



**Nibley City
Planning Commission**
Thursday, March 7, 2019
455 W. 3200 S.
Nibley, UT

6:00 p.m. Call to Order
 Approval of Agenda
 Approval of Minutes

1. Discussion and Consideration of an Animal Conditional Use Permit for a third dog, located at 2664 S 1100 W (Applicant Pam and Jeff Hansen)
2. Workshop: US 89/91 Corridor Setbacks
3. Workshop: Nibley City Town Center PUD
4. Commission and Staff Report and Action Items

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

*IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE
ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST.
FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.*



Nibley City Planning Commission
Agenda Report for
March 7, 2019

Agenda Item #1

Description	Discussion and Consideration of an Animal Conditional Use Permit for a third dog, located at 2664 S 1100 W (Applicant Pam and Jeff Hansen)
Department	Planning
Presenter	Stephen Nelson, City Planner
Action Type	Administrative
Findings	1. All Dogs are up-to-date with rabies vaccination. 2. Applicant provided a note from doctor about the need of the service animal 3. The applicant has a total of three dogs. One is a service animal, another is in training to be a service animal. 4. The applicants property is a total of .30 acres, which does not allow for a kennel license 5. Nibley City Code 19.34.040 allows for a Conditional Use Permit for the Planning Commission to waive the max number of dogs if a dog is a service animal. 6. The applicant has registered her other two dogs in compliance with Nibley City Code.
Recommendation	Approve the application for a Conditional Use Permit with the following conditions: Applicant must comply with all sections of Nibley City Code 9.02 Animal Control and Nibley City Code 19.34 Animal Land Use Regulations in order to maintain the Conditional Use Permit. Aspect of this code include Licensing, Rabies Vaccination, Animals at Large, Excessive Noise, etc.
Reviewed By	City Planner, City Engineer, City Public Works Director, and City Manager

Background

The applicant is seeking a conditional use permit in order to have a third dog on their property. The applicant lot is .30 acres, which puts it under the [19.34.040](#) for number of animals. The code only allows for an owner to have up to two dogs, however, the code states the following:

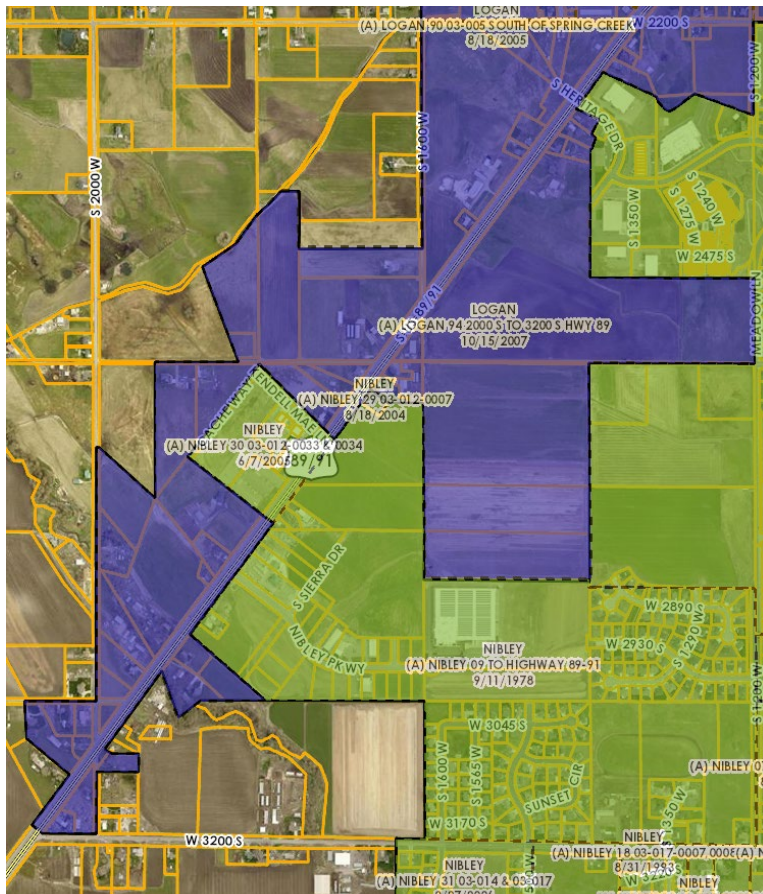
Applicants may be granted a conditional use permit that waives the above limitations for a service animal, such as a guide dog, or an animal that is being trained to provide such assistance.

One of the applicant's dogs is a training service animal, and another is a service animal in training. The applicant has their dogs update on all vaccinations that are required by code. Staff recommends the approval of the permit with the conditions as listed above in the recommendation section.

Agenda Item #2

Description	Workshop: US 89/91 Corridor Overlay Zone
Department	Planning
Presenter	Stephen Nelson, City Planner
Action Type	Workshop
Findings	N/A
Recommendation	Review the proposed changes and make recommendations
Reviewed By	City Planner and City Manager

Background



Nibley City has been in discussion with Logan City about a boundary line adjustment along US 89/91. Nibley City and Logan City have pieces of territory that extend across the highway as shown (Nibley City is in green, and Logan City is in blue).

One of Logan's concerns about the boundary realignment is the lost of control to what they see as one of their primary gateways. As such, they have ask Nibley City to consider adopting code similar to Logan City's Gateway Overlay standards. The goal of this meeting will be to review the proposed code below.

Figure 6: Map of Nibley's Northwestern Boundary with Logan City

Proposed changes to Nibley City's setback code are as follows:

19.22.020 Setbacks along Highway 89/91

A. The setback for any structure from Highway 89/91 shall be 100 ft. Parking lots, roads and private drives that run parallel to Highway 89/91 shall be setback a minimum of 50' from Highway 89/91.

B. The Setback areas shall be landscaped. Setback areas may contain landscaping, trails, stormwater facilities, signed allowed by NCC 19.24.150 and transparent fencing as allowed in NCC 19.24.090

C. Commercial Nodes structures shall have a 30' setback from Highway 89/91. Parking lots, roads, and private drives that run parallel to Highway 89/91 shall be setback a minimum of 20' from Highway 89/91.

19.04.010 Definitions

Commercial Node: The concentration of commercial development at the intersections of arterials roads. A Commercial node may extend 660 feet in every direction from the intersections.

Nibley City Transportation Master Plan

Nibley City Master Street Plan

Legend

-  Principal Arterial
-  Minor Arterial
-  Collector
-  Local
-  Rail Road
-  Future Minor Arterial
-  Future Collector
-  Future Local

*Future streets are conceptual and show general connections.
Side treatments and landscaping determined at final design.



0 1,350 2,700 5,400
Feet

Nibley City Transportation Master Plan

Transportation Master Plan Network Recommendations

Legend

Recommended Cross Sections

- Local Road Network
- 3-lane street, buffered bike facility
- 3-lane street, bike lane and trail facility
- 7-lane street, no bike facility
- 5-lane street, no bike facility
- 2-lane street, street parking
- 2-lane street, bicycle boulevard
- 2-lane street, bike lane and trail facility
- 2-lane street, trail facility
- 2-lane street, buffered bike lane
- 2-lane street, no bike facility

*Future streets are conceptual and show general connections.
Side treatments and landscaping determined at final design.



0 1,350 2,700 5,400
Feet

Agenda Item #3

Description	Workshop: Nibley City Town Center PUD
Department	Planning
Presenter	Stephen Nelson, City Planner
Action Type	Workshop
Findings	N/A
Recommendation	Review concepts and make general recommendations
Reviewed By	City Planner and City Manager

Background

Nibley City 2016 General Plan recommends that Nibley City first goal for Commercial and Economic Development should be as follows:

Commercial and Economic Development Goal 1: Provide for potential future development of a Nibley Town Center as the focus of commercial development and community life.

Commercial and Economic Development Principle 1A: Promote small-scale retail and commercial development near City Hall in order to better meet resident's needs and set the stage for development of the Nibley Town Center.

Commercial and Economic Development Principle 1B: As the Town Center develops, invest in the infrastructure improvements and programs/incentives that will attract the kinds of development sought for the Town Center.

Commercial and Economic Development Principle 1C: Encourage comprehensively planned, neighborhood-scale "Anchor Projects" in the City's Town Center.

[\(Nibley City General Plan, 2016, p.27\)](#)

As part of the General Plan, the contractor created the [2016 Town Center Design Study](#). This design study was never adopted by the City Council, but it still provides guidelines and suggestion for the creation of a new Nibley Town Center. In 2017 the City Council, with the recommendation from the Planning Commission, adopted a new Future Land Use Map which

Nibley City

Future Land Use

10/16/2018

 Nibley City Boundary

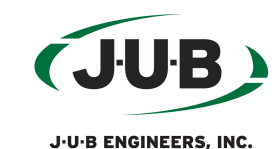
 Annexation Declaration
 Boundary

-  Parks, Open Space, and Trails
-  Agriculture
-  Open Space, Agriculture, and Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial and Medium to High Density Residential
-  Commercial
-  Industrial
-  Municipal, Schools, and Churches
-  Town Center

This document and the ideas and designs incorporated herein, as an instrument of professional service, is the property of J-U-B Engineers, Inc., and is not to be used, in whole or part, for any other project without the express written authorization of J-U-B Engineers, Inc.



