



Nibley City
Planning Commission
Thursday, March 21, 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 a Conditional Use Permit for Ellis Equipment Co., Inc, located at 2759 S Highway 89/91 (Applicant J. Clair Ellis)
2. A Public Hearing to receive comment about the proposed Highway 89/91 Corridor Setbacks and Commercial Node Definition
3. Discussion and Consideration of an Ordinance recommendation about the proposed Highway 89/91 Corridor Setbacks and Commercial Node Definition
4. Workshop: Nibley City Town Center PUD
5. Workshop: Subdivision Ordinance Update
6. Workshop: Discussion about Lot Sizes of R-2 and R-2A Zone.
7. 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 21, 2019**

Agenda Item #1

Description	Discussion and Consideration of a Conditional Use Permit for Ellis Equipment Co., Inc, located at 2759 S Highway 89/91 (Applicant J. Clair Ellis)
Department	Planning
Presenter	Stephen Nelson, City Planner
Action Type	Administrative
Findings	1. Building is in a Commercial Zone 2. Ag Implement Sales and services are a Conditional Use in a Commercial Zone NCC 19.20.020 3. The applicant is moving into an existing building that was designed and approved for commercial use and has adequate parking and landscaping.
Recommendation	Approve the application for a Conditional Use Permit
Reviewed By	City Planner

Background

Ellis Equipment Co., Inc is proposing to move from their current location at 701 S Main St Logan Ut to the current In Stock Flooring building located at 2759 S Highway 89/91. Ellis Equipment sales, rents, and services equipment for agricultural use with strong customer base in the south end of the Cache Valley. They have applied for a Conditional Use Permit with the City on March 12, 2019. Their application did not meet the deadline for this meeting, but after discussing it with the Planning Commission Chair, that application has been added to this meetings agenda since the Planning Commission's next scheduled meeting will be held on April 18, 2019, over a month out from when the applicant applied.

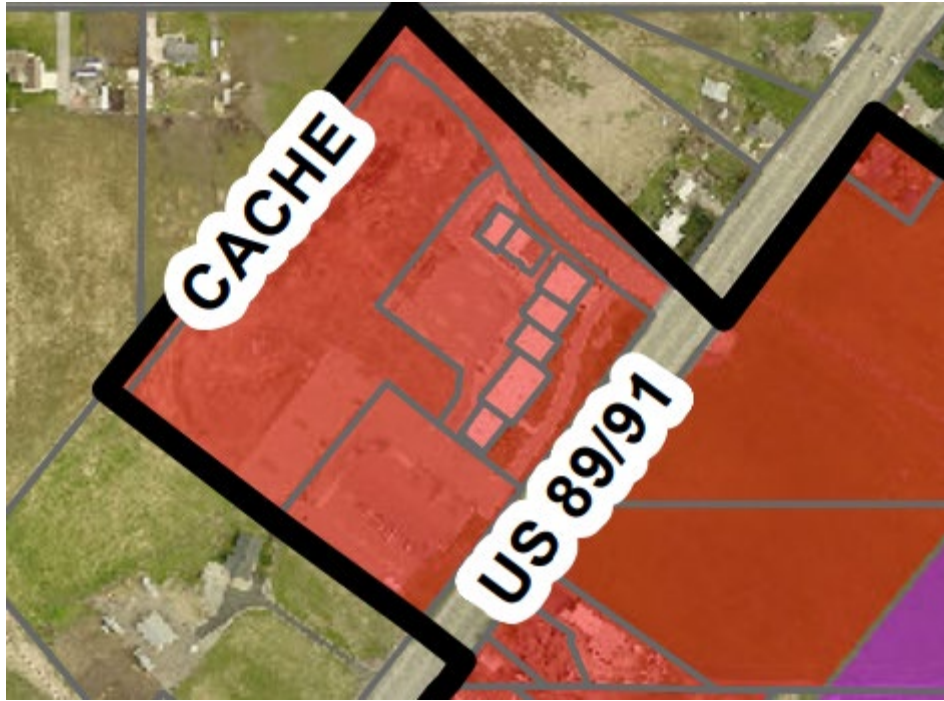
Ellis Equipment would be classified as an Ag Implement Sales and Service under Nibley City Code 19.04.010 as defined:

AG IMPLEMENT SALES AND SERVICE: A place and/or building, or portion thereof, that is used or is intended to be used for retail sale of a product(s) unique to and directly related to farm and ranch operations. This term includes feed/seed sales, irrigation equipment sales, farm machinery sales and repair, and the like.

Ag Implement Sales and Service uses are allowed as a conditional use within a commercial zone. The location of the application is zoned for commercial use as shown on the attached Nibley City Zoning Map.



Aerial View of the commercial development. Landscape area is located between the building and Highway 89/91. Employee parking will be located behind and customer parking and some sales display will be located in front and to the northwest of the building.



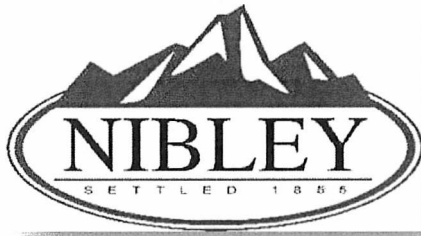
Zoning Map of the Parcel. Full map is attached.



Frontage of the building

The Planning Commission is the Land Use Authority for Commercial Conditional Use Permits and [Nibley City Code 19.28](#) governs the conditional use process. That applicant has reviewed Nibley City Code and has responded to each condition as outlined within our code as part of their application (see attached).

Staff has reviewed their application and recommends approval of the conditional use permit.



NIBLEY CITY
Application for Conditional Use Permit in
Industrial and Commercial Zones

Office Use Only

Date Received March 12, 2019
Application Fee Paid \$30.00
P&Z Meeting March 21, 2019

Please type or print in black or blue ink

Business Name	Ellis Equipment Co., Inc.	Local Business Phone #	435-752-4311
Business Address	701 South Main	City/State/Zip	Logan UT 84321
Billing Address	same	City/State/Zip	
State Tax ID 11872920-002-STC DBA ☒ Corp/LLC/Sole Prop./Partnership (circle)			
Describe the Nature of the Business (attach additional sheets if necessary) Ag implement sales and service, at 2759 S Highway 89/91 (current In-Stock Flooring property) See the attachment for more details.			
Do you use, store or manufacture any chemical, combustible, or hazardous materials? Yes/No Yes, minimal, see attmt If "Y", attach additional sheets explaining the type of chemicals and how they will be used, stored, or manufactured.			
Are you moving into a new or already existing building? New Existing Existing			
Sexually Oriented Business? * Yes/No No Alcohol Sales/Consumption?* Yes/No No			
*Answering yes to either of the above subjects a business owner to additional licensing requirements. See staff for additional information prior to submitting this application.			
Projected Opening Date	June 1, 2019	Days/Hours of Operation	Mon-Fri, 8 am - 5:30 pm

Officers/Owners (attach additional sheets if necessary)

	Owner/Office #1	Owner/Officer #2	Owner/Officer #3
Name (first/middle/last)	J. Clair Ellis		
Home Address			
Home Phone			
DOB (mm/dd/yyyy)			
Misc. Info/Pro. Licenses			
Driver's License #/State			

I certify that the information contained in this application is true and correct. I agree to conduct my business in accordance with Nibley City ordinances and any other State or Federal statutes or laws governing operation of such business. Further, I understand that false disclosure of information on this application or failure to comply with said ordinances, laws and statues may result in the revocation of my business license.

Signature of Applicant

Print Name J. Clair Ellis

Date March 12, 2019

Title President

- This application is subject to approval by the City Planner and Planning & Zoning Commission. You are required to appear before the Planning Commission for approval of the business license.
- Businesses must register with the Utah Division of Corporations, located at 160 East 300 South, SLC, UT or online at www.business.utah.gov/registration. Verification of registration must be submitted with this application.
- Business involved with the sale of tangible goods must provide evidence of a State sales tax number. You may obtain the sales tax number at the same time as you register the business entity, or obtain the sales tax number from the State Tax Commission.
- **If you are moving into an already existing building, you are required to have the County Building Inspector conduct an inspection prior to relocating. Evidence that the Building Inspector has conducted the inspection and finds the building suitable for the proposed use must be submitted with this application. Failure to submit an inspection report will result in the application being refused.**
- **If you are moving into a building which was constructed for your business, no business license will be issued until a certificate of occupancy has been issued by the Building Inspector.**
- There are additional application requirements for alcohol sales and sexually oriented businesses. See staff for further information.
- Also, if your profession is regulated by the Utah Department of Occupational and Professional Licensing, a copy of that professional license must be supplied.
- Temporary or soliciting type businesses are licensed on a separate application with specific requirements.
- License renewals are due January 1st each year. The license will indicate an expiration date. Renewal notices are sent as a reminder, but you are ultimately responsible for ensuring timely renewal payments. After March 1st, the license is no longer valid and business owners are required to submit a new application and pay associated fees.

FOR OFFICE USE ONLY

Use Classification Ag Implement and Sales and Service Approved _____ Denied _____

Comments/Conditions of License

City Planner _____ Date _____

Planning Commission Chair _____ Date _____

Commercial and Industrial Initial Business License Fee: **\$250.00** Received

Date: _____

Rec'd By: _____

License Issued Date: _____

Ellis Equipment Co. - Conditional Use Permit

ORDINANCE REQUIREMENTS AND EVIDENCE OF COMPLIANCE

March 2019

Business Name: Ellis Equipment Co., Inc.

Business Address: 2759 South Highway 89/91 (Currently In-Stock Flooring. Originally was Peterson Farm Supply)

MUNICIPAL CODE

19.28 Conditional Uses

19.28.010 Purpose And Intent

19.28.020 Conditional Use Permit

19.28.030 Review Procedure

19.28.040 Determination

19.28.050 Basis For Issuance Of Conditional Use Permit

19.28.060 Appeal

19.28.070 Building Permit

19.28.080 Expiration Of Permit

19.28.010 Purpose And Intent

The purpose and intent of conditional uses is to allow in certain areas compatible integration of uses which are related to the permitted uses of the zone, but which may be suitable and desirable only in certain locations in that zone due to conditions and circumstances peculiar to that location and/or upon certain conditions which make the uses suitable and/or only if such uses are designed, laid out and constructed on the proposed site in a particular manner.

The proposed use is in an existing Commercial zone and an existing location and building designed and originally permitted for the same use, Ag Implement Sales and Service

19.28.020 Conditional Use Permit

A conditional use permit shall be required for all uses listed as conditional uses in NCC 19.20. A conditional use permit may be revoked by the city council, after review and recommendation by the planning commission, upon failure to comply with the conditions imposed with the original approval of the permit.

19.28.030 Review Procedure

A. Application: Application for a conditional use permit shall be made to the planning commission.

B. Plans Required: Detailed location, site and building plans shall accompany the complete application forms provided by the city.

The Photos show the current property use. This application proposes no new construction or building modifications, and no change from the property's original use (Peterson Farm Supply), aside from a different name on the signs and different branded products in the outside display areas.

Photo 1: Current In-Stock Flooring business, front view

Photo 2: Current In-Stock Flooring business, top view

Photos 3-6: Adjacent properties

Photo 7: Current Ellis Equipment property in Logan

Photo 8: New Ellis Equipment logo

19.28.050 Basis For Issuance Of Conditional Use Permit

The planning commission shall not authorize a conditional use permit unless evidence is presented to establish:

A.. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and

The proposed use will serve Nibley and South Cache agricultural operations and property owners. Most other ag implement stores in Cache Valley are north or west of Logan. The applicant, Ellis Equipment, has always focused on serving customers in south Cache Valley.

B. That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property and improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering the following:

2. Commercial Zone:

a. Will traffic ingress and egress adversely effect the general traffic patterns in the area?

No. The expected traffic includes the personal vehicles of 10 employees, 6-10 local customers, 2-3 delivery trucks, and a few company trips in and out per day. This is similar to the current and previous uses of the property.

b. Will the location of parking facilities adversely effect internal circulation or access to public street circulation?

No. All parking is within the property, not on the street. No increase in parking demand is expected, compared to current and previous uses.

c. Will building location create a pedestrian traffic hazard by causing blind approaches to sidewalks?

No. No pedestrian traffic is anticipated, or is even feasible along the highway.

d. Will building design be compatible with or complimentary to existing adjacent structures?

Yes. It is an existing building originally built by the same person who planned and built the adjacent buildings to the North. No change to the building is being proposed. Outside product displays will be consistent with those already on the adjacent properties, or better.

e. If the development is adjacent to a residential zone or use, will the building location, lighting, parking or traffic circulation adversely effect the adjacent residential zone or use?

Not applicable. There is no residential zone adjacent to this property. No change to the current building location, lighting, parking, traffic circulation or hours of operations are being proposed.

f. Will the proposed signing be complimentary to the development and overall aesthetic nature of the immediate area?

Yes. Tasteful business name signs will be mounted on the building, similar to the current and previous uses.

g. Will the proposed landscaping be sufficient to enhance the aesthetic acceptability of the development?

Yes. Landscaping is in place and sprinklers are installed. No changes are being proposed.

h. Is the existing public water supply adequate to service the proposed development?

Yes. No change from the current or previous water use are being proposed.

i. Will the proposed site design provide adequate drainage of storm and surface water so as to not adversely effect other property?

Yes. Underground storm and surface water drains are in place from original plan and are in use. No new construction is being proposed.

j. Have suitable arrangements been made for the disposal of sewage and other wastes produced by the development?

Yes. No change is proposed in sewage or wastes produced, compared to the property's original use for ag equipment. The applicant has a contract with Safety-Kleen to remove and properly recycle or dispose of used oil or parts washer cleaning solvent. The property is subject to a commercial lease agreement that includes strict controls on environmental wastes to protect the property owner from future clean up costs.

k. Will suitable procedures be used to minimize soil erosion during the construction of the development?

Not applicable. No new construction is being proposed.

l. Will water flow be impeded in existing canals or irrigation company ditches in the proposed development?

Not applicable. No new construction is being proposed.

C. That the proposed use will comply with the regulations and conditions specified in this title for such use;

Yes. "Ag implement sales and service" is a conditional use in the Commercial zone, and the proposed use will meet all regulations and conditions.

D. That the proposed use conforms to the goals, policies and governing principles and land use of Nibley comprehensive plan;

Yes. The proposed use conforms to the following goals and principles of the General Plan.

Nibley General Plan, page 22:

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 Principle 1A: Provide for complementary, desirable, and needed land uses in the community, such as schools, residences, businesses, and recreational features.

E. That the proposed use will not lead to the deterioration of the environment of the general area, nor will produce conditions or noises or emit pollutants of such type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties, including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole.

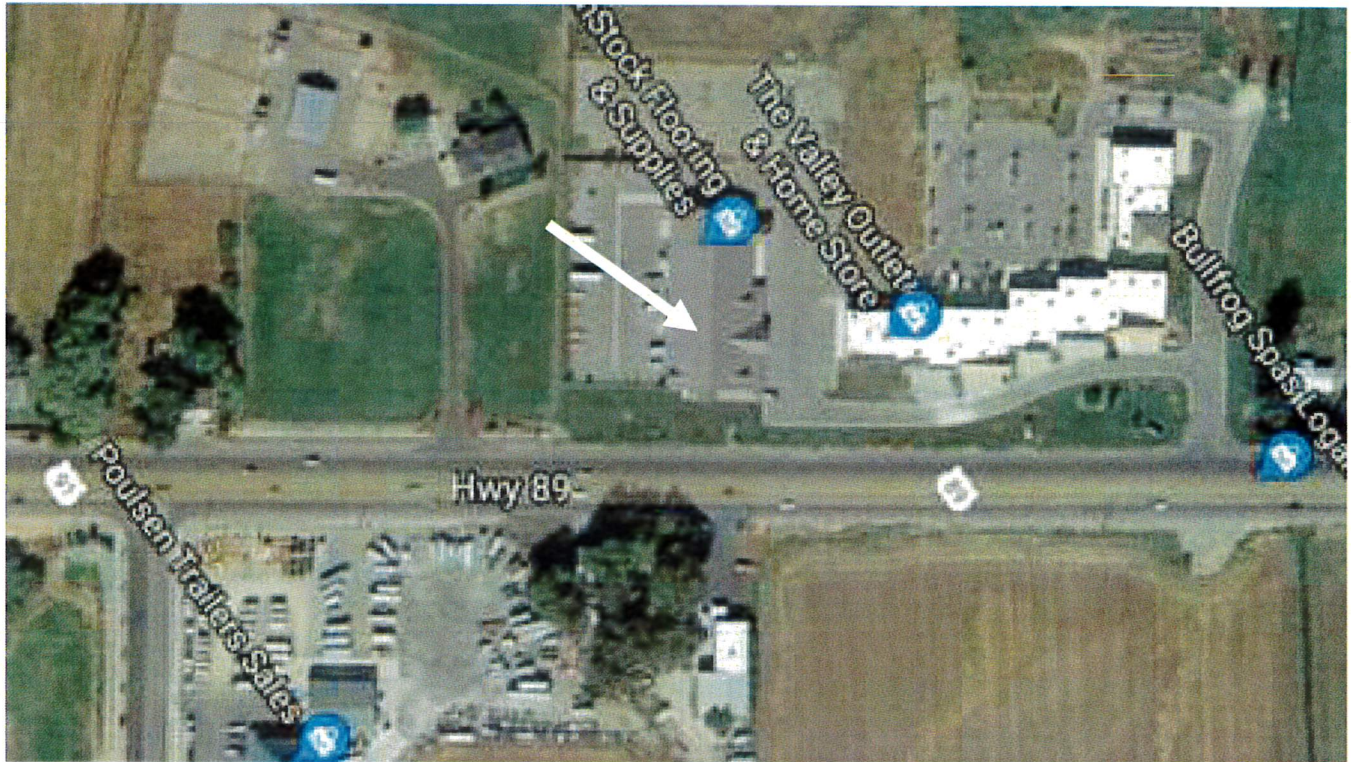
No environment deterioration is being proposed. The normal noise and emissions from the minimal vehicle traffic are similar in quantity and time of day to the current and previous uses, and similar to adjacent uses.

The owners and employees of Ellis Equipment Company very much look forward to joining with our neighbors in Nibley, providing useful products and services, and enjoying participation in the community. We are happy to address any questions or concerns about our application.

Photo 1, Front View of Property



Photo 2, Top View of Property



Photos 3-6, Adjacent Properties, Front View



Photo 7, Current Ellis Equipment property in Logan



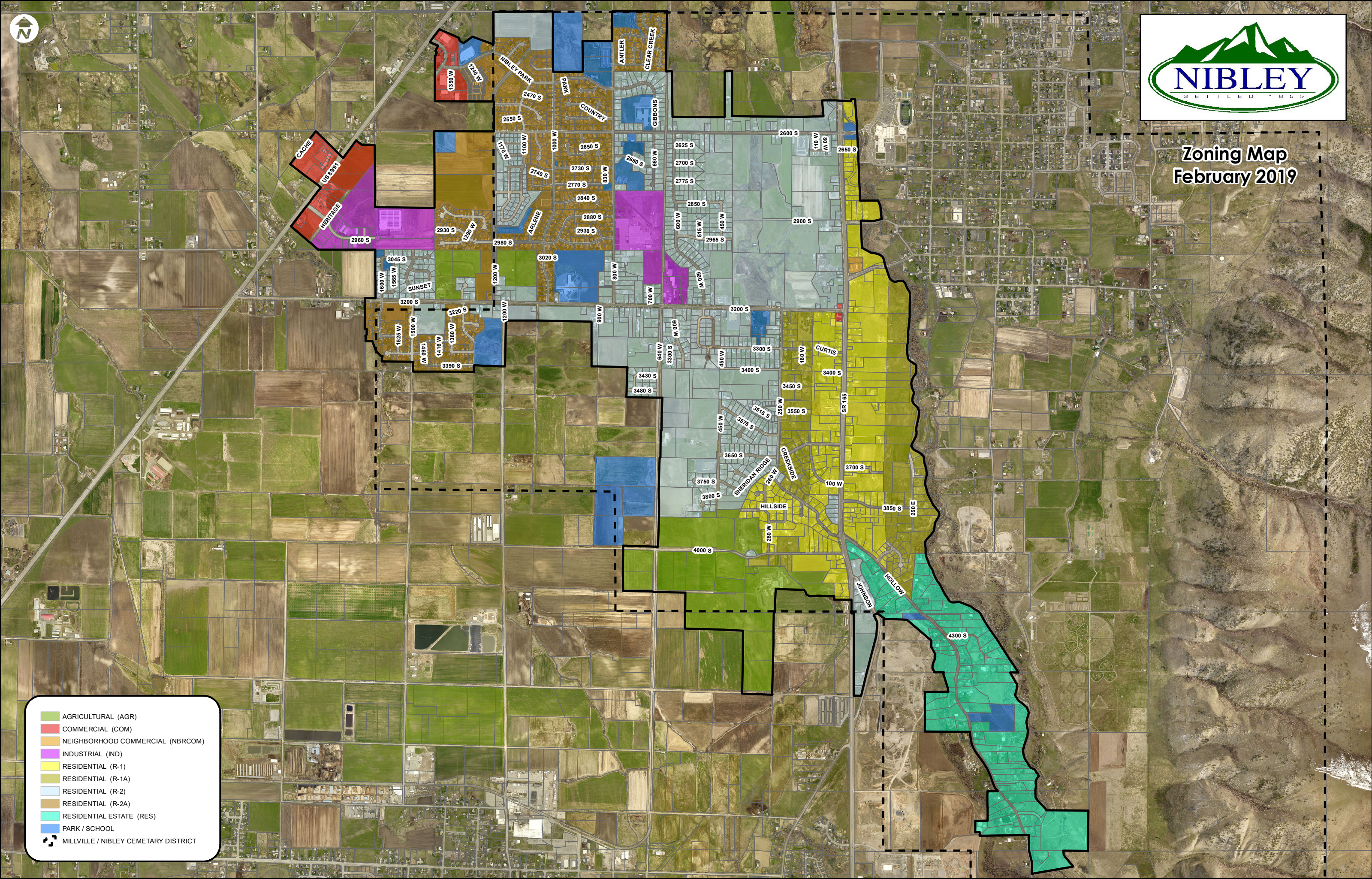
Photo 8, New Ellis Equipment Logo





Zoning Map
February 2019

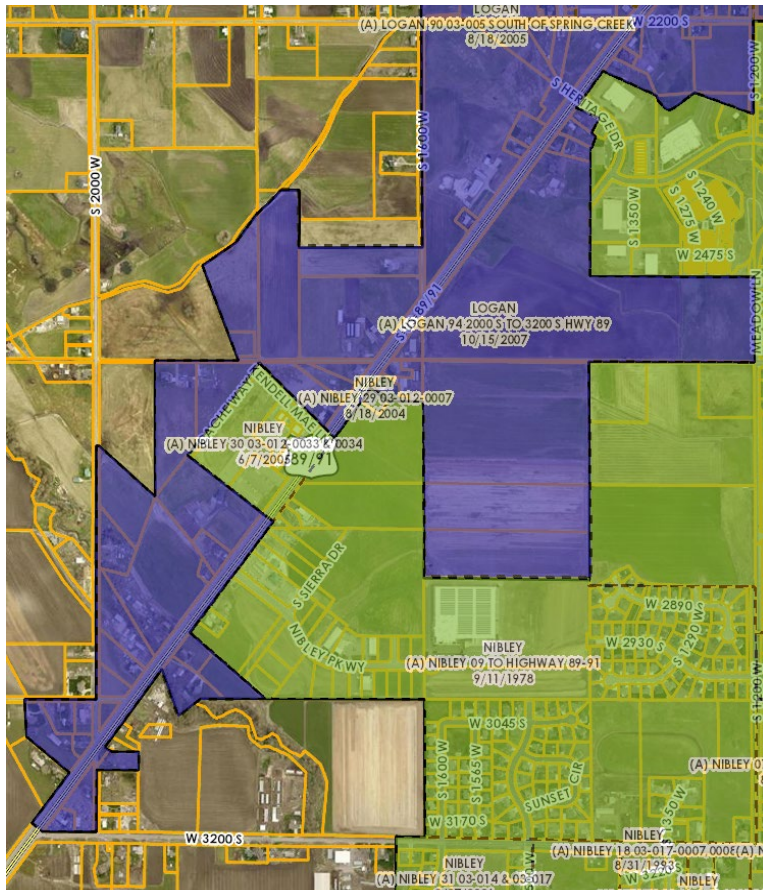
- AGRICULTURAL (AGR)
- COMMERCIAL (COM)
- NEIGHBORHOOD COMMERCIAL (NBRCOM)
- INDUSTRIAL (IND)
- RESIDENTIAL (R-1)
- RESIDENTIAL (R-1A)
- RESIDENTIAL (R-2)
- RESIDENTIAL (R-2A)
- RESIDENTIAL ESTATE (RES)
- PARK / SCHOOL
- MILLVILLE / NIBLEY CEMETARY DISTRICT



Agenda Item #2 and #3

Description	A Public Hearing to receive comment about the proposed Highway 89/91 Corridor Setbacks and Commercial Node Definition Discussion and Consideration of an Ordinance recommendation about the proposed Highway 89/91 Corridor Setbacks and Commercial Node Definition
Department	Planning
Presenter	Stephen Nelson, City Planner
Action Type	Public Hearing, Legislative Recommendation to the City Council
Findings	N/A
Recommendation	Review the proposed wording and make a recommendation to the City Council
Reviewed By	City Planner and City Manager

Background



Nibley City has been in discussions 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 one of the primary gateways into Logan City. As such, they have asked Nibley City to consider adopting code similar to Logan City's Gateway Overlay standards.

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.

Logan City has reviewed and sent comment about the proposal and has stated that they would like to see 150' ft. setback and 75' setbacks in commercial nodes. These setbacks would include parking lots, signage, displays and other uses except for landscaping. These setbacks are on the larger end of what Nibley City and Logan City originally discussed.

Some of Logan City's concerns are about uses adjacent to Highway 89/91. Nibley City current zoning map and Future Land Use show that no industrial use is planned to run adjacent to Highway 89/91.

Nibley City staff has sat down with Logan City staff to discuss the issue and will be bringing an update to the proposed wording above for consideration.

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

Agenda Item #4

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 2018 the City Council, with the recommendation from the Planning Commission, adopted a new Future Land Use Map which 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)

In addition to the general guidelines that are listed above, it is important for the Planning Commission to consider impact of the development on the surrounding area. Some concepts to consider is density, connectivity, use, open space, and public park space.

Density and Use

The proposed ordinance has an outline of uses including, commercial, a variety of housing, parks, agricultural use, and general open space. The proposed ordinance allows for single family homes, town-homes, condominiums, and up to two Accessory Dwelling Units within a commercial building. The proposed ordinance has the following density standards:

B) Density

- 1) For Developments of 40 acres or more, an applicant can have a total of 10 units per total acres. No more than 20% can be condominium units, and no more than 60% can be town-home units.
- 2) For Development of 15 to 39.9 acres, a development may contain 9 units of total acre, no more than 10% can be condominium, no more than 70% can be town-homes.
- 3) For developments under 15 acres, a development may contain single family homes only meeting the minimum lot size.
- 4) When calculating density for dwelling units, any commercial area shall be subtracted from the gross acres of the Town Center PUD.

Town-homes and Condominiums will also be controlled by design standards that are similar to the standards that are within our R-PUD.

The goal of this workshop will be for the Planning Commission is to review the draft ordinance and make recommendations. Attached below are survey results regarding Future Land Use within Nibley City that was conducted during the 2018 Heritage Days and the presentation from last meeting.

19.48 Town Center Overlay Zone

19.48.010 Purpose

A) The purpose of the Town Center Overlay Zone are as follows:

- 1) To create neighborhoods and commercial areas that help to enhance the charter of Nibley City, while respecting the rural nature and history of the City.
- 2) Create public and private open space
- 3) Create public gathering places that can serve as a location for City and Community
- 4) Allow for a variety of housing densities that surround the more active areas of the center to help reduce the need for automobiles, and provide better access to a greater number of people to ensure the viability of the services offered within the Town Center
- 5) Create a variety of uses, services and building types that serve the needs of residents, workers and visitors
- 6) Create transportation corridors for pedestrians and bicycles including trails and bike lanes.
- 7) Create areas of economic development that have clear access off of 3200 S and Highway 165.
- 8) Provide a phasing of a variety of land use and development
- 9) To protect natural features and tree stands

19.48.020 Definitions

Condominium: A multiple dwelling or development containing individually owned dwelling units and jointly owned and shared areas and facilities, which dwelling, or development is subject to the provisions of state and local laws.

19.48.030 Use and Regulations

A) A Town Center Overlay Zone development may be applied for within the area contained on the Future Land Use Map designated as the Town Center. The area maintains its base zoning unless other wise approved by the City Council through an approval process.

