

A Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 West 3200 South, Nibley, Utah on Thursday, November 19, 2020.

The following actions were made during the meeting:

Commissioner Brown moved to recommend approval of Nibley Meadows Phase 1 Preliminary Plat, located at approximately 1000 W 3200 S; applicant, Westates Companies, LLC, with the following conditions: The City Engineer and Public Works Director give final approval of the engineering plans and the applicant provides a phasing plan for the overall development. Commissioner Mansell seconded the motion.

Commissioner Brown moved to amend the motion with the following condition: the applicant provides a phasing plan for the overall development which would provide flexibility based upon market conditions. Commissioner Mansell seconded the motion. The amendment passed unanimously 3-0; with Commissioner Mansell, Commissioner Brown and Commissioner Obray all in favor.

The amended motion passed unanimously 3-0; with Commissioner Mansell, Commissioner Brown and Commissioner Obray all in favor (see attached email included in the printed meeting minutes).

Planning Commission Chair Tyler Obray called the Thursday, November 19, 2020 Planning Commission meeting to order at 6:31 p.m. Those in attendance included Commissioner Tyler Obray, Commissioner Karina Brown and Commissioner Garrett Mansell. Mr. Levi Roberts, Nibley City Planner, was also present.

Approval of 11-05-2020 meeting minutes and the evening's agenda

Commissioner Mansell moved to approve 11-05-2020 meeting minutes and the evening's agenda. Commissioner Brown seconded the motion. The motion passed unanimously 3-0; with Commissioner Mansell, Commissioner Brown and Commissioner Obray all in favor.

Public Hearing: Receive comment for Nibley Meadows Phase 1 Preliminary Plat, located at approximately 1000 W 3200 S. (Applicant: Westates Companies, LLC)

Commissioner Obray opened the public hearing at 6:33pm.

Seeing no public comment, Commissioner Obray closed the public hearing at 6:33pm.

Discussion and Consideration: Recommendation of approval for Nibley Meadows Phase 1 Preliminary Plat, located at approximately 1000 W 3200 S. (Applicant: Westates Companies, LLC)

Applicant, Travis Taylor was present. Levi utilized an electronic presentation entitled *Nibley Meadows Phase 1 – Preliminary Plat* (a printed copy of this electronic presentation is included in the printed meeting minutes). His presentation included the following: Background, Nibley Meadows Master Plan, Nibley Meadows Subdivision Phase 1 Preliminary Plat, Preliminary Landscape Plan and Recommendation. City staff recommended approval of Nibley Meadows Phase 1 Preliminary Plat with the following conditions:

- The City Engineer and Public Works Director give final approval of the engineering plans
- The applicant provides a phasing plan for the overall development

Commissioner Obray asked for clarification regarding the phasing plan for the overall development that the applicant was to provide. Mr. Roberts said the plan changed from the one that was previously presented to the Planning Commission. He said there was not a specific phasing plan that demarcated which part of the development would be developed in each phase. Commissioner Obray asked Mr. Taylor if the concept plan for the rest of the development was finished. Mr. Taylor said the overall development plan was finished but they plan to break up the rest of the phases reasonably. He said it was impossible to tell exactly what the market was going to demand and how big the phases should be.

Commissioner Brown asked when the building would begin once it was approved. Mr. Taylor said he wanted to get it paved in late April or early May and would probably start building the underground in February.

Commissioner Obray received clarification that there was not going to be any changes to the plat, only the order in the building process and it was not a requirement to have the one phase broken out. He asked if there was a development agreement for the City's timeframe on the dedicated park improvements. Mr. Roberts confirmed that they were working on the park development agreement and plan to have it finalized before the final plat. The Planning Commission discussed the development agreement regarding improvements, utilities, impact fees and roles.

Commissioner Brown asked Mr. Taylor how the order of building townhomes and single-family homes would work. Mr. Taylor said it was roughly 50/50 with how the sewer fed off 3200 but in future phases it would be more single-family home loaded first.

Commissioner Obray asked about the City owned property in location to the dedicated park. The Planning Commission discussed City owned property.

Commissioner Mansell expressed his concern regarding the traffic on 3200. He wanted to know if there was a way to push traffic towards 1200 W. Mr. Roberts said that due to the way the site was configured, there was not a lot of alternatives, but felt it did a pretty good job at dispersing traffic. The Planning Commission discussed the traffic concerns.

Commissioner Obray asked Mr. Taylor if there was going to be a townhome HOA and a single-family HOA. Mr. Taylor thought they would have one master HOA for single-family and a sub HOA for the town homes. Commissioner Obray advised Mr. Taylor to consider having separate HOAs. Mr. Taylor wanted to visit later with Commissioner Obray regarding his experience.

Commissioner Brown moved to recommend the approval of Nibley Meadows Phase 1 Preliminary Plat, located at approximately 1000 W 3200 S; applicant, Westates Companies, LLC, with the following conditions: The City Engineer and Public Works Director give final approval of the engineering plans and the applicant provides a phasing plan for the overall development. Commissioner Mansell seconded the motion.

Commissioner Obray expressed concern regarding the uncertainty of the market and requiring the developer to provide a phasing plan for the overall development that might not work in twelve or eighteen months. The Planning Commission discussed it.

Commissioner Brown moved to amend the motion with the following condition: the applicant provides a phasing plan for the overall development which would provide flexibility based upon market conditions. Commissioner Mansell seconded the motion. The amendment passed unanimously 3-0; with Commissioner Mansell, Commissioner Brown and Commissioner Obray all in favor. The amended motion passed unanimously 3-0; with Commissioner Mansell, Commissioner Brown and Commissioner Obray all in favor.

Staff Report and Action Items

Mr. Roberts reported the following:

- The florist zoning designation was approved by City Council and will appear on a future Planning and Zoning agenda for a Conditional Use Permit
- Future item discussion regarding commercial standards and mitigating impacts on adjacent residential
- Final plat approval was given to Ridgeline Park Phases 1-3

Commissioner Obray received a question from the homeowner on Highway 165 asking when the City will enforce the dog kennel violation. Mr. Roberts said the City will need to work with law enforcement and Animal Control.

Commissioner Obray adjourned the meeting at 7:14 p.m.

Attest: _____
Office Specialist