Nibley City Planning Commission

OCTOBER 29, 2026

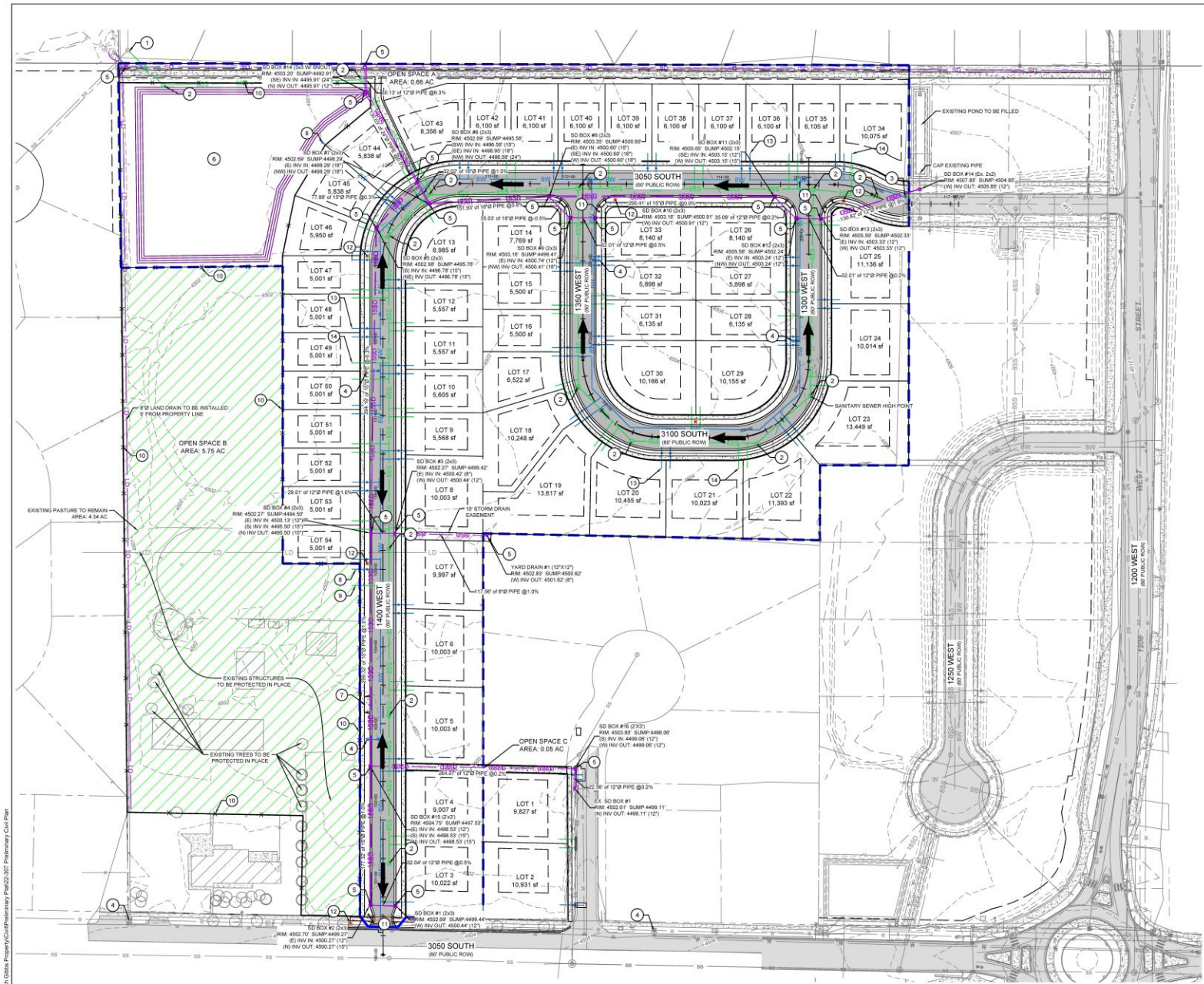
Agenda

1. Call to Order and Roll Call (Chair)
2. General Consent of September 24, 2026 Meeting Minutes and the Current Agenda (Chair)
3. **Discussion and Consideration**: Preliminary Plat for The Fields at Nibley, a 54-lot Open Space Subdivision at 1405 West 3200 South
4. **Workshop:** Home Business Regulations Framework
5. **Discussion and Consideration**: Recommendation for Ordinance 26-13: Amending NCC 19.24.150 Permitted Signs, including provisions related to political and temporary signage, setbacks and permit requirements
6. **Staff Report and Action Items**

Preliminary Plat: The Fields at Nibley

Background

- Developer proposes Open Space Subdivision.
- Previous development proposal was conditionally approved, but zoning of R-2A was denied.
- Subdivision evaluated, based upon open space subdivision standards of R-2.



GENERAL NOTES:

1. ALL LOTS TO BE SERVICED WITH A 4"Ø SANITARY SEWER SERVICE & 1" Ø CULINARY WATER SERVICE
2. THE EXISTING IRRIGATION DITCH OWNED BY COLLEGE IRRIGATION COMPANY LOCATED IN THE 20' TRAIL CORRIDOR SHALL BE PROTECTED IN PLACE
3. NO SEWER MANHOLE WILL BE SHORTER THAN 4' FROM RIM TO INVERT IN THE PROPOSED CONDITION
4. SEE SHEET 5 FOR ROW CROSS-SECTIONS