B) Space Regulations

	Single Family Homes	Town-Homes	Condominium Buildings	Commercial	Public Buildings
Minimum Lot Size	5,000	-	-	-	-
Minimum Frontage	50'	-	-	40'	-
Front	20'	20'	30'	0'	20'
Side Yard	5'	10'	10'	0'	5'

Side Yard Porches, Decks, Overhangs	5'	5'	10'	0'	5'
Side Yard Adjacent to Streets	20'	20'	30'	30'	30'
Maximum Height	40'	40'	40'	50'	50'

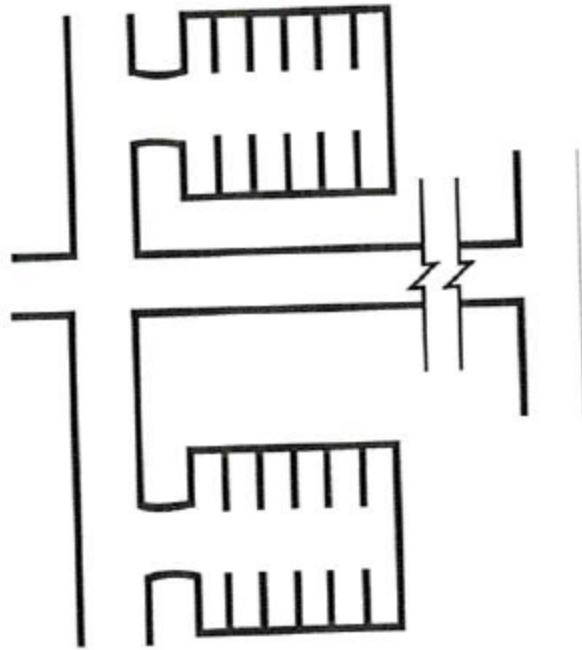
- 1) Note: All commercial buildings and parking lots must be setback a minimum of 20' from Highway 165.
- C) Commercial and Condominium Development shall be located on the eastern side of the Town Center Area, with Commercial development concentrated within 660 ft. of Highway 165. Condominiums shall be located adjacent to commercial areas and shall have planted buffers planted on every side.

19.48.40 Residential and Housing Standards

- A) The following housing types are permitted within the Town Center Overlay Zone
 - 1) Single Family Homes
 - 2) Town-homes
 - 3) Condominium
- B) Density
 - 1) For Developments of 40 acres or more, an applicant can have a total of 10 units per total acres. No more than 20% can be condominium units, and no more than 60% can be town-home units.
 - 2) For Development of 15 to 39.9 acres, a development may contain 9 units of total acre, no more then 10% can be condominium, no more than 70% can be town-homes.
 - 3) For developments under 15 acres, a development may contain single family homes only meeting the minimum lot size.
 - 4) When calculating density for dwelling units, any commercial area shall be subtracted from the gross acres of the Town Center PUD.
- C) Single Family Homes
- D) Town-homes and condominium standards
 - 1) General Design Concepts. New development shall be designed for its specific context with a design unique to Nibley City. Developments shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials, and colors shall coordinate.

- 2) All facades shall include architectural treatments to provide visual interest and to differentiate individual units. These design standards shall be applicable to all sides of a building, with each façade (front, rear, and side) being required to meet the terms of this Section.
 - 3) Building Materials. The majority of each façade (51% or more of the wall area excluding windows and doors) shall be constructed of the following hard surface building materials: brick, stone, stucco, treated or split face decorative block (CMU), fiber cement siding, concrete, or other durable building material as approved by the City Council. EIFS or untreated concrete block (CMU) may be allowed as an accent or secondary material only. The Planning Commission may approve metal as an exterior building material and as a primary material on a case-by-case basis if an applicant can show that the type of metal is of a high grade and provides architectural quality to a building. Vinyl siding is prohibited.
 - 4) Vertical Separation. Buildings in excess of one (1) story in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-façade cornice or trim, a change in material, style or color, a façade step-back or roof pitch with dormer windows, or other methods
 - 5) Building Entrances. Building entrances shall have porches and shall be oriented toward the street or an open space area and provide connecting pedestrian access between the street, parking or open space areas.
 - 6) Variation. Dwellings units shall be designed with architectural wall variations spaced at intervals of thirty (30) to fifty (50) feet in linear width, depending on the size of the project . The following architectural features shall be incorporated into the design of the building:
 - i) Change in building materials;
 - ii) Building projections measuring at least eighteen (18) inches to three (3) feet in depth based on the scale of the proposed building;
 - iii) Awnings and lighting, or another architectural variation as approved on a case-by-case basis that creates visual interest.
 - 7) Garages. Townhomes shall be designed oriented toward public roads with rear loading garages accessed by a paved parking area or alleyway. Rear loading garages are highly encouraged for townhomes located on interior project roads with units oriented toward a road or common courtyard area. Front loading garages may be allowed for townhomes that do not have any portion of the building adjacent to a current or planned public road or street outside of the development. Multiple unit structures shall have garages incorporated into the primary structure. At least fifty percent (50%) of units shall contain a two-car garage. No town-homes shall have a detached garage.
- E) Parking
- i) Parking: Each development shall provide 2 primary parking spaces for each unit. Primary parking must be contained in a garage, carports, driveway, or parking court. An Town Center development shall provide one guest parking spot for every three units. Guesting parking may be located in parking courts or private parking stalls located adjacent to the street but are privately maintained by the owners association.

Individual parking courts shall contain no more than 20 parking spaces and shall be physically and visually separated by a landscape area a minimum of 20 feet in width from any adjacent right-of-way. The separation shall be landscaped with grass, trees, or xeriscape plants.



- ii) A parking court of any length shall consist of no more than one double-loaded parking aisle.
 - iii) Parking courts shall be located in the interior of the development and located in the rear of buildings of the developments.
 - iv) Parking Courts shall be paved and built to Nibley City parking lot standards.
- F) Open Space and Amenities
- 1) Town Center Residential Development must contain a minimum of 25% gross open space. Open Space shall contain some of the following
 - i) Buffering
 - ii) Sports fields/courts
 - iii) Landscape
 - iv) Public paved trails
 - v) Play grounds
 - vi) Swimming pools
 - vii) Club house
 - viii) Park space

- ix) Stormwater facility contain outside of the right-of-way
- x) Water ways
- xi) Splash pads
- xii) Agricultural Use
- xiii) Sensitive and natural landscape.

19.48.050 Town Center Commercial Standards

- A) Nibley Town Center shall provide a verity of commercial, retail, and entertainment uses within a development.
- B) All Commercial buildings and areas are required to meet Nibley City's Design Standards for Commercial And Institutional Uses as amended.
- C) Each commercial building may contain no more than two attached accessory dwelling units. These dwelling units shall not be place on lower than the second story of the building. These dwelling units shall not count toward the over all units pre-acre of the development and shall be approved as part of the building permit for the commercial building.
- D) Temporary Uses
 - 1) Each commercial area is encourage to have space dedicated for temporary uses, such as food trucks, vendors, snow cone shacks, farmers markets, sidewalk sales, out-door dining, music performances, and other uses that are temporary in nature and used to draw residents and customers to the commercial site.
 - 2) Temporary uses are allowed in the Public right-of-way with a permit from the City.
 - i) Temporary uses can not impede the normal flow of vehicle, bicycle, and pedestrian traffic, except for local events with a special event permit from the City.
 - ii) Sidewalk sales, out-door dining, and vendors must leave a minimum of 5' of clear sidewalk adjacent to the building.
 - 3)
- E) Right-of-way and road cross sections
 - 1) All roads in a commercial right must contain two 11' lanes and 10' sidewalk fronting each commercial building. Sidewalk located to side or rear of buildings or adjacent to parking lots may be 8' in width. Any on street parking must be angled parking. Bike lanes are encouraged on all primary access roads to the development except for on Highway 165.

2) Following are approved roadway cross sections for Commercial developments:





3) Street Trees shall be planted every 40 ft.

F) Open Space: Each town center commercial development must contain 20% open space.

Trees must be planted for every 600 square feet of landscaped area. These spaces shall include some of the following uses:

- 1) Landscape buffering
- 2) Landscape Stormwater facilities. These facilities shall be planted with sod or xeriscape
- 3) Public Court Yards paved with cement; or with brick, cement, stone pavers; or planted with sod; or mix of the above. Public Court Yards shall contain some of the following outside dining areas, public benches or tables, lighting, stages, pavilliations, planter boxes, food truck or vendor area, trees and other landscaping, water features.
- 4) Public Trails that connect to adjacent parking, parks, and residential developments. All public trails must comply with Nibley City Trail Master Plan and Nibley City Commercial and Institutional Design Standards
- 5) Planted and landscaped setback areas.
- 6) Park strips within the right-of-way shall not count toward open space, but street trees shall count towards the overall tree number.

G) Signs

- 1) Signs shall comply with NCC 19.24.150
- 2) Blade/Bracket Mounted Signs are encouraged and may hang in the right-of-way. They may be no lower than 7', no higher than 9', and no wider than 42".

H) Parking

- 1) No Parking lot shall be located in front of any building, except for angled street parking. Parking lots may be located to the side of any building that contains no more than 10 spaces. All other parking lots must be located behind each building.
- 2) Parking lots shall be setback a minimum of 8' feet from the any adjacent public right-way. The setback area must be planted with a minimum of one tree for every linear 30 ft adjacent to a right-of-way and other landscaping as approved. Setback areas

19.48.060 General Design Standards

- A) Natural features. TOWN CENTER DEVELOPMENT's shall respect, preserve and maintain natural features such as existing trees, hills, drainages, wetlands, bodies of water, or other natural features.
- B) A landscaping plan for the front yards shall be included, which shall be installed before occupancy can be given to the home. The landscaping plan shall include at least one (1) tree for every dwelling unit, half of which shall be coniferous evergreen trees and two (2) shrub of five (5) gallon size for each dwelling units. The coniferous trees shall be at least six (6) feet in height and the deciduous trees shall be at least one and a half (1.5) inches in caliper.
- C) Public Open Space. As part of a Town Center PUD, a developer must dedicate property to public and City uses. This land may contain wetlands, canals, streams or other water ways. The City and Developer shall, as part of the Development Agreement, agree to a plan for the development of said property. This space shall be counted towards the developers open space requirements.
- D) Connectivity. TOWN CENTER DEVELOPMENT shall provide connectivity throughout the development. All improvements shall consider vehicle, bicycle, and pedestrian access.
 - i) Street Design: All street designs shall comply with Nibley City's street standards and the General Plan and Transportation Master Plan. Each development shall provide at least two working access points that provide access to an existing street right-of-way. Additional access points may be required in order to facilitate an adequate and convenient circulation system within the City. Such additional access points will be located where they will implement the City's Transportation Master Plan, connect to existing street rights of way, or provide access for the logical development of adjacent, undeveloped properties.
 - ii) All streets are encouraged to incorporate traffic calming and beautification methods as listed in Nibley City design standards and Transportation Master Plan. This included islands, bulb-outs, roundabouts, etc. Each traffic calming measure shall be approved by the City Engineer.
 - iii) All Streets shall be dedicated public streets built to Nibley City Code and standards. Private drives shall only be built to access parking courts or garages that are located directly behind each unit.
 - iv) Private Drives/Alleyways provide vehicular access to parking and dwelling units but do not provide primary pedestrian access to units. Private Drives are intended to be used primarily for vehicular circulation and dwelling access and should be visually distinct from streets.
 - (a) Private drives shall be a minimum width of 20 ft.

- (b) All private drives shall be perpendicular to the street they connect to.
 - (c) Driveways that access a single dwelling unit are not considered private drives or an alleyway
 - v) Developments shall provide a pedestrian access to the development border at intervals at a minimum of 660 feet unless expressly prohibited by conflicting with previously developed subdivisions or land use. These access points shall be aligned with other trail systems, street right-of-way, or amenities and shall match the layout and size of the connection. A connection shall contain a minimum of eight ft (8') sidewalk.
- 2) Pedestrian circulation. TOWN CENTER DEVELOPMENT shall provide a circulation map and show the following improvements to for pedestrian circulation and safety:
- (a) Pedestrian walkways that interconnect the adjacent street(s), amenities, parking areas, building entries, adjacent sites and adjacent master planned trails where applicable. Each building located along a public road must provide a sidewalk connection from the building entrance to the public sidewalk.
 - (b) Walkways shall be hard surfaced with concrete.
 - (c) Crosswalks shall be placed where pedestrian walkways cross streets and internal roads and shall be painted or made of concrete.
 - (d) The development shall provide connections to the Nibley City trail system. These trails must be dedicated to the City and built to Nibley City standards as listed in the Trails Master Plan and Nibley City Design Standards.

19.48.070 Approval Process (Maybe make this its own section of code)

- A. The Town Center is an overlay zone. That is, developers apply for the overlay to be applied, allowing them to receive the density bonuses outlined herein in exchange for public amenities, all while retaining the original zoning of the property. The Planning Commission and City Council may approve, deny or approve with conditions as a legislative action.
- B. Application Submission: An application for Town Center Development shall be submitted to the City with all required documents, maps, plats and plans as listed below.
- C. Procedure:
 - 1. A Town Center Development shall go through the following process to gain approval:
 - a. Development Committee: An applicant shall have a preliminary meeting with the development committee composed of applicable City staff, a member of the Planning Commission and a member of the City Council to review a concept plan before preliminary application.
 - Overlay Zone Application: Applicants shall submit an TOWN CENTER DEVELOPMENT Overlay Zone and preliminary plat application with the following:
 - i. A complete development plan application that is duly signed by the property owner or the owner's representative and that

includes a legal description of the property and a nonrefundable application fee.

- ii. A vicinity map showing the approximate location of the subject parcel in relation to other major areas of the city.
- iii. A general description of the proposed development, together with a map indicating the general development pattern, land uses, densities, intensities, open spaces, parks and recreation, and how the project is coordinating with existing and planned trails, sidewalks and pedestrian walkways and any other important elements within or adjacent to the project.
- iv. Sufficient detail to indicate how the proposed development complies with the development standards for residential and nonresidential uses according to Nibley City Code and Design Standards.
- v. A description of architectural design standards that will apply to all buildings within the development plan.
- vi. A data table showing the total number of lots/units, floor area ratio (FAR) calculations (for commercial space only), square footage of proposed buildings by floor, number of proposed garage parking spaces, if any, number of proposed surface parking spaces, percentage of buildable land, percentage of open space or landscaping and net density of dwelling units by acre.
- vii. Existing and proposed infrastructure including proposed roadways, utility locations and capacities and the estimated impacts of the proposed development plan on all public utilities including culinary water, secondary water, wastewater, transportation, storm drainage, fire protection, solid waste, parks and recreation demands of the proposed project.
- viii. Existing physical characteristics of the site including all constrained and sensitive land
- ix. Identify how environmental issues, if any, will be protected or mitigated, i.e., wetlands, historical sites, endangered plants and animals.
- x. Conceptual information relating to storm drainage including 100-year 24-hour drainage flows, 10-year 24-hour stormwater flows and proposed storm drainage facilities.
- xi. Major street layout that meets Nibley City standards.
- xii. A general description of controlling entities and methods such as the use of CC&Rs, Owners Associations, architectural or design review committees or associations proposed to ensure that internal compatibility related to issues such as site design and architecture will be maintained over the life of the project.
- xiii. A list of property owners' names and addresses within three hundred feet (300') of the subject property and stamped and pre-addressed envelopes (return address to be left blank)

for all property owners within three hundred feet (300') of the propose development.

xiv. A list of land adjacent in the same ownership.

xv. An electronic file of all submitted plans in PDF format or other electronic format determined by city staff. Such other information shall be included as may be necessary to determine that the contemplated arrangement of uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this title.

xvi. A preliminary plat that complies with Nibley City Subdivision Code and all other applicable code for the subdivision. Preliminary plat approval may be granted at the same time of approval of the overlay zone.

b. Approval with Development Agreement:

i. Before an TOWN CENTER DEVELOPMENT Overlay Zone can be approved, the City Council and applicant must enter into a development agreement which shall be recorded on title to the real property that is the subject of the development and which shall be binding upon and shall run with that property. The development agreement must include the following provisions:

a. That the development must be developed in a way that is substantially similar to the site plan and proposed amenity improvements.

b. That the preliminary site plan and all supporting documentation shall be attached to the development agreement.

c. That any development of the proposed real property shall not exceed the number of units as listed on the preliminary plat.

ii. The applicant shall provide the necessary documentation to establish that any holders of interests that are superior on title to the development agreement, including, but not limited to, liens, mortgages, deeds of trust, and other similar devices have been made subordinate to the development agreement.

iii. Signing and recording of the development agreement, and the subordination to the development agreement of any superior interests on title, must be accomplished before an TOWN CENTER DEVELOPMENT Overlay Zone may be approved.

c. Final Subdivision Approval: Once the overlay zone and development agreement have been recorded, an applicant may apply for final plat approval. An applicant shall provide the following:

i. An applicant shall follow the standards as listed in NCC §21 for Final Plat approval of a subdivision.

ii. An applicant must submit all construction and engineering drawings and detailed plans for all amenities. These shall

include landscape drawings and details. The City Engineer shall review and ensure all plans meet Nibley City standards.

- iii. A maintenance plan that complies with the terms of this chapter.
- iv. The Planning Commission shall review and make a recommendation for final plat approval, approve with conditions, or denial to the City Council.
- v. The City Council shall approve, approve with conditions, or deny the final plat application base on the standards listed within Nibley City Code, Design Standards, and the applicant's compliance with the Development Agreement.

- D. TOWN CENTER DEVELOPMENT Considerations: In approving with conditions, denying or approving an TOWN CENTER DEVELOPMENT proposal, the Planning Commission and City Council shall consider the following in addition to all other considerations required by law:
- 1. Design of Buildings: The architectural design of buildings and their relationship on the site and their relationship to development beyond the boundaries of the development.
 - 2. Streets and Parking: Which streets shall be public, and which shall be private, the entrances and exits to the development, and the provisions for internal and external traffic circulation and off-street parking.
 - 3. Type, Size, and Location of amenities.
 - 4. Landscaping and Screening: The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.
 - 5. Signs: The size, location, design and nature of signs, if any, and the intensity and direction or area of floodlighting.
 - 6. Density: The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map, as being a desirable future residential density.
 - 7. Ability to Complete Project: The demonstrated ability of the proponents of the TOWN CENTER DEVELOPMENT to financially carry out the proposed project under total or phase development proposals within the time limit established.
 - 8. Criteria for Issuing Conditional Use Permit: Criteria used in NCC 19.28 of this title.
- E. Revisions: In the event an approved preliminary or final site plan requires revision by the developer, the site plan, and its revision shall be approved by the Nibley City Council with the recommendation of the Planning Commission. In the event revision is for a final site plan, all property owners in the development shall be notified in writing by the Planning Commission that a revision has been submitted and will be considered by the Planning Commission.
- F. Building Permit Issuance: The building inspector shall not issue any permit for the proposed building or use within the project unless such building or use is in

accordance with the approved development plan and any conditions imposed, including completion of amenities. Approved development plans shall be filed with the Planning Commission and the City Recorder.

- G. Time Limit: Unless there is substantial action leading toward completion of a TOWN CENTER DEVELOPMENT or an approved phase thereof within three years from the date of approval, such approval shall expire unless after reconsideration of the progress of the project an extension is approved by the City Council.

19.20 Land Use Chart

19.20.010	Classification	Of	New	And	Unlisted	Uses
19.20.020		Land		Use		Chart

19.20.010 Classification Of New And Unlisted Uses

For those uses not listed in the following chart as a permitted or conditional use, the applicant shall take such request to the planning commission. The planning commission may determine the appropriate classification if it determines that the new or unlisted use is the same as a use listed under another name in the land use chart. The planning commission shall so document this information and the applicant may proceed under such regulations as are applicable to that use. Should the planning commission determine the use is not considered by the land use chart, the applicant may petition the city council to amend the zoning title to specify and locate an appropriate zone or zones for the new use.

HISTORY

Adopted by Ord. 09-01 on 2/5/2009

19.20.020 Land Use Chart

Nibley City Land Use Chart:

P	=	Permitted use									
NP	=	Not permitted use									
C	=	Conditional use (permitted with conditions imposed by planning and zoning commission)									
Use		A	R-E	R-1	R-1A	R-2	R-2A	C	C-N	I	TC
Ag implement sales and service		C	NP	NP	NP	NP	NP	C	NP	C	C
Agricultural production		P	P	P	P	P	P	C	C	C	P
Animal Crematorium		NP	NP	NP	NP	NP	NP	C	NP	C	NP

Arboretum/nature center	C	C	C	C	C	C	C	C	C	P
Artisan shop	C	C	C	NP	NP	NP	C	C	C	C
Assisted living facility	C	C	NP	NP	NP	NP	C	C	NP	C
Auditorium	NP	NP	NP	NP	NP	NP	C	NP	C	C
Bail bonds/pawnbroker	NP	NP	NP	NP	NP	NP	C	NP	C	NP
Bakery	NP	NP	NP	NP	NP	NP	C	C	C	P
Banks/financial institutions	NP	NP	NP	NP	NP	NP	C	C	C	P
Beauty salon/spa	NP	NP	NP	NP	NP	NP	C	C	C	P
Bed and breakfast inn	C	C	C	C	NP	NP	C	C	NP	P
Building moved from another site	C	C	C	C	C	C	C	C	C	C
Bus/transit terminal	NP	NP	NP	NP	NP	NP	C	C	C	P
Business equipment sales and service	NP	NP	NP	NP	NP	NP	C	C	C	P
Car Wash	NP	NP	NP	NP	NP	NP	C	C	C	P
Cemetery	C	C	C	C	C	C	NP	NP	NP	NP
Check cashing/credit services	NP	NP	NP	NP	NP	NP	C	NP	C	NP
Church/places of worship	C	C	C	C	C	C	C	C	C	P
Club/service organization/lodge	NP	NP	NP	NP	NP	NP	C	NP	C	NP
College/university	C	NP	NP	NP	NP	NP	C	NP	C	C
Construction sales and service	NP	NP	NP	NP	NP	NP	C	NP	C	C
Daycare/preschool, commercial	NP	NP	NP	NP	NP	NP	C	C	C	P

[illegible]

Manufacturing, light	NP	NP	NP	NP	NP	NP	NP	NP	C	NP
Medical/dental offices and clinic	NP	NP	NP	NP	NP	NP	C	C	C	P
Medical sales and service	NP	NP	NP	NP	NP	NP	C	C	C	C
Mineral extraction	NP	NP	NP	NP	NP	NP	NP	NP	C	NP
Mobile home park	NP	NP	NP	NP	NP	NP	NP	NP	C	NP
Motor vehicle sales and services	NP	NP	NP	NP	NP	NP	NP	C	NP	NP
Nursing home	C	C	C	C	C	C	C	C	NP	C
Parking, commercial	NP	NP	NP	NP	NP	NP	C	NP	C	C
Personal instruction services	NP	NP	NP	NP	NP	NP	C	C	C	P
Pest control	NP	NP	NP	NP	NP	NP	NP	NP	C	NP
Plumbing services	NP	NP	NP	NP	NP	NP	C	NP	C	C
Printing/copying, commercial	NP	NP	NP	NP	NP	NP	C	NP	C	P
Professional offices	NP	NP	NP	NP	NP	NP	C	C	C	P
Protective services	NP	NP	NP	NP	NP	NP	C	NP	C	C
Recreation/entertainment, commercial	NP	NP	NP	NP	NP	NP	C	C	C	P
Recycling collection facility	NP	NP	NP	NP	NP	NP	NP	NP	C	NP
Repair service, general	NP	NP	NP	NP	NP	NP	C	C	C	C
Research and development	C	NP	NP	NP	NP	NP	C	NP	C	P
Research service	NP	NP	NP	NP	NP	NP	C	NP	C	P
Restaurant, fast food	NP	NP	NP	NP	NP	NP	C	C	C	P

Retail	NP	NP	NP	NP	NP	NP	C	C	C	P
School	C	C	C	C	C	C	C	C	C	C
Sexually oriented business	NP	NP	NP	NP	NP	NP	NP	NP	C	NP
Sign shop	NP	NP	NP	NP	NP	NP	NP	NP	C	NP
Slaughterhouse	C	NP	NP	NP	NP	NP	NP	NP	C	NP
Sports facilities	NP	NP	NP	NP	NP	NP	C	NP	C	P
Storage facility	NP	NP	NP	NP	NP	NP	NP	NP	C	NP
Temporary office/model home	NP	C	C	C	C	C	C	C	C	C
Transportation services	NP	NP	NP	NP	NP	NP	C	NP	C	C
Utility substation	C	C	C	C	C	C	C	C	C	C
Veterinary clinic, large animal	P	NP	NP	NP	NP	NP	C	NP	C	NP
Veterinary clinic, small animal	P	NP	NP	NP	NP	NP	C	C	C	P
Warehousing	NP	NP	NP	NP	NP	NP	NP	NP	C	NP
Welding/machine shop	NP	NP	NP	NP	NP	NP	NP	NP	C	NP

Notes-

1- Group living facilities are govern by NCC 19.42

HISTORY

<i>Adopted</i>	<i>by</i>	<i>Ord.</i>	<i>09-01</i>	<i>on</i>	<i>2/5/2009</i>
<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<i>09-05</i>	<i>on</i>	<i>4/23/2009</i>
<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<i>09-15</i>	<i>on</i>	<i>11/5/2009</i>
<i>Amended</i>	<i>by</i>	<i>Ord.</i>	<i>11-01</i>	<i>on</i>	<i>1/6/2011</i>

Amended by Ord. [14-02](#) on 3/16/2014



NIBLEY TOWN CENTER

Planning Commission 3/7/2018





NIBLEY CITY GENERAL PLAN

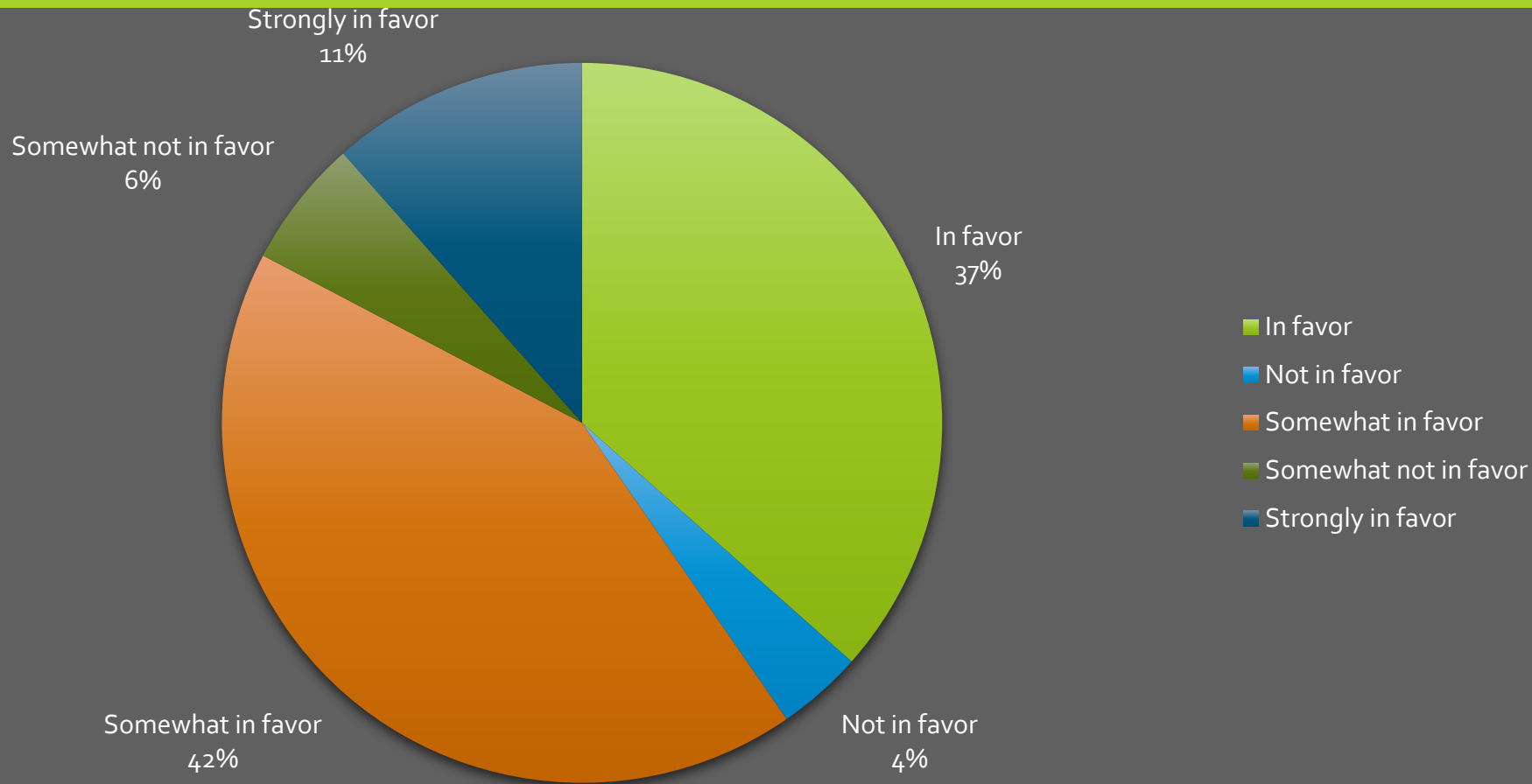


- Nibley City's 2016 General Plan recommends that the City considers designing and selecting a location for a town center.
- "The Future Land Use Map would also delineate the future Town Center and describe the types and intensities of development envisioned in and near the Town Center" (Nibley, 2016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

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.

