



Nibley City
Planning Commission Meeting
Thursday, March 3, 2022
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 either in person or via the Zoom meeting link provided at www.nibleycity.com.

1. **Discussion and Consideration:** Recommendation for Planning Commission Chair
2. **Workshop:** Landscaping Ordinance and Standards
3. **Workshop:** Future Land Use Map Designations for Future Annexation Areas
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
March 3, 2022**

Agenda Item #2: Landscaping Ordinance and Standards

Description

Workshop: Landscaping Ordinance and Standards

Department

City Planning

Recommendation

Discuss potential changes to ordinance and provide direction to Staff

Reviewed By

City Planner

Background

One of the Planning Commission Goals for 2022 is to review and make recommendations to update Landscape Ordinance and Standards.

Landscaping standards are listed throughout Zoning and Subdivision Regulations. Included in the meeting packet are specific code sections that Staff recommends reviewing and considering updates. Specifically, Staff recommends

In addition to standards listed in Nibley City Code, Nibley City Design Standards and Specifications includes specific landscaping standards which overlap or conflict with the

standards in Nibley City Code. These are generally engineering standards that are adopted by City Council, separate from Nibley City Code. However, due to the overlap with Nibley City Code, the Planning Commission should provide feedback about the scope of Code changes and how they should interface with Design Standards.

Specific issues that Staff recommends considering include:

- Review and define the purpose of landscape standards.
- Clarify the scope of design standards and landscaping standards contained in Nibley City Code.
- Reconcile overlapping and conflicting code sections.
- Review landscaping requirements in various contexts including: private residential areas, common residential areas, streetscapes, commercial, industrial and institutional areas, parking areas. Clarify and consolidate the standards for each context.
- Enhance landscaping standards, where appropriate.
- Consider pending legislative changes about water wise landscaping.
- Review and develop an appropriate method to ensure landscaping is installed with new construction.

The purpose of this workshop is to review deficiencies of the existing ordinance and provide direction to Staff regarding amendments to the Code and its interface with Nibley City Design Standards.

Agenda Item #3: Future Land Use Designations for Future Annexation Areas

Description

Workshop: Future Land Use Map Designations for Future Annexation Areas

Department

City Planning

Recommendation

Discuss potential changes to Future Land Use Map designations and provide direction to Staff

Reviewed By

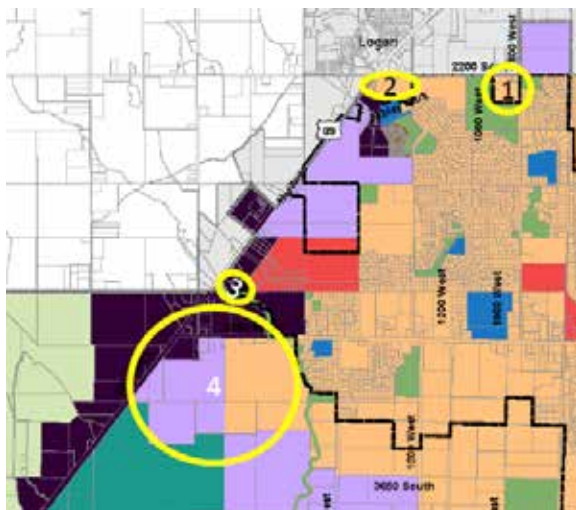
City Planner

Background

One of the Planning Commission Goals for 2022 is to review future land use for future annexation areas. This goal was created in anticipation of the development of areas that face development pressure and are located near the border of Nibley City's existing boundaries. In some cases, these areas abut Logan City and may also annex or otherwise be incorporated into Logan City. In 2021, a 40 acre property located directly north of Clear Creek Park was sold. Nibley City attempted to plan for this area, given the interface with Logan, ultimately developing a new Mixed Residential (R-M) ordinance for the area. However, the applicant ultimately annexed into Logan City. The purpose of this workshop is to review specific future annexation areas and discuss the appropriate future land use, given the evolving context of such areas.

Staff recommends reviewing the following areas noted below:

1. SW quadrant of 800 W/2200 S: This unincorporated area is adjacent to Heritage and Clear Creek Park and was recently sold to K holdings. Currently designated as ‘medium density residential.’
2. SE quadrant of Hwy 89/91/2200 S: This is incorporated into Logan and was recently rezoned to Commercial. This may be better served by Nibley and was included as a potential annexation area to Nibley with Logan City. Currently designated as ‘medium density residential.’
3. 3000 S Hwy 89/91: This is a relatively small isolated incorporated area of Logan City that faces some development pressure. Currently designated as ‘commercial.’
4. Area surrounding 3200 S/Hwy 89/91: This area faces development pressure with a changing dynamic as Malouf develops expansion plans and UDOT realignment of the intersection/signal is underway. The area is currently designated as a mix of ‘commercial,’ ‘commercial and medium to high density residential,’ and ‘medium density residential.’



The purpose of this workshop is to review these and other areas that the Planning Commission would like to evaluate and give Staff direction on potential re-assignments of future land use designations, based upon this evaluation.

19.04.010 Definitions

LANDSCAPING: Landscaping shall mean some combination of planted trees, shrubs, vines, ground cover, flowers or lawns. In addition, the combination or design may include rocks and such structural features as fountains, pools, art works, screens, walls, fences or benches, but such objects alone shall not qualify as landscaping.

19.24.170 Landscaping

A. Landscaping Requirements:

1. Purpose: The purpose of the landscaping requirements in this section shall be to enhance, conserve and stabilize property values by encouraging pleasant and attractive surroundings and thus create the necessary atmosphere for the orderly development of a pleasant community. Landscaping also contributes to the relief of heat, noise and glare through the proper placement of green plants and trees.
2. Yard Requirements For Residential Zones: At least sixty percent (60%) of the area contained within a required front or side yard adjacent to a street in any residential zone shall be landscaped.
3. Scope Of Requirements: Where landscaping is required, such landscaping shall comply with the requirements set forth in this section for the specific use and location.
4. Maintenance: Required landscaped areas shall be maintained in a neat, clean, orderly and healthful condition.