5. DRIVEWAY ACCESS FROM 3200 SOUTH IS NOT PERMITTED (APPLICABLE TO LOTS 2, 3 & OPEN SPACE B)
6. EXISTING SERVICES SHARED BETWEEN PARCEL B AND EXISTING ADJACENT HOME TO BE SEPARATED.
7. IN COORDINATION WITH POWER COMPANY, ELECTRICAL SERVICES FOR LANDSCAPE SPRINKLER CONTROLS WILL NEED TO BE PROVIDED SEPARATELY TO BOTH PARCELS A & B.
8. STORMWATER POND TO BE OWNED AND MAINTAIN BY HOA
9. ALL DEVELOPABLE LOTS TO BE FILLED WITHIN 1' OF TOP BACK OF ADJACENT CURB OR CENTERLINE OF ROADWAY (WHICHEVER IS HIGHER)

CIVIL PLAN KEY NOTES:

1. POINT OF CONNECTION TO EXISTING SEWER SYSTEM
2. SANITARY SEWER MANHOLE
3. CONNECTION TO EXISTING CULINARY WATER MAIN
4. FIRE HYDRANT ASSEMBLY
5. STORMWATER STRUCTURE
6. STORMWATER POND
7. CONCRETE DRIVEWAY APPROACH
8. 2"Ø CULINARY WATER SERVICE
9. 6"Ø SANITARY SEWER SERVICE
10. 3-RAIL FENCE ENCOMPASSING PARCEL B
11. STOP & STREET SIGN
12. STREET LIGHT
13. 1"Ø CULINARY WATER SERVICE
14. 4"Ø SANITARY SEWER SERVICE

STORMWATER NARRATIVE:

THIS SITE SHALL BE DESIGNED TO DETAIN THE CACHE VALLEY 100-YR 24-HR STORM OF 3.02 IN. DUE TO HIGH GROUND WATER CONDITIONS, IT IS RECOMMENDED THAT THIS SITE SHALL NOT RETAIN STORMWATER ON SITE. ALL STORM DRAIN INFRASTRUCTURE IS TO BE SIZED TO CONVEY THE 10-YR 24-HR STORM. SEE SHEET 6 FOR STORMWATER CALCULATIONS.