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



1



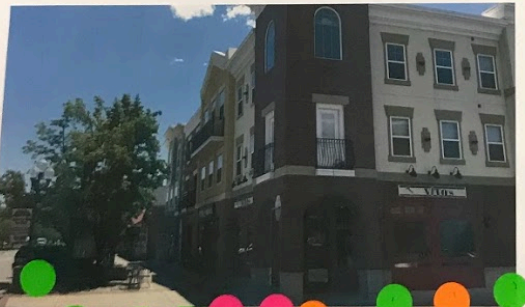
2



3



4



5



6

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



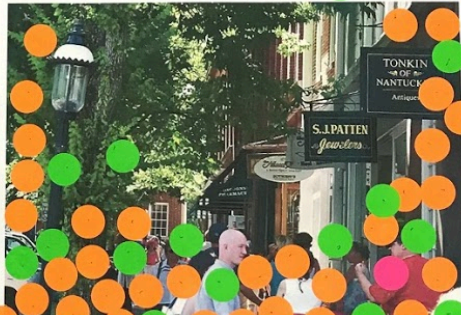
1



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

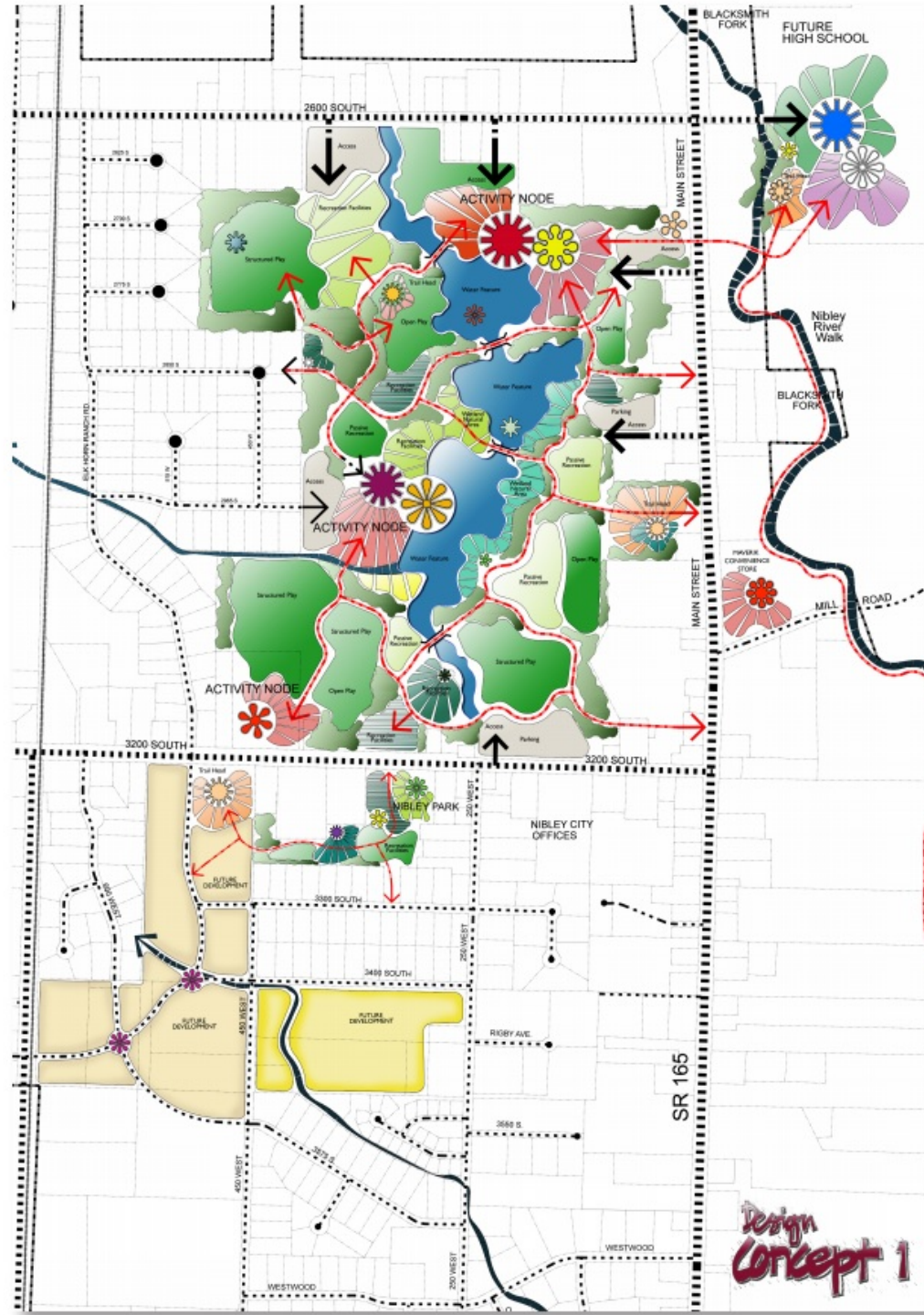
Picture	% First Choice	% Second Choice	Percent Total
1	12.70%	12.90%	12.60%
2	0.00%	3.23%	1.57%
3	17.46%	25.81%	22.05%
4	53.97%	24.19%	39.37%
5	11.11%	25.81%	18.11%
6	4.76%	8.06%	6.30%



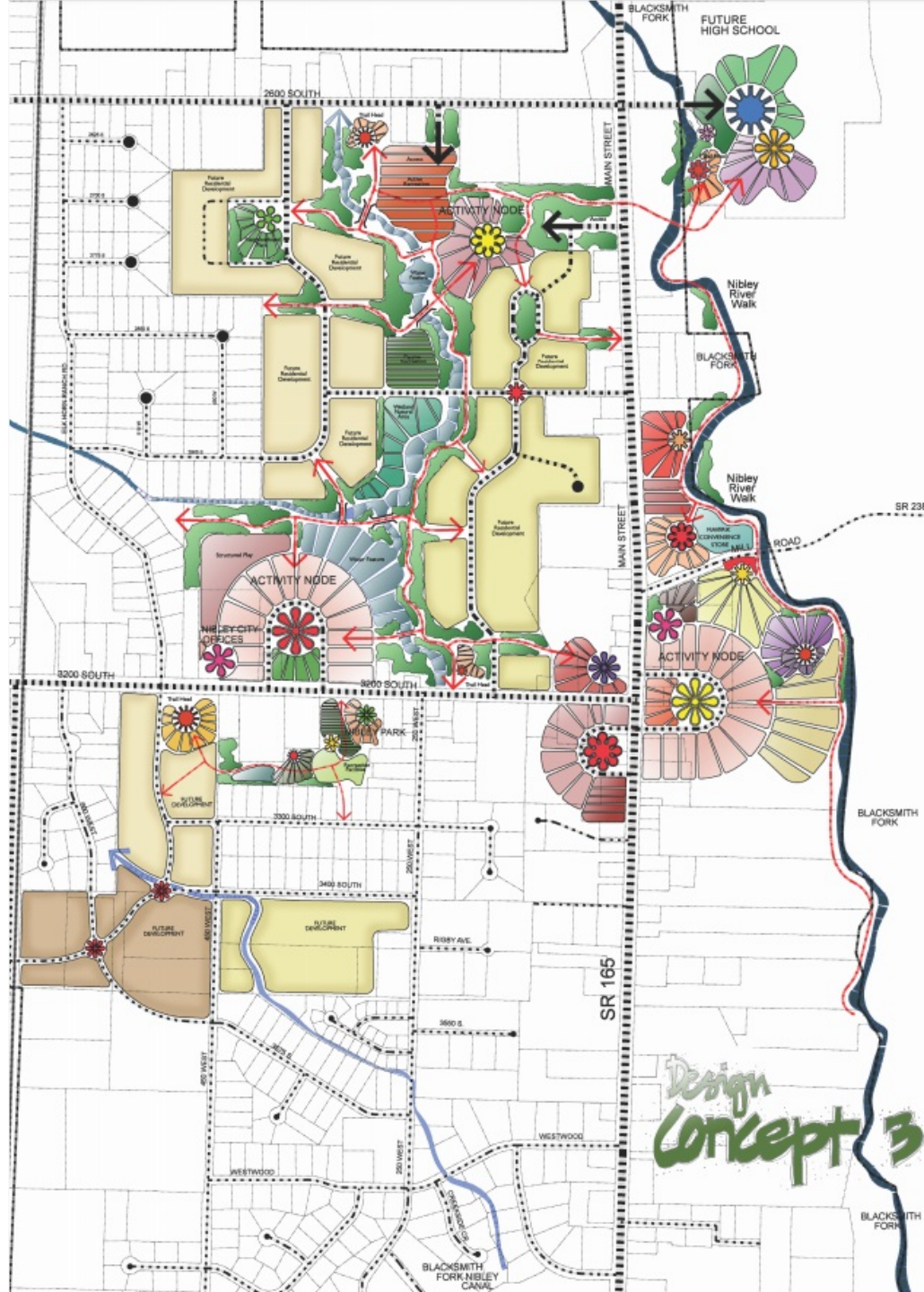
VISION

What does the City want from a Town Center





CONCEPT 1



CONCEPT 3

Nibley City

Future Land Use

10/16/2018

 Nibley City Boundary

 Annexation Declaration
 Boundary

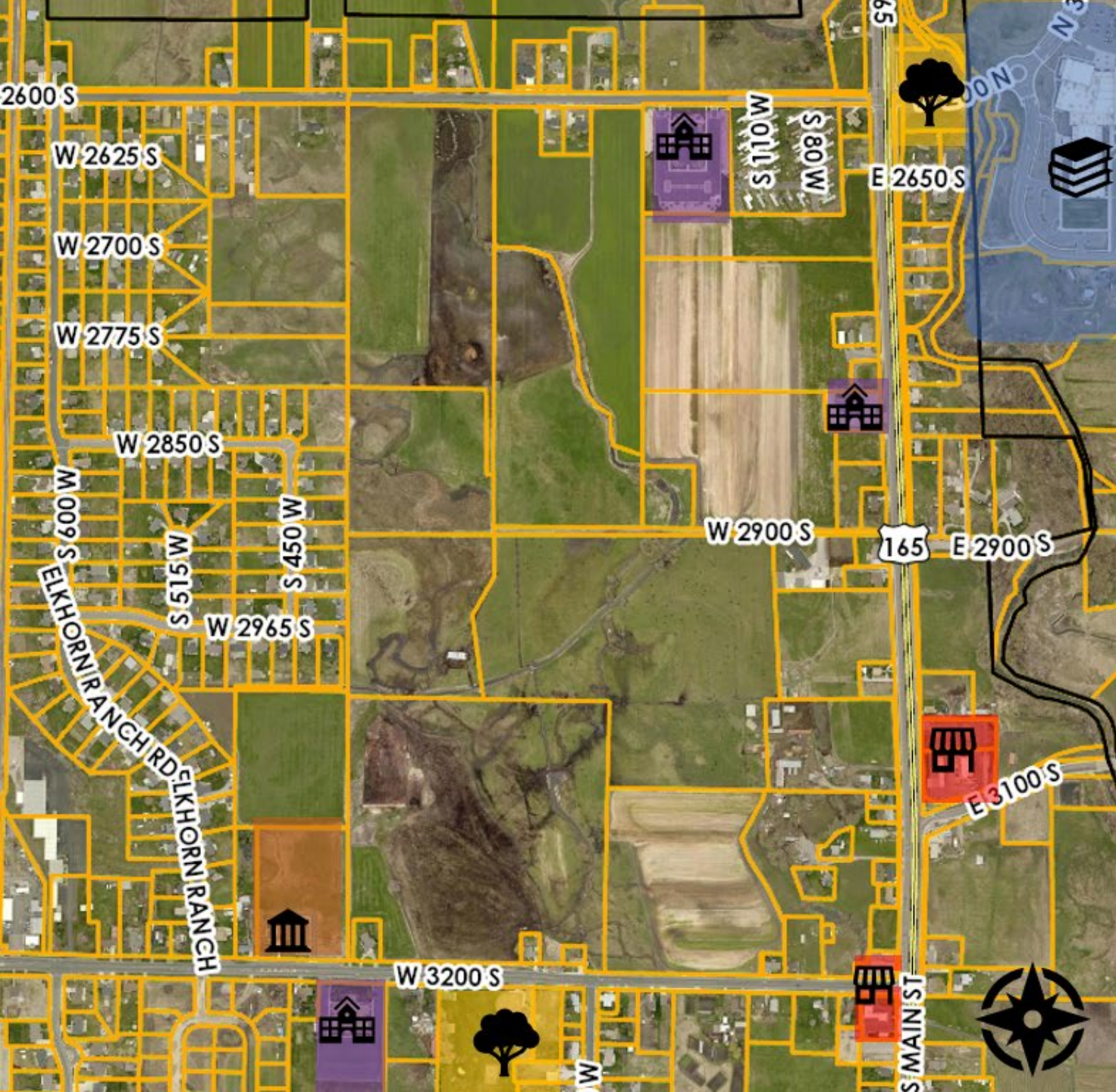
-  Parks, Open Space, and Trails
-  Agriculture
-  Open Space, Agriculture, and Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial and Medium to High Density Residential
-  Commercial
-  Industrial
-  Municipal, Schools, and Churches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



Future Town Center Existing Key Feature:

 : Nibley City Hall

 : Ridgeline High School

 : Gateway Park, City River Trail to Ridgeline High School, and Anhder Park

 : Commercial area including a Maverick, a carwash, local auto repair shop and daycare.

 : Churches

Unmarked Features:

Canals

Blacksmith Fork River

Industrial Area to the West

Trailer Park

Single Family Housing

Estimated Number of Open Acres: 250

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
- Surroundings 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

CURRENT PROPOSAL

- A developer has expressed desire to partner with Nibley City for a future Town Center.
- They are proposing to develop about 95 acres with around 800 units, mostly single family homes and town homes with one area with some condos and small commercial area next to Highway 165.

NIBLEY CITY'S OPTIONS

- Create Town-Center Overlay Zone
 - Simplest code to develop
 - Allow developer the ability to be creative and for the City to have less restriction
 - Provide a way for the City to negotiate for public park space
 - Less control and relies on developers application
- Form Base or Zoning code
 - Give the City and developer more surety in what is allowed
 - Development by right vs. Development by agreement
 - Most likely will take longer to write and get in place
- The City could do nothing

STAFF'S PROPOSED ORDINANCE

- Proposed Overlay
 - Allows for a mix of commercial and housing.
 - Housing included Attached ADU in commercial buildings (apartments), condo's, town-homes, and single family homes
 - Up to 10 units for gross acres.
 - Require open space and street standards.
- Reusing some R-PUD Standards and approval process
- Still needs Open Space Standards and more work.





WHAT IS YOUR VISION?

What do you want to see in the Town Center?



Nibley City's 2016 Town Center
Design Study



Design Standards for Commercial
and Institutional Uses



Roger Brooks 20 Ingredients for a
Successful Town Center



Staff's Draft Proposed Town Center
Overlay code.

HOMEWORK

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

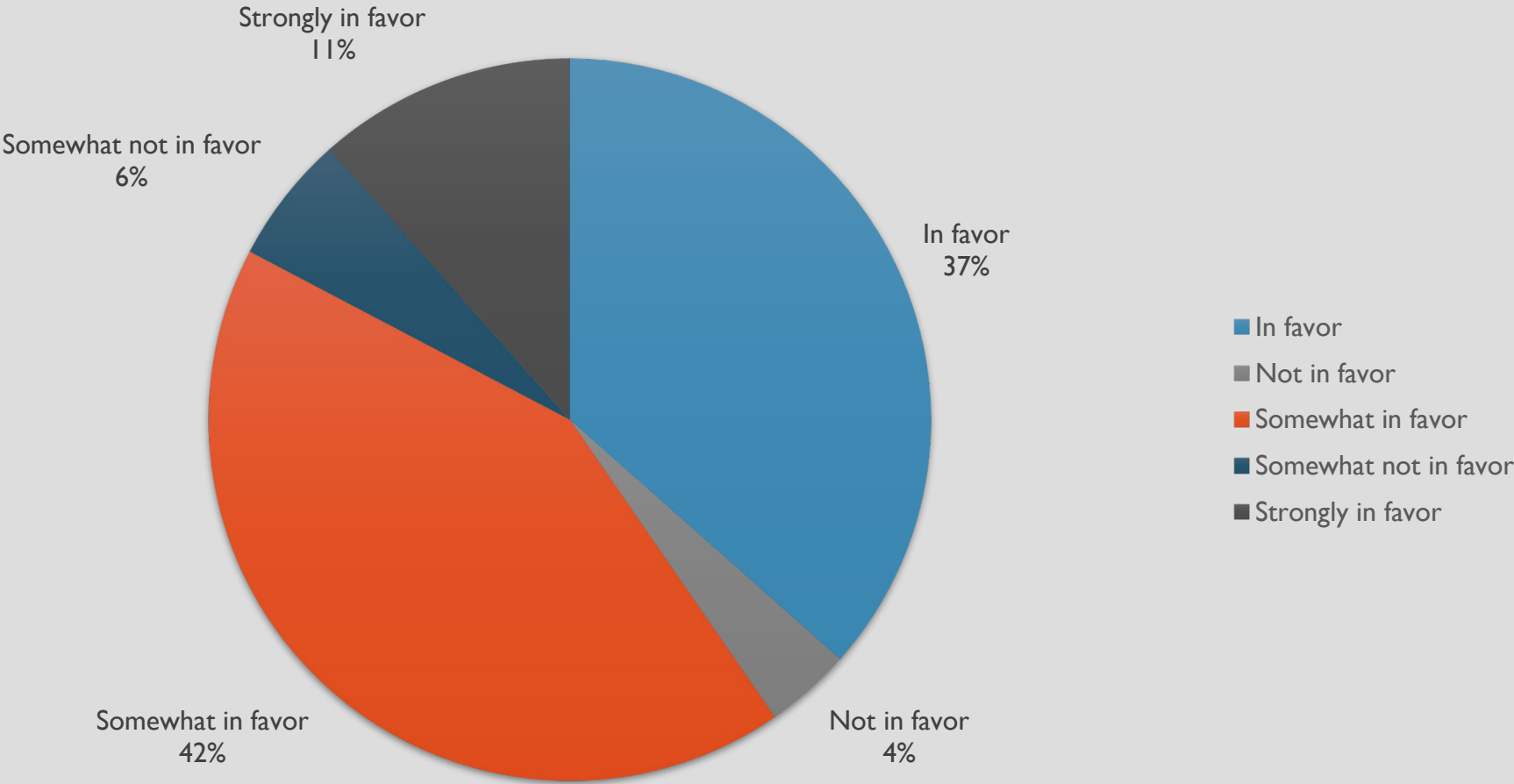
Nibley Future Land Use

* 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? *

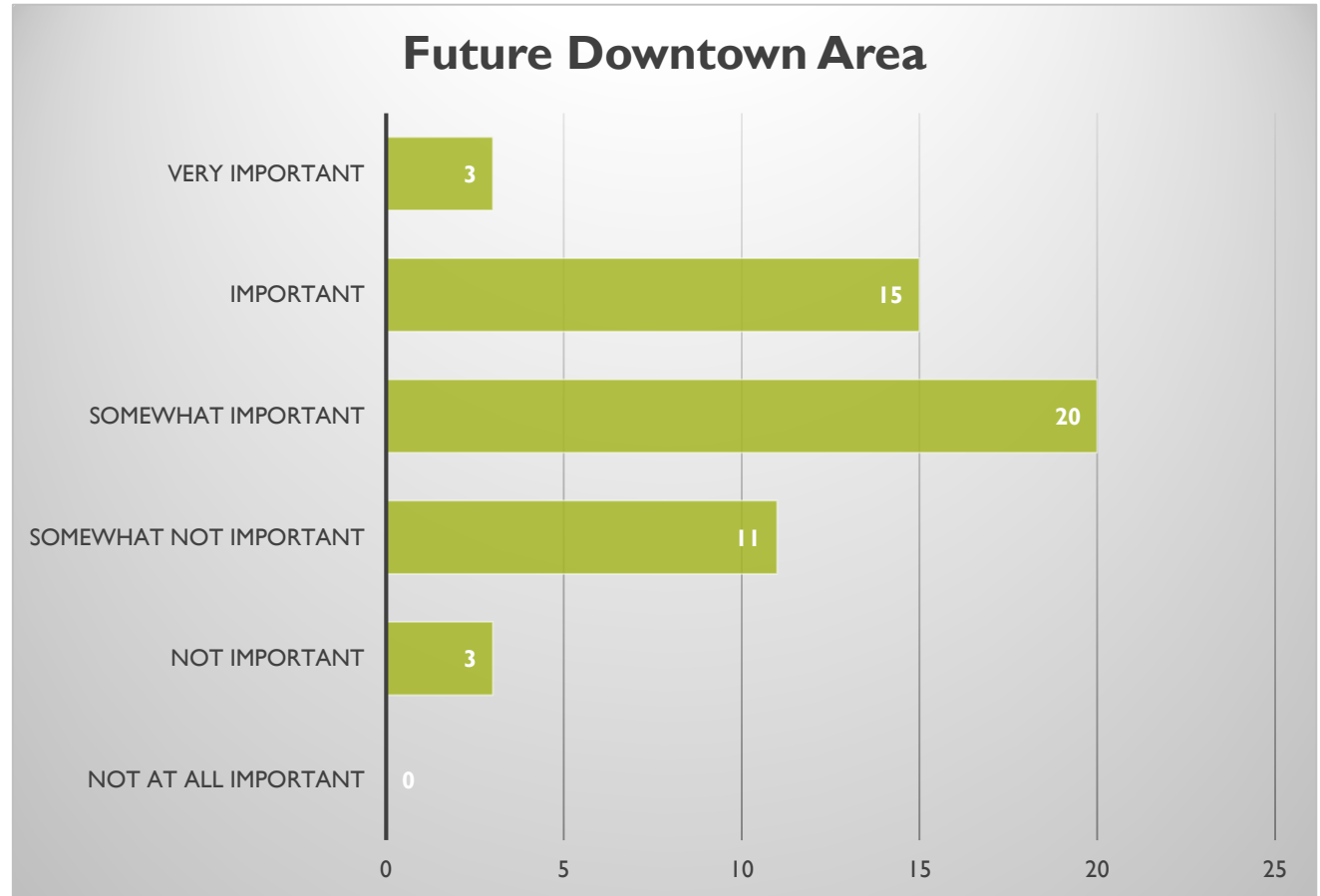


Nibley City is examining the possibility of creating a downtown zone east of Nibley City Hall. This zone might allow commercial uses such as retail, office space, and restaurants; and/or housing with apartments, town-homes, and single-family Homes, and open space with parks, trails, and courtyards. How 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)

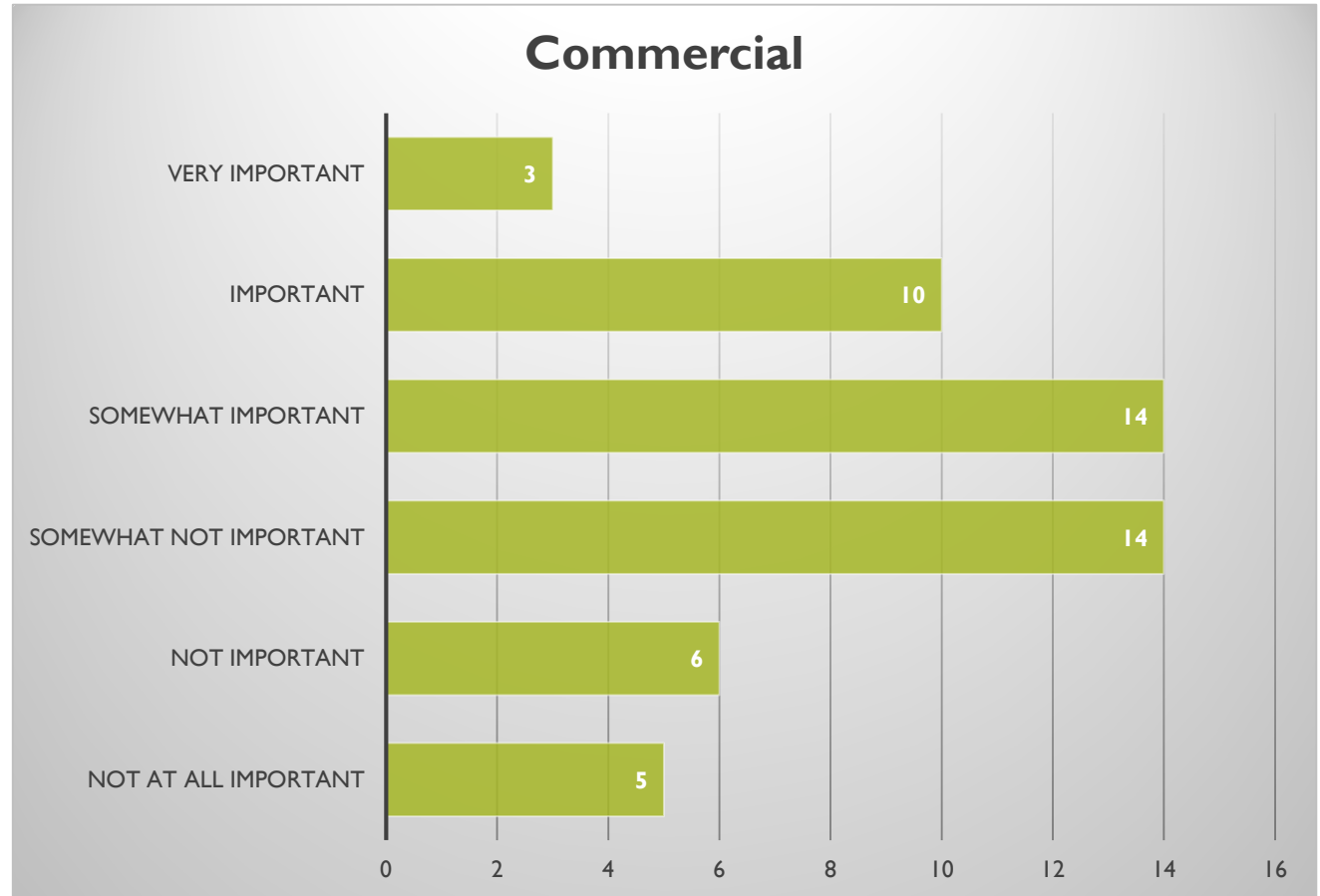


Take Away:
90.3% of those who took the survey were either somewhat in favor, in favor, or strongly in favor of a downtown zone.

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



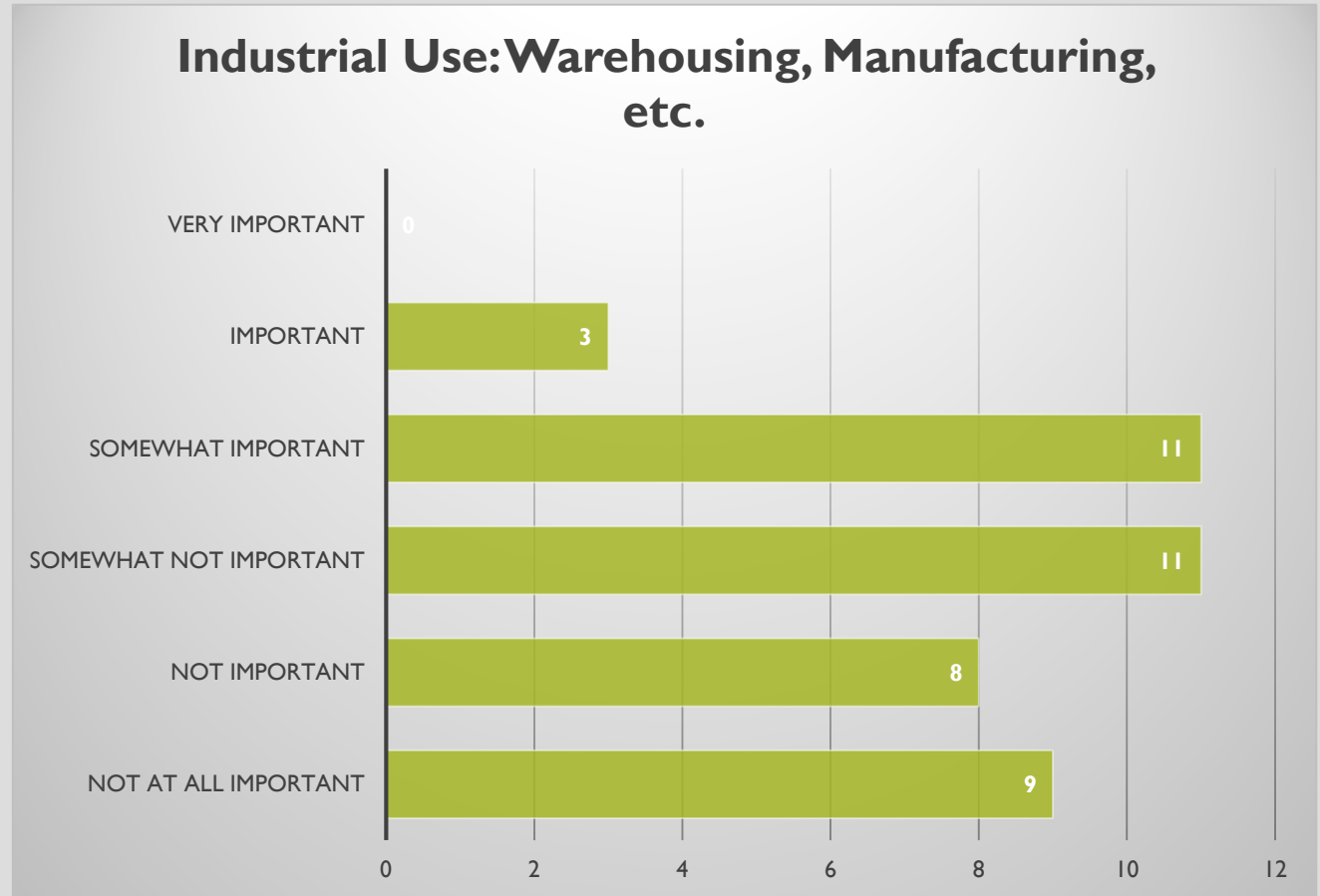
Select what you think Nibley City should make a priority in future land use planning.