0 0.5 1 Miles



OTHER J-U-B COMPANIES

labeled the undeveloped area east of Nibley City Hall, north of 3200 S, South of 2600 S, and west of Highway 165 as the future Town Center area.

95 acres of the future Town Center is under contract by a reputable developer, who has expressed interest in partnering with the City in order to start to create the Town Center. Right now, the City does not have a proper zoning ordinance in place to allow for this type of partnership. Staff is writing a Planned Unit Development like code to allow the City to be able to consider allowing the town center to develop.

The *2016 Town Center Design Study* suggest the City follow these general design principles:

- *Create a variety of uses, services and building types that serve the needs of residents, workers and visitors*
- *Allow for a variety of housing densities surrounding the more active areas of town center to reduce the need for the automobile, provide better access to a greater number of people and ensure the viability of the services offered with the Town Center*
- *Buildings should generally line and frame streets, create urban meeting places and/or clearly define the urban from the rural environmental spaces*
- *Parking, except for on-street parking should be screened from public view, located behind buildings or treated architecturally to be compatible with adjacent development*
- *Where retail uses are to be concentrated on primary pedestrian streets, the ground level of buildings should include shops, restaurants, and similar uses as well as architectural treatments (such as attractive windows, awnings and entrance ways) that activate and enhance the sidewalk zone.*
- *Building pads and block lengths should be suitable for the neighborhood in which they are located, but in general should be walkable and easily accessible*
- *Streets should be designed to accommodate cars, pedestrians and, bicycles*
- *The types, location, design, character and frequency of public recreation and amenity spaces should be suitable to the neighborhood in which they are located. The ecological health of the amenity, open space areas and natural environmental preservation areas should be preserved and enhanced through native planting, rainwater treatment and ecological restoration techniques where possible*
(2016 Town Center Design Study, 2016, p17)

The goal of this workshop will be for the Planning Commission to outline some general principles of the vision of the future Town Center. Attached below are survey results regarding Future Land Use within Nibley City that was conducted during the 2018 Heritage Days.

HERITAGE DAYS LAND USE SURVEY

Survey took place on June 21, 2018 at
Nibley City Heritage Days

-  Nibley City Boundary
-  Annexation Declaration Boundary
-  Parks, Open Space, and Trails
-  Agriculture
-  Open Space, Agriculture, and Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Industrial
-  Commercial and Medium to High Density Residential
-  Municipal, Schools, and Churches

BOOTH AT THE 2018 FAMILY FESTIVITIES

- Had people do a sticker survey
- Written Survey (either on paper or on an iPad)
- Took comments on maps

WRITTEN SURVEY RESULTS

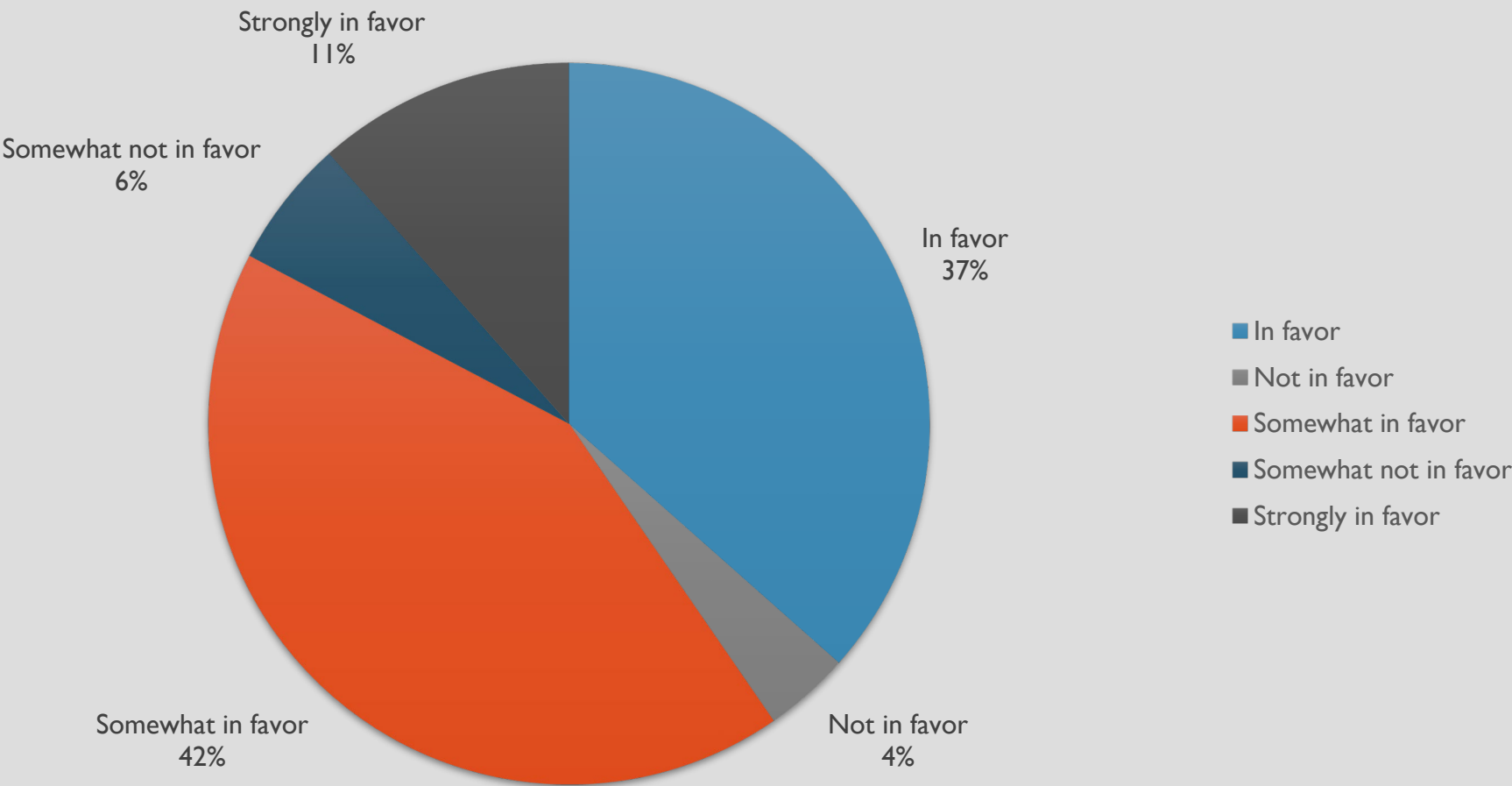
Nibley Future Land Use

* Required

Nibley City is examining the possibility of creating a downtown zone east of Nibley City Hall. This zone might allow commercial uses such as retail, office space, and restaurants; and/or housing with apartments, town-homes, and single-family homes; and open space with parks, trails, and courtyards. How much would you support this planning effort by the City? *

