

A Meeting of the Nibley Planning Commission conducted electronically via Zoom (meeting link provided on Nibley website) held on Thursday, January 21, 2021.

The following actions were made during the meeting:

Commissioner Mansell moved to recommend approval of Ordinance 21-03: Commercial Zoning Standards with the findings recommended by staff and the condition that a concept presentation be required in the approval process, prior to the preliminary site plan approval, on any projects over 10,000 sq ft. Commissioner Swenson seconded the motion. The motion passed unanimously 5-0; with Commissioner Obray, Commissioner Brown, Commissioner Swenson, Commissioner Mansell and Commissioner Logan all in favor.

Commissioner Logan moved to recommend approval of Resolution 21-05: Transportation Master Plan Map Amendments with the finding recommended by staff. Commissioner Brown seconded the motion. The motion passed unanimously 5-0; with Commissioner Obray, Commissioner Brown, Commissioner Swenson, Commissioner Mansell and Commissioner Logan all in favor.

Planning Commission Chair Tyler Obray called the Thursday, January 21, 2021 Planning Commission meeting to order at 6:31 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. Jamie Ann Gonzales, Office Specialist was present to record the minutes.

Approval of (12-17-2020) Meeting Minutes and the Evening's Agenda

Commissioner Swenson moved to approve 12-17-2020 meeting minutes and the evening's agenda. Commissioner Brown 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 on Ordinance 21-03: Commercial Zoning Standards

Commissioner Obray opened the public hearing at 6:33 p.m.

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

Discussion and Consideration: Recommend Approval of Ordinance 21-03: Commercial Zoning Standards

Mr. Roberts utilized an electronic presentation entitled *Nibley Planning Commission January 21, 2021* (a printed copy of this presentation is included in the printed meeting minutes). His

presentation included *Commercial Zoning Standards, Rear yard setbacks, Side yard setbacks* and *Staff Recommendation*.

Mr. Roberts discussed the proposed issues:

- Establish additional setback standards for commercial development in commercial zones that are adjacent to residential zones
- Simplify site plan review process

City staff recommended the following changes:

- Increase minimum side and rear yard setback to 30 feet for commercial zone development
- Increase minimum side and rear yard setback to 20 feet for neighborhood commercial zone development when abutting a residential zone
- Increase one foot for every foot increase in height above the minimum
- Clarify that site plan review is required for any commercial, institutional or industrial development which includes a new building or adds onto square footage of existing building
- Clarify that site plan review may be conducted at the time of Conditional Use Permit for conditional uses; Separate application is not needed
- Set thresholds of approval authority based upon square footage
 - Less than 500 sq ft. – City Planner
 - 500-10,000 sq ft. – Planning Commission
 - Greater than 10,000 sq ft. – City Council with Planning Commission Recommendation
- Streamline process by removing concept presentation and preliminary site plan approval

Commissioner Swenson asked Mr. Roberts if there was any value to adding concept presentation and preliminary site plan approval back into the site plan review process for anything greater than 10,000 sq ft. Mr. Roberts said that maybe the concept presentation but not the preliminary site plan approval. Commissioner Obray said that commercial developments will have more impact on the community than residential developments. He did not know why they would take out the preliminary site plan approval and streamline the process for a project greater than 10,000 sq ft. He discussed the cost and time involved for developers if it was streamlined and did not get approved. Mr. Roberts said that it was administrative and if the standards are met, the approval authority should grant approval. Commissioner Logan thought Commissioner Obray made a good point about the cost to developers. Commissioner Mansell thought it would be adequate to have a concept presentation for over 10,000 sq ft. Mr. Roberts agreed with Commissioner Mansell that concerns could be addressed at the concept presentation and Planning and Zoning could ensure that the standards were met.

Commissioner Mansell moved to recommend approval of Ordinance 21-03: Commercial Zoning Standards with the findings recommended by staff and the condition that a concept presentation be required in the approval process, prior to the preliminary site plan approval, on any projects over 10,000 sq ft. Commissioner Swenson 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 on Ordinance 21-04: Transportation Master Plan Map Amendments

Commissioner Obray opened the public hearing at 6:54 p.m.

Seeing no public comment, Commissioner Obray closed the public hearing at 6:54 p.m.

Discussion and Consideration: Recommend Approval of Ordinance 21-04: Transportation Master Plan Map Amendments

Mr. Roberts utilized an electronic presentation entitled *Nibley Planning Commission January 21, 2021* (a printed copy of this presentation is included in the printed meeting minutes). His presentation included *Transportation Master Plan Map Amendments Background, Nibley City Transportation Master Plan, Nibley City Master Street Plan (Updated 1-01-2021)* and *Staff Recommendation*. Mr. Roberts discussed the proposed amendments to street alignments due to new development and changing circumstances to improve functionality, connectivity, and circulation. Commissioner Logan asked about a connection road in the Stonebridge development. Mr. Roberts said it would not be addressed until there was other action taken by City Council. Commissioner Swenson asked if it made sense to continue the proposed Heritage Road along Highway 89/91, as a frontage road all the way down S to 4000 S connector road. Mr. Roberts said there was an issue with the USU Farms located there. He said there was good circulation to line it up with 1900 W. Commissioner Swenson asked if given the length of 1900 W, should it be considered for a Principal Arterial road. Mr. Roberts thought Principal Arterial was for Highway 89/91. Commissioner Swenson wondered if the cross-section of 1900 W ought to be bigger than 3200 S, up to four lanes instead of two. Commissioner Obray thought the same thing on 4400 S if it was going to be a Highway 101 realignment. Mr. Roberts did not know if a Minor Arterial could be a four-lane highway, but thought a study needed to determine if that was necessary. He said that traffic may seem like there was a need for four lanes, but analyzing further, modeling and determining would be the tipping point if it was warranted. Commissioner Obray thought that due to the current trend, there was a need for a stop light at 4000 S and US 89/91 or 1900 W will most likely need to be a bigger road. The Planning Commission discussed it. Commissioner Obray wanted to require additional setbacks on 1900 W. Mr. Roberts thought that made sense for good planning of potential roadway expansions. He thought it would be a Land Use Ordinance question and not necessarily a Transportation Master Plan question. Commissioner Obray wanted Mr. Roberts to circle back with suggestions on setbacks for roadway expansions. Commissioner Mansell asked how often it was required to update the Master Plan. Mr. Roberts said there was no real requirement. He said they try to do it every five years as it starts to become less relevant after that. However, he

said it would make sense to go through the process again in 2022-2023. Commissioner Brown liked 4400 S going into Hollow Rd. and wanted to know the timeline. Mr. Roberts said none of the proposed amendments had a timeline. He said it was a component of the General Plan with a time frame of 20-30 years and generally happens as development occurs.

Mr. Roberts noted that there was an error on the agenda: Ordinance 21-04 should be Resolution 21-05.

Commissioner Logan moved to recommend approval of Resolution 21-05: Transportation Master Plan Map Amendments with the finding recommended by staff. Commissioner Brown seconded the motion. The motion passed unanimously 5-0; with Commissioner Obray, Commissioner Brown, Commissioner Swenson, Commissioner Mansell and Commissioner Logan all in favor.

Staff Report and Action Items

Mr. Roberts reported that Nibley Meadows amended their master plan and was addressing staff concerns regarding open space and amenities.

Action Item:

- Address current ordinances for additional setbacks on road expansion

Commissioner Obray adjourned the meeting at 7:38 p.m.

Attest: _____
Office Specialist