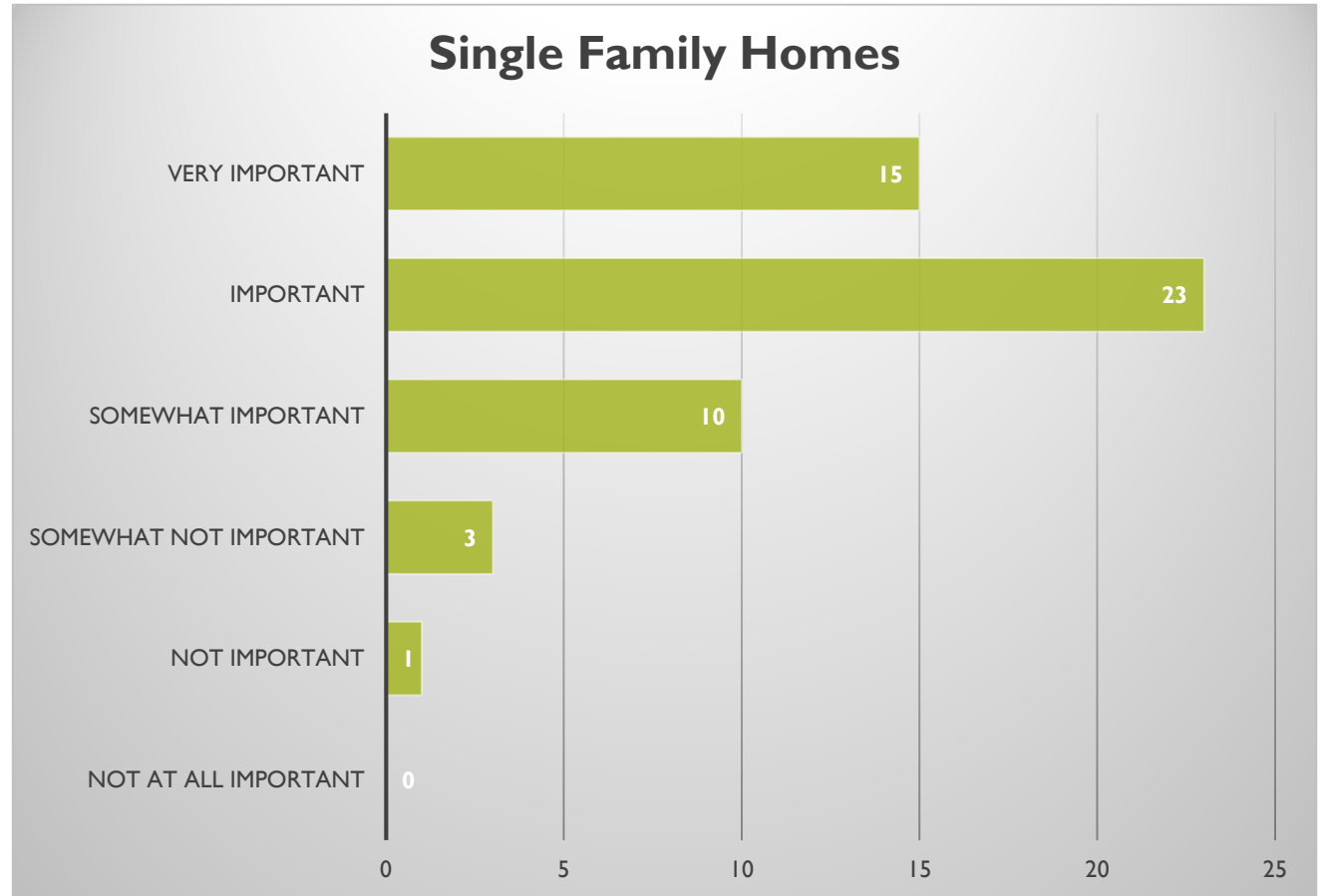
Select what you think Nibley City should make a priority in future land use planning.



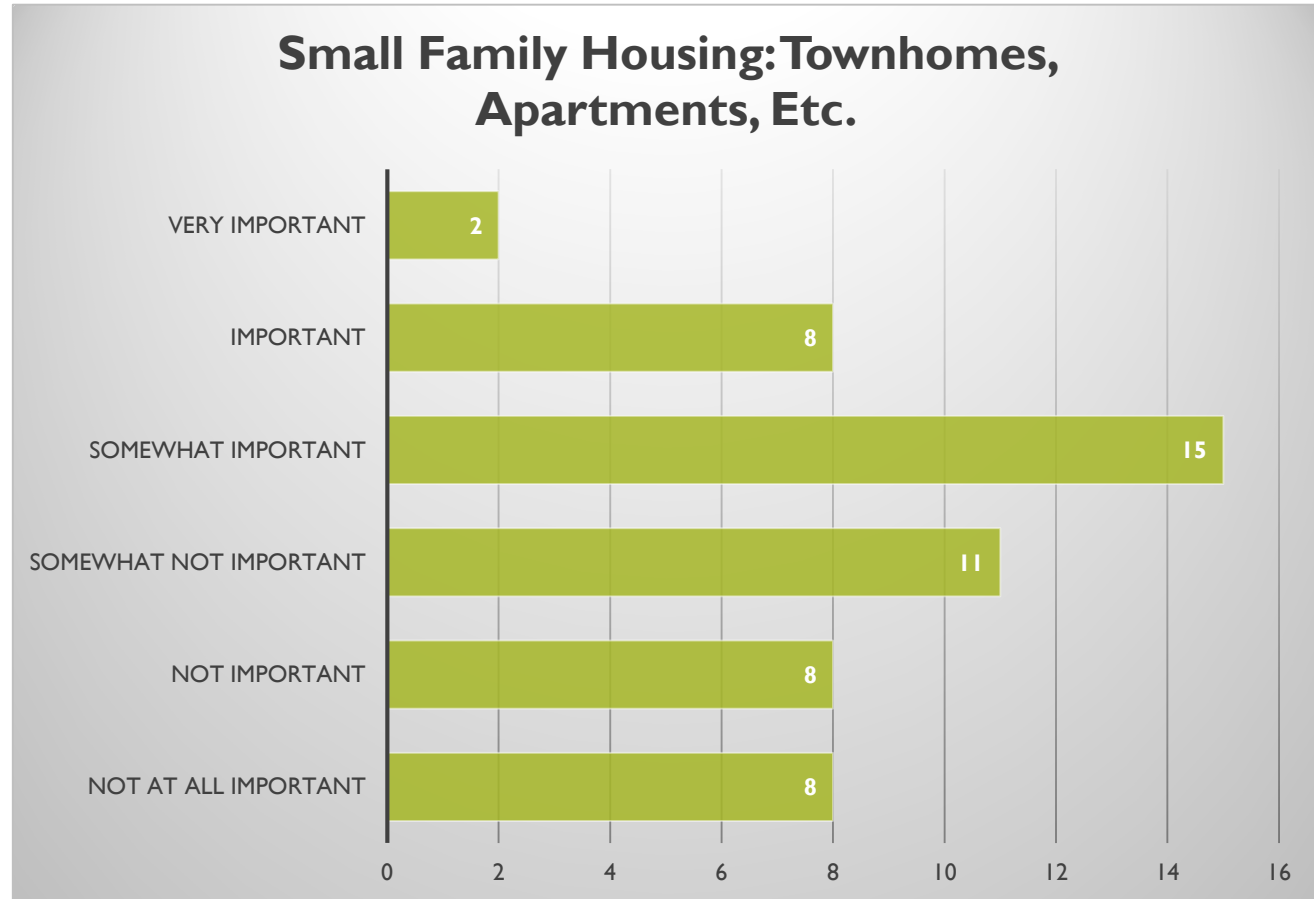
Select what you think Nibley City should make a priority in future land use planning.



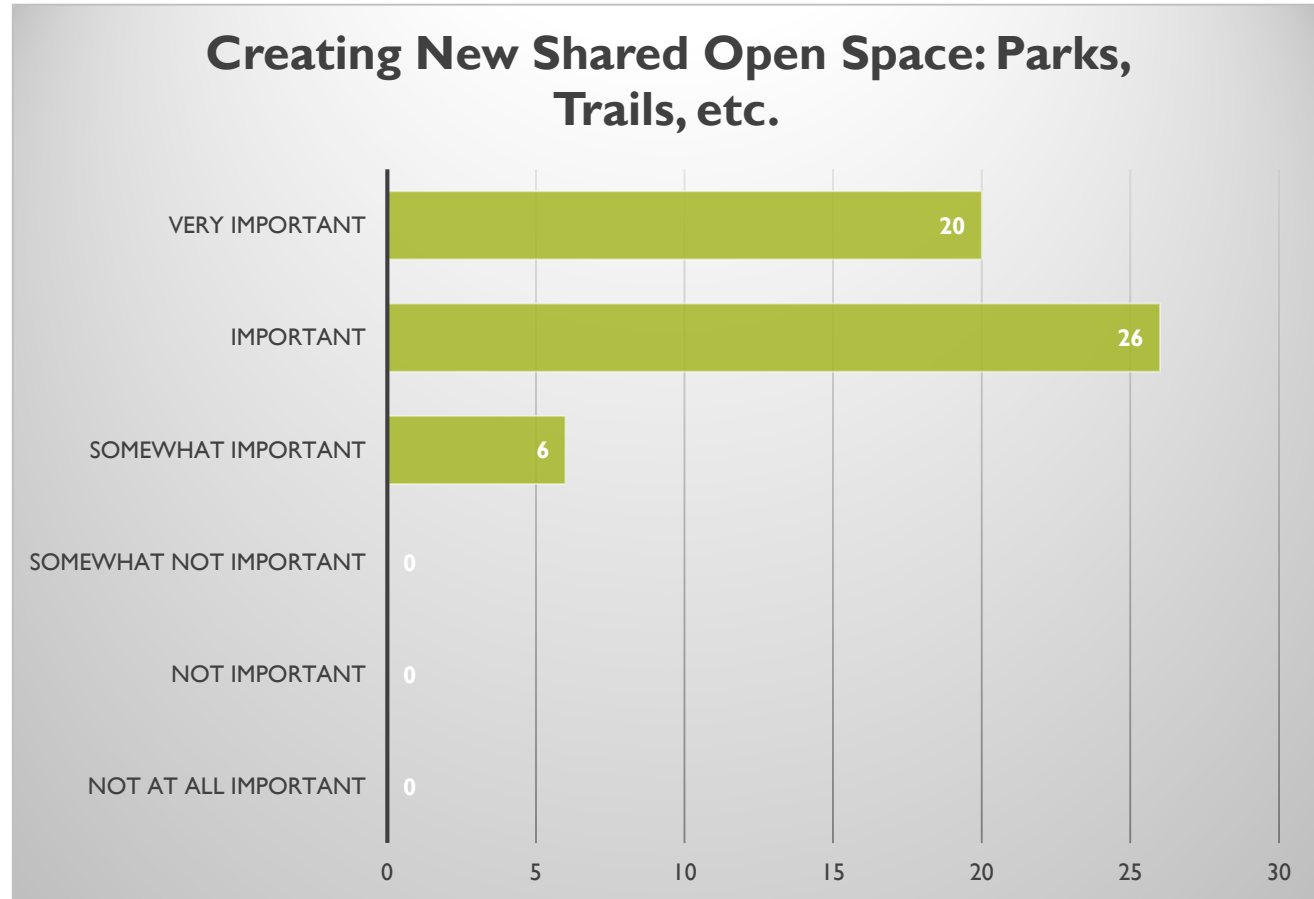
Select what you think Nibley City should make a priority in future land use planning.



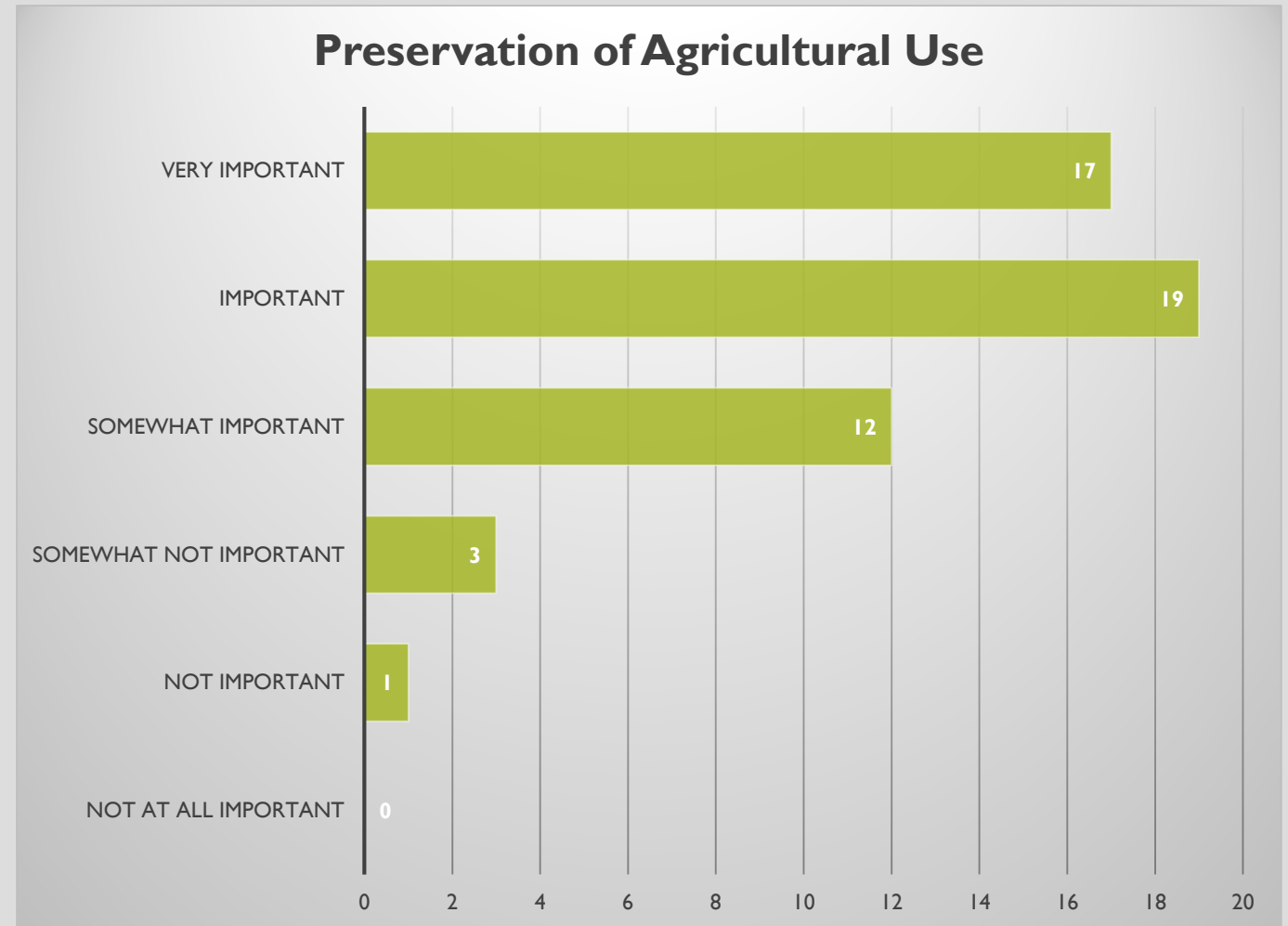
Select what you think Nibley City should make a priority in future land use planning.



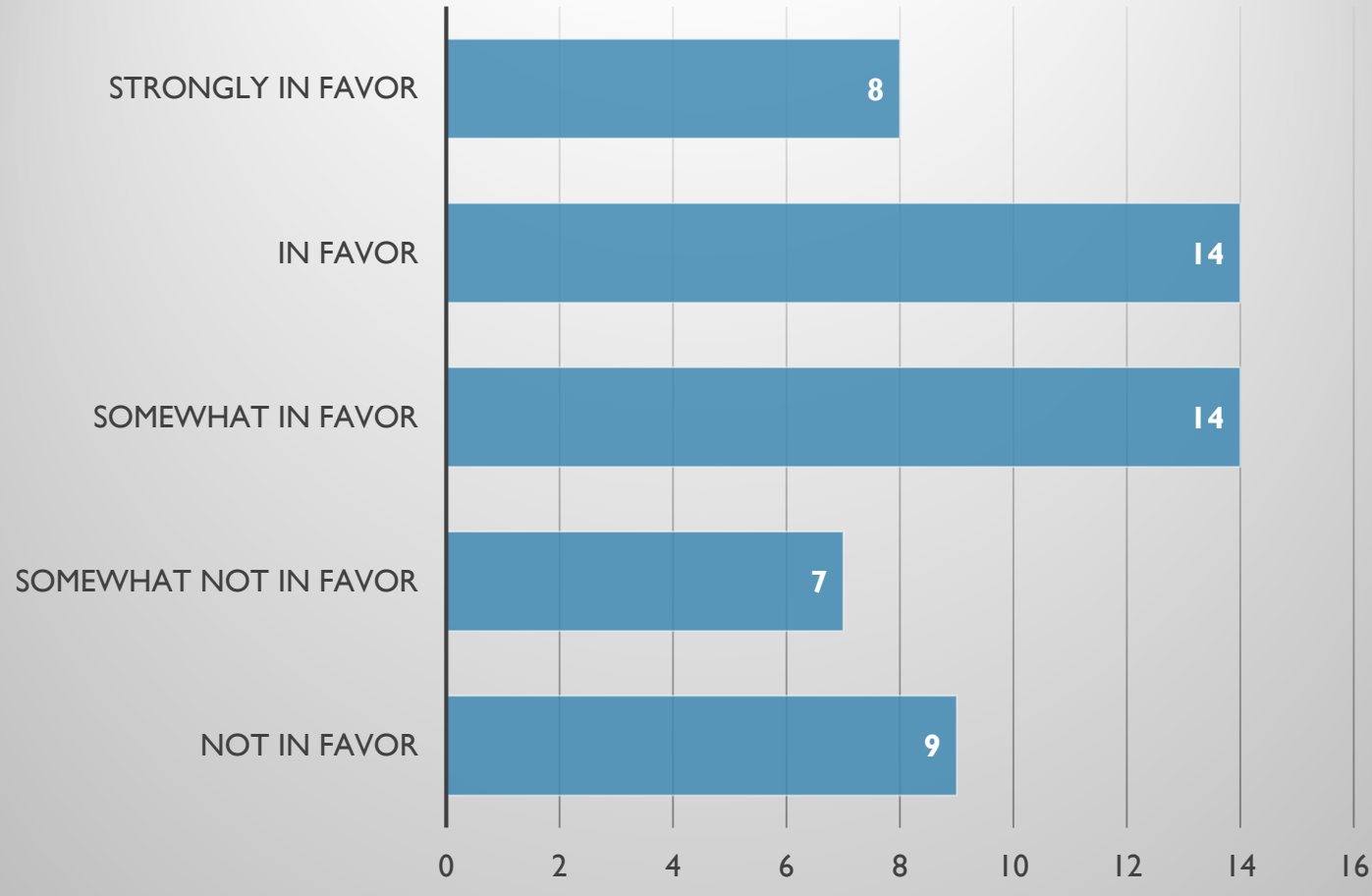
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Select what you think Nibley City should make a priority in future land use planning.

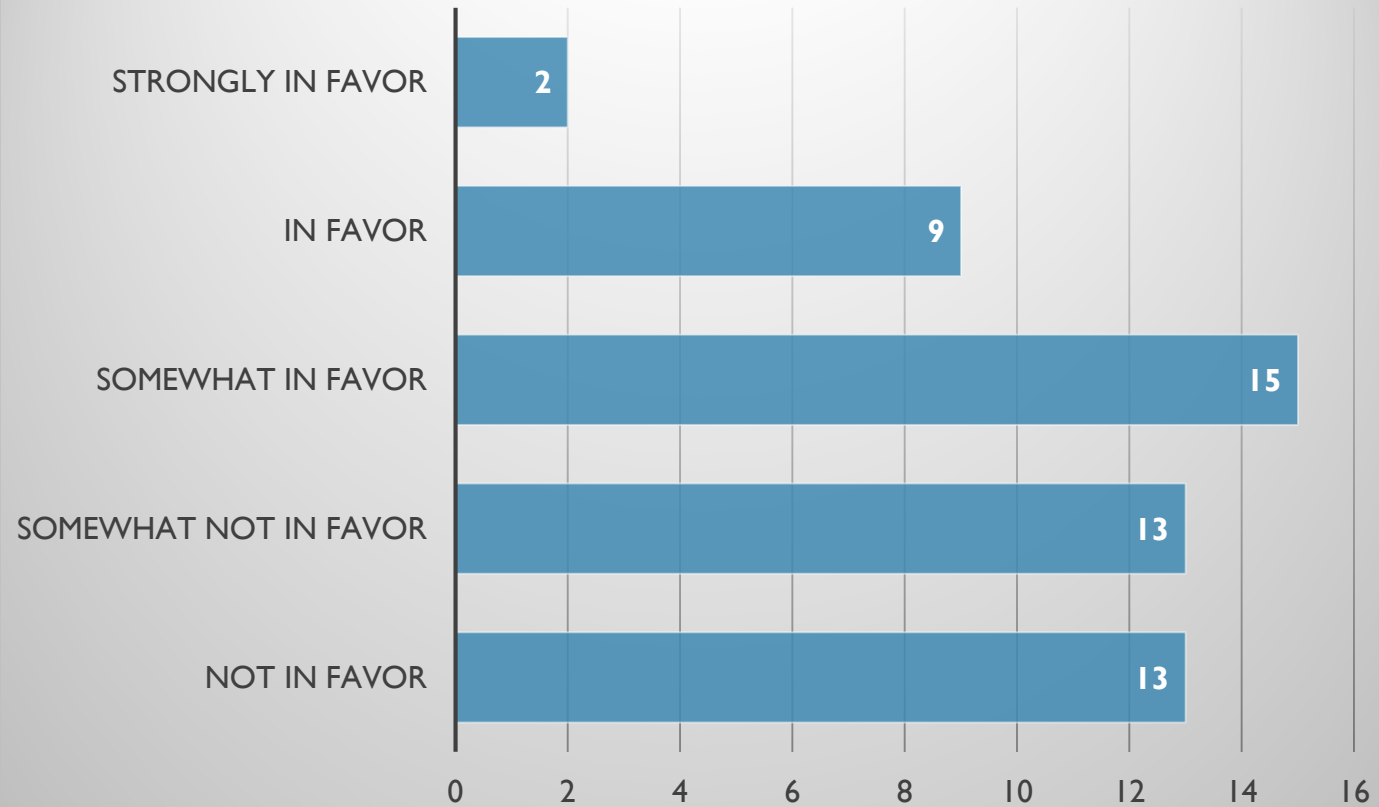


Smaller Lots for Single Family Homes



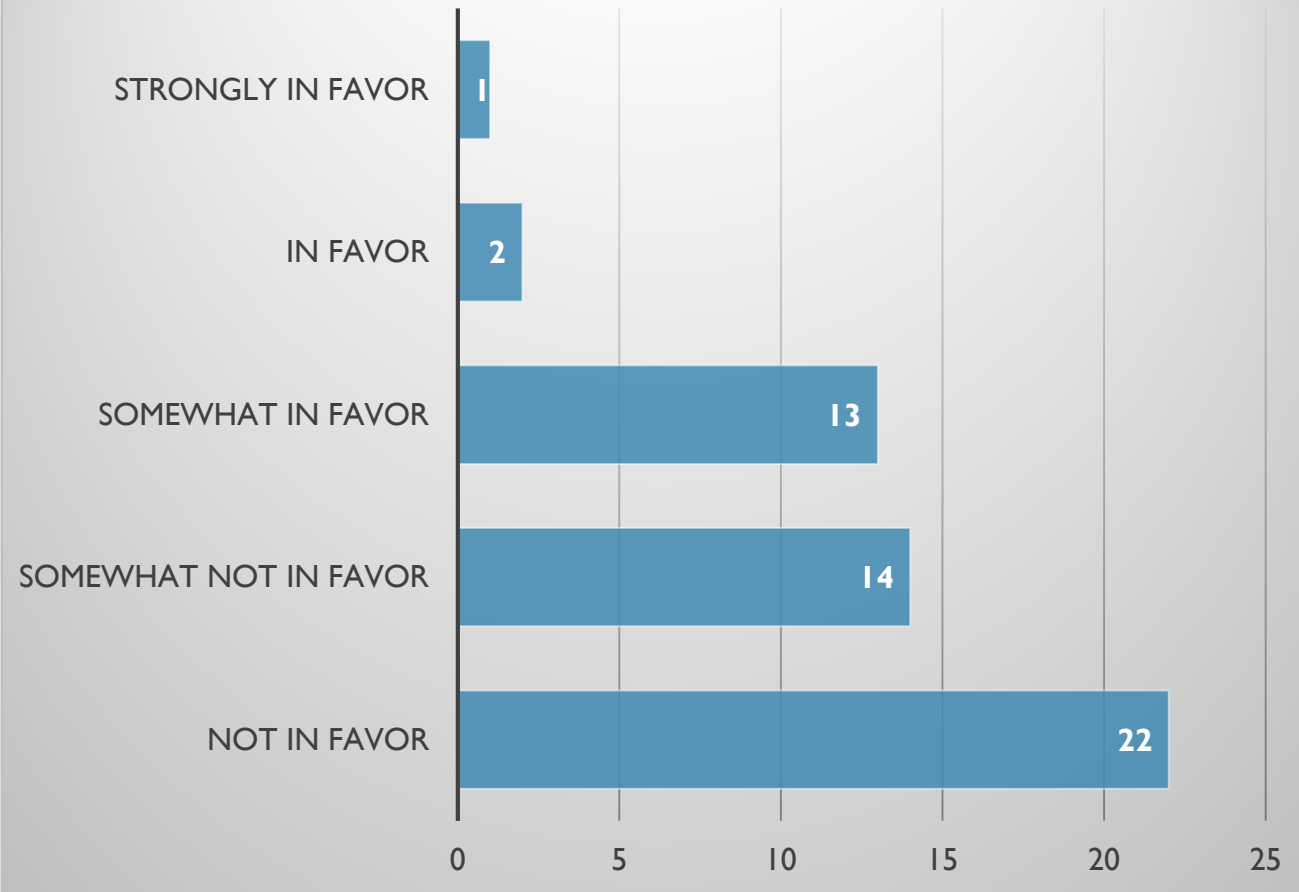
A recent study showed that Nibley has a shortage of housing available for less than \$200,000. What steps would you like to see Nibley take to help meet that need?

Planned Town-Home Complexes



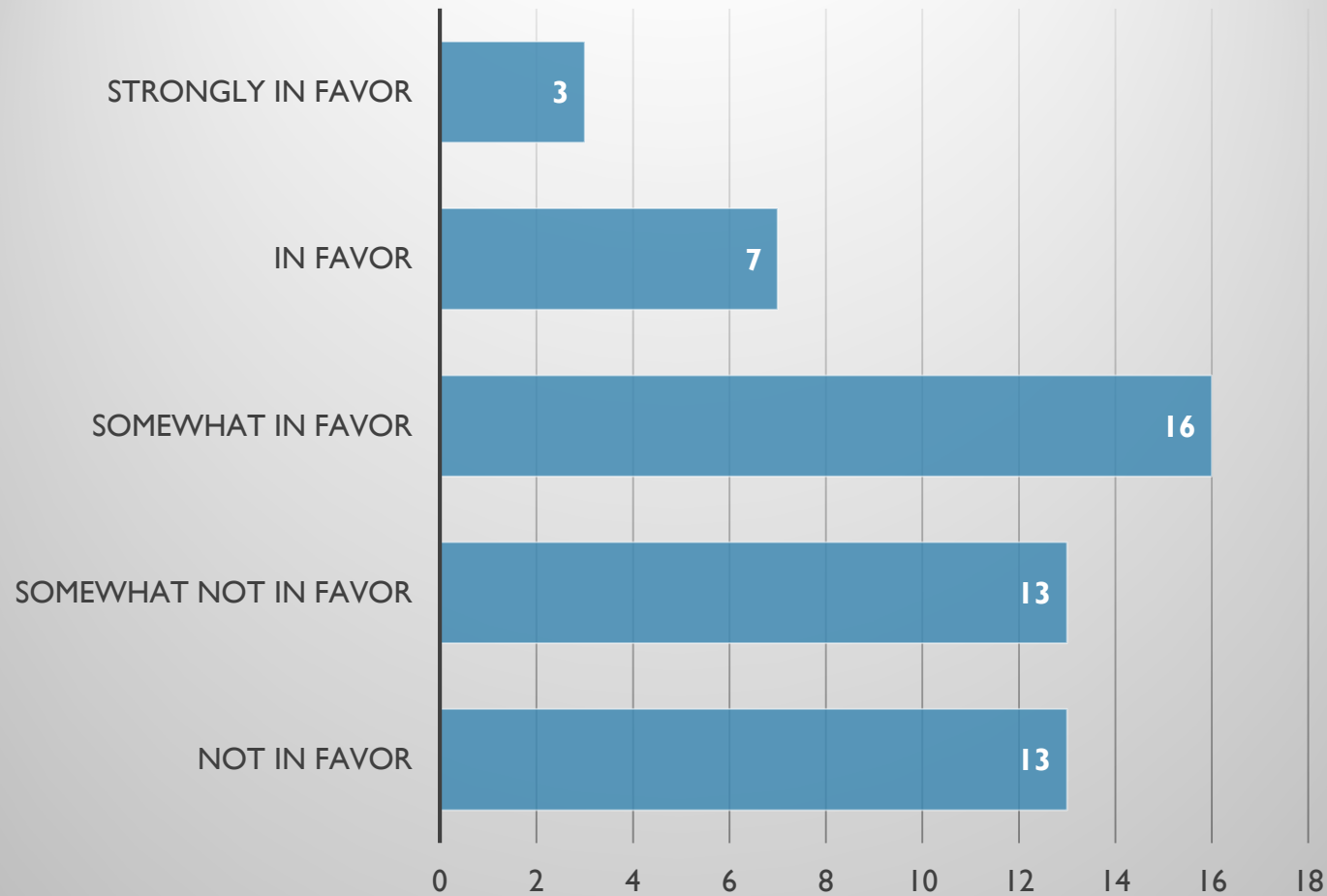
A recent study showed that Nibley has a shortage of housing available for less than \$200,000. What steps would you like to see Nibley take to help meet that need?