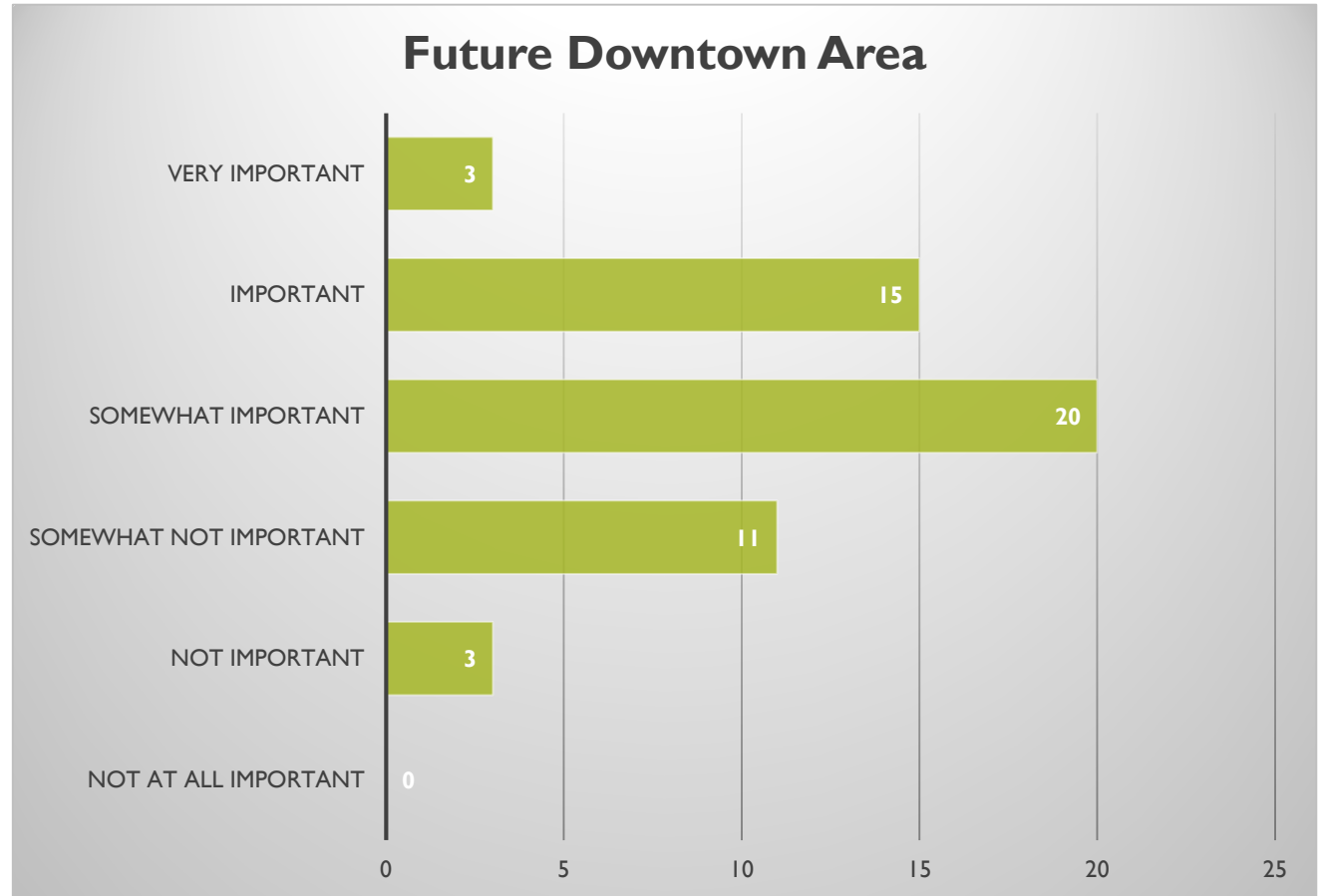


Nibley City is examining the possibility of creating a downtown zone east of Nibley City Hall. This zone might allow commercial uses such as retail, office space, and restaurants; and/or housing with apartments, town-homes, and single-family Homes, and open space with parks, trails, and courtyards. How much would you support this planning effort by the City? (This question also showed a picture of Concept 3 from the 2016 Town Center Design Study)

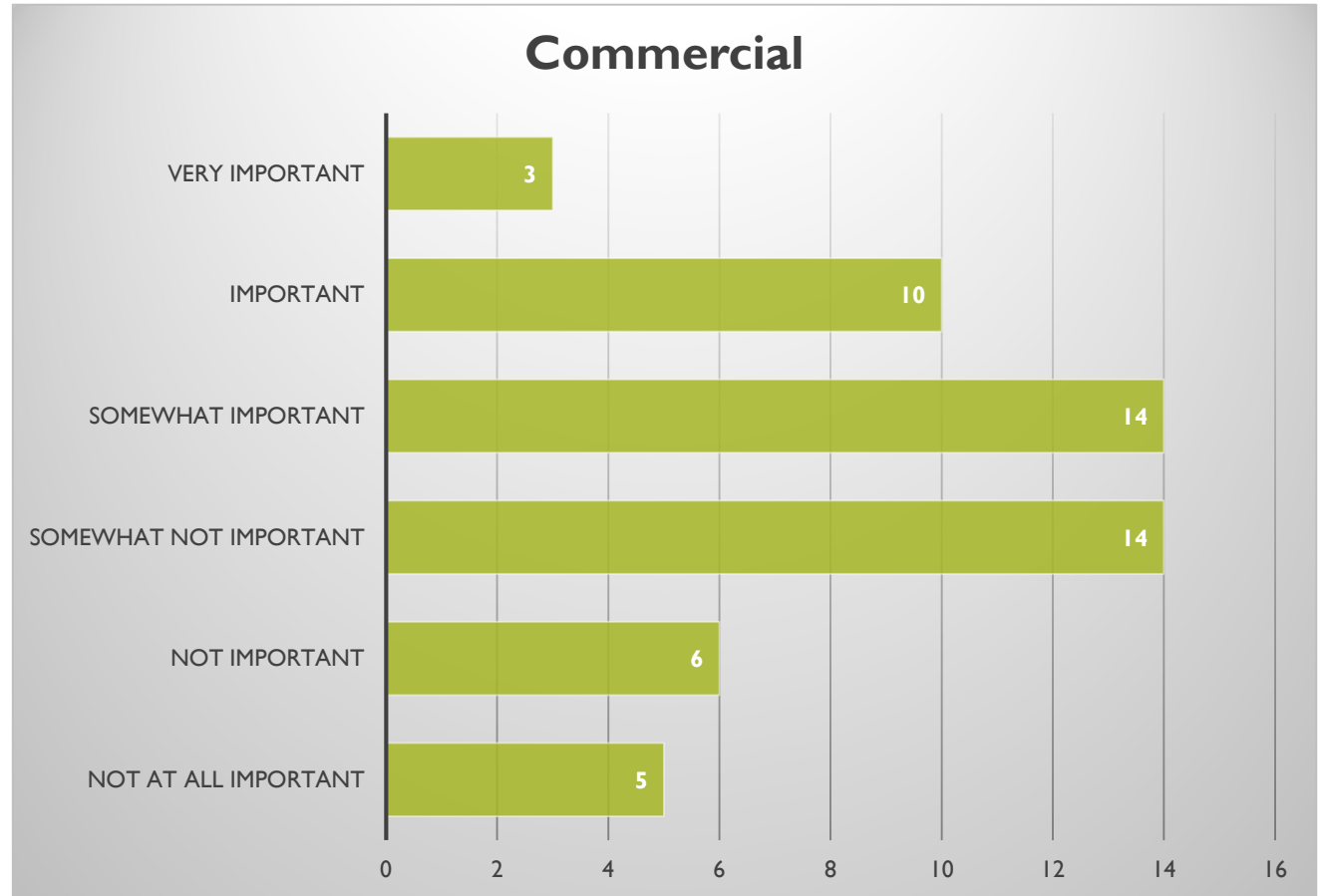


Take Away:
90.3% of those who took the survey were either somewhat in favor, in favor, or strongly in favor of a downtown zone.

Select what you think Nibley City should make a priority in future land use planning.



