 space
Residential, Multi-family or Attached (2 or more bedrooms)	2.25 spaces per dwelling ¹	$1200\text{sqft}+ = 2 \text{ spaces}$
Residential, Multi-family (1 or fewer bedrooms)	1.25 spaces per dwelling ²	$< 1200\text{sqft} = 1 \text{ space}$
Other retail stores, businesses selling or catering to the public, recreational places of assembly	5 spaces per 1,000 square feet	3 for each 1000 square feet (All commercial maximums = 30% over minimums, doesn't apply to structure parking)

Nibley Marketplace concept

Store	Area (sqft)	Use	Alt Use	Required parking	Proposed parking
Grocery	45673	Grocery, 4/1k	—	183	185
Store B	6015	Other retail, 5/1k	Food no DT, 10/1k	30/60	39
Gas/Conv C	4425	Gas/Conv, 10/1k		44	32
Store D	6315	Other retail, 5/1k	Food no DT, 10/1k	32/64	49
Fast Food E	2608	Food w/ DT, 8/1k		21	23
Coffee F	950	Food w/ DT, 8/1k		8	11
Store G	6040	Other retail, 5/1k	Food no DT, 10/1k	30/60	27
Store H	6040	Other retail, 5/1k	Food no DT, 10/1k	30/60	26
Store I	5440	Other retail, 5/1k	Food no DT, 10/1k	27/54	20
Car Wash	5800	Vehicle Service, 3/1k		17	24
Store M	15280	Other retail, 5/1k		76	70
Office M	4800	Office w/ visit, 4/1k	Office no visit, 3/1k	19/14	20

517 - 666 required

526 proposed

parking stall - 9ft x 20ft = 180sqft+ (19.24.160 H)

	Churches, theaters, meeting rooms, places of public assembly	Food establishments without Drive-through	Food establishments with Drive-through	Hospital	Assisted Living or Nursing homes	Professional offices with frequent client visitation such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians	Corporate or General Office with infrequent client visitation	Convenience Store, Gas Station	Supermarket, Grocery Store	Building Supply, Hardware Store, Agricultural Implements, or Nursery	Manufacturing and Specialty Trades	Warehousing	School, High or College	School, Elementary or Middle	Daycare	Hotel or Bed & Breakfast	Short Term Rental	Motor Vehicle Sales & Service	Residential	Residential, Accessory Dwelling Unit or Secondary Dwelling Unit	Residential, Multi-family (2 or more bedrooms)	Residential, Multi-family (1 or fewer bedrooms)	Other retail stores, businesses selling or catering to the public, recreational places of assembly
Nibley pop. 9000 (proposed)	1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement	10 spaces per 1,000 square feet.	8 spaces per 1,000 square feet	3 spaces per 1,000 square feet	1 space per each 2 beds	4 spaces per 1,000 square feet	3 spaces per 1,000 square feet	10 spaces per 1,000 square feet	4 spaces per 1,000 square feet	1 space per 1,000 square feet	3 spaces per 1,000 square feet	1.5 spaces per 1,000 square feet	0.4 spaces per student	0.2 spaces per student	0.3 spaces per child	1 space per room	1 space per 4 maximum occupants	3 spaces per 1,000 square feet	2 spaces per dwelling	1 space per dwelling	2.25 spaces per dwelling1	1.25 spaces per dwelling2	5 spaces per 1,000 square feet
Troy's numbers	1 for each 5 seats; 20 inches of bench shall be considered 1 seat	3.5 per 1000 square feet	3.5 per 1000 square feet	1 per bed	1 per 2 beds	2 per 1000 square feet of examination, treatment, office, and waiting rooms	2 per 1000 square feet	3 for each 1000 square feet	3 for each 1000 square feet	1.2 per 1000 square feet	Industrial = 1 per 1000 square feet	Industrial = 1 per 1000 square feet	College = .25 spaces per student. High school = 1 per teacher and employee, 1 for every 4 students normally enrolled that are over the legal driving age, and 1 per 4 seats in auditoriums, gymnasiums or stadiums. Parking spaces provided for the school may be considered as parking for the public assembly areas	1 per teacher and employee, 1 for every 4 students normally enrolled that are over the legal driving age, and 1 per 4 seats in auditoriums, gymnasiums or stadiums. Parking spaces provided for the school may be considered as parking for the public assembly areas	Where the number of children plus employees is less than 13, 2 off street parking spaces shall be provided. Where the number of children is equal to or greater than 13, 1 off street parking space for each 5 children or a fraction thereof shall be provided	1 space per room		4+ bd = 2 spaces <=3 bd = 1 space	1 space		1200sqft+ = 2 spaces < 1200sqft = 1 space	3 for each 1000 square feet (All commercial maximums = 30% over minimums, doesn't apply to structure parking)	
Anacortes, WA pop. 18,000 (has maximums)	1 per 5 fixed seats or 8 per 1,000 NLA if no fixed seats	5 per 1,000 square feet of NLA	5 per 1,000 square feet of NLA	Director decision	0.5 per unit (AL) / .33 per bed (NH)	3 per 1,000 square feet of NLA	2.5 per 1,000 square feet of NLA	3 per 1,000 square feet of NLA	3 per 1,000 square feet of NLA	1.5 - 3 per 1,000 square feet of NLA	1.5 per 1,000 square feet of NLA	0.05 per 1,000 square feet of NLA	Director decision	Director decision	2 per facility / Director decision	1 per guest room	1 per guest room	2 per 1,000 square feet of NLA	Single-family 2 per unit Single-family, small lot 1 per unit Cottage housing 1.2 per unit	n/a	2bd - 1.4/unit 3+bd - 1.6/unit	1.0 per unit	3 per 1,000 square feet of NLA