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?

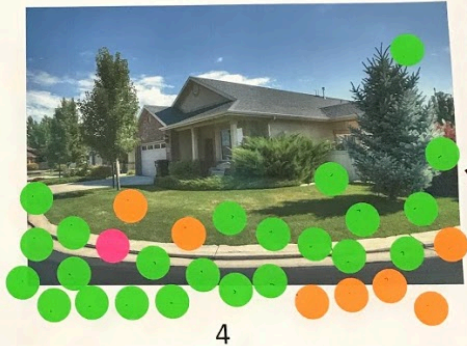
Mix of All the Above



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



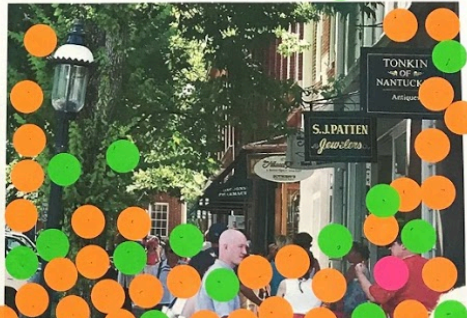
1



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.

Agenda Item #5

Description	Workshop: Nibley City Subdivision Code Update
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

One of the main things that need updated to our proposed Subdivision ordinance is after approval process. Staff has been reviewing the bond procedure and notice to proceed procedure with the public works staff and City Engineer and will have some recommendation for the Planning Commission to consider.

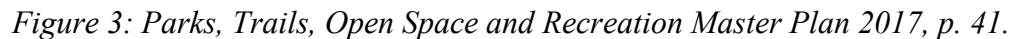
Updated Report February 15, 2018

At the last meeting, the Planning Commission reviewed several of the proposed changes and requested a few more of those changes. One of the main changes that was requested was to review was the Phasing requirements contained in 21.02.080. Staff has made edits to this section of the proposed ordinance. The main change that staff has made is a changing the requirement from one year to ten years to get final approval on a phase after the preliminary plat is approved.

I have reach out to our parks department about landscaping trails that go between homes and currently do not have a recommendation. Staff has added a provision about the developer installing fencing as part of the landscaping for those trails. Listed below is an outline of Nibley City's trail cross-section from the Trails Master Plan.

Staff is still reviewing the after-approval procedure and making other changes to the document as discussed last meeting, and many of those changes and recommendation will be incorporated by the Planning Commission Meeting on February 21.

Scale 1"=5'



Nibley City staff recommends that the Planning Commission consider several changes to Title 21 Subdivision Regulations. The draft ordinance that is being presented to the Planning Commission contain several edits that are marked as a tracked change. There are several edits that involve wording changes to clarify the code, but there are also a number of other proposed major changes to the code. The main items staff would like to discuss with the Planning Commission is process for approval, and transportation and access to each development.

Nibley City current subdivision approval process is one of the more cumbersome process in the state and can take a subdivision four to six months to get final approval. Figure 3 outlines that process.

In the past year, the Planning Commission and the City Council both approved the minor subdivision process, which allows some smaller developers to have a simple approval process

where an applicant needs to meet with City staff and then the Planning Commission to get approval.

Staff has proposed a new approval process for Subdivision as listed in Figure 4. The main difference is that the City Council would no longer review subdivisions under the proposed changes. A development committee would also need to form to review all applications before an applicant can apply for a preliminary plat. The recommended changes also eliminate public hearings, but still requires that public notice of the intent to subdivide is posted on the property.

Items that staff would like to review with the Planning Commission in regard to the approval process are as follows:

- Is a Development Review Committee necessary?
- Should the City Council be removed from the approval process?
- Should the City Council continue to review Rural Preservation Subdivision and Cluster Subdivision Applications?
- What do you think about the elimination of public hearings for subdivision applications?

Current Subdivision Application Process

Preapplication Meeting (Optional)

- Meet with City Planner, City Public Works Director and City Engineer
- Review concept of plat
- Discuss infrastructure needs
- Review Code and discuss process

Preliminary Plat Application

- Due 14 days before next Planning Commission
- Plat must contain all requirements as listed in Nibley City Code
- Staff Review
- Post public notice on property of public hearing 10 days before Planning Commission, staff will insure rest of advertising
- Public Hearing and Reviewed and recommended by Planning Commission
- Post public notice on property of public hearing 10 days before City Council
- Public Hearing and Approval, approval with conditions or denied by City Council

Final Plat Application

- Final Plat Application must be turn in 14 days before next Planning Commission
- Plat must contain all requirements as listed in Nibley City Code
- Turn in construction drawing for review and approval by City Engineer.
- Staff Review
- Receive recommendation from Planning Commission
- Receive Approval, Approval with conditions or disapproval from City Council of the Final Plat and Development Agreement

Notice to Proceed

- Approval by City Engineer of Construction Drawing
- All fees listed in development agreement must be paid
- Provide Bond or Line of Credit if required
- Water share need to be turn over
- Pre-Construction Meeting with Public Works

Proposed Subdivision Application Process

Development Committee Review

- A Development Committee will be formed by one member of the City Council, one member of the Planning Commission, the City Engineer, the Public Works Director, the City Planner, and anyone else appointed by the Mayor.
- Review concept of plat to ensure it meets code
- Discuss infrastructure needs
- Review Code and discuss process

Preliminary Plat Application

- Due 14 days before next Planning Commission
- Plat must contain all requirements as listed in Nibley City Code
- Staff Review
- Post public notice on property of public meeting 10 days before Planning Commission, staff will insure rest of advertising
- Reviewed and approved or denied by Planning Commission

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Access, Transportation, and Trails.

One of the main parts of the Nibley City Subdivision Regulations have to do with Infrastructure Improvements (found in 21.12). This section describes the required infrastructure and other improvements needed in each subdivision. This includes water lines, sewage disposal, storm drainage, streets, signs, etc. With recent updates to the Parks, Trails, Open Space and Recreation Master Plan and the new Transpiration Master Plan, this section of code requires some updating.

Roads:

The January 2019 Transpiration Master Plan outlines about 15 different road cross-sections to use and implement across the City, starting with new development. The current Nibley City Subdivision Code has three cross-section that have been adopted as part of the subdivision regulations. Before we can start using the new cross-sections with developments, we will need to repeal the old sections. Staff is proposing that cross-sections be added into the Nibley City Design Standards instead of into the Subdivision Code. You can see the proposed change in 21.12.050 Streets.

Connectivity, Blocks, and Trails:

One item that is recommended in our Transportation Master Plan is to review our connectivity standards. Staff has reviewed our standards and made several modifications to 21.12.060 Connectivity, Blocks, and Trail Standards. Staff has reviewed the sections and have made several changes. Many of the changes are clarification of what a block is, and how to measure the length of a cul-de-sac, etc. Traffic calming requirements have been added in section E to be placed on every arterial or collector roads that are contained within a development.

Section D is also a brand-new section and talks about access roads. This is to address the need of how to properly access a development and what to do if the development needs to build a roadway that is not adjacent or contained within the subdivision.

Section F is also new and contains standards for Trails, Bicycles, and Pedestrian Connectivity. This section requires a developer to build trails as contained on the Trails Master Plan, and to tie these connections with schools, parks, commercial areas and other key locations. This code also requires that developers build bicycle lanes and facilities as contained in the Nibley City Design Standards, Trail Master Plan and Transpiration Master Plan.

Nibley City's current standard is that at the end of each cul-de-sac and every 660 ft on a block that there is a trail provided to the closes ROW. As the Planning Commission debated this topic a couple of weeks ago, there was some desire to change these policies. Staff has kept them in the proposed changes but wanted to discuss it with the Planning Commission for more clarifications.

Items that staff wanted to discuss with the Planning Commission:

- Moving road cross-section to design standards
- Access requirements
- Trails requirements
- End of cul-de-sacs and mid-block trails
- Adding traffic calming to our subdivision design standards

21 Subdivision Regulations

21.02 General Provisions

21.04 Definitions

21.06 Approval Process

21.08 Standards Of Approval

21.10 Subdivision Options

21.12 Infrastructure Improvements

21.14 Inspection And Guarantee Of Work

21.16 Notice To Proceed And Authorization To Begin Work On The Subdivision

21.18 Acceptance Of The Completed Subdivision

HISTORY

Repealed & Reenacted by Ord. 15-02 An Ordinance Amending the Nibley City Subdivision Ordinance on 6/11/2015

21.02 General Provisions

21.02.010 Purposes

21.02.020 Violation

21.02.030 Permits

21.02.040 General Requirements

21.02.050 Site Preparation And Work Prohibited

21.02.060 Complete Submittal Required

21.02.070 Effect Of Approval

21.02.080 Phasing

21.02.090 Fees

21.02.100 Appeal

21.02.110 Enforcement

21.02.120 Inspection

21.02.130 Prohibition On Subdivision

21.02.010 Purposes

The purposes of this title are:

1. To promote the health, safety and general welfare of the residents of the City.
2. To promote the efficient and orderly growth of the City.
3. The Nibley City Council adopts this title pursuant to the Utah Municipal Land Use, Development and Management Act, Utah Code 10-9a, 1953, as amended, for the purposes set forth therein. Maps referenced herein are a part hereof. The intent of this title is to provide a means of ensuring predictability and consistency in the use of land and individual properties and to implement the goals and policies of the Nibley City General Plan.
4. To provide standards for the physical development of subdivisions of land, construction of buildings and improvements within the City, including, but not limited to, the construction and installation of roads, streets, curbs, gutters, drainage systems, water, stormwater and sewer systems, design standards for public facilities and utilities, accesses to public rights of way, dedication of land and streets, granting easements or rights of way and to establish fees and other charges for the authorizing of a subdivision.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Repealed & Reenacted by Ord. [15-02](#) on 6/11/2015

21.02.020 Violation

1. No person shall subdivide any tract or parcel of land located wholly or in part in the City, except in compliance with the provisions of this title. No person shall purchase, sell or exchange any parcel of land which is any part of a subdivision or a proposed subdivision submitted to the Planning Commission, nor offer for recording in the office of the county recorder any deed conveying such parcel of land or any fee interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this title.
2. Whoever shall violate any of the provisions of this title shall be guilty of a class C misdemeanor and, upon conviction of any such violation, shall be subject to penalty as provided in NCC 1.08.010.
3. Any parcel of land created, purchased, sold or exchanged in violation of this title shall not be eligible for building permit or other development approval until full compliance with the provisions of this title is achieved.
4. Any person or corporation that allows to continue any violation of any provision of this title shall be guilty of a misdemeanor for each and every day the violation continues, and each day shall be a separate violation.
5. Any plat of a subdivision, or any survey description, filed or recorded without the approvals required by this title is deemed to be void, for the purposes of development or the issuance of a building permit.
6. Any owner or agent of the owner of any land located in a subdivision, as defined herein, who transfers or sells any land located within the subdivision before the subdivision has been approved and recorded in the office of the Cache County Recorder, consistent with the requirements of this title, and applicable state and federal requirements, is guilty of a violation of this title, and of Utah Code § 10-9a, for each lot or parcel transferred or sold.
7. The description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring lots, plots, parcels, sites, units, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions does not exempt the transaction from the requirements of this title and such action from the penalties or remedies provided by this title, Nibley City land use ordinances, or the laws of the State of Utah.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Repealed & Reenacted by Ord. [15-02](#) on 6/11/2015

21.02.030 Permits

From the time of the effective date hereof, the building inspector shall not grant a permit for the use of any land or the construction or alteration of any building or structure on a lot which would be in violation of any provisions of this title until a subdivision plat therefore has been recorded or approved as herein required. Any license or permit issued in conflict with such provisions

shall be void. Approved development plans shall be filed with the Planning Commission and City Recorder.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Amended by Ord. 2002 Code on 1/1/2002

21.02.040 General Requirements

1. The subdivider shall prepare all plats consistent with the standards contained herein and also as may be described in the Nibley City Design Standards & Specifications and shall pay for the design and inspection of the public improvements required. The City shall process said plats in accordance with the regulations set forth herein.
2. All improvements shall be constructed in accordance with the International Building Code, the Nibley City Design Standards & Specifications and other applicable federal, state and local regulations.
3. The City shall review the plats for design, for conformity to the Nibley City General Plan and to the land use ordinance; for the environmental quality of the subdivision design; and shall process the subdivision plats and reports as provided for in this title.
4. Proposed subdivisions shall be referred by the City to such City departments and special districts, governmental boards, bureaus, utility companies, and other agencies which will provide public and private facilities and services to the subdivision for their information and comment. The City is responsible for coordinating the comments received from all public and private entities and shall decide which agencies to refer the proposed subdivision.
5. The City engineer shall make comments as to engineering requirements for plans submitted for construction, including, but not limited to, street widths, grades, alignments and flood control, whether the proposed public improvements are consistent with this title and other applicable ordinances and for the inspection and approval of all construction of public improvements. Street layout and overall circulation shall be coordinated with the Nibley City Transportation Master Plan.
6. The Planning Commission shall act as an advisory agency to the City Council. It is charged with making investigations, reports and recommendations on proposed subdivisions as to their conformance to the Nibley City General Plan and land use ordinances, and other pertinent documents. The Planning Commission shall recommend approval, approval with conditions, or denial of the preliminary and final plats to the City Council.
7. The City, in conjunction with the City engineer and City attorney, shall approve the form of the final plat, that the subdivider dedicating land for use of the public is the owner of record, and that the land is free and clear of unacceptable encumbrances according to the title report.
8. The Nibley City Council has final jurisdiction in the approval of subdivision plats; the establishment of requirements for the Nibley City Design Standards & Specifications; and the acceptance of lands and public improvements that may be proposed for dedication.

1. The amendment and alteration of the Nibley City Design Standards & Specifications may, by resolution, be delegated to the Public Works Director and the City Engineer.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Repealed & Reenacted by Ord. [15-02](#) on 6/11/2015

21.02.050 Site Preparation And Work Prohibited

No excavation, grading, regrading or removal of vegetation for a proposed subdivision shall take place and no building permits shall be issued until a proposed subdivision has received approval from the Nibley City Council and a Notice to Proceed has been issued.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Repealed & Reenacted by Ord. [15-02](#) on 6/11/2015

21.02.060 Complete Submittal Required

No application for a subdivision shall be reviewed by the City Planning Commission or City Council, until the applicant has submitted all documents required by this Chapter. The City shall inform applicants of the information needed to provide a complete application. Once a complete application has been received, the application shall be reviewed/approved as outlined in this Chapter.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.02.070 Effect Of Approval

Any approval granted under this title, whether it be for a preliminary plat or for a final plat for all or part of a subdivision shall be effective for a period of one year from the date of approval by the City Council, or their designee. If the applicant has not recorded the final plat or, in the case of the preliminary plat, presented a final plat for a phase of the subdivision for approval, within that one year period, the City shall provide thirty (30) days' written notice to the applicant and thereafter, the approval shall be void, if the applicant fails to cure the default within said thirty (30) day period. Applicants shall then be required to submit a new application for review and approval, subject to local, state and federal laws and ordinances in effect at the time of the new submittal.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Repealed & Reenacted by Ord. [15-02](#) on 6/11/2015

21.02.080 Phasing

1. When developing a large tract of land, subdividers may choose to construct the subdivision in phases rather than develop the entire property at once. A subdivider must submit a preliminary plat that contains the complete development, proposed phasing and

complies with all preliminary plat requirements. Subdividers opting to phase the subdivision shall have ten years from the date of preliminary approval to present each phase of the subdivision for final approval. The final plat for each phase must conform with the approved preliminary plat for density and connectivity. Any phase that does not meet the ten year application deadline will be required to gain preliminary approval. The subdivider must apply for final approval for the first phase within one year, otherwise the preliminary approval for the development shall be expired.

2. Phasing shall be done in a manner that maximizes connectivity between phases of the subdivision and shall be presented as part of the preliminary plat approval. Specific attention shall be paid to ensure that the roads in each phase connect to the roads in earlier phases.
3. Developers may choose to construct infrastructure improvements within the proposed subdivision, which may include, but are not limited to: utilities, parks, open space, stormwater facilities, trails, etc. When such improvements are approved as part of the subdivision approval, they shall be phased in proportion, based on percentage of the total value of the amenities in the subdivision, to the total number of lots in the subdivision, per phase. Example: If a phase contains 25% of the lots for the subdivision, then 25% of the total value of the subdivision's amenities are required to be constructed along with that phase.
4. Choosing to phase the subdivision does not relieve developers of the requirement to present the entire subdivision, in its phases, for final approval by the City within seven years of receiving approval of the preliminary plat by the City, as outlined in NCC 21.06.080.
5. Each phase must comply with Nibley City access and connectivity standards as listed within this title.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Amended by Ord. 2002 Code on 1/1/2002

Repealed & Reenacted by Ord. [15-02](#) on 6/11/2015

21.02.090 Fees

Subdividers shall pay non-refundable filing fees for each of the preliminary plat(s), final plat(s) and plat amendments. Subdividers shall also pay a deposit to cover costs including, but not limited to, staff review, legal review and engineering review. Fees shall be paid prior to the subdivision receiving either preliminary or final plat approval. Fees and deposit amounts shall be established by resolution of the City Council.

HISTORY

Adopted by Ord. [15-02](#) on 6/11/2015

21.02.100 Appeal

Any person disagreeing with the actions of the Planning Commission or City Council relative to the approval, approval with conditions, or disapproval of a proposed subdivision plat may appeal such actions by following the procedures for appeal outlined in NCC 19.06 "Appeals".

HISTORY

Adopted by Ord. [15-02](#) on 6/11/2015

21.02.110 Enforcement

The Planning Commission, the City engineer and such other departments and agencies of the City as are specified under the provisions of this title are hereby designated and authorized as the agencies charged with the enforcement of the provisions of this title and shall enter such actions in court as are necessary. Failure of such departments to pursue appropriate legal remedies shall not legalize any violation of such provisions.

HISTORY

Adopted by Ord. [15-02](#) on 6/11/2015

21.02.120 Inspection

Appropriate agencies and departments of the City shall inspect or cause to be inspected all public improvements in the course of construction, installation or repair. Excavations for any publicly owned infrastructure shall not be covered or backfilled until such installation shall have been approved by the Public Works Director. If any such installation is covered before being inspected and approved, it shall be uncovered after notice to uncover has been issued to the responsible person by the inspector, and at the responsible person's cost and expense.

HISTORY

Adopted by Ord. [15-02](#) on 6/11/2015

21.02.130 Prohibition On Subdivision

A. It is unlawful for any person to subdivide any tract or parcel of land located wholly or in part in the Nibley City limits, and no application for any subdivision for any tract or parcel of land may be approved, if any of the following apply;

1. The applicant or subdivider is a member of the City Council;
2. The applicant or subdivider is a spouse of a City Council member;
3. A member of the City Council owns an interest of any kind in the applicant or subdivider;

B. As set forth in NCC 1.10.030, the Mayor is a member of the City Council for the purpose of this Section.

A violation of this section is a Class B Misdemeanor.

HISTORY

Adopted by Ord. [18-02](#) on 3/15/2018

21.04 Definitions

For purposes specific to this title, all terms shall have the same definition as provided by Utah Code § 10-9a-103, 1953, as amended and also in NCC 19.04.

[21.06 Approval Process](#)
[21.06.010 Compliance Required](#)
[21.06.020 Standards And Lot Size](#)
[21.06.030 Concept Plan Review](#)
[21.06.040 Submission Of Preliminary Plat](#)
[21.06.050 Public Hearing Required](#)
[21.06.060 Notification Of Adjacent Property Owners](#)
[21.06.070 Authorization To Proceed](#)
[21.06.080 Final Plat Approval](#)

[21.06.010 Compliance Required](#)

Before dividing any tract of land into a "subdivision" as defined in NCC 21.04, a subdivider shall follow the procedure outlined in this chapter, except as may be provided for in Utah Code § 10-9a-605, 1953, as amended.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Amended by Ord. 2002 Code on 1/1/2002

[21.06.020 Standards And Lot Size](#)

All subdivisions must meet the minimum lot and development standards as outlined in each zone of the Nibley City land use ordinance and within this Title.

21.06.030 Land Use Authority and Approval

- A. The Planning Commission shall be the land use authority for preliminary and final plats for all standard subdivisions and minor subdivisions as outlined within this title.
- B. The City Council shall be the Land Use Authority for preliminary plats for Rural Preservation Subdivision, Cluster Subdivision, and any other subdivision that allows for smaller lot sizes or density bonus in exchange for public or private open space. The Planning Commission shall make recommendations for approval, approval with conditions, or to be denied on any preliminary plat the City Council is the land use authority for. The Planning Commission shall be the land use authority for all final plats except as listed below.
 - a. The Planning Commission shall hold a public hearing prior to giving a recommendation to the City Council on a preliminary Plat.
- C. The Planning Commission may determine that a subdivision needs review and approval of the City Council, they may refer the matter back to the City Council for further review and for the City Councils approval. The Planning Commission shall refer a matter to the City Council if the City is obligated or wishes to partner and expend City funds, with the Subdivider for the development of public infrastructure.
- D. All construction documents or infrastructure plans must be approved by the City Engineer before the Public Works Director can give the notice to proceed to the Subdivider after final approval of the final plat. The City Council or Planning Commission may give final approval of a final plat prior to approval of any construction

documents by the City Engineer, if the engineer believes any changes to the construction documents will not affect the plat.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.06.030 Concept Plan Review and Development Committee

- A. Prior to submitting a preliminary plat, a subdivider shall submit a written "concept plan" to the Development Committee. The concept plan shall include a sketch plan of the proposed subdivision in which the proposed subdivision is sufficiently described to enable the Development Committee to determine whether the proposed subdivision complies with zoning title, master plans, street plans and services. The Development Committee shall advise the subdivider of possible problems with the proposed subdivision within thirty (30) days after it receives the concept plan. Approval of the concept plan shall not constitute final approval of a particular subdivision plan or of the preliminary plat. The Development Committee shall only be a review committee with no land use authority.
- B. The Development Committee shall be composed of one member of the City Council, one member of the Planning Commission, the City Engineer, the Public Works Director, the City Planner and other members as appointed by the Mayor with consent by a majority of the City Council.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.06.040 Submission Of Preliminary Plat

- A. The subdivider shall submit three (3) paper copies and one (1) electronic copy, in a format that is readable, of the proposed preliminary plat to the Planning Commission at least fourteen (14) days prior to the date of the Planning Commission meeting at which the preliminary subdivision plan is to be reviewed. The Planning Commission shall circulate copies of the proposed preliminary plat to all affected departments and to any districts which may be providing special services for comment and review.
- B. The preliminary plat shall conform to the development standards outlined in NCC 21.08.010.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.06.50 21.06.50 p

- A. Public Notice Required Subdivider shall post a sign on the property for the purpose of notifying the public of the proposed subdivision. The sign shall meet the following standards:
 - 1. The sign shall be posted on the property in a location visible and within 10' of the an adjacent right-of-way.

2. The sign(s) shall consist of four foot by four foot (4' x 4') plywood or other hard surface and the bottom of the sign shall be at least three feet (3') above the ground.
3. Centered at the top of the four foot by four foot (4' x 4') signboard(s) in six inch (6") letters shall be the words "City Of Nibley Public Notice". In addition, each sign will inform the public of the nature of the notice, the date, time and address of the location, a summary of the proposal to be considered, a city contact phone number, the location of the development and the name of the applicant, and, if applicable, the proposed development. Each sign shall be painted white, and the letters shall be painted black.

City of Nibley Public Notice Preliminary Subdivision Plat For This Property (Date and time) (Meeting Address) (City Hall Phone Number) (Applicant Name)

- B. Notice of the proposed subdivision shall be mailed to all property owners within three hundred feet (300') in any direction of the property at issue at least ten (10) days prior to the meeting. The letter shall give state the phone number of Nibley City hall to residents can call to ask questions or voice concerns.
- C. If the subdivision requires a public hearing, each notice shall state the date, time, and location of the public hearing. Notices shall be posted or mailed ten days priors to the hearing.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Amended by Ord. 07-17 on 11/15/2007

21.06.060 Notification Of Adjacent Property Owners

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HISTORY

Adopted by Ord. No Source on 6/1/1992

21.06.070 Authorization To Proceed



Upon approval of the preliminary plat by the Planning Commission, copies of the approved preliminary plat with written conditions attached shall be delivered to the City Planner and to the subdivider. Receipt of same shall be authorization for the subdivider to proceed with the preparation of the final plat and plans and specifications for the improvements required in the final plat.

Prior to the construction of any improvements required by this title, the subdivider shall provide the City engineer with all plans, information and data necessary to install and construct the improvements. This information shall be examined by the City engineer and shall be approved if he determines them to be in accordance with the requirements of City ordinances.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.06.080 Final Plat Approval

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- A. Within one year of receiving approval of the preliminary plat by the Planning Commission, developers shall present the entire subdivision for final approval by the Planning Commission. Planning Commission shall approve, approval with conditions, or disapproval the final subdivision plat.
- B. The final subdivision submittal shall consist of the following:
1. Final plats for each of the subdivision's proposed phases, prepared according to this ordinance and to the Nibley City Design Standards & Specifications;
 2. A stamped report, prepared by a Utah Licensed Professional Engineer or Professional geologist, establishing the ordinary high groundwater elevation and finished floor elevations for the subdivision.
 1. No finished floor elevations, including basement floor elevations, shall be permitted below the aforementioned groundwater elevation.
 2. The groundwater elevation and finished floor elevation limitations shall be recorded as a boxed note (min 14 pt font) on the recorded mylar
 3. The report shall be attached to the Development Agreement.
 4. An applicant is not required to submit a groundwater report or finish floor elevations of any permitted building if the applicant records on the final plat that no finished floor shall be built at an elevation lower than six inches (6") above finish curb or center line of the street, whichever is higher.
 3. Construction drawings for the subdivision, prepared according to this ordinance and to the Nibley City Design Standards & Specifications;
 4. Three (3) hard copies of the final plats and construction drawings and one (1) electronic copy of the same; and
 5. A draft Development Agreement, prepared by Nibley City, outlining the roles and responsibilities of both the subdivider and Nibley City. The Development Agreement shall be approved as part of the final approval.
- C. Upon a subdividers failure to receive approval within that one year period, the City shall provide thirty (30) days' written notice to the applicant and thereafter, the approval shall be void, if the Applicant fails to cure the default within said thirty (30) day period. Applicants shall then be required to submit a new application for review and

approval, subject to local, state and federal laws and ordinances in effect at the time of the new submittal.

- D. Developers are not required to record all phases of the subdivision, once final approval has been given. They are required only to receive final approval for the entire subdivision and then they may construct the subdivision in phases.
- E. Final approval shall be valid for three (3) years. If a subdivision, or phase thereof, has not been constructed within three (3) years of the date of final approval, the Public Works Director shall suspend the Notice to Proceed and the developer shall be required to resubmit the final plats and construction drawings for review and compliance with City standards and specifications in effect at that time.
- F. At the time final approval is requested, the City and the developer shall enter into a development agreement outlining the roles and responsibilities of each respective to the development. Regardless of how the developer chooses to phase the subdivision, the development agreement shall encompass the entirety of the project and shall be recorded with the first recorded phase of the subdivision.

