



Nibley City
Planning Commission Meeting
Thursday, March 5, 2020
455 W. 3200 S.
Nibley, UT

6:30 p.m. Call to Order and Roll Call
 Approval of Agenda
 Approval of Minutes

1. Discussion and Consideration of a proposed building permit to build a home on parcel 03-041-0001.
Applicant Dustin Hansen
2. Discussion and Consideration of a recommendation on Mount Vista Phase 2 Final Plat, located at approximately at 600 W and 3600 S. (Applicant: Visionary Homes)
3. Discussion and Consideration of a recommendation on Mount Vista Phase 3 Final Plat, located at approximately at 450 W and 3500 S. (Applicant: Visionary Homes)
4. **Workshop:** Accessory Dwelling Units
5. **Workshop:** Residential Planned Unit Development Code Update
6. **Workshop:** Rural Preservation Subdivision
7. **Workshop:** Commercial and Neighborhood Commercial Code Update
8. Staff Report and Action Items

*Planning Commission agenda items may be tabled or continued 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 Item Report
March 5, 2020**

Agenda Item #1 Building Permit Review

Description

Discussion and Consideration of a proposed building permit to build a home on parcel 03-041-0001. Applicant Dustin Hansen

Department

City Planning

Action Type

Administrative

Recommendation

Continue the item until they are able to provide all the required information and get approval from Nibley City Flood Plain Manager (the City Manager)

Reviewed By

City Planner, City Building Inspector, City Engineer, and City Public Works Director

Background

Dustin Hansen has applied for a building permit for Parcel 03-041-0001. Because the parcel has not been a subdivided lot, the applicant must receive approval from

The City Floodplain Administrator (the City Manager) will need to sign off on the permit based on conditions listed in [23.08.020 \(B\) Permit Procedures](#). The Applicant has not received this approval.

Utilities

The applicant has provided information and has reviewed connections to Nibley City utilities. Staff is reviewing their plan.

Recommended Findings

Staff finds that the application has not provided sufficient information for approval at this time. Staff recommends that the Planning Commission continue the item until the applicant is able to provide the following:

1. An updated site plan
2. Required information as listed in Nibley City Code 19.18.050
3. Required information as listed in Nibley City Code 23
4. Preliminary approval from the Floodplain Manager

Agenda Item #2: Mount Vista Final Plat: Phase 2

Description

Discussion and Consideration of a recommendation on Mount Vista Phase 2 Final Plat, located at approximately 600 W and 3600 S. (Applicant: Visionary Homes)

Department

City Planning, Engineering, and Public Works

Action Type

Recommendation, Administrative

Recommendations

Review and make a recommendation to the City Council

Reviewed By

City Planner, City Engineer, City Public Works Director, City Manager

Background

Visionary Homes has applied for final approval for Mount Vista Phase 2 Subdivision. Mount Vista Subdivision is a Rural Preservation Subdivision. Phase 2 contains a total of 32 lots and 6.24 acres of open space that will be dedicated to Nibley City. The plat has the same lot layout and roadways with the approved preliminary plat that was approved by the City Council on August 8, 2019. At the end of this report, you can find a list of “Recommended Findings” from staff. The applicant has been sent the list of findings and is in the process of making the needed corrections.

Zoning

Staff finds that the plat meets the zoning requirements for the total number of lots, lot sizes, and the proportion of proposed open space as shown on the approved preliminary plat. The minimum

frontage requirement for the Open Space Ratio for the full subdivision is 80', with which the plat complies. The plat also meets the standards for a final plat as required in NCC 21.

Mount Vista Phase 1	
Total Gross Acres	17.74
Total Open Space Land	6.24 Acres
Total Lots	32

Utility Lines and Easements

Mount Vista has provided the property public utility easements and utility connections on the plat. The only exception is that the sewer easement between lots 18 and 19 is only shown as 10 feet wide. This will need to be changed to 20 feet.

Construction Drawings

Staff has reviewed the construction drawings and the City Engineer has signed off on the drawings. The applicant has taken responsibility for securing the easement for the sewer line under the railroad tracks and will turn the line over to the City after completion of the project.

The applicant will also need to make some upgrades to the Scott Farms Lift Station for the sewer. Staff is currently in negotiations with the applicant about those improvements.

Finished Floor Elevations

The application has provided finish floor elevation on the plat as required by Nibley City Code. Finished On lots with XXXXX.XX, note needs to be added that says "No finished floor shall be built at an elevation lower than six inches (6") above finished curb or centerline of the street, whichever is higher unless an individual lot owner is able to provide a stamped report meeting the qualifications as listed within this section for their lot, and unless that report is reviewed and approved by the City Engineer."

Canals

The Developer has reached out to the canal company and is getting their final approval for canal improvements. There are canals on the property and have been placed in proper easements.

Roads

The Developer shows the proper dedication for the roadways. The City Council required that Parcel D a road right-of-way (ROW) be dedicated on the property for potential future roadway improvement. That ROW has not been added on the final plat.

This open space will be developed and dedicated as a City Park. It will contain trails, landscaping, a future playground site, and a covered picnic area.

