

The Meeting of the Nibley Planning and Zoning Commission held at Nibley City Hall, 455 West 3200 South, Nibley, Utah on Thursday, August 1, 2019.

The following actions were made during the meeting:

Planning and Zoning Commission Chair Garrett Mansell called the Thursday, August 1, 2019 Planning and Zoning Commission meeting to order at 6:01 p.m. Those in attendance included Commissioner Garrett Mansell, Commissioner Carol Albrect, Commissioner Matt Logan, and Commissioner Bret Swenson. Mr. Stephen Nelson, Nibley City Planner, was also present.

Approval of 7-18-19 meeting minutes and the evening's agenda

General consent was given for the evening's agenda.

General consent was given for the previous meeting's minutes.

Workshop: Moderate Income Housing Plan

Mr. Nelson led this workshop. He utilized an electronic presentation entitled, Nibley City Moderate Income Housing Plan. His presentation addressed the following topics: Introduction and Population and Future Growth. Mr. Nelson and Commissioner Albrect discussed that the fertility rate in Utah had dropped from 2.29% to 2.1% and Commissioner Albrect said the rate was dropping rapidly. The only two states that were at replacement level and above were Utah and North Dakota but his was just barely above replacement level. Mr. Nelson continued his presentation, discussing Current Housing, Nibley City Housing Types, Future Housing Needs, Moderate Income and Affordable Housing, Nibley City Zoning and Subdivision Options, Goals, Projects, and Action Items. Action items included allowing for reduced regulations related to accessory dwelling units in residential zones, allow for higher density of moderate income residential developments in commercial and mixed-use zones, town center, neighborhood commercial, and other employment areas, rezone for densities necessary to assure the production of moderate income housing, and encourage and refer residents to seed help through BRAG.

Mr. Nelson said that BRAG was reviewing Nibley's plan to ensure it was compliant and he anticipated receiving feedback from them, the Nibley City Manager, and other city staff before the next Planning Commission meeting.

Commissioner Swenson felt the plan looked pretty good and told Mr. Nelson he had done a good job.

Commissioner Albrect shared statistics related to projections made about Nibley. She felt when she took Nibley's future into account that they should consider that Nibley

had more childless, married couples than they'd ever had before, 20% of childless couples had fertility issues, partly because they were having children later and partly because of environmental factors; such as, sperm count had gone down by 50% and fertility treatments were very expensive. Commissioner Albrect continued that 10% of Nibley's population said they would never have children, those that were 25-29 who had not yet had children had gone from 30 to 40%, and there were more divorces and more cohabitation. The number of single households had increased dramatically and the percent of couples with children in households was less than half. Commissioner Albrect said Utah lagged behind the Country in the statistics she shared but not by much. Commissioner Albrect said they had found the biggest crisis now was the cost of housing and if you gave someone a house it was the best thing that could be done for a person.

Commissioner Mansell said he had met the director of the Utah Housing Authority and some of things they were doing to subsidize housing were pretty impressive. He reported the direction had offered to come up and present to Nibley City and he would like to learn more. All the Planning Commissioner were nodding that they agreed with having a presentation.

Mr. Nelson said the Planning Commission needed to have a public hearing before making a recommendation to the City Council. He asked the Planning Commission if they were ready for a public hearing at the next Planning Commission meeting. Commissioner Mansell questioned if they would like to hear from the Utah Housing Authority? The Planning Commission wanted to hear the presentation before holding the public hearing and decided to hold a public hearing on the moderate income-housing plan during the first Planning Commission meeting in September. Commissioner Mansell said he would contact the Utah Housing Authority about doing a presentation at the next Planning Commission meeting.

Workshop: Dark Sky Ordinance

Mr. Nelson led this workshop. Mr. Nelson started his presentation with a video entitled *Why Are We Losing the Night Sky*. Mr. Nelson referenced the International Dark Sky Alliance. Mr. Nelson said he'd started to write a draft copy of Nibley City's proposed dark sky ordinance, which was about four-pages long. Mr. Nelson described what light pollution was and showed examples of very bad and good dark sky lights.

Mr. Nelson took the Planning Commissioners on a tour to show examples of lights that were and weren't dark sky compliant around Nibley City Hall. The Planning Commissioners and Mr. Nelson left the Council chambers at 7:00 p.m. and returned at 7:03 p.m.