THE SITE IS TO BE GRADED TO CONVEY STORMWATER RUNOFF TO AN ABOVE GROUND STORMWATER POND LOCATED IN THE NORTHWEST CORNER OF THE SITE. THE BOTTOM OF THE POND IS TO BE SET AT OR ABOVE EXISTING GRADE. DUE TO HIGH GROUND WATER CONDITIONS, NO CUT SHALL BE PERMITTED FOR STORMWATER STORAGE. STORMWATER WILL BE RELEASED AT THE PRE-DEVELOPMENT RUNOFF RATE OF 1.71 CFS (0.20 CFS/AC × 3.85 CFS) AS DETERMINED BY THE SCS TR55 METHOD. THIS SITE WILL ULTIMATELY DISCHARGE INTO A MASTER PLANNED STORM DRAIN MAIN LINE IS CURRENTLY BEING INSTALLED BY NIBLEY CITY.

REQUIRED DETENTION STORAGE: 42,492 CF
ANTICIPATED PROVIDED DETENTION STORAGE: 43,452 CF

ANTICIPATED BOTTOM OF POND: 4501.20'
ANTICIPATED TOP OF STORAGE: 4502.20'
ANTICIPATED FREEBOARD: 4503.20'

LEGEND

- PROPERTY BOUNDARY (PER LEGAL)
- PROPOSED PROPERTY LINE
- SETBACK LINE
- EXISTING PROPERTY LINE
- EXISTING ROW CENTERLINE
- PROPOSED ROW CENTERLINE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- SANITARY SEWER LINE (SS)
- EXISTING FENCE
- STORM DRAIN LINE (SD)
- CULINARY WATER LINE (W)
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- STORM WATER CATCH BASIN
- SEWER MANHOLE
- ANTICIPATED SLOPE OF FG (SEE SHEET 5)
- WATERSHED BOUNDARY
- STORM DRAIN EASEMENT
- PASTURE TO REMAIN

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THE FIELDS AT NIBLEY

3200 SOUTH & 1350 WEST
NIBLEY, UT, 84321

MARK	DATE	DESCRIPTION

PROJECT #: 22-307
DRAWN BY: R.SCOTT
PROJECT MANAGER: M. TAYLOR
ISSUED: 10/7/2026

PROFESSIONAL ENGINEER
10/7/2026
No. 8363180-2202
MICHAEL S. TAYLOR
STATE OF UTAH

PRELIMINARY CIVIL PLAN

4 OF 6

P:\2022\22-307 Westech Gibbs Property\Civil\Preliminary Plat\22-307 Preliminary Civil Plan

Preliminary Plat: The Fields at Nibley

Zoning Requirements

	NCC Requirements	The Fields at Nibley
Total Gross Acres	N/A	19.23
Proposed Public Row Area	N/A	3.31
Total Developable Land	N/A	15.92
Open Space (40%)	6.37	6.37
Total Lots	1.4*38.6=54	54
Largest Number of Lots in one size category (4,501-6000 sq ft)	<40%	35%

Preliminary Plat: The Fields at Nibley

Sensitive Areas

- Other than a canal on the north edge of the property and a private lateral, the entire area is described as pasture and farmland.
- Existing trees on the property in the open space area are to remain.

Canals

- Canal on northern edge of property is proposed to be piped with a trail sharing canal easement.

Utilities

- Preliminary sewer, water, stormwater design reviewed in detail by City Engineer/Public Works
- Developer has agreed to address potential offsite flooding issues, in coordination with land owners and City (Runoff Management Plan).

Preliminary Plat: The Fields at Nibley

Transportation

- Local streets cross section conform to design standards and master plan(TS-13).
- Traffic calming at entrance to 3200 S in accordance with City Code.
- Trail provided on north edge of property in accordance with Active Transportation Plan.
- Pedestrian ROW and trail provided to connect to trail where block exceeds 660’ and from existing cul-de-sac.