Recommended Findings

1. Right-of-way easement needs to be added to Parcel D as shown on the preliminary plat
2. Finished Floor Elevation Note: On lots with XXXXX.XX, note needs to be added that says "No finished floor shall be built at an elevation lower than six inches (6") above finished curb or centerline of the street, whichever is higher unless an individual lot owner is able to provide a stamped report meeting the qualifications as listed within this section for their lot, and unless that report is reviewed and approved by the City Engineer"
3. Parcel E Trail should cut south to the ROW.
4. Fence Along the Railroad
5. Sewer Easement should be 20 ft.
6. Note from Cache County Recorder: Open Space that is going to be part of an HOA should be labeled as Common Space
7. Open Space dedicated to the City should be noted as becoming City Property

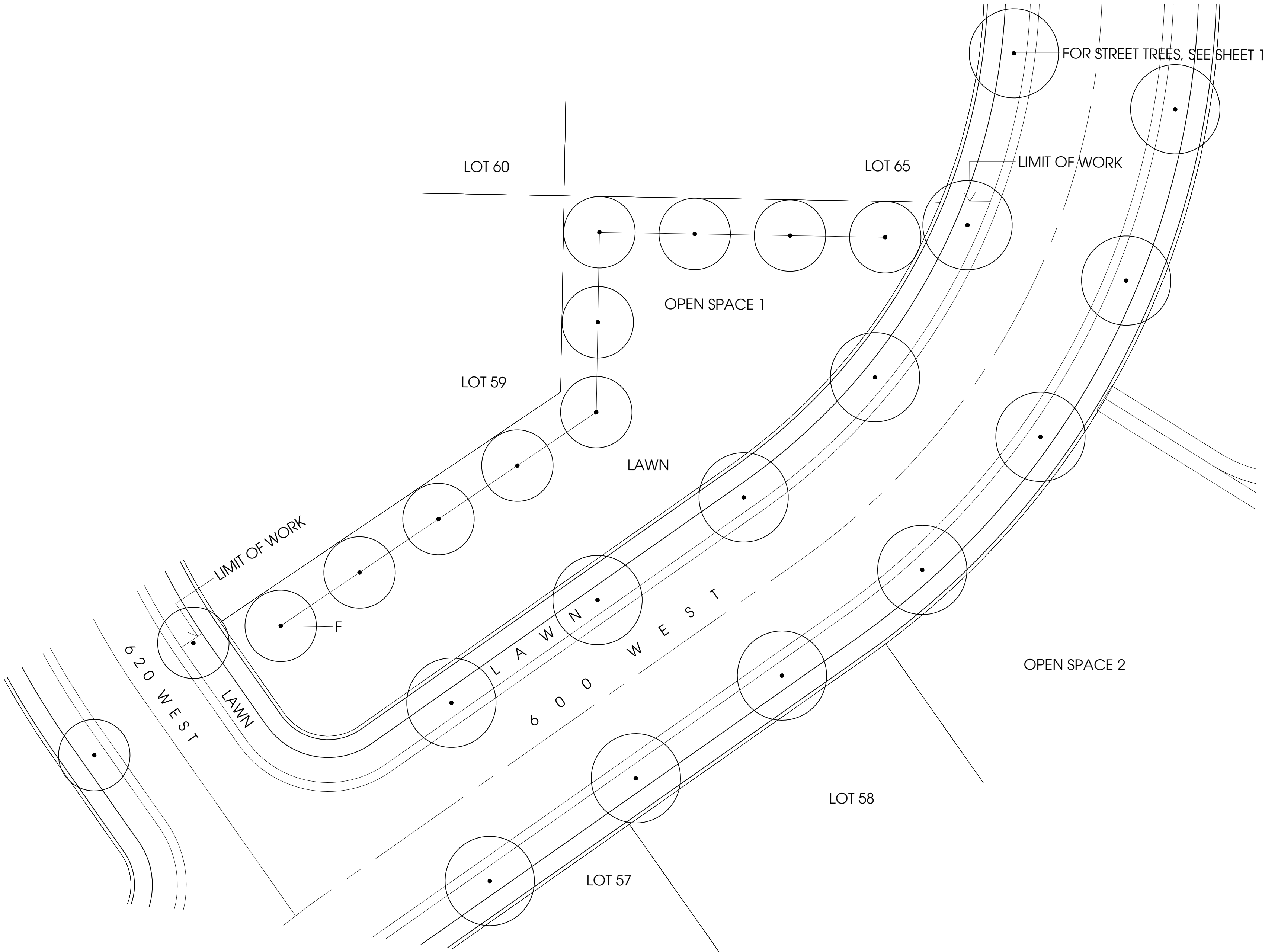
This parcel is just under 1 acre (0.94 ac) and will function as a recreation space for residents. The sidewalks and nearby trail system provide pedestrian access to make this accessible. This parcel meets criteria 5, 6, and 7.

Open Space Area 4: This parcel is a trail corridor connection to the property to the south of the proposed subdivision. This parcel meets criteria 2, 5, and 6.

Open Space Area 5: The park parcel. This 2-acre parcel provides great public access to a large park area. The city's park master plan shows this park as being in an area that is not currently being served by a city park. Residents of the Mountain Vista Subdivision, as well as neighboring property owners will enjoy the recreation space that this park provides. This parcel would be an excellent candidate for a local city park if the city chose to pursue that option. This parcel will be fully landscaped with trees and manicured grass. This parcel meets criteria 2, 5, and 6.

Open Space Area 6: This parcel will provide a contiguous open space connection to the neighboring parcels to the north. This area will also provide buffering between this subdivision and the larger lots to the east, it will also provide buffering between this subdivision and traffic on 450 West street. The sidewalk along the entire south side of the parcel will provide access for the public to enjoy this hillside parcel. This parcel meets criteria 2, 4, and 5.

Exhibit 'A'
Landscape Plan



2. Note from Cache County Recorder: Open Space that is going to be part of an HOA should be labeled as Common Space

Exhibit 'A'
Landscape Plan