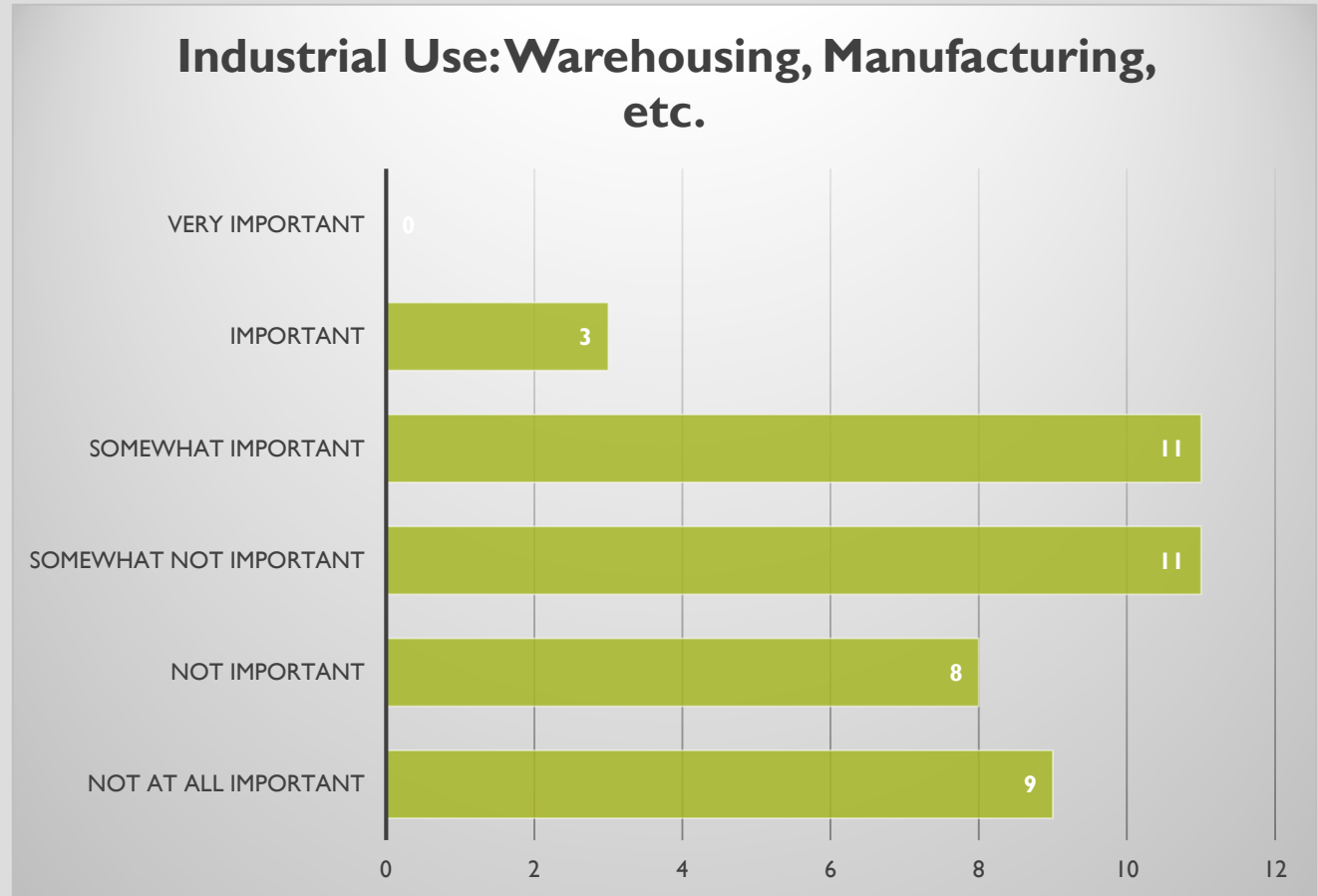
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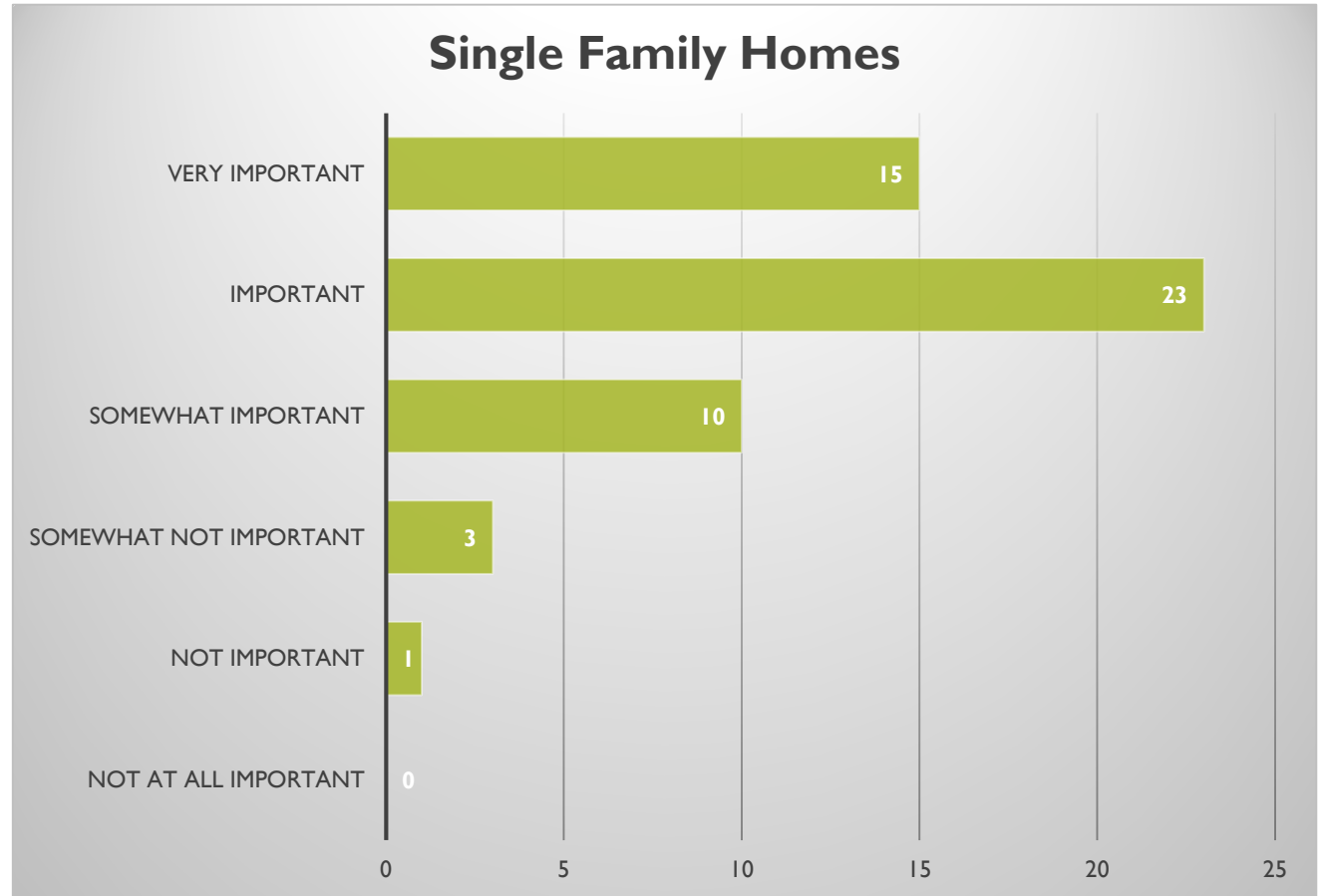
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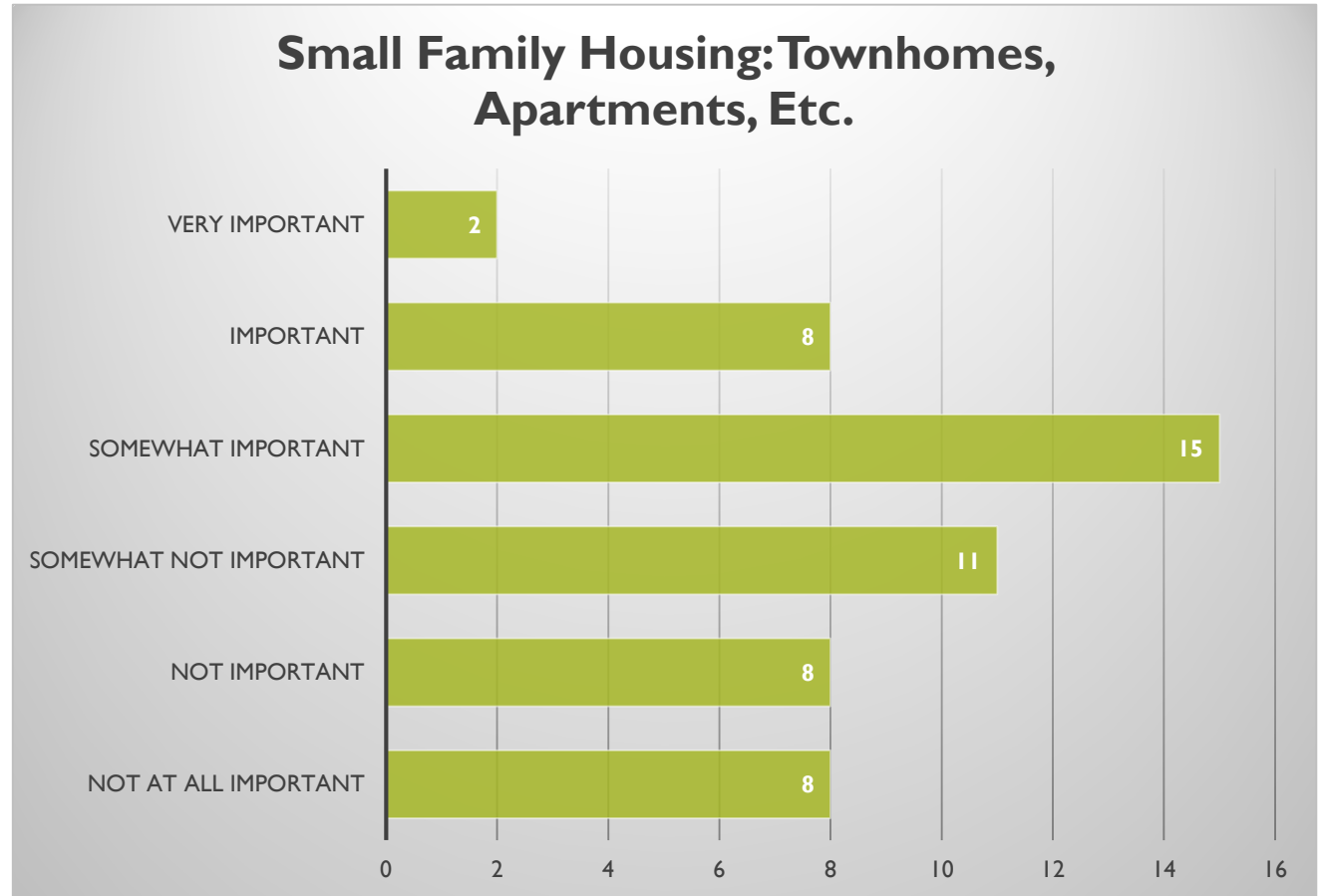
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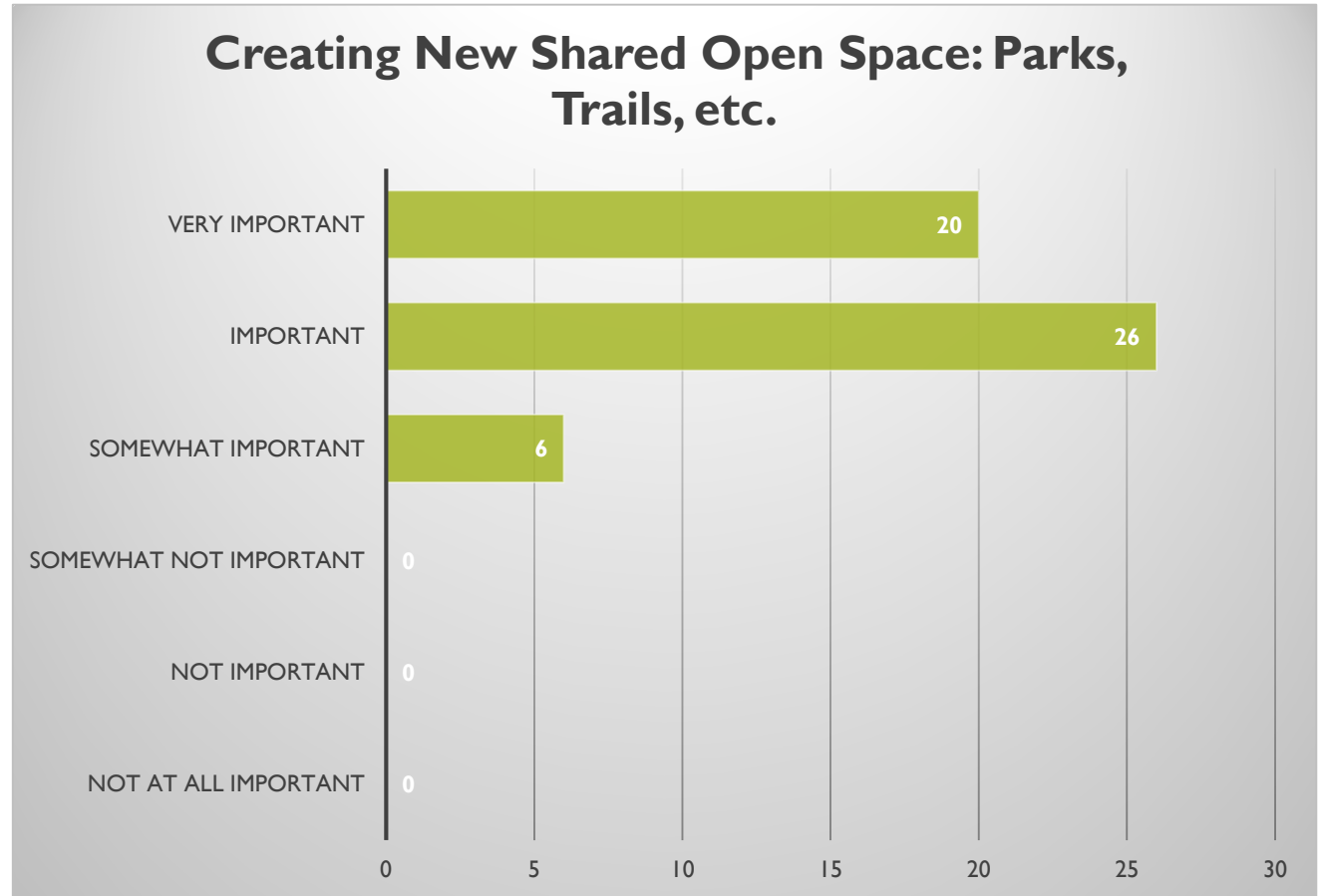