Preliminary Plat: The Fields at Nibley

Open Space

- 6.41 acres of Open Space proposed to be dedicated to Land Conservancy or Land Trust.
- Includes pasture and agricultural buildings, stormwater basin and trail.
- 5 acre pasture is intended to be for agricultural use.
- Staff has determined that the following open space design standards are met:
  - Significant Areas and Natural Landscape: preserved standing trees, barns and pasture area.
  - Agricultural Land: proposed use of land is for agricultural use.
  - Pedestrian Access: trail provided public access to open space.
  - Contiguous Land: All land is contiguous. No opportunity to connect to open space of surrounding parcels.

Development Agreement for The Fields at Nibley

Background

- Development Agreement sets terms and conditions for subdivision, including:
  - Specifies allowed uses of open space land consistent with NCC.
  - Developer to dedicate open space land to nonprofit land conservancy or land trust, subject to conservation easement.
  - Developer to install 3-rail fence around perimeter of City-dedicated space and dividing the stormwater basin.
  - Maintenance of trails is responsibility of adjacent land owner.
  - Developer to establish HOA.
  - Developer to provide required street trees.
  - Developer to guarantee public improvements as required by NCC.
  - Developer to pipe canal and build trail. Trail adjacent to Heritage Crossing to be built by developer and reimbursed by City.
  - Developer to provide Runoff Management Plan

Preliminary Plat: The Fields at Nibley

Staff Recommendation

Approval of the Preliminary Plat for The Fields at Nibley, a 54-lot Open Space Subdivision, at 1405 W 3200 S, adopting the recommended findings and conditions below.

Preliminary Plat: The Fields at Nibley

Findings

1. The application complies with the minimum standards of NCC 21.10.020 Open Space Subdivision with some minor exceptions that may be addressed at Final Plat.
2. The application complies with the infrastructure standards of NCC 21.12.

Preliminary Plat: The Fields at Nibley

Conditions

1. Setbacks on Final Plat need to be compliant with NCC 21.10.020(E)(3).
2. Final Maintenance Plan needs to update provision related to dedication of Open Space to be consistent with development agreement.
3. Open Space land must be placed in conservation easement recorded prior to or concurrent with the recording of the final plat.
4. Applicant to provide a profile of the existing and final elevations of the roadway and how the proposed elevation will impact existing lots and the need to import fill material for lots to be buildable in conjunction with Final Plat.
5. Include note on Final Plat that driveway access from lots 2, 3 and Open Space B to 3200 South is prohibited.
6. A water model will be run to update the water model and to ensure adequate flows are maintained. Cost will be billed with Development fees.
7. A sewer model will be run to update the sewer model and to ensure adequate flows. Cost will be billed with Development fees.
8. Indoor and outdoor water use calculations and certificate for equivalent shares, financial surety, and payment of development fees are required at time of Final Plat.

Sign Regulations

Update for 10/29/26

- City Council referred ordinance to Committee to give Planning Commission opportunity to discuss if City signs should be allowed in park strip.
    - Staff changed recommendation on this matter after P&Z recommendation.
- Additional Staff recommendations
    - Increase max size of ‘Identification sign’ from 3 X 4 ft to 3 X 8 ft.
    - Remove conflicting provision on EMD signs in residential zones.
- Additional considerations from councilmember Laursen:
    - Categorizing signs less prescriptively (i.e. temporary, permanent, electrical)
    - More consideration of economic development implications of restrictions
    - Added provision that EMD signs need to be turned off at certain times in certain zones.

Sign Regulations



Background

- HB 33 requires cities to allow political signs in park strip
- In addition, Staff is recommending the following changes:
  - Updated temporary signage provisions
  - Reference building code for signs that require building permit, rather than specify in City Code separately.
  - Reduced sign setback (10’ to 3’)
  - Establish staff-administered sign permit instead of CUP.
  - Remove sexually-oriented business restriction on EMD signs (content-neutrality issue)



Sign Regulations

Staff Recommendation

Recommend approval of Ordinance 26-13: Amending NCC 19.24.150 Permitted Signs, including provisions related to political and temporary signage, setbacks and permit requirements