HISTORY

Adopted by Ord. No Source on 6/1/1992

[21.08 Standards Of Approval](#)

[21.08.010 Preliminary Plat](#)

[21.08.020 Final Plat](#)

[21.08.030 Lot Line Adjustments](#)

[21.08.040 Minor Subdivision Process](#)

21.08.010 Preliminary Plat

1. As part of the submittal of the preliminary plat, subdividers shall provide Nibley City with the following information:
 1. A title report, provided by a title company, for the property proposed to be subdivided, dated within thirty (30) days of the submittal of the preliminary plat.
2. Description: The preliminary plat shall be drawn to a scale not smaller than one hundred feet to the inch (1" = 100') on standard twenty four inch by thirty six inch (24" x 36") paper and shall include the following information in the title block:
 1. The proposed name of the subdivision.
 2. The boundaries of the proposed subdivision, including sufficient information to locate the project, and the total acreage of the project..
 3. A legal description of the property.
 4. The names and addresses of the owner, subdivider if other than owner, and the engineer or surveyor of the subdivision.
 5. Date of preparation.
 6. Scale.
3. Existing Conditions: The plat shall show:
 1. The location of the nearest benchmark and property monuments.

2. All property contiguous to the proposed subdivision under the control of the subdivider, even if only a portion is being subdivided.
 3. The location, width and names of all existing streets, railroads, open spaces, sewers, water mains, culverts or other utility lines and rights-of-way, and permanent buildings and structures located within the tract and within three hundred feet (300') of the outermost boundary of the subdivision.
 4. The location of all wells, proposed, active and abandoned, and of all reservoirs within the tract.
 5. Existing sewers, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact location.
 6. Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.
 1. Except as outlined in NCC 21.10.040, prior to approval of the preliminary plat, the subdivider shall provide the City with signed documentation that any affected canal company has had the chance to review plans related to the alteration of affected canals, and further, that the canal company understands they have thirty (30) days from the date of notification to bring any concerns to the City.
 7. Identification of known natural features including, but not limited to, wetlands as identified by the US Army Corps of Engineers, areas which would be covered in the event of a 100-year storm event, all water bodies, floodways and drainageways, slopes exceeding twenty percent (20%) and any other natural features as may be required by the Planning Commission or City Council for the subdivision, including the acreage in each required feature.
 8. Boundary lines of adjacent tracts of land, showing ownership where possible.
 9. Contour map at vertical intervals of not more than five feet (5') where the slope is greater than ten percent (10%) and not more than two feet (2') where the slope is less than ten percent (10%).
 10. A plan outlining how the subdivider intends to phase construction of the project, if phasing is intended.
4. Proposed Development: In addition to the above-listed items, the preliminary plat shall show:
1. The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements.
 2. The layout, numbers and typical dimensions of lots.
 3. Open space intended to be dedicated for public use or set aside for the private use of property owners in the subdivision.
 4. Building setback lines, including dimensions of said lines.
 5. Easements, including dimensions, for water, sewer, drainage, utility lines and other purposes as required by the Planning Commission or by City law.
 6. A tentative plan or method for the subdivision's groundwater, fire hydrant, sewer and stormwater drainage facilities.
 7. Where the plan submitted covers only part of the subdivider's tract, the preliminary plat shall include a sketch of the prospective future street system which shall be considered in light of the future street system of the larger area.

5. Approval Of Preliminary Plat:

1. Conditions Of Approval: The Planning Commission shall approve only those preliminary plats which it finds have been developed in accordance with the standards and criteria specified in this title, Zoning Title of the Nibley City Code and all other applicable City ordinances.
2. Environmental Impact Analysis: The Planning Commission shall determine from the preliminary plat the possible need for environmental impact analysis. .
3. Approval Or Disapproval By Planning Commission: The Planning Commission shall, within sixty (60) days after the preliminary plat is filed with the Planning Commission, approve the preliminary subdivision plan if it finds that the subdivision complies with City ordinances. The Planning Commission may conditionally approve a preliminary subdivision plat imposing such conditions as required in order to bring the subdivision plat into compliance with the requirements of City ordinances. In the event the Planning Commission disapproves the preliminary plat, it shall do so within sixty (60) days after the date the subdivider made application for approval and shall state in writing each reason for the disapproval.
4. Plats not acted upon within the above time frames shall be deemed to have been approved. A plat shall be deemed to be acted upon if it is approved, denied, approved with conditions, continued for further review or tabled.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.08.020 Final Plat

- A. Description: The final plat shall be drawn to scale on standard twenty four inch by thirty six inch (24"x36") paper and shall include the following information:
 1. The proposed name of the subdivision.
 2. The boundaries of the proposed subdivision, including sufficient information to locate the project, and the total acreage of the project.
 3. A legal description of the property.
 4. The names and addresses of the owner, subdivider, if other than owner, and the engineer or surveyor of the subdivision.
 5. Date of preparation.
 6. Scale
 7. The base heading of true north.
- B. The plat shall contain the following information:
 1. Accurate dimensions for each lot, street, alley, easement, areas to be dedicated as open space and other important features. Dimensions shall be shown in feet and hundredths. Lot sizes shall be expressed in acreage.
 2. The street address for each lot. Lots on the north and west sides of the street shall have odd numbers. Lots on the south and east sides of the street shall have even numbers.
 3. A description and delineation of other angles, distances, points, monuments, markers, boundaries and other geometries as described in the Nibley City Design Standards and Specifications.

4. Standard signature forms, the wording of which is found in the Nibley City Design Standards and Specifications, for the following:
 - i. Registered land surveyor's certificate of survey, as applicable under Utah law;
 - ii. Owner's signature of dedication;
 - iii. Notary public acknowledgement;
 - iv. City engineer's certificate of approval;
 - v. Utility companies' approval;
 - vi. Planning Commission approval;
 - vii. City approval, signed by the Mayor and City Recorder;
 - viii. City attorney approval;
 - ix. A block for use by the County Recorder containing the required recording information. The following note regarding agricultural uses of property:
 - a. This property is located in the vicinity of property that is used for agricultural purposes. It may be anticipated that such uses and activities may or may not in the future be conducted in this area and such uses are previously existing uses. Agricultural uses and situations must be sound agricultural practices and not bear a direct threat to public health and safety.
 - x. The following note regarding groundwater:
 - a. Areas in Nibley have groundwater problems due to the varying depth of a water table. The City's approval of a final plat, building permit or construction plans does not constitute a representation by the City that building at any specified elevation or location would solve subsurface or groundwater problems. In addition, concerns for building elevation and/or grading and drainage are unique to each building site, remain solely with the building permit application, property owner and/or contractor. Nibley City is not responsible for any subsurface or groundwater problems which may occur, nor for such concerns including, but not limited to, building location and/or elevation, site grading and drainage.
- C. Additionally, construction plans shall be submitted with the final plat. These plans shall detail the size, design, type and location of all infrastructure improvements proposed for construction as part of the phase, including, but not limited to, streets, sidewalks, curbs, utility pipes and other infrastructure. Construction plans shall be prepared in accordance with the Nibley City Design Standards and Specifications.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Amended by Ord. 2002 Code on 1/1/2002

21.08.30 Lot Line Adjustments and amendments to a subdivision plat

- A. An agreement to adjust lot lines between adjoining properties, whether in a subdivision or on un-subdivided parcels of land, may be executed by the owners of record of said properties and recorded upon execution, if the following conditions are met:
 1. No new lot results from the lot line adjustment.

2. No previously existing lot is eliminated as a result of the adjustment.
3. If the properties to be adjusted are in a subdivision, the lot sizes, frontages and configurations are consistent with this title and NCC 19.
4. No lot is made undevelopable without a variance or other special consideration.
5. All property owners directly affected by the lot line adjustment give their consent.
6. The lot line adjustment does not result in a remnant piece of land that did not exist previously.
7. The lot line adjustment does not result in the violation of any applicable zoning ordinance.
8. The lot line adjustment does not substantially alter legal lots that may otherwise need further review by the Planning Commission or City Council in the form of a subdivision amendment.
9. Provided the above conditions are met, no municipal land use authority approval is required.

B. An amendment to a subdivision plat shall follow the process and standards within Utah State Code 10-9a-6 as amended, and any applicable Nibley City ordinances.

21.08.040 Minor Subdivision Process

1. Purpose: In an effort to reduce the expense of developing relatively small residential subdivisions that meet certain conditions, residential subdivisions of five (5) lots or less may be considered and approved under this section. A subdivision approved under this section shall be known as a "Minor Subdivision." Minor subdivisions, when approved, are exempt from platting requirements for preliminary and/or final plats and may also be exempt from the requirements for some engineering reports and construction drawings as determined by the Nibley City Engineer and as provided in this section.
2. Minor Subdivision Requirements: To be considered for approval as a Minor Subdivision, the proposed subdivision must meet all the following requirements:
 1. Notice is provided as required by ordinance;
 2. The proposed parcel is not traversed by the mapped lines of a proposed street or trail as shown in the General Plan, Master Transportation Plan, and/or Trail Master Plan and does not require the dedication of any land for street or other public purposes;
 3. The subdivision has been approved by the culinary water authority and the sanitary sewer authority;
 4. The proposed subdivision is located in a residential zoned area; and
 5. The proposed subdivision conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.
 6. The proposed subdivision contains five (5) lots or less total.
 7. The parcel being divided has not had other lots separated from it within the past five years. If another lot or lots have been separated from the parcel that is the subject of the request for Minor Subdivision within the past five years, then the

previously separated lots and the subject parcel will all be counted towards the five (5) lot limit for the purposes of the application for a Minor Subdivision under this section.

8. Subdivisions that require the creation or dedication of open space land for the purpose of receiving higher density and/or smaller lot size may not use the minor subdivision process.
9. All other requirements for a subdivision, including zoning, infrastructure improvements and bonding thereof, providing for drainage needs, providing required utility easements, and protecting sensitive land issues, etc. must be provided for as applicable as outlined Nibley City subdivision requirements.
3. Minor Residential Subdivision Application Procedure: The application procedure for a minor subdivision shall be as follows:
 1. Pre-Application Meeting- The applicant must meet with Nibley City Staff to determine if the proposed subdivision meets the requirements of a Minor Subdivision. The staff shall provide a copy or access of this section of Nibley City code and inform the applicant of their options. The staff shall review with the applicant any requirements for construction drawings that may be needed and required for approval.
 2. Minor Subdivision Plat- Minor Subdivisions shall be exempt from preliminary plat application and shall file a final plat in compliance with all NCC 21 and standards on the plat as unless noted in this section and the applicant may only submit a final Minor Subdivision plat after a Pre-Application Meeting with Nibley City staff and a determination from City staff that the proposed subdivision meets the requirements for a Minor Subdivision. Nibley City staff shall write and proposed a development agreement to be considered with the minor subdivision application.
 3. The Planning Commission shall act as the land use authority for a Minor Subdivision and shall grant or deny an application for a Minor Subdivision within 60 days of its receipt of a complete application. The Planning Commission shall approve an application for a Minor Subdivision if the plat and development agreement meet all of Nibley City's ordinances as listed in NCC 19 and NCC 21, Public Work's design standards, general plan, master plans and all requirements for a final plat.
4. Recording of the final plat: Final approval shall be valid for three (3) years. If an applicant fails to record the final plat within that time, the approval of the plat is void.
5. Notice to proceed and process after final approval: All Minor Subdivisions shall follow the Nibley City subdivision code and process as outlined after final approval.
6. Minor Subdivision standards: All Minor Subdivision shall comply with Nibley City Ordinances, as listed in Nibley Code, and engineering and public work design standards, unless otherwise listed in this section.
 1. Finished floor elevation recorded on the final plat:
 1. An applicant shall include all groundwater reports as required Nibley City code with the final plat. An applicant is not required to submit a groundwater report or finish floor elevations of any permitted building if the applicant records on the final plat that no finished floor shall be built at

an elevation lower than six inches (6") above finish curb or center line of the street, whichever is higher.

2. Construction Drawings and Engineering Reports:

1. The applicant shall submit all report as required by Nibley City code unless otherwise exempted by the Planning Commission.
2. Applicants shall submit detailed stormwater plans at the request of the Nibley City Engineer.

HISTORY

Adopted by Ord. [18-07](#) on 8/2/2018

21.10 Subdivision Options

[21.10.010 Type Of Subdivisions](#)

[21.10.020 Rural Preservation Subdivision](#)

[21.10.030 Cluster Subdivisions](#)

21.10.010 Type Of Subdivisions

A developer may subdivide under one of the following subdivisions:

Type of Subdivision	Applicable Zones	Density	Open Space Requirements	Lot Size
Standard Subdivision	All zones	Density must comply with zoning	Open space is not required	Lot size must comply with zoning
Rural Preservation Subdivision	R-1, R-1A, R-2, and R-2A	Bonus density	Open space is required	Smaller lots are allowed
Cluster Subdivision	A, R-E, R-1, R-1A, R-2, and R-2A	Density must comply with zoning	Open space is required	Smaller lots are allowed

1. Standard Subdivision must follow all zoning and subdivision code contained within Nibley City code and design standards, including lot sizes, frontages, setbacks, etc.
2. Rural Preservation Subdivision must follow all zoning and subdivision code contained within Nibley City Code unless specified within the Rural Preservation Subdivision requirements stated within Nibley City Code.
3. Cluster Subdivision must follow all zoning and subdivision code contained within Nibley City Code unless specified with the Cluster Subdivision requirements stated within Nibley City Code.
4. Each subdivision must follow State law and the Utah Land Use Development Management Act.

HISTORY

Adopted by Ord. [18-05](#) on 7/19/2018

21.10.020 Rural Preservation Subdivision

1. Purpose: The purpose of this section is to provide for subdivision development within Nibley City in a manner that:
 1. Help preserve the rural feeling of Nibley City as outlined in the General Plan;
 2. Provides Open Space Land with a specific purpose that provides visual and physical access to the public.
 3. Supports adopted City policies to conserve a variety of irreplaceable and environmentally sensitive resources and agricultural lands as set forth in the General Plan;
 4. Protects constrained and sensitive lands, including, but not limited to, those areas containing sensitive features such as steep slopes, floodplains, and wetlands, by setting them aside from development;
 5. Provides Open Space Land, including those areas containing unique or natural features such as meadows, grasslands, tree stands, streams, stream corridors, berms, waterway, farmland, wildlife corridors and/or habitat, historical buildings and/or sites, archeological sites, and green space, by setting them aside from development;
 6. Reduces erosion and sedimentation by the retention of existing vegetation and the minimization of development on steep slopes and other constrained and sensitive lands;
 7. Provides for a diversity of lot sizes to accommodate a variety of age and income groups and residential preferences, so that the community's population diversity may be enhanced;
 8. Provides incentives for the creation of greenway systems and Open Space Land within the City for the benefit of present and future residents.
 9. Creates neighborhoods with direct visual and/or physical access to Open Space Land;
 10. Maintains and creates scenic views and elements of the City's rural and scenic character and minimizes perceived density by maintaining views of new development from existing roads.
2. Definitions: For purpose of this section, the following words shall have the meanings set forth herein:
 1. OPEN SPACE LAND: Any parcel or area of land dedicated under this section as indicated on a Rural Preservation Subdivision Plat for the access and/or visual enjoyment of the public. Open Space Land must meet the standards and requirements of this section. Open Space Land may not be contained in the privately-owned parcel except as specifically allowed in this ordinance. Open Space Land must have 25% of its border adjacent to public access right-of-way, easement, or City park or contain a trail open to the public which traverses or runs adjacent to the Open Space Land. Open Space Land area shall not be included in setback areas calculations for principal or accessory uses.
 2. CONSTRAINED AND SENSITIVE LAND: Land which is generally unbuildable without engineered ground modifications, or which contains features including,

but not limit to Federal, State, or municipally designated wetlands, floodplains, slopes greater than 20%, faults, designated canals per Nibley Ordinance and other geologically or environmentally sensitive features that require mitigation, special insurance or permits from government authorities to allow development. This land may be used as Open Space Land if it complies fully with conditions within this ordinance for qualification of Open Space.

3. WATERWAY: Surface water runoff and drainage, drainage ditches and irrigation waterways, whether surface or subsurface and natural waterways including creeks, streams, springs, rivers, ponds, and wetlands.
4. TREE STAND: A group or cluster of trees within a geographic location that are occurring naturally or artificially.
5. MEADOWS: Land vegetated with native species of grasses, trees, forbs, and flowers, either undisturbed or constructed, that can be sustained without supplemental irrigation. Actively used pasture and agricultural land are not considered Meadows under this definition.
6. PASTURE: A fenced enclosure or confined area used for the grazing of livestock or small animals which contains sufficient vegetation to serve as the principle food source for the livestock confined therein.
7. NET DEVELOPABLE LAND: Net Developable Land shall include the total area of the proposed development minus land that is required by Nibley City ordinance to be dedicated to the City including, but not limited to:
 8. Public access rights-of-way
 9. Land required to be dedicated along waterways
 10. Preservation lands with infrastructure installed to City standards by the developer as part of the development process (parks, trails, etc.)
 11. Constrained and Sensitive Land as defined herein
 12. Easements, lands dedicated to the City for preservation space but without public rights of access, and other utility or general rights-of-way without access to the public shall be included as Net Developable Land.
 13. Net Developable Land may be calculated for the purposes of concept review and preliminary plat approval based on either rule of thumb as outlined in the Lot Standards chart for the underlying zone of the proposed subdivision or based on actual measurements derived from the proposed plat. Calculation of Net Developable Land for final plat approval shall use actual measured Net Developable Land area. The proponent shall demonstrate compliance with this provision by calculation based on values demonstrably derived from the proposed final plat.
3. Applicability:
 1. The election to develop the property as a Rural Preservation Subdivision is voluntary and provided to developers as an alternative to the standard subdivision process codified in NCC 19 and NCC 21. The intent of this section and the rural preservation subdivision options is to encourage the creation and development of flexible designed Open Space Land and variety in lot size and conformation. Rural Preservation Subdivisions may be developed within applicable residential zones of the City. Rural Preservation Subdivisions shall be developed in accordance with and subject to the development standards, conditions, procedures

and regulations of this section and with all other applicable subdivision ordinances and zoning regulations of the City which are not otherwise in conflict with the provisions of this section.

2. In cases of conflict with other Nibley City ordinances, the terms of this section shall govern.
3. Development Options: In R-1, R-1A, and R-2 zones in Nibley City, developers may elect to develop a Rural Preservation Subdivision. R-2A zones may also be developed under the terms of this ordinance; in such cases, the R-2A zoned property shall be treated as R-2 for the purposes of calculating underlying base density, number of lots, bonus density, lot sizes, and all other provisions outlined in this ordinance. If the zone is not listed above, it does not qualify for a Rural Preservation Subdivision.
4. Developers desiring to develop the property as Rural Preservation Subdivision are subject to the development standards, conditions procedures and regulations of this section.
4. Application Process:
 1. Applications for a Rural Preservation Subdivision shall be submitted and processed in accordance with the requirements and procedures set forth in the City Subdivision Ordinance, including submission and approval of schematic, preliminary and final plans or plats, and any additional procedural requirements set forth in this section, including, but not limited to, submission of a sensitive area designation plan and maintenance plan. Rural Preservation Subdivision shall hold a public hearing with the Planning Commission before the Planning Commission shall give a recommendation to the City Council on the Preliminary Plat.
 2. Pre-application Meeting: Applicants for a Rural Preservation Subdivision shall have a pre-application meeting with the Development Committee to review the application and answer questions provided by the applicant. Prior to this meeting, the developer shall submit the draft plan of the proposed subdivision and shall include the following:
 1. Zoning and parcel location
 2. Total gross acres
 3. Estimated right-of-way dedication
 4. Estimated Constrained and Sensitive Land
 5. Estimated Net Developable Land
 6. Estimated Open Space Dedication and proposed uses.
 7. Total number of lots based on density bonus
 8. Estimated lot sizes and subdivision layout.
 3. Sensitive Area Designation Plan Map: All applications for a Rural Preservation Subdivision shall include a sensitive area designation plan map prepared in accordance with the provisions set forth herein and submitted with the preliminary plat. The sensitive areas designation plan map shall identify all constrained and sensitive lands within the property boundaries as set forth in this section. The sensitive area designation plan map shall also clearly identify all natural or cultural resources present on the property, including, but not limited to those defined in this ordinance (geographic features, meadows, tree stands,

streams, stream corridors, floodwalls, berms, waterways, canals, irrigation ditches, farmland, pastures, wildlife corridors and/or habitat; historic buildings and/or sites; archeological sites; cultural features and green space). Applicants are solely responsible for the accuracy and designation of constrained and sensitive lands as defined in this ordinance, and natural and cultural resources as defined by the United States, State of Utah, Cache County, and Nibley City on the sensitive area designation plan map for their project and applicable adjacent property. The applicant shall include all sensitive areas within four hundred feet (400') of the developments property boundaries as noted in City, County, State, and Federal records.

4. Maintenance Plan for preserved Open Space Land: The developer must submit a Preliminary Maintenance Plan in accordance with subsection M,2 of this section and with the preliminary plat. For final plat application, the developer must submit a Final Maintenance Plan in accordance with subsection M,3 of this section. The Final Maintenance Plan shall be attached to the Development Agreement required by NCC 21 and recorded with the Final for the property.
5. Dimensional Standards:
 1. The lot standards within a Rural Preservation Subdivision shall be determined in accordance with the Lot Standards Chart.

Lot Standards Chart					
Zone	Open Space Ratio ^{NOTE 1} (OSR)	Incentive Multiplier	Average Residential Lot Size	Minimum Residential Lot Size	Frontage ^{NOTE 2}
R-1	$0.25 \leq \text{OSR} < 0.30$	1.25	$\geq 18,700 \text{ ft}^2$	$\geq 17,000 \text{ ft}^2$	$\geq 100 \text{ ft}$
	$0.30 \leq \text{OSR} < 0.35$	1.30	$\geq 16,700 \text{ ft}^2$	$\geq 15,000 \text{ ft}^2$	$\geq 100 \text{ ft}$
	$0.35 \leq \text{OSR} < 0.40$	1.35	$\geq 14,700 \text{ ft}^2$	$\geq 13,000 \text{ ft}^2$	$\geq 95 \text{ ft}$
	$0.40 \leq \text{OSR}$	1.40	$\geq 12,700 \text{ ft}^2$	$\geq 11,000 \text{ ft}^2$	$\geq 90 \text{ ft}$
R-1A	$0.25 \leq \text{OSR} < 0.30$	1.25	$\geq 14,000 \text{ ft}^2$	$\geq 12,000 \text{ ft}^2$	$\geq 100 \text{ ft}$
	$0.30 \leq \text{OSR} < 0.35$	1.30	$\geq 13,000 \text{ ft}^2$	$\geq 11,000 \text{ ft}^2$	$\geq 95 \text{ ft}$
	$0.35 \leq \text{OSR} < 0.40$	1.35	$\geq 12,000 \text{ ft}^2$	$\geq 10,000 \text{ ft}^2$	$\geq 90 \text{ ft}$
	$0.40 \leq \text{OSR}$	1.40	$\geq 11,000 \text{ ft}^2$	$\geq 9,000 \text{ ft}^2$	$\geq 85 \text{ ft}$
R-2 and R-2A	$0.25 \leq \text{OSR} < 0.30$	1.20	$\geq 13,200 \text{ ft}^2$	$\geq 11,500 \text{ ft}^2$	$\geq 95 \text{ ft}$
	$0.30 \leq \text{OSR} < 0.35$	1.25	$\geq 12,200 \text{ ft}^2$	$\geq 10,500 \text{ ft}^2$	$\geq 90 \text{ ft}$
	$0.35 \leq \text{OSR} < 0.40$	1.30	$\geq 10,200 \text{ ft}^2$	$\geq 9,000 \text{ ft}^2$	$\geq 85 \text{ ft}$
	$0.40 \leq \text{OSR}$	1.35	$\geq 9,200 \text{ ft}^2$	$\geq 7,800 \text{ ft}^2$	$\geq 80 \text{ ft}$
Notes:					
1. The OSR is the ratio of the area of the Open Space Land divided by the area of the Net Developable Land.					
2. Frontage is determined at the front setback line.					

2. Procedure for Calculating Allowed Number of Lots: The Allowed Number of Lots including the density bonus for a Rural Preservation Subdivision shall be determined as follows using the appropriate Incentive Multiplier from the Lot Standards Chart. The developer shall follow the process outlined below to determine allowable properties of the proposed subdivision and use these properties in developing the preliminary and final plats. All calculations and

measurements shall be clearly documented in order and following the process outlined below and submitted with the plat applications:

1. The subdivision must be in one of the approved zones as listed within the Rural Preservation Subdivision requirements, and all calculation will be based on the parcel's current zone at the time of application and the associated Lot Standards Chart with the exception of R-2A zones: R-2A zones shall be treated as R-2 zones for the purposes of this ordinance.
 2. Provide to the City the total area contained within the subdivision plat.
 3. Provide to the City the total area being dedicated to rights-of-way.
 4. Provide to the City the total acres of Constrained and Sensitive Land.
 5. Provide the City the total Net Developable Land area as defined within this section.
 6. State the area of proposed Open Space Land.
 7. Calculate Open Space Ratio.
 8. Calculate the Base Number of Lots per zone:
 1. Base Number of Lots R-1 = Net Developable Land / 1 acre
 2. Base Number of Lots R-1A = Net Developable Land / .75 acres
 3. Base Number of Lots R-2 and R-2A = Net Developable Land / 0.5 acres
 9. Determine Incentive Multiplier
 1. Determine Incentive Multiplier based on the Lot Standards Chart, the applicable zone, and the Open Space Ratio.
 10. Calculate total allowed
 1. Total allowed lots = Base number of lots multiplied by the Incentive Multiplier
6. Lot Area, Frontages, and Zoning Regulations:
1. The subdivision, along with each lot within the subdivision, shall meet and comply with the minimum lot sizes, average lot sizes, and frontages shown on the Lot Standards Chart. Except for these requirements, the Zoning Regulations (NCC 19) for the underlying zone shall apply to Rural Preservation Subdivisions, unless otherwise noted within this section.
7. Conservancy Lots:
1. Open Space Land and Constrained and Sensitive Land may be included within individual residential lots when such areas can be properly protected and preserved in accordance with the intent and purpose of this section. Such lots shall be known and referred to as "conservancy lots". These lots must contain a minimum of 0.5 acres of Open Space Land, except for areas approved by Nibley City as defined Landscape Buffers, and that Open Space Land must meet the design standards and use standards within this section.
 2. Regulations: Open Space Land and Constrained and Sensitive land within a Conservancy Lot shall remain subject to all regulations and requirements for such land as set forth herein, including, but not limited to, use, design, maintenance, ownership and permanent protection. Open Space Land must be developed and maintained within the first year of the date of issuance of a Notice to Proceed under NCC 21.

3. The portion of each Conservancy Lot that is not Open Space Land must meet the minimum lot size on the applicable Lot Standards Chart and shall be the portion of the Conservancy Lot used to calculate the average and minimum lot size within the subdivision.
8. Use Regulation: Use of the land in a Rural Preservation Subdivision that is not Open Space Land is subject to any restrictions set forth in NCC 19, unless otherwise specified within this section, for the zone in which the land is located. Use of Open Space Land within a Rural Preservation Subdivisions is subject to the following:
 1. Permitted Uses on Open Space Land: The following uses are permitted in Open Space Land areas:
 1. Street rights-of-way may traverse Open Space Land if permitted under City ordinances; provided, areas encumbered by such facilities and/or rights-of-way shall not be counted as Open Space Land when computing the Open Space Ratio in the Lot Standards Chart.
 2. Utility rights-of-way or easements, including above ground and underground utilities may traverse Open Space Land if permitted by City ordinance; areas encumbered by such facilities and/or rights-of-way may be counted as Open Space Land when computing the Open Space Ratio in the Lot Standards Chart so long as the rights-of-way and easements otherwise meet the requirements of this ordinance for Open Space Land.
 3. Agricultural and horticultural uses, including raising crops wholesale nurseries and associated buildings that are specifically needed to support active, viable horticultural operations. Wholesale nurseries must obtain an operating permit and business license from the City and must comply with all fencing and maintenance requirements of this ordinance.
 4. Conservation of open land in its natural state; e.g., meadows, tree stands, wetlands, forestland.
 5. Waterways along with dedicated public access rights-of-way or easements along one or both sides.
 6. Underground utility easements for drainage, access, sewer or water lines, electric lines or other public purposes.
 7. Active noncommercial recreation areas, such as trails, playing fields, playgrounds, courts, and multipurpose trails. These parcels shall be maintained by the City or an owners' association and shall be open to the public if maintained by the City, or residents within the Rural Preservation Subdivision if maintained by a functional owners association.
 8. Agricultural uses excluding livestock operations involving swine, poultry, and mink. Open Space Land of less than one-half (0.5) acre may be used as landscaped buffers for roadways, landscaped entrances to subdivisions, neighborhood "pocket parks" or similar amenities that meet standards and uses listed herein.
 9. Fencing that is rural in character. All fencing must be transparent, such as rail fences, post fences, or wire fences and architecturally appropriate to the use as determined by the City Planner. Chain link fences are not permitted on Open Space Land. All applicants must receive a fence permit from the City before construction of any proposed fence.