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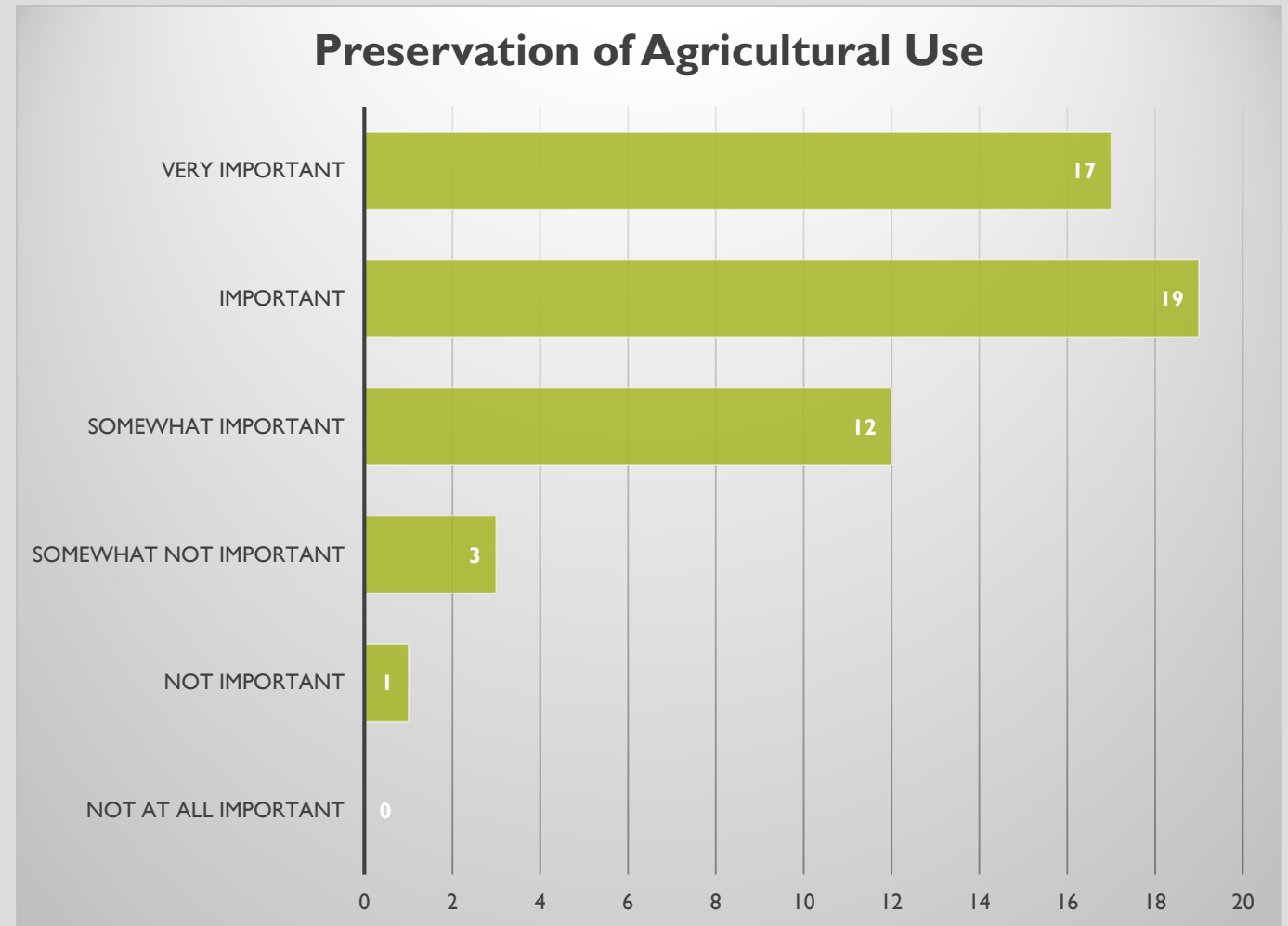
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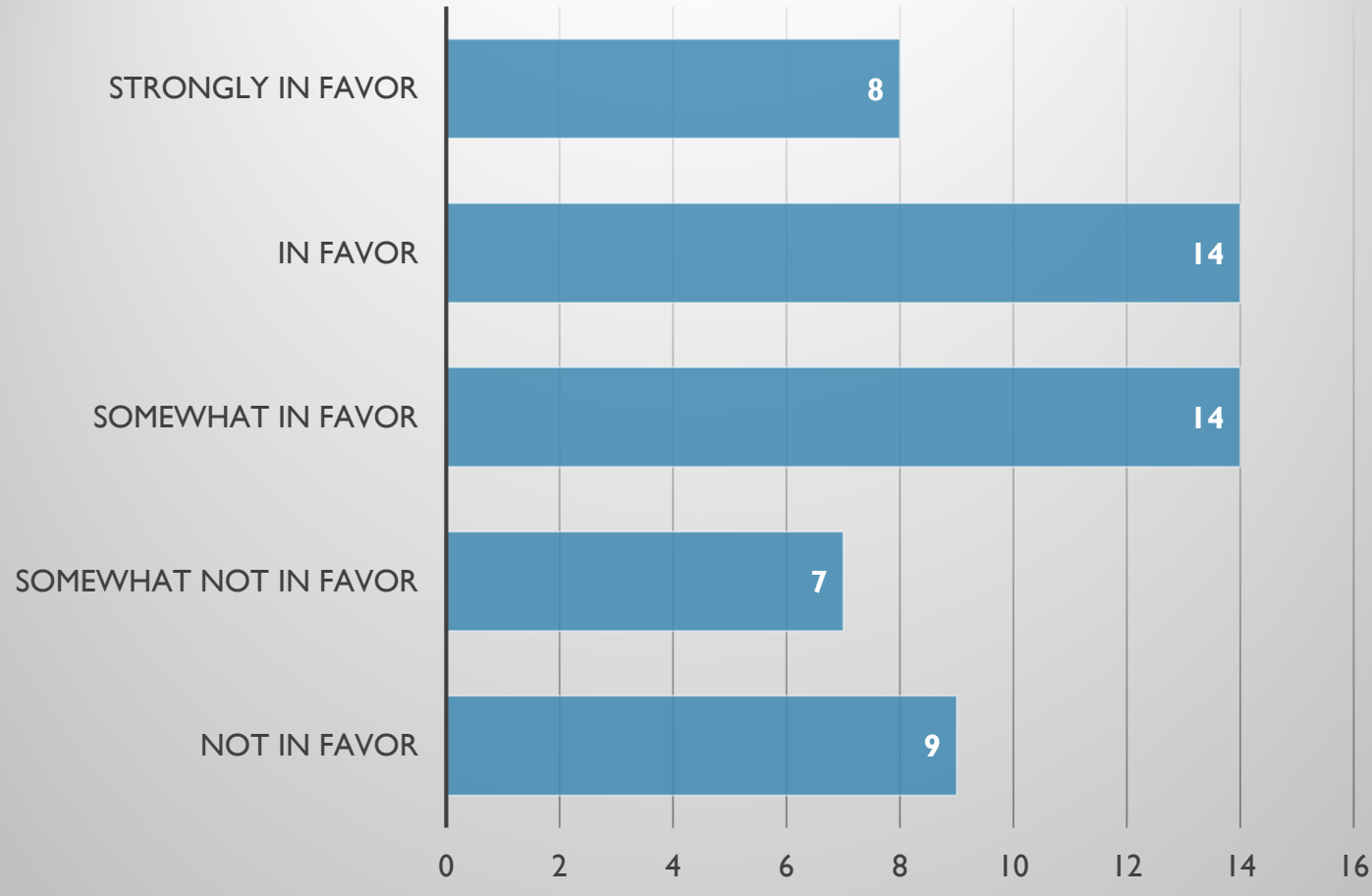
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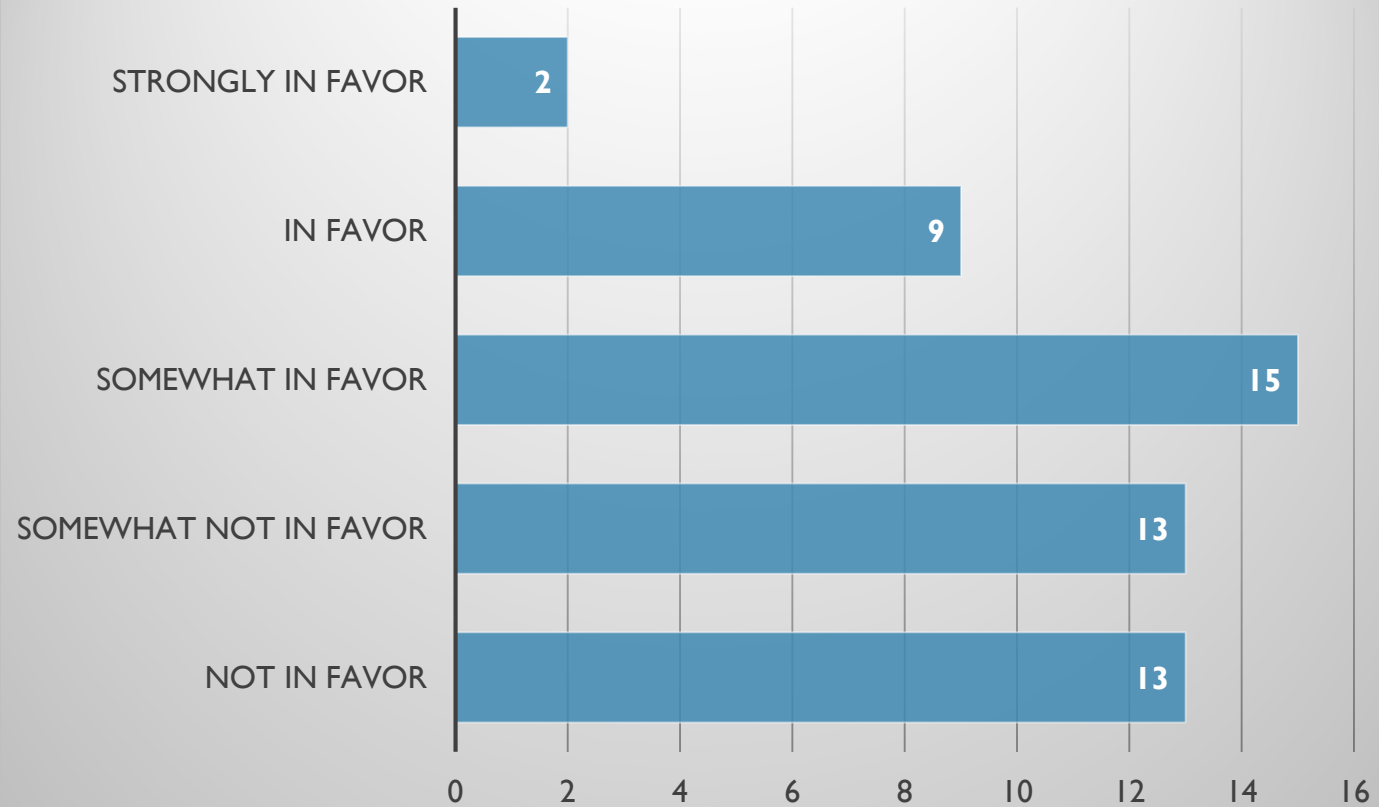


