

A Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 West 3200 South, Nibley, Utah on Thursday, December 03, 2020.

The following actions were made during the meeting:

Commissioner Swenson moved to recommend approval of Ordinance 20-22: Amendments to water supply requirements for developments with the changes discussed. Commissioner Logan seconded the motion. The motion passed unanimously 4-0; with Commissioner Obray, Commissioner Swenson, Commissioner Mansell and Commissioner Logan all in favor.

Planning Commission Chair Tyler Obray called the Thursday, December 03, 2020 Planning Commission meeting to order at 6: 32 p.m. Those in attendance included Commissioner Tyler Obray, Commissioner Karina Brown, Commissioner Bret Swenson, Commissioner Garrett Mansell and Commissioner Matt Logan. Mr. Levi Roberts, Nibley City Planner, was also present.

Approval of 11-19-2020 meeting minutes and the evening's agenda

Commissioner Logan moved to approve 11-19-2020 meeting minutes and the evening's agenda. Commissioner Mansell seconded the motion. The motion passed unanimously 5-0; with Commissioner Obray, Commissioner Brown, Commissioner Swenson, Commissioner Mansell and Commissioner Logan all in favor.

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

Commissioner Obray opened the public hearing at 6:35 p.m.

Seeing no public comment, Commissioner Obray closed the public hearing at 6:35 p.m.

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

Mr. Roberts utilized an electronic presentation entitled *Planning Commission December 3, 2020* (a printed copy of this presentation is included in the printed meeting minutes). His presentation included Water Supply Requirements and recommendations. He discussed Malouf as an example of a commercial subdivision with a big expansion that could have a substantial demand for more water. The City staff recommended approval of Ordinance 20-22:

Amendments to water supply requirements for developments with the following findings:

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

Commissioner Brown questioned the assessment of fees and the potential impact on development. Mr. Roberts said that the City preferred developments getting their water from a

canal company or somewhere on the market and turn it over to the city. Commissioner Swenson was concerned about the impact that the water supply requirement may have on single residential developments and suggested to limit the expanded application of water supply requirements to commercial and industrial developments. The Planning Commission worked on changes to the ordinance to reflect this suggested change. Commissioner Swenson also suggested higher rates for commercial water. The Planning Commission discussed limits and restrictions. Commissioner Obray did not want to make it more restrictive.

Commissioner Brown left the meeting at 6:59 p.m.

Commissioner Swenson moved to recommend approval of Ordinance 20-22: Amendments to water supply requirements for developments with the changes discussed. Commissioner Logan seconded the motion. The motion passed unanimously 4-0; with Commissioner Obray, Commissioner Swenson, Commissioner Mansell and Commissioner Logan all in favor.

Workshop: Commercial zoning standards

Mr. Roberts utilized an electronic presentation entitled *Planning Commission December 3, 2020* (a printed copy of this presentation is included in the printed meeting minutes). His presentation included Commercial Zoning Standards, Rear yard and Side yard diagram setbacks, current site plan review process and simplified site plan review process recommended by staff. He explained the most common setbacks utilized in other cities with a minimum setback and maximum height plus one-foot additional setback for every foot height. The Planning Commission discussed setbacks and height limits. Commissioner Swenson liked a 30-foot setback plus one-foot additional setback for every foot height. Commissioner Mansell suggested simplifying the change to the ordinance to have a minimum setback and height requirement when a commercial development abuts residential, rather than a graduated height requirement based upon the setback. Commissioner Logan liked a maximum height of 30-feet. Commissioner Obray used a visual of the *Nibley Future Use Land Map* to show the commercial locations. He pointed out that commercial locations were limited, and we needed to be careful about inhibiting the limited potential for economic development in the City. He also pointed out that it was the home-owner's responsibility to understand the potential impacts of an adjacent commercial property when they buy a home. There was general consent, directing Staff to come back with examples of real-life photos of commercial development, with various heights and setbacks. Commissioner Swenson suggested receiving addresses to drive around and see the impact.

Mr. Roberts discussed the cumbersome site plan review process and suggested using a simplified process recommended by staff. Commissioner Mansell and Commissioner Swenson both liked the simplified process. Commissioner Obray preferred to keep the process the way it was but suggested having a square foot minimum. The Planning Commission discussed the process. Commissioner Swenson suggested that the Planning Commission have approval authority up to 5000 sq. ft. without City Council oversight. Commissioner Obray suggested adding City Council as the third step in the simplified site plan review process.

Commissioner Mansell agreed with getting City Council approval for 10,000 sq. ft. or bigger. There was general consent to have another workshop on the next agenda.

Staff Report and Action Items

Mr. Roberts reported the following:

- An Open and Public Meetings training was available, and Commissioners were encouraged to complete the training
- Nibley Meadows Master Plan was being revised and would be on a future agenda
- Approval of 2021 meeting schedule on next agenda

Commissioner Obray adjourned the meeting at 8:04 p.m.

Attest: _____
Office Specialist