10. Golf courses, not including commercial miniature golf. A development plan must be turned in as part of the approval process that outlines ownership, development, and building plans.
 11. Neighborhood Open Space Land uses such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses. Neighborhood Open Space Land must be owned and maintained by an owners' association or the City.
 12. Pasture for sheep, goats, cows, horses or other animals approved by Nibley City code. Pasture and animal density must conform with Nibley City Animal Land Use Regulations and be enclosed with appropriate fencing.
 13. Silviculture, in keeping with established standards for selective harvesting and sustained yield forestry.
 14. Water supply and sewage disposal systems, and stormwater detention areas designed, landscaped, and available for use as an integral part of the Open Space Land. These facilities must be built to Nibley City Design Standards, must contain a tree for every 300 square feet and planted around the perimeter, an irrigation system must be installed, and be planted with grass or natural vegetation.
2. Prohibited Uses on Open Space Land: The following uses shall be considered prohibited in Open Space Land areas:
1. Commercial activities are not permitted unless otherwise specifically permitted within this section.
 2. Motor vehicles are prohibited except as necessary to maintain and operate the property and/or utility facilities within the property. Recreational motorized off-road vehicle usage including but not limited to motorcycles, dirt bikes, go-carts, OHVs, dune buggies, side-by-sides and their derivatives, and snowmobiles are prohibited.
 3. Firearm ranges, and other uses similar in character and potential impact are prohibited.
 4. Advertising of any kind and any billboards or signs; provided, directory and information signs may be displayed describing the easement and prohibited or authorized the use of the same.
 5. Any cutting of trees or vegetation, except as reasonably necessary for fire protection, thinning, elimination of diseased growth, control of non-native plant species, maintenance of landscaped areas, and similar protective measures or those activities relating to permitted agricultural uses or other uses allowed within this section.
 6. Any development, construction or location of any manmade modification or improvements such as buildings, structures, roads, parking lots, or other improvements, except as may be necessary to support a permitted use.
 7. Any dumping or storing of ashes, trash, garbage, vehicles, trailers, recreational vehicles or other equipment except for equipment needed to maintain the land
 8. Any filling, dredging, excavating, mining, drilling, or exploration for and extraction of oil, gas, minerals or other resources from the property.

9. Any residential, commercial or industrial activity except as specifically permitted in this ordinance.
 10. Burning of any materials, except as necessary for agricultural, drainage and fire protection purposes.
 11. Changing the topography of the property by placing on it any soil, dredging spoils, landfill, or other materials, except as necessary to conduct specifically permitted purposes.
 12. Hunting or trapping for any purpose other than predatory or problem animal control.
 13. The change, disturbance, alteration, or impairment of significant natural ecological features and values of the property or destruction of other significant conservation interests on the property.
 14. The division, subdivision or de facto subdivision of the property.
 15. The use of motor vehicles, including snowmobiles, all-terrain vehicles, motorcycles and other recreational vehicles.
 16. All other uses and practices inconsistent with and detrimental to the stated objectives and purpose of this section.
3. Constrained and Sensitive Lands: Except for passive recreational activities, no development or residential uses shall be permitted within Constrained and Sensitive Lands.
 4. Open Space Land Coordination: Open Space Land shall be coordinated and located to maximize the continued use of the space. To create larger areas of Open Space Land and to combine Open Space Land from a variety of developments, Open Space Land shall be coordinated either with existing adjacent Open Space Land or with planned future Open Space Land. If no adjacent parcels of land are planned for development, Open Space Land shall be planned to provide the greatest likelihood of adjoining future developments' Open Space Land.
 5. Open Space Lands: Standards pertaining to the quantity, quality, configuration, use, permanent protection, ownership, and maintenance of the Open Space Land within a rural preservation Subdivision shall be complied with as provided herein.
9. Open Space Land Design Standards: Open Space Land shall be located and designed within the Rural Preservation Subdivision to add to the visual amenities of neighborhoods and the surrounding area by maximizing the visibility of Open Space Land. Designated Open Space Land within a Rural Preservation Subdivision shall also comply as defined in this section, permitted uses as listed in this section, and meet three (3) or more of the following standards:
 1. Significant Areas and Natural Landscape: Open Space Land shall include the most unique and sensitive resources and locally significant features of the property within the subdivision. Specifically, meadows, waterways and wetlands as defined in this Ordinance, and tree stands and contain a minimum of 0.5 acres. Other uses include berms, wildlife corridors and/or habitat and must extend a minimum of 15' on each side of the feature. This Open Space Land may also contain historic buildings and/or sites, archeological sites, and cultural features. The maintenance plan shall outline how the property will be preserved and

maintained. The maintenance plan must specify what type of feature(s) that is being preserved and how the property will be maintained.

2. Contiguous Land: Open Space Land within a Rural Conservation Subdivision shall be contiguous within the subdivision, or to other Open Space Land in adjacent subdivisions or developments to provide for large and integrated Open Space Land areas within the City.
 3. Agricultural Land: Privately held Open Space Land that is used for agricultural purposes as defined in this Ordinance and is 0.5 acre or greater in size.
 4. Buffering: Open Space Land shall be designed to provide buffers and to protect scenic views as seen from existing public rights-of-way and from public parks or trails. Buffering area along public rights-of-way or street must be at least thirty (30') feet wide. Buffering must be landscaped, at the sole cost of the developer and shall provide for every hundred (100) linear feet of buffer, four (4) deciduous trees, five (5) evergreen trees, and fifteen (15) shrubs. Tree and shrub species must be approved by the City's arborist or the City's Park Director. Trees and shrubs shall be planted within thirty (30) feet of the right-of-way or public park. Irrigation shall be provided by the developer and shall be designed and installed to Nibley City Standards for City parks current at the time of approval of Final Plat. Open Space buffer areas shall be under single ownership.
 5. Pedestrian Access: Developer shall provide pedestrian access to Open Space Land which is open to public or owners' association member use. Access methods can be a trail, park, recreation space, or neighborhood gathering space.
 6. Recreation Space: Open Space Land maybe designated as recreation space or park space, including maintained grass, trails, picnic areas, playgrounds, sports fields or other recreation and park amenities. These recreation spaces are conditional upon the City Council's approval, and amenities must be approved by the City Council before final approval of the maintenance plan can be given. Publicly and owners' association owned open spaces shall be fully developed and operational in conjunction with each phase of the subdivision as a percentage of the total developed value of the subdivision (for example, if 25% of the dollar value of the development is being constructed, then a minimum of 25% of the dollar value of the built-out Recreation Space must be developed). The determination of value, construction sequencing, and acceptance criteria shall be specified in the development agreement; until improvements are accepted by the City for the attendant phase, no permits shall be issued for subsequent phases.
 7. Stormwater Basin: These facilities must be built to Nibley City Design Standards, must contain a tree for every 300 square feet and planted and clustered around the perimeter basin area; an irrigation system must be installed, and be planted with grass, natural vegetation and shrubs. The stormwater basin can be a local or regional basin and must be owned and maintained by Nibley City.
10. Permanent Protections of Open Space Land:
1. Conservation Easement: All Open Space Land shall be permanently restricted from future development by a conservation easement or other method of protection and preservation acceptable to the City. Under no circumstances shall any development be permitted in the Open Space Land at any time, except for those permitted or conditional uses listed herein and approved in conjunction with

the rural preservation subdivision. All conservation easements, or another acceptable method of protection and preservation of the Open Space Land within a Rural Preservation Subdivision, shall be approved by the City Council and recorded prior to or concurrent with the recording of the final plat for the Rural preservation subdivision.

2. Terms and Conditions: All conservation easements, or another acceptable method of protection and preservation of the Open Space Land within a Rural Preservation Subdivision, shall be in substantially the same form as the standard conservation easement form provided by the City and shall include, at a minimum, the following terms and/or conditions:
 1. Legal description of the easement;
 2. Description of the current use and condition of the property;
 3. Permanent duration of easement;
 4. Permitted and conditional uses;
 5. Prohibited development and/or uses;
 6. Maintenance responsibilities and duties; and
 7. Enforcement rights and procedures.
 3. Marking of Open Space Land: Open space land shall be marked at each corner and property line intersection with a minimum 4" diameter x 3' deep concrete monument provided with an aluminum or brass cap cast or epoxied into the monument. Caps shall be stamped "Nibley Conservation Marker, Do Not Remove", and an arrow stamped into the cap perpendicular to the Open Space boundary line and pointing into the Open Space. Monuments shall be placed such that the top 6" of the monument is above finished grade at the monument location.
 4. Grantee: Unless otherwise approved by the City Council, the grantee of a conservation easement shall consist of one of the following acceptable entities which entity shall be qualified to maintain and enforce such conservation easement: land trust, conservation organization, or governmental entity. The City may, but shall not be required to, accept, as grantee, a conservation easement encumbering Open Space Lands within a Rural Preservation Subdivision, provided there is no cost of acquisition to the City for the easement and sufficient access to and maintenance responsibilities regarding the Open Space Land are provided.
11. Ownership of Open Space Land:
1. Undivided Ownership: Unless otherwise approved by the City Council and subject to the provisions set forth in this section, the underlying fee Ownership of the Open Space Land shall remain in single Ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, governmental entity, or private individual.
 2. Property Not Subject to Subdivision: Property subject to a conservation easement, or another acceptable method of protection and preservation, shall not be subdivided.
 3. Nibley City may at its sole discretion opt to take ownership of Open Space Land at the subdivision approval stage. The developer shall landscape the property with sod, grass, trees and an irrigation system or other natural landscape features as appropriate as determined by the City Council.

4. Owners' Association: Open Space Land may be held in common ownership by a Home Owners' or other acceptable Owners' Association, subject to all the provisions for Owners' Associations set forth in state law, the City Code, and the following:
 1. A description of the organization of the proposed Association, including its bylaws, and all documents governing ownership, maintenance, and use restrictions for Open Space Land, including restrictive covenants for the subdivision, shall be submitted by the developer with the final plat application.
 2. The proposed association shall be established, funded and operating (with financial subsidization from the Developer, if required in by the City in the development agreement) prior to or concurrent with the recording of the final plat for the subdivision;
 3. Membership in the association shall be mandatory for all purchasers of property within the subdivision and their successors in title.
 4. The association shall be the responsible party for maintenance and insurance of its Open Space Land under the Final Maintenance Plan for the subdivision;
 5. The bylaws of the association and restrictive covenants for the subdivision shall confer legal authority on the association to place a lien on the real property of any member who falls delinquent in dues. Such dues shall be paid with the accrued interest before the lien may be lifted; and
 6. Written notice of any proposed transfer of Open Space Land by the Association or the assumption of maintenance for the Open Space Land must be given to all members of the Association and to the City no less than thirty (30) days prior to such event. vii. The owners' association shall be required to provide a bond or line of credit to the City for the cost of one year of maintenance of property owned by the Association, to be maintained by the Association for as long as the Association owns the Open Space.
 7. In the event of a failure of the owners' association to maintain the properties in accordance with the requirements of the development agreement, the City shall revoke the owners' association's bond, determine an appropriate assessment for the operation and maintenance of the open space, and assess all properties of the Subdivision on a monthly basis for said maintenance.
 5. Private Ownership: A conservation parcel may be owned by a private individual or entity. Such parcels shall have a defined purpose and restrictions recorded in the maintenance plan and comply with this section.
12. Maintenance of Open Space Lands:
1. Costs: Unless otherwise agreed to by the City, the cost and responsibility of maintaining Open Space Land shall be borne by the owner of the underlying fee of the Open Space Land.
 2. Preliminary Maintenance Plan: A Preliminary Maintenance Plan shall be turned in with the preliminary plat for proposed maintenance of Open Space Land within the subdivision. This plan shall outline the following:

1. The proposed Ownership of the Open Space Land;
 2. The party that will be responsible for maintenance of the Open Space Land;
 3. The proposed use of the Open Space Land and how each parcel of Open Space Land meets the
 4. standards listed within this section;
 5. The size of each Open Space Land parcel; and
 6. The proposed concept plan for landscaping of the Open Space Land.
3. Final Maintenance Plan: The developer shall submit a plan outlining maintenance and operations of the Open Space Land and providing for and addressing the means for the permanent maintenance of the Open Space Land within the proposed Rural Preservation Subdivision application for the subdivision. The developer shall provide a final maintenance plan with the final plat and the plan shall contain the following:
1. Ownership agreements for Open Space Land;
 2. A description of the use of the Open Space Land and how that use complies with this section;
 3. The establishment of necessary regular and periodic operation and maintenance responsibilities for the various kinds of Open Space Land (e.g., lawns, playing fields, meadow, pasture, wetlands, stream corridors, hillsides, cropland, woodlands, etc.);
 4. The estimated staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance of the Open Space Land, and the operation of any common facilities located thereon, on an ongoing basis, including means for funding long-term capital improvements as well as regular yearly operating and maintenance costs; and
 5. The landscaping plans for parcels that will be owned by an owners association or by the City.
 6. Approval: The Final Maintenance Plan must be approved by the City Council prior to or concurrent with final plat approval for the subdivision. The Final Maintenance Plan shall be recorded against the property within the subdivision and shall include provisions for the City's corrective action rights as set forth herein. Any changes or amendments to the Final Maintenance Plan must be approved by the City Council.
4. The developer shall offer an approved letter of credit, bond or escrow for all proposed improvements and must complete all proposed open space improvements within the first three years of approval. If a designated open space parcel is planned to be maintained by a single property owner, the developer shall maintain that property until title is transferred to a new property owner.
5. Failure to Maintain: For all open space designated under the terms of this Ordinance, including privately held Open Space Lands, the responsible party for the maintenance of the Open Space Land in accordance with the terms of this ordinance, the approved maintenance agreement, any conditional use permits, business licenses or any other agreements between the City and the responsible party, or the operation of any common facilities located thereon fails to maintain

all or any portion of the Open Space Land or common facilities in accordance with the aforementioned agreements and ordinances, the City may assume responsibility for the maintenance and operation of the Open Space Land. If the City assumes responsibility under this paragraph, any remaining development escrow or bond funds may be forfeited, liens for maintenance costs shall be assessed as described herein, and any permits, licenses or operating agreements may be revoked or suspended by the City in the City's sole discretion. The owner shall not impede the City in their efforts to maintain the open space.

6. **Corrective Action:** The City may enter the premises and take corrective action, including extended maintenance. The costs of such corrective action may be charged to the property Owner and may include administrative costs and penalties. Such costs shall become a lien on said properties. Notice of such lien shall be filed by the City in the county recorder's office. The maintenance plan and all other documents creating or establishing any Association or conservation organization for the property shall reference the City's corrective action authority set forth herein and shall be recorded against the property.
7. **Implementation and Maintenance:** The developer of the subdivision shall fund implementation and maintenance of the conservation easement until such time as the control of the easement is transferred to the long-term manager. The developer shall address implementation, development, maintenance and transfer procedures in the sensitive area designation plan map or master development plan, as applicable.
8. **Maintenance Access:** The developer of the subdivision shall provide sufficient maintenance access from a dedicated right-of-way to all Open Space Land and constrained and sensitive lands within the Rural preservation subdivision.

HISTORY

Adopted by Ord. [18-05](#) on 7/19/2018

21.10.030 Cluster Subdivisions

1. **Purpose and Intent:** Cluster subdivisions are intended to allow flexibility in neighborhood and subdivision lot design by permitting the development of dwellings on lots smaller than normally required for the zone in which the subdivision is located and by dedicating or reserving the land so saved to needed open space. It is not intended that this type of subdivision be universally applied but only where circumstances or natural features and land use make it appropriate and of special benefit to the residents of the subdivision and surrounding area.
2. **General Regulations:**
 1. **Conditional Use:** A cluster subdivision shall be a conditional use in the A, R-E, R-1, R-1A, R-2 and R-2A zones and, notwithstanding any other provisions of this title, the provisions as hereinafter set forth shall be applicable if any conflict exists; provided, however, that no such cluster subdivision shall contain fewer than ten (10) dwelling units.
 2. **Reduction In Minimum Lot Area:** Where land is proposed for subdivision into lots and a subdivider dedicates or permanently reserves land within the subdivision for recreational use or open space, a reduction in the minimum lot

area required for the zone in which the cluster subdivision is located may be recommended for approval by the planning commission to the city council, provided the provisions of this chapter are met and further provided that the cluster subdivision receives subdivision approval.

3. Site Development Standards:

1. Lot Area: The minimum lot area for dwellings may be reduced below the area normally required in the zone in which the cluster subdivision is located, but the overall density of the cluster subdivision shall not exceed the density allowed in the zone in which the development is located.
2. Use And Height Regulations: Use and height regulations shall be the same as for the zone in which the cluster subdivision is located.
3. Yard Setbacks: The required yard setbacks of the zone shall be maintained on the perimeter of the cluster subdivision.
4. General Considerations: The cluster subdivision should be compatible with the surrounding land uses, building types and physical features of the site. The planning commission should consider the criteria used in NCC 19.28.
5. Basis For Issuance Of Conditional Use Permit: In addition, the planning commission should consider the following:
 1. Fencing, screening and landscaping both inside and at the perimeter of the site;
 2. The quality, quantity and potential uses of the reserved or dedicated open space land; and
 3. Bulk and location of buildings on the site.

4. Open Space

1. Required: There shall be permanently reserved within the subdivision for recreation and/or open space, parcels of land whose total area is not less than the amount by which the areas of residential lots are reduced below the minimum area normally required in the zone in which the cluster subdivision is located.
2. Preservation And Maintenance: Recreation and/or open space areas to be permanently reserved shall be improved, landscaped and maintained in accordance with a plan approved by the planning commission. The developer shall specify how and by whom the reserved open space land will be maintained.
5. Procedure for Approval: A preliminary site plan of the cluster subdivision showing topography, proposed building sites and locations, proposed uses, areas within the subdivision to be permanently reserved for recreation and/or open space, improvements and method of maintenance of such areas shall be presented to the planning commission. The planning commission shall submit its recommendation for approval or denial, together with such modifications necessary to serve the public and ensure integration of the development into the neighborhood, to the city council. The site plan must be approved by the city council before the cluster subdivision proposal becomes a permitted use in the zone in which it is proposed.

[21.12 Infrastructure Improvements](#)

[21.12.010 Compliance Required](#)

[21.12.020 Water Supply](#)

[21.12.030 Sewage Disposal](#)

[21.12.040 Storm Drainage](#)
[21.12.050 Streets](#)
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21.12.010 Compliance Required

Prior to the release of the mylar, to the subdivider, for recordation and subsequent issuance of building permits by the City, the improvements described in this section shall be completed by the subdivider and approved by the Public Works Director. All improvements described in this title shall meet the standards set forth in the Nibley City Design Standards and Specifications.

In lieu of completion of the infrastructure requirements, surety may be provided as described herein.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.020 Water Supply

All subdivisions shall be required to connect to the Nibley City culinary water system. Subdividers shall, at their own expense, install water mains, fire hydrants and service laterals to each lot within the subdivision in accordance with the Nibley City Design Standards and Specifications. The subdivider must also install the necessary pipeline from the subdivision to the nearest City water line. In addition, the following minimum standards shall apply:

- A. Subdividers shall be required, in all zones, to provide Nibley City with water shares sufficient to serve the culinary and irrigation needs of the subdivision. The amount required shall be determined by the City Engineer as part of the preliminary plat review.
 1. In calculating the amount of water needed, the City shall follow Utah Administrative Code Rule R309-510: Facility Design Operation: Minimum Sizing Requirements, as may be amended.
- B. In areas where flood irrigation or pressurized irrigation is available, subdividers are encouraged to install a secondary water system, in addition to the required hook-on to the Nibley City culinary system. Subdividers shall notify Nibley City of their intent to install a secondary system at the time the preliminary plat is submitted and shall submit plans for the design and operation of the secondary system. Providing a secondary water system does not relieve subdividers of providing the City with water shares, as outlined in NCC 21.10.020(A). However, the City may sell to the owners of the secondary system

secondary water as may be needed to support the secondary system. The subdivider shall provide the City with engineered calculations demonstrating the amount of water they require to support the secondary system. The cost of the water will be limited to actual costs associated with maintaining the shares, plus a reasonable administrative fee.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.030 Sewage Disposal

Public sanitary sewer facilities shall be provided for each lot in the subdivision. Where a public sanitary sewer is available within three hundred feet (300') of a subdivision property line, or any part or portion thereof, including the property lines for each individual parcel located within the subdivision, at the time of recording the final plat, the subdivider shall connect with such sanitary sewer and provide sewer mains and extend laterals from the main sewer line to each lot in the subdivision prior to the installation of the road base, surfacing, curbs, gutters and sidewalks.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Amended by Ord. 2002 Code on 1/1/2002

21.12.040 Storm Drainage

- A. A storm drainage system shall be provided and must meet the approval of the City engineer. This system must be independent of any sanitary sewer system. No ditch or canal shall be approved as suitable for use as storm drainage without the written permission of the appropriate ditch or canal company, and/or the affected water users. If permission is obtained, ditches and canals must be adequately improved to handle such water as might reasonably be expected to flow from normal irrigation and spring water, storm runoff water, and any other water expected to reach such ditch or canal.
- B. Any use of the irrigation canal system owned by the Nibley Blacksmith Fork Irrigation Company (NBFI) for stormwater drainage shall be approved as provided in the Operating Agreement between the City and NBFI dated August 21, 2014, as may be amended.
 1. Prior to the approval of a preliminary plat by the Planning Commission, developer shall present to the NBFI, any and all plans related to the alteration of canals owned and operated by NBFI on the developer's property under consideration for subdivision. Such plans shall include, but not be limited to: relocation of canals on the property, proposed pipe size, location and design of proposed inlet and outlet structures, and calculations demonstrating how the proposed alterations will affect the discharge volume of canals on the property.
 2. At the time of presentation of plans to the NBFI, developer shall secure a signed and dated receipt showing the NBFI has received the plans.
 3. Within sixty (60) days of receipt of said plans, which shall be calculated from the date on the signed receipt, NBFI shall notify the developer and Nibley City in writing, of having accepted said plans or, by empirical data, demonstrated a sound reasoning for refusing said plans. Failure to contact developer and Nibley City within sixty (60) days shall constitute acceptance of said plans.

4. Once Nibley City has received notification from NBFI, the preliminary plat may be approved by the Nibley City Council. Developer may, at their discretion, choose to seek NBFI approval prior to submittal of the preliminary plat to Nibley City.
- C. Nibley City storm drainage regulations are governed by the State of Utah Construction General Permit. (CGP) and the Nibley City Municipal Separate Storm Sewer System (MS4). All plans related to storm drainage, including but not limited to, a Stormwater Pollution Prevention Plan, shall be designed and constructed in accordance with the CGP and the MS4, as well as the Nibley City Design Standards and Specifications.
- D. The City encourages developers to utilize Low Impact Development (LID) techniques in developing their plan(s) for storm drainage. Prior to approval of any LID techniques, the developer must be able to demonstrate how such techniques will satisfy the subdivision's storm drainage needs. Any LID technique must be approved by the City Engineer.
- E. At the time a subdivider intends to record a plat for a subdivision, or for a phase thereof, the subdivider shall submit for review and approval, a stormwater pollution prevention plan (SWPPP), which shall meet the standards and requirements of the State of Utah Construction General Permit, the Nibley City MS4, and such other federal, state and local regulations regarding stormwater as may be in effect at the time of such submittal.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.050 Streets

- A. Street Design: Subdividers shall locate streets within the subdivision so that streets will connect with existing streets. Streets shall be located and designed so that the adjoining land shall not be diminished in value. If the adjoining land is zoned for residential use, streets shall be located so that the adjacent land may be efficiently subdivided.

Half streets (completed only to centerline) are allowed only when the City engineer has reviewed the proposed half street design and can attest that public safety issues have been satisfied. A minimum of twenty feet (20') of asphalt shall be required on all half streets.

- B. Streets To Conform To Transportation Master Plan: Arterial and collector streets shall conform to the Transportation Master plan. Whenever a subdivision is in an area for which a major or collector street plan has not been adopted, major or collector streets shall be provided as determined by staff and the City engineer.
- C. Minimum Street Widths::
 1. The neighborhood street may be used in areas that would not generally be considered a through street or a street that would carry significant amounts of traffic other than that generated on that street. A cul-de-sac may be a neighborhood street.
 2. The design of road types shall be in accordance with the Nibley City Design Standards & Specifications
 - i.

3. Street Width Requirements For Small Acreage Parcels On Cul-De-Sacs: The following shall serve as street width requirements for development of small acreage parcels using a cul-de-sac as the only access to the development:
 4. Private roads are allowed for areas of three (3) lots or less. The cross section of the road shall include: twenty feet (20') of asphalt, two feet (2') of shoulder on each side and four (4) to six feet (6') (each side) for stormwater swale. These roads shall be built to the standards of the Nibley City design standards and specifications and shall include five foot (5') sidewalks where required by City ordinance.
 5. Developments of four (4) to seven (7) lots shall have a publicly dedicated roadway with a fifty foot (50') cross section as follows: twenty five feet (25') of asphalt, and the following on each side of the road: 2.5 feet of curb and gutter, four feet (4') of planting strip, five foot (5') sidewalk and one foot (1') strip to property line. These roads shall be built to the standards of the Nibley City design standards and specifications.
 6. All other developments shall have roadways that conform to this section.
- D. Curb, Gutter And Sidewalks: The subdivider shall be required to install curb and gutter on all new and existing streets within or adjoining the proposed subdivision.
1. Sidewalks are required in all areas of new development.
 2. The above requirements may be waived in rural estate and agricultural zones, if it is felt that curb, gutter and sidewalks would detract from the rural setting of the subdivision.
 3. The requirement for curb and gutter on existing streets may be waived only if future changes to the street are anticipated that would make the installation of curb and gutter unwise. In such cases, the Planning and Zoning Commission may require that the subdivider pay to the city a sum equal to the best estimate of the cost of the improvements not installed to allow sufficient funds to later complete the improvements. Any such proceeds shall be placed in the street capital improvement fund.
 4. Alternate curb and gutter cross sections may be proposed as part of Low Impact Development (LID) practices. Proposed alternates shall be in compliance with Nibley City Design Standards and include design drawings and engineering calculations showing the effectiveness of the proposed LID technique. Proposed alternates shall be reviewed and approved by the City Engineer and Public Works Director.

HISTORY

Adopted by Ord. No Source on 6/1/1992

Amended by Ord. 2002 Code on 1/1/2002

Amended by Ord. 03-04 on 3/6/2003

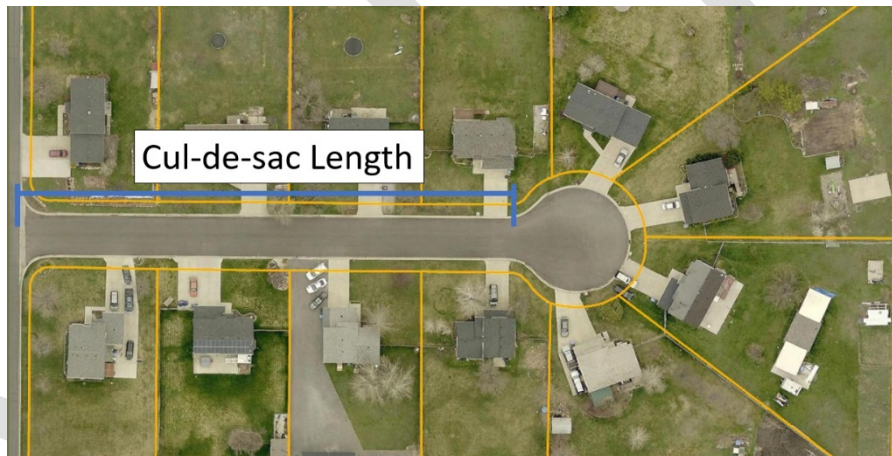
Amended by Ord. 06-08 on 8/3/2006

Amended by Ord. 07-13 on 9/6/2007

Amended by Ord. [17-02](#) on 1/19/2017

21.12.060 Connectivity, Blocks, and Trail Standards

- A. Block Length-The distance along any given road frontage between two intersections with three or more connecting links. Links that connect into a cul-de-sac shall not be considered the termination point of a block length.
1. Blocks shall not be longer than one thousand six hundred feet (1,600'). Blocks intended for business or industrial use shall be designed specifically for such purposes with adequate space set aside for off street parking and delivery facilities.
- B. Cul-de-sac Cul-de-sacs shall not exceed one-eighth ($1/8$) mile in length, except in R-E zones where they shall not exceed one-fourth ($1/4$) mile in length. Cul-de-sacs shall be measured from the distance from the street intersection to the throat of the cul-de-sac. Each cul-de-sac must be terminated by a turnaround with a radius of at least sixty feet (60'). If surface water drainage runs into the turnaround due to the grade of the street, necessary catch basins and drainage easements shall be provided. Where a street is designed to remain only temporarily as a dead end street, an adequate temporary turning area shall be provided at the dead end street. It shall remain and be available to the public so long as the dead end exists.



1. The subdivider shall provide a pedestrian ROW as outlined below linking the cul-de-sac to the nearest adjacent public ROW unless expressly prohibited by conflict with previously developed subdivisions or land uses.
2. In the event that this provision requires a trail that terminates adjacent to a compatible or undeveloped land use, viz. agriculture or undeveloped subdivision, the ROW and sidewalk shall be provided to the subdivision property line. Upon development of the adjacent land, the sidewalk and ROW shall be continued from that point through the new subdivision to the nearest public trail or street.
3. All pedestrian ROWs shall be designed for compliance with the Transportation Master plan to maximize non-motorized transportation network efficiency.
4. The right-of-way shall consist of a minimum 8' sidewalk and a minimum 6' landscaped area on each side of the sidewalk. The Developer shall install fencing that complies with Nibley City fencing code on each side of the right-of-way. The Developer shall submit a compliant Landscaping Plan to the City for approval. The ROW shall be dedicated to the City upon completion and acceptance by the Public Works Director.