Ferndale, WA pop. 18,800 (has maximums & req bike)	1 space per each 4 seats in chapel or nave, plus 1 space per each employee	1 space for each employee and 1 space per 6 seats	1 space per each 100 square feet + stacking	1 space per each 5 beds plus 1 space per each 4 regular employees plus 1 space per each 6 staff members	1 space for each 5 beds plus 1 space per each 4 regular employees plus 1 space per each 6 staff members	1 space per each 300 square feet	1 space per each 300 square feet	3 spaces, plus 2 spaces per station	1 space per each 350 square feet	1 space per each 333-350 square feet indoor space, 1 space per each 1,000 square feet outdoor space	1 space per each employee on the largest shift	varies by size, 1 space per each 2,000-3000 square feet, + set minimum	1 space per class or office plus 1 space per 8 pupils of driving age	1 space per employee plus 1 space per 10 students	1 space per employee plus 4 spaces, or 1 space per 10 students	1 space per unit	n/a	3 spaces, plus 2 spaces per station	2 per du	no minimum	1.5-2 per du	1-2 per du	1 space per each 333 square feet
Firestone, CO pop. 18,000 (has maximums)	Director decision or study	1 space per 3 seats plus 1 space per employee on maximum shift	1 space per 3 seats plus 1 space per employee on maximum shift plus vehicle stacking space	Director decision or study	Director decision or study	1 per 300 sf	1 per 300 sf	1 per 200 sf plus vehicle stacking	1 per 250 sf	Varies, 1 per 300-2000sqft	Varies, 1 per 300-2000sqft	Varies, 1 per 300-2000sqft	Director decision or study	Director decision or study	1 per 6 children of licensed capacity	1 per guest room, plus 1 per employee on the maximum shift, plus 50 percent of the spaces otherwise required for accessory uses (e.g., bars and restaurants)	n/a	1 per 250 sf	2 per du	2 per du	2 spaces per du with 2 or more bedrooms, plus 1 guest space per 3 du's	1.5 spaces per efficiency, studio or 1-bedroom du	Director decision or study
La Plata, MD pop. 10,700 (has maximums)	1 PER 3 FIXED SEATS	1 PER 100 SQUARE FEET OF PUBLIC ACCOMMODATION SPACE	1 PER 100 SQ. FT. PLUS QUEUE SPACES FOR 10 CARS FOR DRIVE THROUGH WINDOW	1 Per 3 Licensed Beds + 1 Per Each Day Shift Full-Time Employee	1 PER BED	1 PER 250 SQUARE FEET	1 PER 350 SQUARE FEET	1 PER 300 SQUARE FEET	1 PER 300 SQUARE FEET	1 PER 300 SQUARE FEET	1 PER EMPLOYEE	1 PER 300 SQUARE FEET	1 PER 3 STUDENTS + 1 PER EMPLOYEE	1 PER EMPLOYEE	1 PER 6 CHILDREN	1 PER SLEEPING ROOM OR SUITE	n/a	1 PER 300 SQUARE FEET	2 PER DWELLING UNIT	1 PER DWELLING UNIT	2 PER DWELLING UNIT + 1 GUEST SPACE FOR EVERY 2 DWELLING UNITS	2 PER DWELLING UNIT + 1 GUEST SPACE FOR EVERY 2 DWELLING UNITS	1 PER 300 SQUARE FEET