Commissioner Mansell had asked if the city was considering applying dark sky citywide? Mr. Nelson said he and the City Manager had a recommendation he would review but they would need standards and an ordinance to apply. Mr. Nelson said the one of the driving forces of adopting an ordinance were fireflies. Mr. Nelson presented statistics

regarding fireflies and light pollution but felt the standards should be adopted citywide. New development and newly installed lights would be dark sky compliant. A 500-foot buffer zone would be created around firefly park and 3-5 years would be given to update residential lighting to dark sky standards. If the residents were to switch their lighting within that timeframe, the city would reimburse them for the cost of the lighting. If it weren't updated in that time period then the city wouldn't pay for it. Commissioner Albrect asked about streetlights? Mr. Nelson said the City had already reached out to Rocky Mountain Power. Most of the lights that were put in subdivision were now dark sky compliant. Mr. Nelson recommended they included the buffer around firefly park, incentive a grant program for that lighting that would include a time limit, and then pass the ordinance citywide. Current light fixtures would be grandfathered in, but when lights were replaced they would need to be dark sky compliant lighting. They would probably outline lights that were strictly prohibited. Mr. Nelson said Nibley City would act as trailblazers by adopting dark sky ordinance.

Commissioner Swenson asked if there was any push from the State to consider dark sky. Mr. Nelson said there hadn't been and he was not aware of any push to change building code to accommodate dark sky. Mr. Nelson described that for new construction; the building inspector would enforce dark sky.

Commissioner Albrect asked if they had any idea how many light were non-compliant? She felt the streetlights were the biggest problem. Mr. Nelson said he didn't have an estimate. He said most light fixtures that had been bought weren't dark sky compliant but it was becoming more common so a lot of new constructions had dark sky complaint lighting. He assumed there were a lot of non-complaint lights. Commissioner Mansell suggested they fix the city lights first felt a lot of people would take advantage of a grant program. Commissioner Swenson asked if the ordinance would consider the number of lights on a home. He said some of the newly constructed homes in Nibley City were lit up like a Christmas tree. Mr. Nelson said that issue could be considered. Commissioner Albrect said she felt safety might be their biggest resistance but though dark-sky light might actually be safer because it projected the lights down.

Commissioner Swenson began discussion of advertising for dark sky by using the video watched by the Planning Commission. Commissioner Mansell said he preferred education and incentivizing to mandating. Mr. Nelson said his recommendation moving forward was creating a grant program for homes around firefly Park and then implementing the ordinance city wide for new construction. The Planning Commission discussed way to incentivize dark sky lighting.

Workshop: R-PUD Town Center Area

Mr. Nelson led this workshop. He said he had no draft ordinance presentation but wanted to get the Planning Commission's feelings on an idea he had. Mr. Nelson said he, the Mayor and the City Manager had discussed creating a few standards in the R-PUD ordinance that applied just the Town Center zone; the biggest standard being the

allowance of a large variety of housing types and allowing condos. The developer interested in the town center property was interested in building up to 40% condos in the zone. Mr. Nelson described the advantages of incorporating the town center code in the R-PUD. Mr. Nelson said he'd been directed by the Mayor and City Manager to bring an ordinance considering the regulations to the Planning Commission. Commissioner Albrect was concerned that they needed to be careful to not create economic segregation and the issue of ownership versus rental. She felt people treated their homes very differently if they were owned. Commissioner Swenson asked for the total acreage of the proposed town center property. Mr. Nelson said it was approximately 95 acres. Commissioner Albrect asked how much power they had to ensure the dwellings were well constructed. Mr. Nelson said all units had to meet the R-PUD standards and Residential Building code and there were different levels of what needed to be provided depending on the number of units. Mr. Nelson and the Planning Commission discussed building height and the use of vinyl siding. Commissioner Mansell directed Mr. Nelson to study if they could require a percentage of ownership versus rental in CCNRs.

Commission and Staff Report and Action Items

Mr. Nelson reported that a developer had filed an application for a rural preservation subdivision on the Riggs property that was not in the R-PUD area; the west side of 12th West, so they would be advertising for a public hearing and the items would be coming up at the next Planning Commission meeting.

Mr. Nelson reported he wouldn't be at the next Planning Commission meeting and the City Manger would be taking his place.

Mr. Nelson reported that the League of Cities and Towns conference was coming up September 11-13 and the planning day would be on the 12th. Mr. Nelson said he would send an invitation out to the Planning Commissioners.

Mr. Nelson reported that the Nibley City Summer party was tentatively planned for August 26.

There was general consent to adjourn at 7:48 p.m.

Attest: _____
Deputy City Recorder