C. Alleys: Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the planning commission.

D. Access Roads

1. Subdividers shall provide sufficient access to the development from an established public road or street. Subdivision of 30 lots or more shall provide two functioning access roads that comply with Nibley City street standards
2. Access Roads outside of development: If a developer cannot provide sufficient access to a development with adjacent roads, the developer shall construct access road(s) from an improved public road. Access roads shall be a minimum of 22' asphalt and provide a 5' sidewalk. Sidewalks and roads shall be built to Nibley City design standards and shall be placed as close to where full roadway shall be built in the future. Sufficient stormwater drainage shall be provided for each access road.

E. Traffic Calming

1. In developments that contain arterial or collector roadways, developer must provide traffic calming features, as described in Nibley City's Transportation Master Plan, at each entrance/exit of the development along the arterial or collector road. Each traffic calming feature shall be designed to meet projected traffic levels and speeds. Traffic calming features must be approved by the City Engineer.

F. Trails, Bicycles, and Pedestrian Connectivity

1. Trails, bike paths, and horse trails shall be provided by the Developer in accordance with the City Trails Master Plan and where otherwise necessary as determined by the Planning Commission. Trails should connect traffic generators such as schools, recreation facilities, commercial areas, parks, future and existing city trails and other significant natural features. Such trails shall be built to City specifications and easements shall be dedicated for such trails. The trails shall be constructed with the accompanying phase and development, unless the Planning Commission determines otherwise.
2. Bicycle lanes and facilities shall be added to roads and trails according to Nibley Design Standards, Transportation Master Plan and Trails Master Plan.
3. Blocks longer than 660 feet shall provide a pedestrian ROW at minimum 660-foot intervals as outlined below linking the block to the nearest adjacent public or private street, cul-de-sac, park, school, or City trail unless expressly prohibited by conflict with previously developed subdivisions or land uses.
 - i. In the event that this provision requires a trail that terminates adjacent to a compatible or undeveloped land use, viz. agriculture or undeveloped subdivision, the ROW and sidewalk shall be provided to the subdivision property line. Upon development of the adjacent land, the sidewalk and ROW shall be continued from that point through the new subdivision to the nearest public trail or street. The right-of-way shall consist of a minimum 8' sidewalk and a minimum 6' landscaped area on each side of the sidewalk. The Developer shall install fencing that complies with Nibley City fencing code on each side of the right-of-way. The Developer shall submit a compliant Landscaping Plan to the City for

- approval. The ROW shall be dedicated to the City upon completion and acceptance by the Public Works Director.
- ii. In the event that this provision requires a trail that terminates adjacent to a compatible or undeveloped land use, viz. agriculture or undeveloped subdivision, the ROW and sidewalk shall be provided to the subdivision property line. Upon development of the adjacent land, the sidewalk and ROW shall be continued from that point through the new subdivision to the nearest public trail or street.
 - iii. The Planning Commission may make an exception to the requirements if the block street makes a 90 degree connecting turn towards an existing ROWs.
4. All pedestrian ROWs shall be designed for compliance with the Transportation Masterplan to maximize non-motorized transportation network efficiency.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.070 Lot Layout And Design

- A. Standards: All lots shown on the subdivision plan shall conform to the minimum requirements of the zoning title for the zone in which the subdivision is located, and to the minimum requirements of the Nibley City Design Standards & Specifications.
- B. Street Access: All lots shall abut a dedicated public street, a private street or a street which has become a public right of way or right of use. In the event a lot abuts a public right of way created by use, the subdivider shall improve the right of way to the standards required by this title.
- C. Lot Arrangement: The lot arrangement and design shall be based on the following criteria: provide satisfactory and desirable sites for buildings, be properly related to topography, to the character of surrounding developments and to existing requirements.
- D. Lot Remnants: All remnants of lots less than minimum size left over after subdividing a larger tract shall be added to adjacent lots rather than be allowed to remain lot remnants.
- E. Undeveloped Lots: Undeveloped lots shall be kept free of trash, weeds, abandoned automobiles, machinery and other unsanitary, unsightly or unsafe material.
- F. Lot Ownership: Where the land in a subdivision includes two (2) or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be held in either single or joint ownership before approval of the final plan and such ownership shall be recorded in the office of the county recorder.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.080 Railroad

- A. Where the proposed subdivision contains or is adjacent to a railroad right of way, provision shall be made for either:

1. A street approximately parallel to and on each side of such right of way; or
 2. A buffer planting strip of trees and/or shrubs at least ten feet (10') in width.
 3. A six foot (6') fence running the length of the property adjacent to the railroad right-of-way.
- B. Any plan for improvement along the railroad right-of-way shall include a description of who will be responsible for maintenance of the improvements.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.90 Ditches, Canals and Conveyance

- A. Open ditches or canals are prohibited within or adjoining a subdivision except along rear or side lot lines or through permanently reserved open space. Subdividers may also be required to pipe any ditches and canals on the property. Subdividers shall coordinate any improvements to canals with the affected canal company, as stated herein.
- B. Each subdivision must comply with the provision of NCC 19.24.230 Preserving Safety And Maintenance of Conveyance

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.100 Safety Fences

Subdividers may be required to install a six foot (6'), nonclimbable chainlink fence, or its equivalent, along railroad rights of way, ditches and canals or streets.

HISTORY

Adopted by Ord. 02-11 on 10/17/2002

21.12.110 Street Signs

The subdivider shall be required to pay for the installation of all necessary street signs. Fees for such shall be assessed as part of the subdivision fee schedule.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.120 Landscaping

In compliance with the State of Utah Construction General Permit, subdividers shall provide ground cover where it is determined that soil erosion may be a problem, that surface water may flood portions of the City or damage City property, to prevent the growth of noxious weeds which may become a nuisance or fire hazard or endanger the public health and may specify the types of ground cover.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.130 Monuments/Pins

- A. Permanent monuments shall be accurately set and established at such points as are necessary to definitely establish all lines of the plat except those outlining individual lots. All subdivision plats shall be tied to a corner or monument of record.
- B. Property lines outlining individual lots shall be established by setting pins in the curb, as detailed in the Nibley City Design Standards and Specifications.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.140 Street Lighting

Streetlights shall be required every five hundred feet (500') throughout the subdivision, at every street intersection and at the back of each cul-de-sac. Street lights shall comply with Nibley City standards.

HISTORY

Adopted by Ord. No Source on 6/1/1992

21.12.150 Protection Strips

- A. A. Where subdivision streets parallel contiguous property of other owners, the subdivider may, upon approval of the City Council, retain a protection strip not less than one foot (1') in width between the street and adjacent property. The protection strip shall be subject to the following provisions:
 - 1. An agreement shall be made between the subdivider and the City whereby the subdivider shall deed the protection strip to the City at the end of six (6) years; said deed shall not be recorded until the end of the six (6) year period;
 - 2. The agreement will provide for the reimbursement to the subdivider for the fair cost of land in the protection strip and the street improvements and other infrastructure properly chargeable to the adjacent property owner;
 - 3. The subdivider shall agree to pay the costs associated with the agreement (engineering review, attorney fees, etc).
- B. Time for determining the six (6) year period shall be determined from the time the subdivider receives notice that the improvements of his property are substantially complete and usable.
- C. At the time that the adjacent property is proposed for development, as a condition of approval, the property owner shall pay to the City the full cost of the improvements initially installed by the first subdivider, which are chargeable to the owner of the adjacent property.
- D. Protection strips shall not be permitted at the end of streets.

HISTORY

Adopted by Ord. 03-00 on 3/2/2000

21.12.160 Utilities

All utilities shall be installed underground. In addition to infrastructure for utilities proposed as part of the subdivision, Developers shall install conduit for future utilities, as outlined in the Nibley City Standards and Specifications.

21.14 Inspection And Guarantee Of Work

21.14.010 Effect

21.14.020 Definitions

21.14.030 Inspections

21.14.040 Building Permit Issuance

21.14.050 Guarantee Of Work

21.14.060 Guarantee Of Improvements

21.14.070 Form And Method Of Guarantee Of Improvements

21.14.010 Effect

The provisions contained in this section shall apply to all subdivisions and, in the event that a developer chooses to phase their subdivision, to each phase of the subdivision.

21.14.020 Definitions

- A. The following definitions are used in this section relating to the guarantee of improvements in subdivisions.
- B. Acceptance Inspection: An inspection of the completed subdivision improvements conducted by the Public Works Director to determine completion status of all required improvements for a subdivision, or a specific phase thereof. Once the improvements are complete, the Public Works Director shall issue an Improvements Completion and Acceptance Report stating such and accepts the improvements on behalf of Nibley City.
- C. Cost Estimate of Improvements: The subdivider's estimate (normally done by the developer's engineer and verified by the City Engineer) of the costs of all work to be done to complete subdivision improvements required in accordance with the subdivision's approved construction drawings. The cost estimate is used to determine the amounts of the Improvements Bond for the subdivision. The actual cost of the improvements is used to establish the amount of the Warranty Bond.
- D. Final Inspection: An inspection of the completed subdivision improvements conducted by the Public Works Director after the one-year Guarantee Period for the subdivision improvements to determine if the improvements are free from material defects or workmanship for the Guarantee Period.
- E. Guaranty Period: The period (normally one year) following the completion and acceptance by the City of all subdivision improvements during which time the subdivider is responsible to ensure, by a Warranty Bond, that the improvements are free of material defect or workmanship.
- F. Improvements Security: The legal/financial instrument by which the subdivider of the subdivision guarantees to the City, and to the purchasers of the various lots within the subdivision, that all of the subdivision improvements required in accordance with the subdivision's approved development plan are completed.

- G. Improvements Completion and Acceptance Report: A report issued by the Public Works Director stating the findings of the Acceptance Inspection and acknowledging the City's acceptance of the subdivision improvements.
- H. Notice to Proceed: The written notification by the City (issued by the Public Works Director, after consultation with the City Planner), to the subdivider that work may commence on the subdivision improvements.
- I. Partial Acceptance Inspection: Periodic inspections by the Public Works Director throughout the construction of the subdivision improvements to determine if the work is being done properly. These inspections may be done during each of "Parts 1, 2 and 3", as defined herein, in order to release portions of the Improvements Bond to the subdivider.
- J. Parts 1, 2 and 3: A list and grouping of tasks within the total work requirements for a subdivision which divides and sequences the project. This is done in order to provide points at which inspections shall be done and partial releases made, thus ensuring work is completed in a logical manner. Each of the parts is as follows:
 - 1. Part 1: Installation of underground utilities and stormwater structures.
 - 2. Part 2: Construction of open space amenities and roads, minus asphalt, to the point that they provide access to the individual building lots.
 - 3. Part 3: Asphaltting roads and construction of the sidewalks.
 - 4. Any exceptions to Parts 1, 2 and 3 must be approved by the City Engineer and the Public Works Director and shall be incorporated into the subdivision's Development Agreement. No certificates of occupancy for individual building lots shall be issued until the inspection and acceptance of Part 3.
- K. Pre-Construction Meeting: A meeting held prior to any construction being started for the subdivision, or each phase thereof, in which appropriate City staff members and the subdivider, his general contractor and any other associates of the subdivider directly related to the subdivision, meet together to discuss the project.
- L. Public Works Director: The Public Works Director for Nibley City, or his designated representative.
- M. Subdivision Development Agreement: An agreement between the subdivider and Nibley City relative to the specific subdivision subdivider is proposing whereby the subdivider agrees to construct all improvements in the subdivision in accordance with the Nibley City Design Standards & Specifications and an estimated schedule, and the City agrees to allow for building permits to be issued within the subdivision at an agreed upon point in the construction process, typically after the completion of Parts 1 and 2.
- N. Warranty Bond: The legal/financial instrument by which the subdivider warrants to the City, and to the purchasers of various lots within the subdivision, that all of the subdivision improvements are free of defective materials or workmanship for one-year following the City's issuance of the Improvements Completion and Acceptance Report. The amount of the warranty bond is equal to ten percent (10%) of the actual cost of making the subdivision improvements.

21.14.030 Inspections

- 1. All construction work involving the installation of improvements in subdivisions shall be subject to inspection by Nibley City. The appropriate person or agencies of the City shall inspect or cause to be inspected in the course of construction, installation, or repair, any

infrastructure outlined in approved construction drawings, including, but not limited to: roadways, curb, gutter, sidewalk, sewer and water systems. Any underground utilities which may be publicly owned shall not be covered until such installations shall have been inspected by the Public Works Director or other authorized City inspector. Certain types of construction shall have continuous inspection, with no work being done except in the presence of the inspector or with the specific approval from the inspector allowing the work to continue in his absence. Partial Acceptance Inspections shall be made as needed in order to evaluate the completion of Parts 1, 2 or 3 and to allow for the partial release of the Improvements Bond.

1. Continuous Inspection. Continuous inspection shall be required on the following types of work:
 1. Laying of street surfacing
 2. Pouring of concrete for curb and gutter, sidewalks and other structures
 3. Installation of infrastructure related to sewer, stormwater and culinary water systems
 4. Acceptance testing
 5. Direct connections to existing sewer, stormwater and culinary water systems.
2. Periodic Inspection. Periodic inspection shall be required on the following:
 1. Street grading and gravel base
 2. Excavations for curb, gutter and sidewalks
 3. Excavations for structures
 4. Forms for concrete for curb and gutter, sidewalks and structures
 5. Required improvements to or reclamation of open spaces or any common areas.
3. Requests for Inspection. Requests for inspection shall be made to the municipality by the person responsible for the construction. Requests for inspection on work requiring continuous inspection shall be made at least three (3) days prior to commencing the work. Requests for inspection on work requiring periodic inspection shall be made at least one (1) day prior to commencing the work.
4. Acceptance Inspection. Upon the request of the subdivider, an Acceptance Inspection shall be made by the Public Works Director after all construction work is completed. Any faulty or defective work shall be corrected by the persons responsible for the work within a period of thirty (30) days of the date the Public Works Director issues an inspection report defining the faulty or defective work. Upon satisfactory completion of all improvements, allowing for minor “punch list” items, the Public Works Director shall issue to the subdivider an Improvements Completion and Acceptance Report. The warranty period shall begin once the Improvements Completion and Acceptance Report has been issued by the Public Works Director.
5. Whenever, in the judgment of the Public Works Director, the subdivision improvements cannot be seen, tested, or otherwise properly inspected, such as when the area is covered with snow, he may postpone and/or delay inspection of the subdivision improvements, including the Acceptance Inspection, until such time as the improvements requiring inspection can be appropriately seen/tested/inspected.

21.14.040 Building Permit Issuance

No building permit for construction of any building on any lot within a subdivision shall be issued until after:

1. All improvements required by Parts 1 and 2 are completed or the subdivider has executed a Subdivision Development Agreement with the City setting forth a schedule to complete all required improvements prior to the issuance of any building permit; and
2. An Improvements Bond is in place, pursuant to this title.

21.14.050 Guarantee Of Work

The subdivider shall warrant and guarantee that the improvements provided for hereunder, and every part thereof, will be completed to the satisfaction of the City and thereafter remain in good condition by providing the assurances described hereunder, for the subdivision and for each phase thereof, as applicable.

1. Financial Guaranty
 1. Improvements Security. The subdivider shall provide an Improvements Security stating that all agreed upon improvements are completed in accordance with the Subdivision Development Agreement and this ordinance. The work covered by this guaranty shall begin with the Notice to Proceed for the subdivision and shall end with the issuance of an Improvements Completion and Acceptance Report by the Public Works Director whereby the improvements are accepted by the City. No specific time period is associated with the Improvements Security. It must remain in place until the issuance of the Improvements Completion and Acceptance Report by the PUBLIC WORKS DIRECTOR and the Warranty Bond has been provided.
 2. Warranty Bond. The Warranty Bond shall ensure that the improvements constructed are free from defective material or workmanship for a period of one year following the date of the Improvements Completion and Acceptance Report issued by the Public Works Director ("Guaranty Period"). This Warranty Bond shall be filed with the Public Works Director and shall secure the subdivider's agreement to make all repairs to and maintain the improvements and every part thereof in good condition during that time, with no cost to the City. The City reserves the right, as appropriate, to extend the Guaranty Period to a period of two (2) years following the date of the ICAR issued by the Public Works Director, in accordance with the provisions of Utah Code § 10-9a-604.5, as amended.
2. Repair of Work
 1. The Public Works Director shall determine when repairs or maintenance are required for improvements which have not been accepted by the City, or for improvements which have been accepted by the City, based on the ICAR, but which are not free of defective materials or workmanship for the one (1) year Guaranty Period. Unless unreasonable, arbitrary or capricious, the Public Works Director's decision shall be binding on the subdivider. Required repairs or maintenance to improvements may extend to, but is not limited to, the street base,

and all pipes, joints, valves, backfill and compaction, as well as the working surface, curbs, gutters, sidewalks and other accessories which are or may be affected by the construction operations.

2. Whenever, in the judgment of the Public Works Director, the work needs repair, maintenance or rebuilding, he shall cause a written notice to be served on the subdivider and thereupon, the subdivider shall undertake and complete such repairs, maintenance or rebuilding. If the subdivider fails to do so within thirty (30) days from the date of the service of such notice, the Public Works Director may have such repairs made and the costs of such repairs shall be charged to the subdivider with an additional twenty-five percent (25%) of the cost of the repairs levied for stipulated damages resulting from such failure on the part of the subdivider to make the repairs.

21.14.060 Guarantee Of Improvements

Prior to the recording of the Final Plat, whereafter lots may be sold, and before the issuance of any building permit within the subdivision, the subdivider shall guarantee, by an Improvements Bond, the installation and construction of any payment for the required improvements. Prior to the City's acceptance of the improvements and the final release of the Improvements Bond, the subdivider shall guarantee, by a Warranty Bond, that the improvements shall be maintained in a state of good repair, free from defective material or workmanship for the Guaranty Period. The provisions of both such guarantees, regardless of form, shall be as approved by the Public Works Director as to the amount of the bond and as approved by the City Attorney as to the form of the guarantee and shall provide for the following:

1. The Improvements Security shall be in an amount equal to one hundred ten percent (110%) of the cost of all improvements as estimated by the subdivider and verified by the City Engineer. The estimated improvements costs shall include only those costs for which the subdivider is responsible including the installation and construction of, and payment for such improvements within the time period required by the City, and based on the circumstances of each subdivision and set forth in an agreement between the City and subdivider. The estimated cost upon which the Improvements Security is based shall not include the subdivision processing fees, the fee for the initial seal coat application for roads built as part of the subdivision, or any improvements for which the subdivider has no responsibility such as those improvements to be done at another time, those to be done by the City or other entity, or as otherwise agreed upon in the process of approving the subdivision.
2. The subdivider shall have the right to partial release(s) against the Improvements Security with the municipality providing however that a sum equal to ten percent (10%) of the estimated costs of all improvements installed in the subdivision shall remain with the municipality until after the issuance of an "Improvements Completion and Acceptance Report" by the City Engineer and the Warrantee Bond has been provided. The subdivider must show evidence of payment of all costs for the improvements and show that the lots and the improvements thereto are free from any liens before any release (partial or full) of funds from the Improvements Bond. The City Engineer may release a portion of this remaining part of the Improvement Bond (meaning the 10% above the estimated costs of

all the improvements) if, in his opinion, there remains encumbered a sufficient amount of the Improvement Bond to ensure the completion of the required subdivision improvements. The Warrantee Bond provided to the City is to guarantee that improvements are correctly installed, constructed, and are maintained through the Guarantee Period and to secure the City as to the costs of any required corrections of defects of such improvements.

3. During said Guarantee Period, if all or any part of the required improvements are found not to be correctly installed, constructed and maintained, and paid for according to the standards required in the municipality's subdivision ordinance, the City shall notify the subdivider in writing of the defects or any other problems and shall make demand on the subdivider that defects/problems be corrected and paid for. If the defects are not corrected and paid for within thirty (30) days the municipality may correct the defects and charge to the subdivider the costs of correcting the defects as provided for in subsection (4)(b) above. There shall be no draw(s) made by the subdivider against the Warrantee Bond. The cost of correcting any deficiencies must be borne by the subdivider without access to the Warrantee Bond.
4. After eleven (11) months of the Guarantee Period have expired, the subdivider shall call for Final Inspection by the City Engineer. If the required improvements remain substantially free from defects, or other problems, and free from liens, the municipality shall certify such fact to the subdivider and the municipality shall discharge the subdivider of its obligation to the municipality within thirty (30) days from the time of Final Inspection by releasing the Warrantee Bond. Any items that need correcting following the Final Inspection must be corrected within thirty (30) days to have the Warrantee Bond released. Any items not completed at the end of these last thirty (30) days, or in other words one year from the date of initial acceptance of the improvements, shall require an additional, or extension of the, Warrantee Bond be established to ensure the completion of any corrections, and/or the City may obtain draw(s) against the Warrantee Bond for such purpose.

21.14.070 Form And Method Of Guarantee Of Improvements

The form and method of the guarantee of improvements, for both the Improvements Bond and the Warrantee Bond shall be as approved by the City Engineer as to the amount of the bond, escrow, letter of credit or deposit with the municipality and as approved by the City Attorney as to the form of said guarantee documents. All guarantee methods shall provide surety in accordance with subsection (5) above and may consist in the form of one or more of the following:

1. Bond. The subdivider may furnish and file with the City Recorder a bond issued by a licensed, reputable corporate surety in an amount as required by this ordinance. The bond agreement must include a provision that the bond may only be released, in whole or in part, by an order executed by the subdivider and by an authorized officer of the City, subject to the requirements of subsection (e), below.
2. Escrow. The subdivider may deposit with a licensed, reputable and/or duly chartered insurance company, bank, title company or savings and loan institution in an escrow account an amount as required by this ordinance. The escrow agreement must include a

provision that the funds in escrow may only be released, in whole or in part, by an order executed by the subdivider and by an authorized officer of the City, subject to the requirements of subsection m(e), below.

3. Irrevocable Letter of Credit. The subdivider may file with the municipality an irrevocable letter of credit from a duly chartered state or national bank or savings and loan institution in an amount as required by this ordinance. The letter of credit must include a provision that the guaranteed credit amount may only be reduced by an order executed by the subdivider and by an authorized officer of the City, subject to the requirements of subsection (e), below.
4. Any of the above Forms and Methods for Guarantee of Improvements shall be subject to approval by the City Attorney, as to form and content of the documents used, and shall be signed by the subdivider, the municipality, and the entity providing the surety bond or holding the escrow, or the financial institution providing the letter of credit, or by the subdivider and municipality for a deposit with the municipality, as applicable. The Guarantee of Improvement may include provisions that allow for partial release or reduction of the funds for partial completion of work in the case of any of the approved Methods for Guarantee of Improvements. The Guarantee of Improvements utilized must name the City as the payee or beneficiary, in the event of default or non-performance and shall provide for the City's access to all or any remaining funds, without the subdivider's approval, for both Improvements Bond and Warrantee Bond purposes, in the event of default or non-performance by the subdivider. In the case of both the Improvements Bond and Warrantee Bond, the provisions shall provide for use of all or any remaining funds by the City in accordance with subsection (4), above, in order to complete required improvements and/or make repairs not completed in a timely manner by the subdivider. The Guarantee of Improvements documents used shall also include provisions whereby the subdivider agrees to pay all legal fees and other costs of enforcement incurred by the City pursuant to the agreement.

[21.16 Notice To Proceed And Authorization To Begin Work On The Subdivision](#)

[21.16.010 Preconstruction](#)

[21.16.020 Conditions Prior To Authorization](#)

[21.16.030 Authorizing Work To Begin An A Subdivision Without Improvements Bond](#)

[21.16.010 Preconstruction](#)

The City Engineer may require that all contractors participating in the construction meet for a pre-construction conference to discuss the project prior to beginning work.

[21.16.020 Conditions Prior To Authorization](#)

Except as provided in subsection (3) below, prior to authorizing construction, the City Engineer shall be satisfied that the following conditions have been met:

1. The final plat shall have been approved by the City. All required contract and construction documents shall be completed and filed with the City Engineer.
2. Fee simple title to all necessary off-site easements or dedications required for public facilities, not shown on the final plat or final site plan, must be conveyed separately to the

City, or other agency approved by the City, with proper signatures affixed. The originals of each document, and filing fees as determined by the City shall be delivered to the City Engineer prior to approval and release of the construction documents.

3. The Improvements Security and other documents required to be accomplished in accordance with this ordinance and the development plan, and any applicable ancillary agreements shall be completed and filed with the City Engineer.
4. The final plat and development agreement shall be filed with the County Recorder as required in this Code.

21.16.030 Authorizing Work To Begin An A Subdivision Without Improvements Bond

The Public Works Director may authorize work to begin on a subdivision without an Improvements Bond if all other conditions in NCC 21.16.020 have been met. Until the Mayor has signed the final plat, or if a minor subdivision the Approval Document, no plat shall be filed with the County Recorder and therefore no lots may be sold. The final plat or Approval Document shall be signed by the Mayor and filed with the County Recorder only after all subdivision improvements have been completed and the 10% Warrantee Bond has been established and filed with the City Engineer.

1. All contractors participating in the construction shall be presented with a set of approved plans bearing the stamp of release of the City Engineer. These plans shall remain on the job site at all times.
2. A complete list of the contractors, their representatives on the site, and telephone numbers where a responsible party may be reached at all times must be submitted to the City Engineer.
3. All applicable fees must be paid to the City prior to issuance of the Notice to Proceed.

[21.18 Acceptance Of The Completed Subdivision](#)

[21.18.010 Applicant's Submittal Of Completed Subdivision](#)

[21.18.020 As-Built Drawings](#)

[21.18.030 Public Works Director Review](#)

[21.18.040 Partial Release Of Improvements Bond](#)

[21.18.050 Final Release Of Warrantee Bond](#)

21.18.010 Applicant's Submittal Of Completed Subdivision

Applicant's Submittal of Completed Subdivision. Subdivider may notify the City in writing of the completion of the subdivision and request Final Inspection when the subdivider believes that they have done the following:

1. Completed all infrastructure work in the subdivision or development, as prescribed in the Nibley City Design Standards & Specifications and per approved construction drawings.
2. Provided to the City the required as-built drawings, and

3. Otherwise complied with all conditions required by the City Council or this ordinance as preconditions to approval of the Development Agreement, Final Plat, and Construction Drawings.

21.18.020 As-Built Drawings

The subdivider shall provide to the City as-built drawings and specifications for all infrastructure improvements in the subdivision. Drawings and specifications shall include but not necessarily be limited to roads, curb/gutter, sidewalks, drainage systems, irrigation systems, waterlines, and sewer lines. Standards for as-builts shall be the same as called for in construction drawings in the Nibley City Design Standards and Specifications. The drawings and specifications, certified by a registered engineer, shall be submitted to and approved by the City Engineer before final release of funds established by the subdivider to ensure improvement completion under any Improvements Bond provided, as set forth in section 12D-501. One (1) reproducible mylar copy of drawings shall be provided to the City. In addition the subdivider shall provide either:

1. A Computer Assisted Design file of the subdivision (must be readable by AUTOCAD as updated) or ArcMap file of the subdivision; and
2. Electronic PDF copies of the as-built drawings

21.18.030 Public Works Director Review

The Public Works Director shall conduct such review as he/she considers appropriate to determine whether the subdivision is complete and whether the Applicant has satisfied all applicable conditions. If the Public Works Director finds that the Applicant has completed the subdivision and has satisfied all applicable conditions, and that all other requirements of applicable law have been met, the Public Works Director shall, in accordance with section 12D-501, approve the as-built drawings and shall forward to the City Recorder a copy of the Improvements Completion and Acceptance Report, and notify him that the Improvements Bond has been released.

21.18.040 Partial Release Of Improvements Bond

The Public Works Director is authorized from time to time, at the request of the subdivider or his successors in interest, and with recommendation from the City Attorney to release all or a portion of a subdivider's Improvements Bond up to the amount of one hundred percent (100%) of the value of the improvements. The remaining percent (10%) may only be released in accordance with section 12D-501.

21.18.050 Final Release Of Warrantee Bond

Release Submittal and Approval. Following a review of the subdivider's request to have the subdivision's Warrantee Bond released, the Public Works Director shall forward to the City Council a recommendation for the release of the Warrantee Bond and the City Council shall release, in accordance with section 12D-501 (5), the subdivider's Warrantee Bond, with respect to the subdivision.

DRAFT

Agenda Item #5

Description	Workshop: Discussion about Lot Sizes of R-2 and R-2A Zone
Department	Planning
Presenter	Stephen Nelson, City Planner and Planning Commissioner Garrett Mansell
Action Type	Workshop
Findings	N/A
Recommendation	Review concepts and make general recommendations
Reviewed By	City Planner and Planning Commission Chair

Background

Planning Commissioner Mansell ask staff to include this item on the agenda to be a discussion about creating or changing lot size requirements for our R-2 or R-2A zones. These changes could include smaller lot sizes, different frontages, other open space requirements, etc. Our current zoning and size requirements are outlined in [Nibley City Code 19.22.010 Space Requirements Chart](#).

There are no recommendations or details about this proposal at the time this report was written.