Polson, MT pop. 5500 (reduction exceptions 5-30% inc. bike)	1 per 3 seats	1 per 100 sf of floor area	1 per 75 sf of floor area, min. 6 spaces; stacking spaces may contribute toward parking space requirement	1 per 250 sf of floor area	1 per staff person per shift, + 1 per 4 residents, + 1 per vehicle operated by the home or facility	3 per 1,000 sf of floor area	3 per 1,000 sf of floor area	store: 4 per 1,000 sf of floor area gas: 1 per 400 sf of floor area + 1 per two pumps	4 per 1,000 sf of floor area	1 per 1,000 sf of floor area	1 per employee per shift + 3 spaces	n/a	1 per classroom + 1 per employee + 1 per 4 students	1 per classroom + 1 per employee + 1 per 5 students	1 per staff person per shift + 2 for pickup / drop off + 1 per 10 children	1 per room + 1 per 4 employees per shift + 50% of the requirement for other services - restaurant, retail, etc.	n/a	1 per employee per shift + 2 per service bay	2 per du	1 per du	1.5 per du	1.5 per du	3 per 1,000 sf of floor area
Port Townsend, WA pop. 10,400 (maximums + req bike)	1 space per 8 seats or 1 space per each 12 lineal feet of bench or pew	1 space per each 2 employees, plus 1 space per each 6 seats	1 space per each 2 employees, plus 1 space per each 6 seats	1 space per each 2 regular staff members on the largest shift, plus 1 space per each 10 beds	1 space per each 2 regular staff members on the largest shift, plus 1 space per each 10 beds	2 spaces per each exam or consultation room	1 space per each 600 sq. ft. of gross floor area	1 space per 400 sq. ft. of gross floor area	1 space per 400 sq. ft. of gross floor area	1 space per each 2 employees, plus 1 space per each 1,000 sq. ft. of gross floor area	2 spaces, or 1 space per each 2 employees on the largest shift, whichever is greater	2 spaces, plus 1 space per each 2 employees on the largest shift	1 space per each classroom and office, plus 1 space per 8 pupils that are of legal driving age	1 space per classroom, plus 2 loading spaces per classroom	1 space per each staff member plus 1 drop-off/pick-up space	1 space per hotel/motel unit	n/a	1 space per each 2 employees, plus 1 space per each 1,000 sq. ft. of gross floor area	1 space per unit 1,200 gross sf in size or less	2 spaces per dwelling unit over 1,200 gross sf in size	no minimum	1 per du	1 space per 400 sq. ft. of gross floor area
Sandpoint, ID pop. 9800 (has maximums)	1 for each 5 seats	1 for every 300 square feet of floor area	1 for every 300 square feet of floor area	1 for each bed	1 for each 2 beds	1 for every 500 square feet of floor area of examination, treatment, office, and waiting rooms	1 for every 500 square feet of floor area	1 for each 2 gasoline pumps and 2 for each service bay	1 for every 350 square feet of floor area	1 for every 350 square feet of floor area	1 for each 1,000 square feet of floor area	1 for each 1,000 square feet of floor area	1 for every teacher and employee, 1 for every 4 students normally enrolled that are over the legal driving age	1 for every teacher and employee, 1 for every 4 students normally enrolled that are over the legal driving age	children plus employees is less than 13, 2 spaces. children are equal to or greater than 13, 1 space for each 5 children	1 space for each room or unit; plus, as required for accessory uses, such as restaurants, meeting halls, etc.	n/a	1 for each 2 gasoline pumps and 2 for each service bay	1-2 per du	1 per du	1.4 per du	1 per du	1 for each 350 square feet of floor area

