

Nibley City Planning Commission

DECEMBER 11, 2025

Agenda

- **Public Hearing:** Ordinance 26-01: Adoption of the Nibley City General Plan
- **Discussion and Consideration:** Recommendation for Ordinance 26-01: Adoption of the Nibley City General Plan
- **Public Hearing:** Ordinance 26-02: Amending the Nibley City Active Transportation Plan, Removing the Trail Adjacent to the Scott Farms Subdivision
- **Discussion and Consideration:** Ordinance 26-02: Amending the Nibley City Active Transportation Plan, Removing the Trail Adjacent to the Scott Farms Subdivision
- **Workshop:** Fee In-Lieu of Open Space Requirements
- **Staff Report and Action Items**

Active Transportation Plan Amendment

Background

- Applicant proposes re-alignment of trails and Neighborhood Byway in Active Transportation Plan.
- Proposal to move east/west trail on north border of Scott Farms Subdivision ~1,300 feet south.

Figure 1 – Excerpt from Current Active Transportation Plan

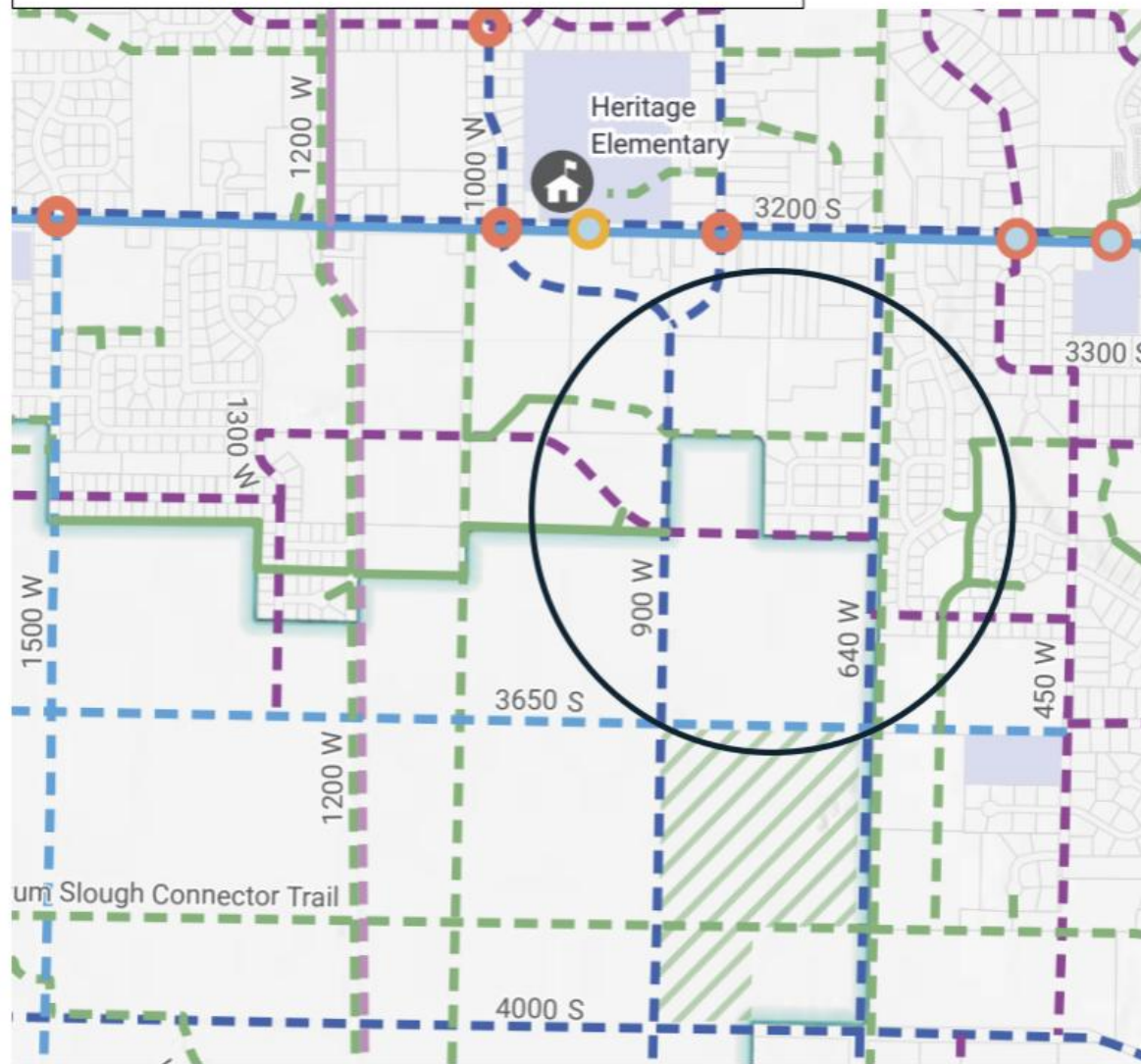
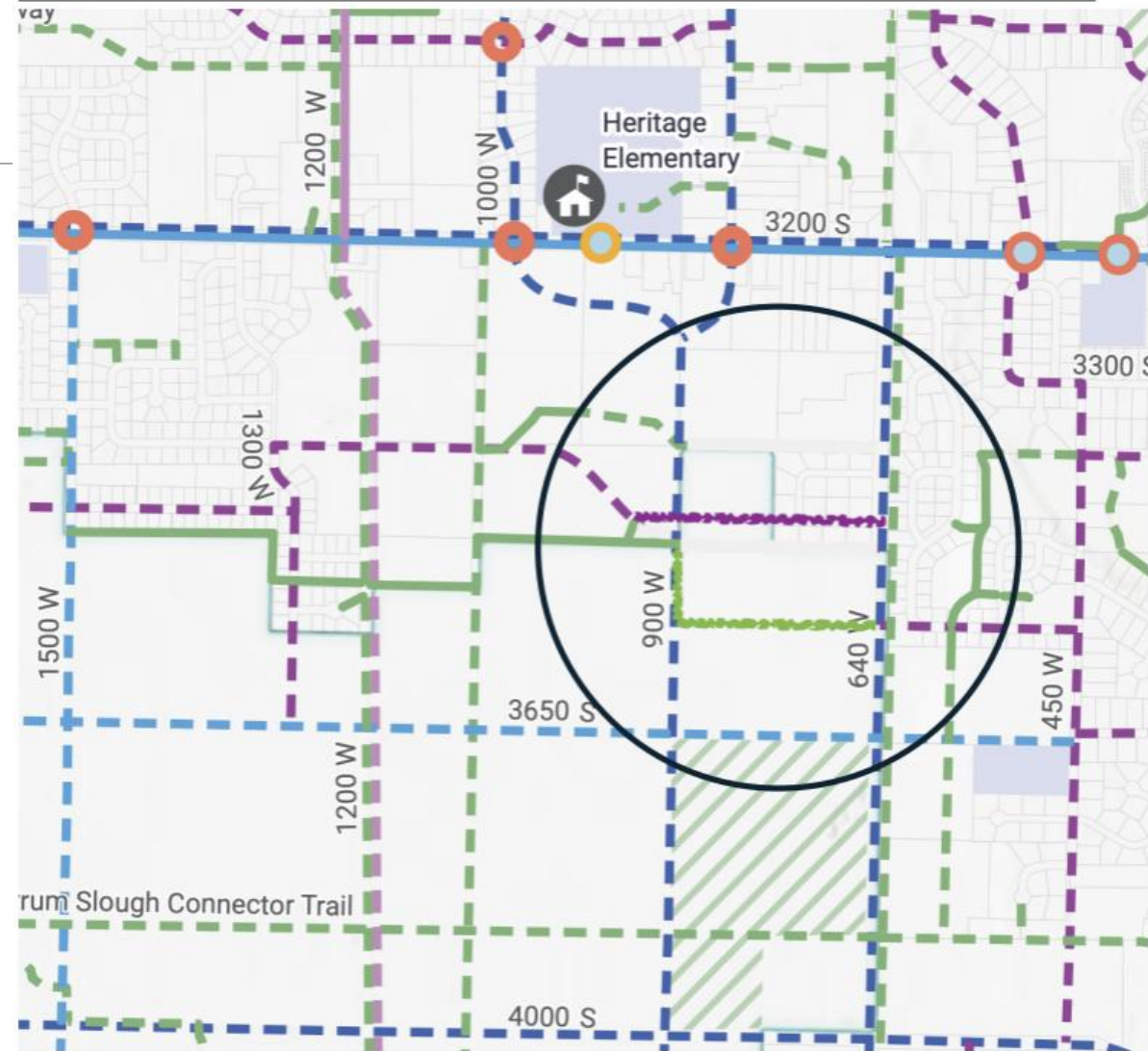