Smaller Lots for Single Family Homes



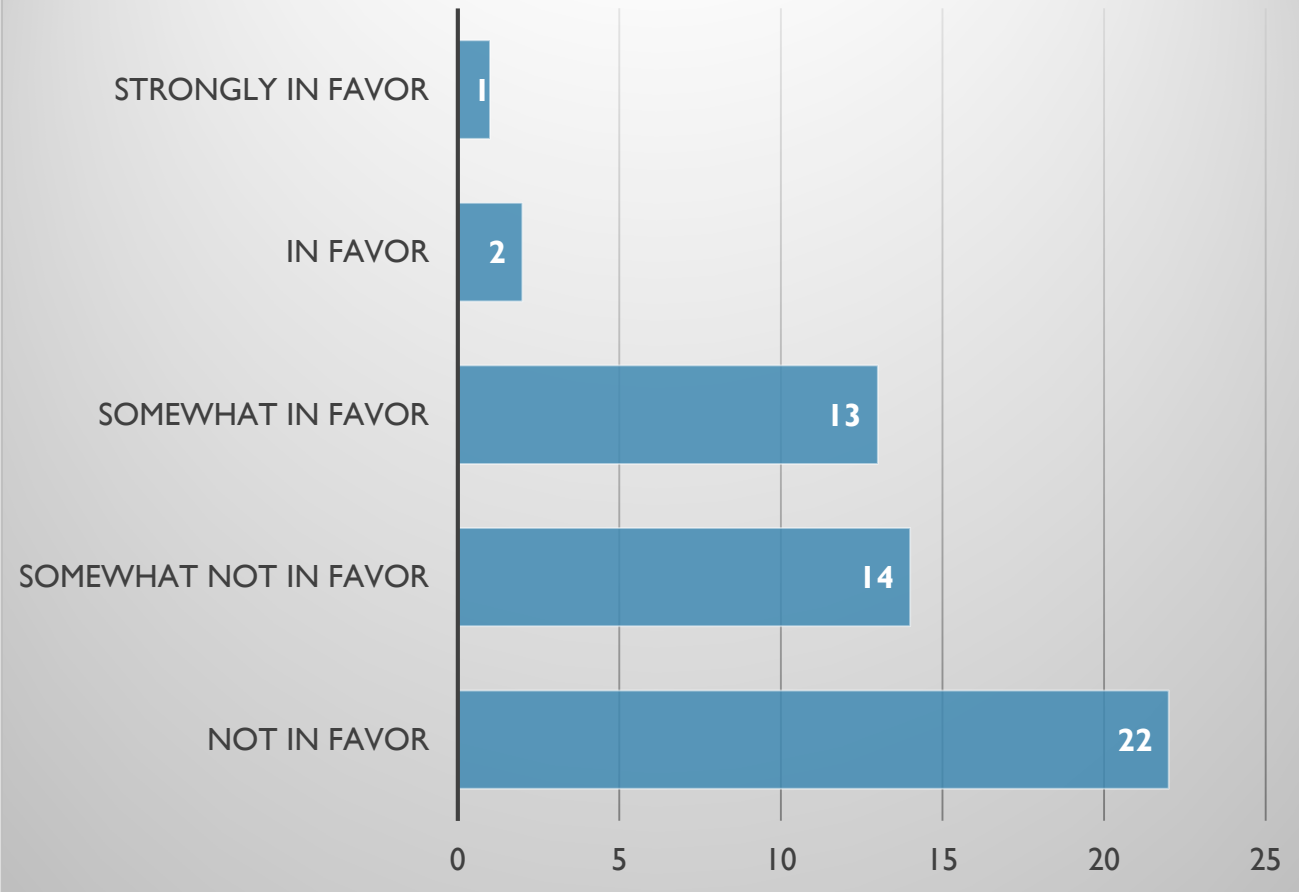
A recent study showed that Nibley has a shortage of housing available for less than \$200,000. What steps would you like to see Nibley take to help meet that need?