The Village, OK pop_9400 (has maximums)	1 per 5 seats in primary sanctuary or assembly area	1 per 150 sq. ft. gross floor area	1 per 150 sq. ft. gross floor area	0.5 per bed plus 1 per 500 sq. ft. gross floor area for inpatient treatment plus 1 per 400 sq. ft. gross floor area for outpatient treatment	1 per employee plus 1 per 4 residents	1 per 400 sq. ft. gross floor area	1 per 400 sq. ft. gross floor area	1 per 400 sq. ft. gross floor area	1 per 400 sq. ft. gross floor area	1 per 400 sq. ft. gross floor area	1 per 1,000 sq. ft. gross floor area	P&Z decision	1 per 10 classroom seats	1 per 10 classroom seats	P&Z decision	P&Z decision	P&Z decision	P&Z decision	2 per dwelling	2 per dwelling	1.5 per dwelling	1.5 per dwelling	P&Z decision
Waterville, ME pop_15,800 (shared reduction)	1 per 3 fixed seats and 1 per 36sqft of temporary seating	1 per 3 fixed seats and 1 per 36sqft of temporary seating	1 per 3 fixed seats and 1 per 36sqft of temporary seating	1 per 500sqft	1 per 500sqft	1 per 200sqft	1 per 200sqft	1 per 200sqft of sales space	1 per 200sqft of sales space	1 per 200sqft of sales space	1 per 1,000 sqft of floor area, or 1 per two employees	1 per 1,000 sqft of floor area, or 1 per two employees	n/a	n/a	one space per teacher or employee, plus one space for every six children	1 per guest room	n/a	1 per 200sqft	2 per du	not required	2 per du, plus 1 per 6 units	2 per du, plus 1 per 6 units	1 per 200sqft

