



Nibley City
Planning Commission Meeting
Thursday, December 3, 2020
455 W. 3200 S.
Nibley, UT

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

In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may participate in the meeting via the Zoom meeting link provided at www.nibleycity.com.

1. **Public Hearing:** receive comment for Ordinance 20-22: Amendments to water supply requirements for developments
2. **Discussion and Consideration:** Ordinance 20-22: Amendments to water supply requirements for developments
3. **Workshop:** Commercial zoning standards
4. 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
December 3, 2020**

Agenda Item #1 & #2: Water Supply Requirements

Description

Public Hearing: receive comment for Ordinance 20-22: Amendments to water supply requirements for developments

Discussion and Consideration: Ordinance 20-22: Amendments to water supply requirements for developments

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 20-22: Amendments to water supply requirements for developments

Reviewed By

City Planner, City Engineer, Public Works, City Attorney, City Manager

Background

Currently, Nibley City requires water shares or water rights to be supplied to the City to serve the culinary needs of a subdivision. However, City Code does not currently require water supply for development which may occur outside of the subdivision process, such as new construction outside of a subdivision or a change of use that may be more water intensive than what was originally approved in a subdivision. To ensure the City's water supply is sufficient to service growth in the community, Staff recommends broadening the application that a developer must supply water to the City to include all construction or change of use. Additional water would only be required in instances that the water was not already provided previously.

Recommended Findings:

1. New development and changes of use, both within a new subdivision and outside of a new subdivision, may require additional water.
2. Requiring water supply of new development and changes of use is an appropriate exaction, which is proportionate to the impact.

Agenda Item #3: Commercial Zoning Standards

Description

Workshop: Commercial zoning standards

Department

City Planning

Action Type

Workshop

Recommendation

Continue discussion of potential changes to the Commercial zoning standards

Reviewed By

City Planner

Background

There are a couple of changes to commercial zoning standards which staff recommends considering.

The first potential change addresses requirements for site plan review for new commercial and industrial development. Currently, NCC 19.14.050 (M) provides a process for site plan review, which includes a concept presentation, preliminary approval (of Planning Commission and City Council) and a final approval (of Planning Commission and City Council). Staff believes that for many developments that this process is overly arduous for applicants and should be simplified. It should also articulate in which instances a new development should go through the site plan review process and should be inclusive of industrial development, as well.

The second change addresses mitigating impact when commercial uses are adjacent to residential uses. When approving the recent annexation of Malouf, the City Council expressed the concern of new commercial development creating shadows and having other impacts if buildings are in close proximity to homes. This can be addressed through setback requirements of 19.22, which already has additional setback requirements in industrial zones. Staff is currently developing potential amendments to the land use ordinance which addresses these issues. The purpose of this agenda item is to discuss these issues and determine if any other changes are needed to commercial zoning standards prior to finalizing recommendations and holding a public hearing for the item.

21.12.020 Water Supply

1. 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:
2. Subdividers **and developers** shall be required, in all zones, to provide Nibley City with water shares or water rights sufficient to serve the culinary needs of the subdivision or development. Water rights or shares shall be required for all new subdivisions, new construction or any change of use that requires additional water to service the proposed use. The amount required shall be determined by the City Engineer as part of the preliminary plat or site plan 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.