Planned Town-Home Complexes



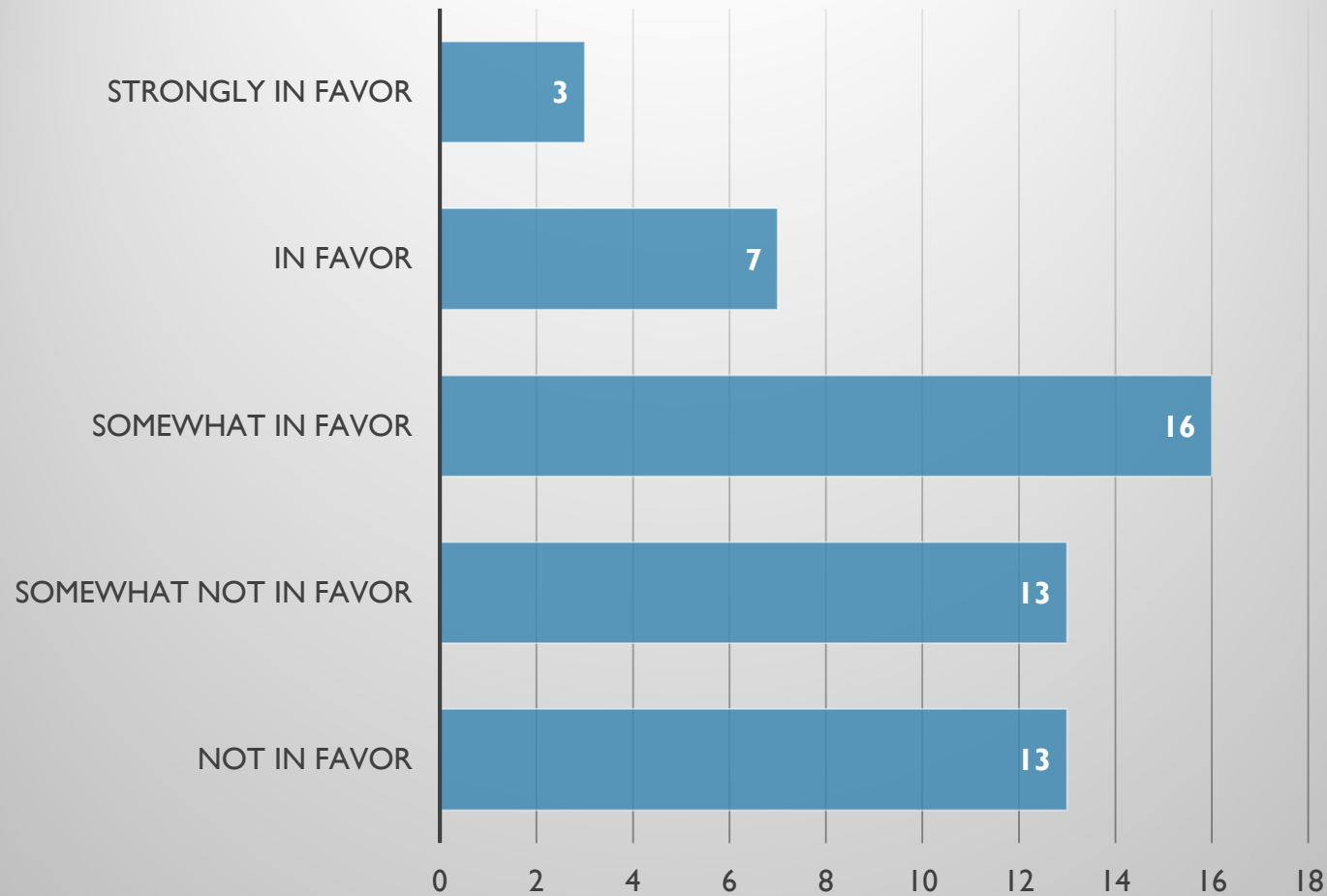
A recent study showed that Nibley has a shortage of housing available for less than \$200,000. What steps would you like to see Nibley take to help meet that need?

Apartments in Limited Areas



A recent study showed that Nibley has a shortage of housing available for less than \$200,000. What steps would you like to see Nibley take to help meet that need?

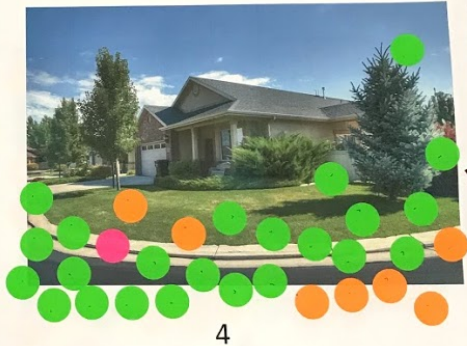
Mix of All the Above



A recent study showed that Nibley has a shortage of housing available for less than \$200,000. What steps would you like to see Nibley take to help meet that need?

STICKER CHARTS

What type of Housing do you want
to see built in Nibley City



Picture	First Choice	Second Choice	Total
1	41	8	50
2	4	3	7
3	0	1	1
4	7	23	31
5	2	8	12
6	7	13	22
Total	61	56	123

Picture	% First Choice	% Second Choice	Percent Total
1	67.21%	14.29%	40.65%
2	6.56%	5.36%	5.69%
3	0.00%	1.79%	0.81%
4	11.48%	41.07%	25.20%
5	3.28%	14.29%	9.76%
6	11.48%	23.21%	17.89%

What type of Commercial use do you want to see built in Nibley City



1



2



3



4



5



6

Picture	First Choice	Second Choice	Total
1	8	8	16
2	0	2	2
3	11	16	28
4	34	15	50
5	7	16	23
6	3	5	8
Total	63	62	127

Picture	% First Choice	% Second Choice	Percent Total
1	12.70%	12.90%	12.60%
2	0.00%	3.23%	1.57%
3	17.46%	25.81%	22.05%
4	53.97%	24.19%	39.37%
5	11.11%	25.81%	18.11%
6	4.76%	8.06%	6.30%

What type of Open Space do you want to see built in Nibley City



Picture	First Choice	Second Choice	Total
1	12	12	25
2	5	9	14
3	2	2	4
4	16	6	22
5	24	24	49
6	5	10	16
Total	64	63	130

Picture	% First Choice	% Second Choice	Percent Total
1	18.75%	19.05%	19.23%
2	7.81%	14.29%	10.77%
3	3.13%	3.17%	3.08%
4	25.00%	9.52%	16.92%
5	37.50%	38.10%	37.69%
6	7.81%	15.87%	12.31%

OTHER WRITTEN COMMENTS

- “Don't put roundabout in on 3200 S.”
- “Privately owned housing is harder to manage upkeep than management properties, especially on lower priced housing.”
- “Housing costs are going up as fast + high. Young families need affordable housing. Everyone wants a big house on a regular size lot, but who can reasonably afford it?”
- “Pickleball courts (4) Tennis Courts (2-4) pavilion, splash pad, play ground (Sheridan Ridge).”
- “Lower price on retirement homes.”

MAIN TAKEAWAYS

- There is support for a downtown planning effort
- Generally, residents want to see more open space, including parks, trails and agricultural use
- There is limited support for multi-family housing
 - More support for it in a downtown area
 - More support for smaller lots and townhomes rather than apartments
- Future commercial development, a downtown was favored, with some support for retail and restaurants, and mixed results for other commercial expansion generally, but limited support for future industrial areas.