	Churches, theaters, meeting rooms, places of public assembly	Hospital	Assisted Living or Nursing homes	Food establishments without Drive-through	Food establishments with Drive-through	Convenience Store, Gas Station	Supermarket, Grocery Store	Professional offices with frequent client visitation such as doctors, lawyers, dentists, chiropractors, insurance offices, real estate brokers, beauticians	Corporate or General Office with infrequent client visitation	Motor Vehicle Sales & Service	Other retail stores, businesses selling or catering to the public, recreational places of assembly	Building Supply, Hardware Store, Agricultural Implements, or Nursery	Manufacturing and Specialty Trades	Warehousing	School, High or College	School, Elementary or Middle	Daycare	Hotel or Bed & Breakfast	Short Term Rental	Residential	Residential, Accessory Dwelling Unit or Secondary Dwelling Unit	Residential, Multi-family or Attached (2 or more bedrooms)	Residential, Multi-family (1 or fewer bedrooms)
Nibley pop. 9000 (proposed)	1 space per 5 fixed seats and 1 space per 50 square feet of floor area for movable seats under maximum seating arrangement	3 spaces per 1,000 square feet	1 space per each 2 beds	10 spaces per 1,000 square feet	8 spaces per 1,000 square feet	10 spaces per 1,000 square feet	4 spaces per 1,000 square feet	4 spaces per 1,000 square feet	3 spaces per 1,000 square feet	3 spaces per 1,000 square feet	5 spaces per 1,000 square feet	1 space per 1,000 square feet	3 spaces per 1,000 square feet	1.5 spaces per 1,000 square feet	0.4 spaces per student	0.2 spaces per student	0.3 spaces per child	1 space per room	1 space per 4 maximum occupants	2 per du	1 per du	2.25 spaces per dwelling1	1.25 spaces per dwelling2
Troy's numbers	1 for each 5 seats; 20 inches of bench shall be considered 1 seat	1 per bed	1 per 2 beds	6 per 1000 square feet	5 per 1000 square feet	3 per 1000 square feet	3 per 1000 square feet	3 per 1000 square feet of examination, treatment, office, and waiting rooms	2 per 1000 square feet		3 per 1000 square feet	1.2 per 1000 square feet	Industrial = 1 per 1000 square feet	Industrial = 1 per 1000 square feet	College = .25 spaces per student High school = 1 per teacher and employee, 1 for every 4 students normally enrolled that are over the legal driving age, and 1 per 4 seats in auditoriums, gymnasiums or stadiums. Parking spaces provided for the school may be considered as parking for the public assembly areas	1 per teacher and employee	Where the number of children plus employees is less than 13, 2 spaces. Where the number of children is equal to or greater than 13, 1 space per 5 children	1 space per room		3+ bd = 2 spaces <=2 bd = 1 space	1 per du	1200sqft+ = 2 spaces < 1200sqft = 1 space	
Anacortes, WA pop. 18,000 (has maximums)	1 per 5 fixed seats or 8 per 1,000 NLA if no fixed seats	Director decision	0.5 per unit (AL) 1 per 3 beds (NH)	5 per 1,000 square feet of NLA	5 per 1,000 square feet of NLA	3 per 1,000 square feet of NLA	3 per 1,000 square feet of NLA	3 per 1,000 square feet of NLA	2.5 per 1,000 square feet of NLA	2 per 1,000 square feet of NLA	3 per 1,000 square feet of NLA	1.5 - 3 per 1,000 square feet of NLA	1.5 per 1,000 square feet of NLA	0.05 per 1,000 square feet of NLA	Director decision	Director decision	2 per facility / Director decision	1 per guest room	1 per guest room	normal lot - 2 per du small lot - 1 per du Cottage housing - 1.2 per du	n/a	2bd - 1.4/unit 3+bd - 1.6/unit	1.0 per unit
