

A Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 West 3200 South, Nibley, Utah on Thursday, July 16, 2020.

The following actions were made during the meeting:

Commissioner Swenson moved to recommend approval for Ridgeline Park Phases 1-3 Preliminary Plat, located at approximately 340 W 3200 S. (Applicant: Visionary Homes) with the condition that parking was restricted on all interior roads. Commissioner Mansell seconded the motion.

Commissioner Logan moved to amend the motion with the added condition that there would be no City funds used to pay for any portion of the cross-section of the road. Commissioner Mansell seconded the motion. The amendment passed unanimously 4-0; with Commissioner Logan, Commissioner Swenson, Commissioner Mansell, and Commissioner Obray all in favor.

The amended motion passed unanimously 4-0; with Commissioner Logan, Commissioner Mansell, Commissioner Swenson, and Commissioner Obray all in favor.

Planning Commission Chair Tyler Obray called the Thursday, July 16, 2020 Planning Commission meeting to order at 6:31p.m. Those in attendance included Commissioner Bret Swenson, Commissioner Garrett Mansell, Commissioner Matt Logan and Commissioner Tyler Obray. Mr. Levi Roberts, Nibley City Planner, was also present.

Approval of 7-2-2020 meeting minutes and the evening's agenda

Commissioner Swenson moved to recommend approval of 7-2-2020 meeting minutes and the evening's agenda. Commissioner Mansell seconded the motion. The motion passed unanimously 4-0; with Commissioner Obray, Commissioner Mansell, Commissioner Logan and Commissioner Swenson all in favor.

Discussion and Consideration of a recommendation of approval for Ridgeline Park Phases 1-3 Preliminary Plat, located at approximately 340 W 3200 S. (Applicant: Visionary Homes)

Applicant Ben Steele, Project Manager was present. Mr. Roberts reviewed the status of the recommended findings discussed in the last meeting 7-2-2020 as listed in the *Nibley City Planning Commission Agenda Item Report July 16, 2020 Agenda Item #1: Preliminary Plat: Ridgeline Park Phases 1-3* (a printed version of this report is included in the printed meeting minutes). He said the City Engineer and Public Works Director gave preliminary approval for the utility and stormwater plans. He presented an updated version of the *Ridgeline Park Subdivision Preliminary Plat* submitted by the applicant which contained parking courts (a printed version of this plat is included in the printed meeting minutes). He stated that there would be no on-street parking except for one side of the street, along the City park on Ropelato Drive 3050

South. The Planning Commission discussed parking. Mr. Steele reviewed the cross-sections using the visual *Modified TS-14#1* (a printed version of this is included in the printed meeting minutes). Commissioner Swenson questioned the restriction of parking on the swales and the cost of signs to the City or the developer. The Planning Commission discussed it and there was general consent to have restricted parking. Mr. Roberts wanted feedback from the Public Works Director and Public Safety. Commissioner Obray disagreed with the negotiation of the Park Development Agreement being under the City Council's jurisdiction. He felt that Planning and Zoning was Land Use Authority and the park was under Planning and Zoning's jurisdiction. He restated that without knowing the development value of the park, it was hard to make any decision. Mr. Roberts informed The Commission that the applicant added a park dedication area to the updated version of the preliminary plat. He said the City will design the park and it would be paid for with park impact fees. He discussed the City Center Trail using the visual of the trail master plan (a printed version of this plan is included in the printed meeting minutes). Mr. Roberts stated that there were a couple of recommended findings that needed to be added.

1. Due to the change in parking, the update to the open space calculation needed to be reflected in the final plat.
2. The property owner was listed incorrectly on the preliminary plat and needed to be corrected.

He said that with those two findings and the finding that the park agreement needed to be finalized with City Council, staff recommended approval for Ridgeline Park Phases 1-3 Preliminary Plat, located at approximately 340 W 3200 S. (Applicant: Visionary Homes). The Planning Commission discussed the trail and parking. Commissioner Obray wanted clarification on the financial obligation for the curb and gutter road. Mr. Steele said that the curb and gutter on the City side of the street was still in negotiations, but the roadway was the obligation of the developer. There was discussion between Commissioner Obray and Mr. Steele regarding cost of the road cross section. Mr. Steele requested approval by the Commission to pass the recommendation for approval forward to City Council.

Commissioner Swenson moved to recommend approval for Ridgeline Park Phases 1-3 Preliminary Plat, located at approximately 340 W 3200 S. (Applicant: Visionary Homes) with the condition that parking was restricted on all interior roads. Commissioner Mansell seconded the motion. The Planning Commission discussed the park dedication and the cost of the road. Commissioner Obray felt the applicant should pay for the entire cross-section of the road. Commissioner Logan moved to amend the motion with the added condition that there would be no City funds used to pay for any portion of the cross-section of the road. Commissioner Mansell seconded the motion. The motion passed unanimously; 4-0 with Commissioner Obray, Commissioner Swenson, Commissioner Mansell and Commissioner Logan all in favor.

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Commissioner Logan moved to amend the motion with the added condition that there would be no City funds used to pay for any portion of the cross-section of the road. Commissioner Mansell seconded the motion. The amendment passed unanimously 4-0; with Commissioner Obray, Commissioner Swenson, Commissioner Mansell and Commissioner Logan all in favor.

The amended motion passed unanimously 4-0; with Commissioner Logan, Commissioner Mansell, Commissioner Swenson, and Commissioner Obray all in favor.

Discussion: Petition for Annexation filed for Parcel 03-014-0025 (Applicant: Malouf)

Mr. Roberts reviewed the annexation process and displayed a visual of the *Petition for Annexation form* and parcel (a printed version of the petition and parcel is included in the printed meeting minutes). He stated that this was the first time he was going through it. Commissioner Mansell questioned if it was part of the annexation plan. Mr. Roberts confirmed that it was. Commissioner Swenson questioned the building plans, but Mr. Roberts did not have that information at that time.

Staff Report and Action Items

Mr. Roberts told the Commission that the Residential Planned Unit Development (RPUD) joint meeting with City Council was on 7-30-2020. He reminded the Commission that the moratorium would be lifted on 9-22-2020. He wanted to work toward making the ordinance changes before then. Commissioner Swenson stated that if not, the City could rescind the code. Mr. Roberts informed the Commission about the upcoming *Standard* expansion and Conditional Use Permit. He said that Nibley Meadows and Firefly Estates was still in discussion with City Council.

He said Firefly was on the next City Council agenda. He gave a brief update on both subdivisions. Commissioner Obray brought up the adoption of a landlord program. Mr. Roberts said it could be put on a future agenda. Commissioner Obray wanted to work on it and have it perfected before RPUDs were built. There was discussion about the program and the landlord program in Logan City. Mr. Roberts recommended putting business licenses on the agenda as a workshop and discussing the landlord program as a component of that workshop.

Commissioner Obray adjourned the meeting at 7:42 p.m.

Attest: _____
Office Specialist