Figure 2 – Proposed Amendment to the Active Transportation Plan



Active Transportation Plan Amendment

Applicant Justification

- Alignment with City Goals for pedestrian access and connectivity.
 - Improves connectivity of trail from 1500 W to 640 W and a potential connection east of train tracks.
- Benefits residents by increasing privacy by locating away from existing residents and more use, leading to safety.

Active Transportation Plan Amendment

Staff Analysis

- In accordance with Trails (Active Transportation) Master Plan, trails provided in conjunction with development.
- Recently adopted plan focuses on improving community accessibility and connectivity, while developing a safer, more attractive network for bicyclists and pedestrians.
- Planned network focuses on connecting neighborhoods, schools, parks and other community destinations.
- Existing planned connection would provide a direct connection from Nibley Meadows and planned park to 640 W.
- Unfortunately, railroad crossing is unlikely in foreseeable future.
- Proposal for neighborhood byway re-alignment to existing roadway stub (3480 S) is more logical than current alignment.

Active Transportation Plan Amendment

Staff Recommendation

Recommend Approval of Ordinance 26-02: Amending the Nibley City Active Transportation Plan, Removing the Planned Trail Adjacent to the Scott Farms Subdivision with the following condition:

- No amendments to trail alignments be approved, while approving the proposed amendment to the Neighborhood Byway to connect 3410 S to 3480 S.

Fee In-lieu of Open Space

- “a developer may pay a fee in-lieu of amenities and open space *required*.”
- “If the developer pays a fee-in-lieu of open space requirements, the developer may develop the commensurate additional number of housing units that the fee-in-lieu offsets. For example, if the developer pays a fee-in-lieu of open space that is equal to 0.25 Open Space Ratio, an additional 0.25 Incentive Multiplier shall be allotted to the development, as noted in the Lot Standards Chart of this Section.”
- Question: Should developers be allowed to pay a fee-in-lieu of open space beyond the required open space to develop more housing units?
 - Example: development meets requirement for 35% of open space but wants to develop additional housing units that would fit in the remaining space.