Femdale, WA pop. 18,800 (has maximums & req bike)	1 space per each 4 seats in chapel or nave, plus 1 space per each employee	1 space per each 5 beds plus 1 space per each 4 regular employees plus 1 space per each 6 staff members	1 space for each 5 beds plus 1 space per each 4 regular employees plus 1 space per each 6 staff members	1 space for each employee and 1 space per 6 seats	1 space per each 100 square feet + stacking	3 spaces, plus 2 spaces per station	2.85 per 1000 sq ft	3.33 per 1000 sq ft	3.33 per 1000 sq ft	3 spaces, plus 2 spaces per station	3 space per 1000 square feet	2.85 - 3 space per each 1000 sq ft indoor space, 1 space per each 1,000 square feet outdoor space	1 space per each employee on the largest shift	varies by size, .33 - .5 per 1000 sq ft, + set minimum	1 space per class or office plus 1 space per 8 pupils of driving age	1 space per employee plus 1 space per 10 students	1 space per employee plus 4 spaces, or 1 space per 10 students	1 space per unit	n/a	2 per du	no minimum	1.5-2 per du	1-2 per du
Firestone, CO pop. 18,000 (has maximums)	Director decision or study	Director decision or study	Director decision or study	1 space per 3 seats plus 1 space per employee on maximum shift	1 space per 3 seats plus 1 space per employee on maximum shift plus vehicle stacking space	5 per 1000 sq ft plus vehicle stacking	4 per 1000 sq ft	3.33 per 1000 sq ft	3.33 per 1000 sq ft	4 per 1000 sq ft	Director decision or study	Varies, .5 - 3.33 per 1000sqft	Varies, .5 - 3.33 per 1000sqft	Varies, .5 - 3.33 per 1000sqft	Director decision or study	Director decision or study	1 per 6 children of licensed capacity	1 per guest room, plus 1 per employee on the maximum shift, plus 50 percent of the spaces otherwise required for accessory uses (e.g., bars and restaurants)	n/a	2 per du	2 per du	2.3 per du	1.5 per du
La Plata, MD pop. 10,700 (has maximums)	1 PER 3 FIXED SEATS	1 Per 3 Licensed Beds + 1 Per Each Day Shift Full-Time Employee	1 PER BED	10 per 1000 sqft of public accomodation space	10 per 1000 sq ft plus queue spaces for 10 cars for drive thru	3.33 per 1000 sq ft	3.33 per 1000 sq ft	2.85 per 1000 sq ft	3.33 per 1000 sq ft	3.33 per 1000 sq ft	3.33 per 1000 sq ft	3.33 per 1000 sq ft	1 PER EMPLOYEE	3.33 per 1000 sq ft	1 PER STUDENTS + 1 PER EMPLOYEE	1 PER EMPLOYEE	1 PER 6 CHILDREN	1 per room	n/a	2 per du	1 per du	2.5 per du	2.5 per du
Poison, MT pop. 5500 (reduction, exceptions 5-30%, inc bike)	1 per 3 seats	4 per 1000 sq ft	1 per staff person per shift, + 1 per 4 residents, + 1 per vehicle operated by the home or facility	10 per 1000 sq ft	13.3 per 1000 sq ft, min. 6 spaces; stacking spaces may contribute toward parking space requirement	store: 4 per 1,000 sf of floor area gas: 2.5 per 1000 sqft of floor area + 1 per two pumps	4 per 1,000 sf of floor area	3 per 1,000 sf of floor area	3 per 1,000 sf of floor area	1 per employee per shift + 2 per service bay	3 per 1,000 sf of floor area	1 per 1,000 sf of floor area	1 per employee per shift + 3 spaces	n/a	1 per classroom + 1 per employee + 1 per 4 students	1 per classroom + 1 per employee + 1 per 5 students	1 per staff person per shift + 2 for pickup / drop off + 1 per 10 children	1 per room + 1 per 4 employees per shift + 50% of the requirement for other services - restaurant, retail, etc.	n/a	2 per du	1 per du	1.5 per du	1.5 per du