NIBLEY TOWN CENTER

Nibley City Council 2/15/2018



WHAT WE WILL COVER

- Purpose of a Town Center
- General Plan and Nibley Town Center Design Study and Guidelines Supplement
- Timeline and process
 - How long and what steps need to be taken
- Vision for Downtown
 - Open Space
 - Commercial
 - Housing

NIBLEY CITY GENERAL PLAN



- Nibley City's 2016 General Plan recommends that the City considers designing and selecting a location for a town center.
- "The Future Land Use Map would also delineate the future Town Center and describe the types and intensities of development envisioned in and near the Town Center" (Nibley, 2016 p 38)
- The Plan also offered a *Nibley Town Center Design Study and Guideline Supplement*

TOWN CENTER PURPOSE

- Provide a “heart” to the community. A town center provides spaces for people to gather, recreate, and shop.
- Provide tax base and commercial development
- Help preserve and protect natural features
- Allows for open space creation
- Provide for a variety of housing options

PROCESS TO A TOWN CENTER PLAN

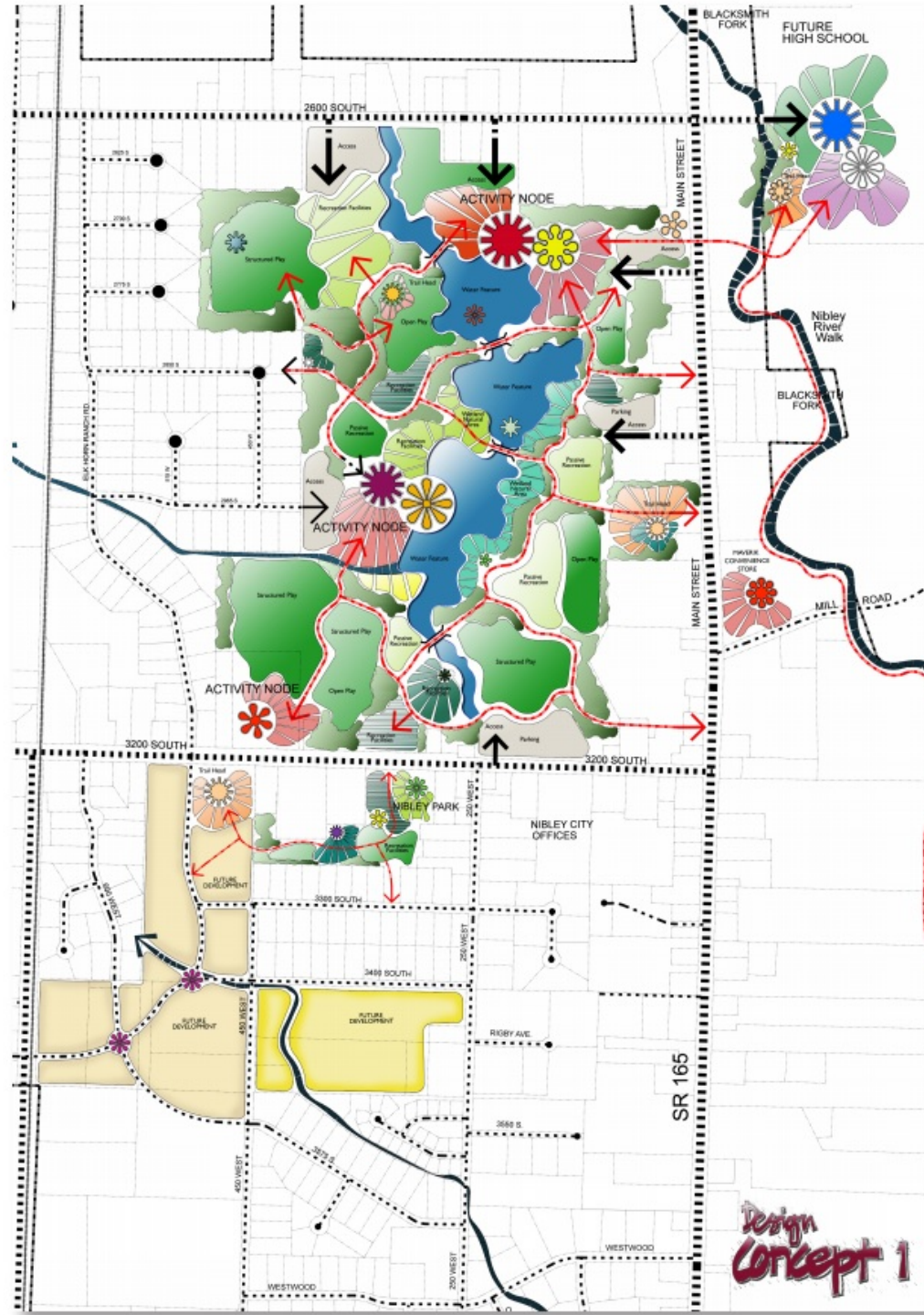




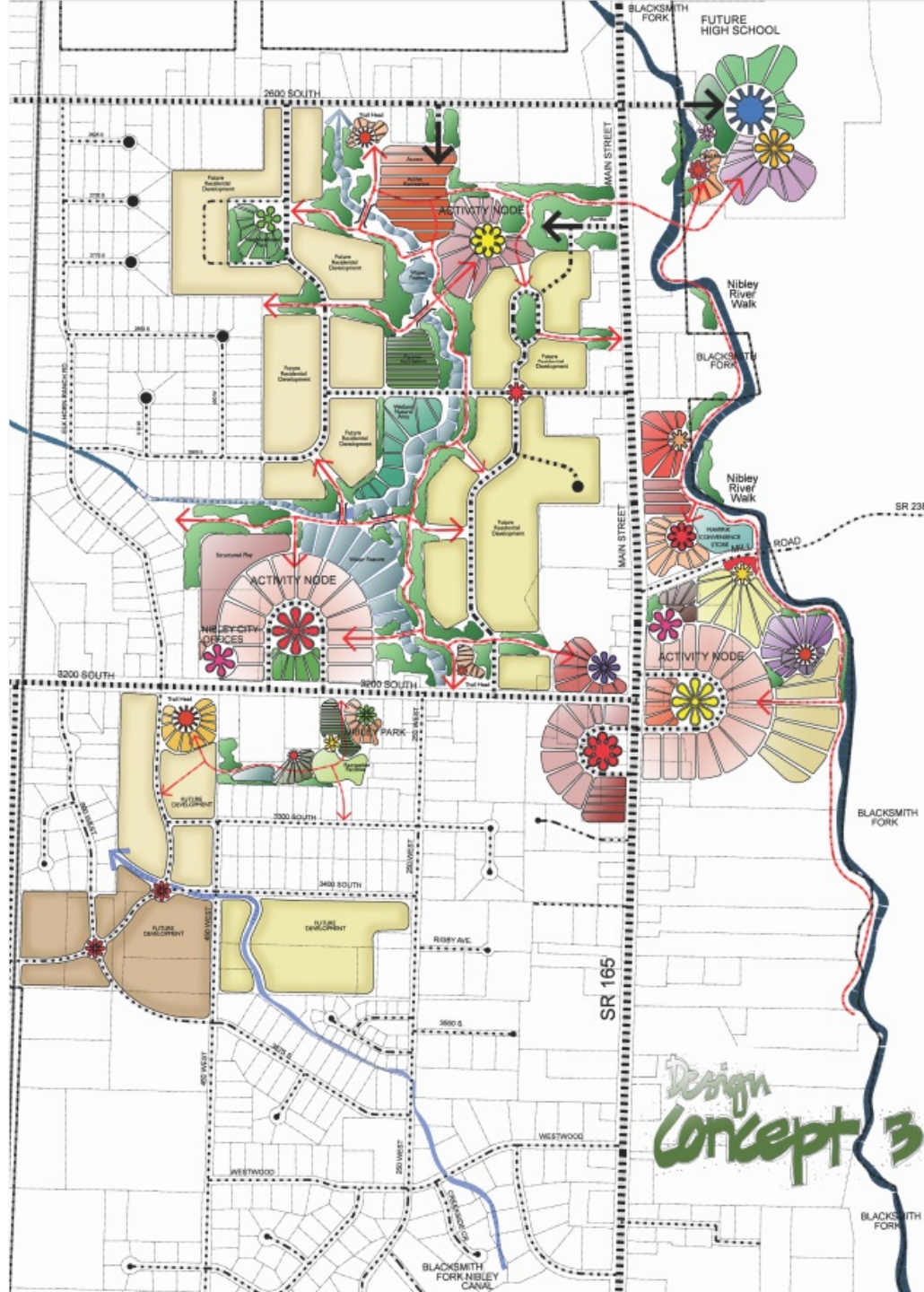
VISION

What does the City want from a Town Center





CONCEPT 1



CONCEPT 3

TYPICAL DOWNTOWN ZONING

Medium Density
Residential

Higher
Density
Residential
With Green
Space and
lots of
pedestrian
access

Mixed Use:
Mostly retail
and
Commercial
with
required
open space
or gathering
space

Higher
Density
Residential
With Green
Space and
lots of
pedestrian
access

Medium Density
Residential

TYPICAL DOWNTOWN ZONING

- Mix Use
 - This allows for commercial and residential use. Normally the first floor of any building needs to be commercial and the floors above can be apartments
- Higher Density
 - Allowing for higher density around the development attracts more business and allows more people with pedestrian access to the downtown
- Allowing these type of uses allow the City to attract developers and put on requirements for developing and preserving open space
- These developments also help add to the City's tax base as the property is developed

KEY TAKE AWAY

- Nibley has an opportunity to create a Town Center
- The Town Center's main goal should be to benefit the residents of Nibley City by creating and protecting great places
- The City zoning and requirements will need to create great places and allow for financial feasibility
- Sounding should support complement the town center and provide long term economic potential/sustainability
- The Town Center tax generation should help compensate for maintenance cost of public places that are created

DIRECTION

- Staff is wanting direction on moving forward to see what the City Council wants in a town center
 - Does the City Council want the City to create a Town Center?
- Other Options
 - Create Commercial Nodes
 - The City could secure access to trail and natural landscapes
 - Allow normal or Conservation/ Rural Preservation Subdivision to develop in area
 - Do nothing and allow for current zoning to govern