Port Townsend, WA pop. 10,400 (maximums + req bike)	1 space per 8 seats or 1 space per each 12 lineal feet of bench or pew	1 space per each 2 regular staff members on the largest shift, plus 1 space per each 10 beds	1 space per each 2 regular staff members on the largest shift, plus 1 space per each 10 beds	1 space per each 2 employees, plus 1 space per each 6 seats	1 space per each 2 employees, plus 1 space per each 6 seats	2.5 per 1000 sq ft	2.5 space per 1000 sq. ft. of gross floor area	2 spaces per each exam or consultation room	1.66 space per each 1000 sq. ft. of gross floor area	1 space per each 2 employees, plus 1 space per each 1,000 sq. ft. of gross floor area	2.5 space per 1000 sq. ft. of gross floor area	1 space per each 2 employees, plus 1 space per each 1,000 sq. ft. of gross floor area	2 spaces, or 1 space per each 2 employees on the largest shift, whichever is greater	2 spaces, plus 1 space per each 2 employees on the largest shift	1 space per each classroom and office, plus 1 space per 8 pupils that are of legal driving age	1 space per classroom, plus 2 loading spaces per classroom	1 space per each staff member plus 1 drop-off/pick-up space	1 space per hotel/motel unit	n/a	< 1,200 sf - 1 per du > 1,200 sf - 2 per du	no minimum	1 per du	1 per du
Sandpoint, ID pop. 9800 (has maximums)	1 for each 5 seats	1 for each bed	1 for each 2 beds	3.33 per 1000 sq ft	3.33 per 1000 sq ft	1 for each 2 gasoline pumps and 2 for each service bay	2.85 for every 1000 square feet of floor area	2 for every 1000 square feet of floor area of examination, treatment, office, and waiting rooms	2 for every 1000 square feet of floor area	1 for each 2 gasoline pumps and 2 for each service bay	2.85 per 1000 sqft	2.85 per 1000 sq ft	1 for each 1,000 square feet of floor area	1 for each 1,000 square feet of floor area	1 for every teacher and employee, 1 for every 4 students normally enrolled that are over the legal driving age	1 for every teacher and employee, 1 for every 4 students normally enrolled that are over the legal driving age	children plus employees is less than 13, 2 spaces, children is equal to or greater than 13, 1 space for each 5 children	1 space for each room or unit; plus, as required for accessory uses, such as restaurants, meeting halls, etc.	n/a	1-2 per du	1 per du	1.4 per du	1 per du
The Village, OK pop. 9400 (has maximums)	1 per 5 seats in primary sanctuary or assembly area	0.5 per bed plus 2 per 1000 sq. ft. gross floor area for inpatient treatment plus 2.5 per 1000 sq. ft. gross floor area for outpatient treatment area	1 per employee plus 1 per 4 residents	6.66 per 1000 sq ft	6.66 per 1000 sq ft	2.5 per 1000 sq. ft. gross floor area	2.5 per 1000 sq. ft. gross floor area	2.5 per 1000 sq. ft. gross floor area	2.5 per 1000 sq. ft. gross floor area	P&Z decision	P&Z decision	2.5 per 1000 sq ft	1 per 1,000 sq. ft. gross floor area	P&Z decision	1 per 10 classroom seats	1 per 10 classroom seats	P&Z decision one space per teacher or employee, plus one space for every six children	P&Z decision	P&Z decision	2 per du	2 per du	1.5 per du	1.5 per du
Waterville, ME pop. 15,800 (shared reduction)	1 per 3 fixed seats and 1 per 36sqft of temporary seating	2 per 1000 sq ft	2 per 1000 sq ft	1 per 3 fixed seats and 1 per 36sqft of temporary seating	1 per 3 fixed seats and 1 per 36sqft of temporary seating	5 per 1000sqft of sales space	5 per 1000 sqft of sales space	5 per 1000 sq ft	5 per 1000sqft	5 per 1000 sqft	5 per 1000 sqft	5 per 1000 sqft of sales space	1 per 1,000 sqft of floor area, or 1 per two employees	1 per 1,000 sqft of floor area, or 1 per two employees	n/a	n/a	1 per guest room	n/a	2 per du	not required	2.16 per du	2.16 per du	

Store	Area (sqft)	Use	Alt Use	Required parking	Proposed parking	Troy
Grocery	45673	Grocery, 4/1k	---	183	185	137
Store B	6015	Other retail, 5/1k	Food no DT, 10/11	30/60	39	18/36
Gas/Conv C	4425	Gas/Conv, 10/1k		44	32	13
Store D	6315	Other retail, 5/1k	Food no DT, 10/11	32/64	49	19/38
Fast Food E	2608	Food w/ DT, 8/1k		21	23	13
Coffee F	950	Food w/ DT, 8/1k		8	11	5
Store G	6040	Other retail, 5/1k	Food no DT, 10/11	30/60	27	18/36
Store H	6040	Other retail, 5/1k	Food no DT, 10/11	30/60	26	18/36
Store I	5440	Other retail, 5/1k	Food no DT, 10/11	27/54	20	16/33
Car Wash	5800	Vehicle Service, 3/1k		17	24	17
Store M	15280	Other retail, 5/1k		76	70	46
Office M	4800	Office w/ visit, 4/1k	Office no visit, 3/1	19/14	20	10-14
					526	330-424

517 - 666 required -1.7% - +26%

526 proposed

parking stall - 9ft x 20ft = 180sqft+ (19.24.160 H)