Commented [LR1]: Purpose statement needs a little work.

Commented [LR2]: This should be moved to its own section

Commented [LR3]: Does this include driveways?

B. Landscaping Recommended Of Public Street Rights Of Way:

1. Purpose: The purpose of landscaping of public street rights of way is to enhance the beauty of neighborhoods and streets and to reduce the glare, heat and noise reflected from paved roadways.
2. All landscaping taking place in rights-of-way shall comply with Nibley City Public Ways and Property-Streetscape of Public Rights-Of-Way code.

Commented [LR4]: Required?

Commented [LR5]: Can be consolidated with purpose under 'A' above

C. Commercial, Neighborhood Commercial And Industrial:

1. Percentage Of Gross Area: Landscaping shall be required on twenty percent (20%) of the gross area of a lot or site located in the commercial zone. Landscaping shall be required on ten percent (10%) of the gross area of an industrial zone lot or site. Gross area is interpreted as the total site area remaining after any right of way dedication.
2. Setback: The minimum building and principal use setback from any street right of way shall be twenty feet (20') in commercial zones and fifty feet (50') in industrial zones. Parking shall not be allowed within this minimum setback area. Such areas shall be permanently landscaped except for approved access drives.
3. Tree Ratio: A mixture of evergreen and deciduous trees shall be planted at the ratio of one tree for each three hundred (300) square feet of the net landscape area. Trees shall have a minimum caliper of 1.25 inches. All trees must be planted according to Nibley City Public Works Design Standards. The trees planted in the City's public street rights-of-way or other parts of the development may count toward the total number of trees planted in the City rights-of-way must comply with Nibley City Public Ways and Property Streetscape of Public Rights-Of-Way Code.
4. Adjacent To Residential Zones: All setbacks adjacent to the rear yard or side yard of an existing or proposed residential use shall be permanently landscaped. Setback areas adjacent to residential areas may be increased by the planning commission if, in their opinion, it is necessary to protect the atmosphere and integrity of the residential neighborhood.

Commented [LR6]: This sentence should be deleted. The setback is set by 19.22.

Commented [LR7]: Some of the standards listed here conflict with those listed in the Nibley City Design Standards and Specifications.

Commented [LR8]: This is very subjective. Suggest deleting. We have more objective standards for setbacks of commercial/industrial adjacent to residential.

5. Irrigation: All landscaped areas shall be provided with an irrigation system, capable of complete coverage of the areas and designed to minimize runoff and other wasting of water. Such system shall be maintained in a fully operational condition. All landscaping shall be maintained in a healthy, neat and orderly condition, free of weeds and litter. All paved areas, walls or fences shall be in good repair without broken parts, holes, potholes or litter.
6. Type Of Landscaping: All landscaped areas may be landscaped with a mixture of ground cover, grass, shrubs or trees, and may include sculptures, patios or fountains.
7. Plans And Designs For Approval: All landscaping plans and designs shall be submitted to the planning commission with other required plot plans for approval.
8. Screening Requirements: Where landscaped screening is required for other than residential use, said screening shall consist of evergreen shrubs, closely spaced and maintained at substantially the specified height of said required screening. When not otherwise specified, natural screening shall be maintained at a height of from four feet (4') to seven feet (7').
9. Plot Plan Required: Where landscaping is required for other than residential uses, a plot plan showing the proposed landscape development, plant materials, watering system and use of the property shall be submitted to the planning commission. The same plot plan used to show parking layout or other requirements for the issuance of a building permit may be used to show landscaping, providing all proposed landscaping is detailed adequately on said plot plan. The planning commission may disapprove such plans if they determine that they are not consistent with the requirements and purposes of this title.
10. Conflicting Provisions: If requirements of this section are in conflict with other requirements of this title, the provisions of this section shall apply.
11. The City may deny occupancy or conditional use permits to any commercial or industrial development that does not comply with this chapter.

19.20.040 Mixed Residential Zone R-M

10. Site Design Standards.

- a. Natural features. R-M developments shall respect and maintain natural features such as existing trees, hills, drainages, wetlands, bodies of water, or other natural features or constrained and sensitive land. The City may require the developer to identify, delineate, and describe how the development will appropriately address and obtain any required authorizations related to such features.
 - b. A landscaping plan for the front yards shall be included. The landscaping plan shall include at least one (1) tree for every dwelling unit, and two (2) shrub of five (1) gallon size for each dwelling units. Coniferous trees shall be at least six (6) feet in height and the deciduous trees shall be at least one and a half (1.5) inches in caliper.
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13. Parking: Multi-family housing shall provide 2 primary parking spaces for each unit with 2 or bedrooms and 1.5 spaces for 1 bedroom or studio units. Primary parking must be contained in a garage, carports, driveway, or parking court. An R-M development shall provide one guest parking spot for every three units. Guest parking may be provided in parking courts or lots maintained by the property owner or owner association.
- a. Individual parking courts or lots shall include landscaping with grass, trees or xeriscape plants separating parking areas of no more than 20 parking spaces Each parking area of 20 or

less spaces shall be physically and visually separated by a landscape area a minimum of 10 feet in width.

19.32.020 Definitions And Standards

B. Buffer: A landscape and planted area along a public right-of-way, street, or neighboring development, a buffer must be at least thirty (30') feet wide. Buffers must be landscaped, at the sole cost of the developer, and shall provide for every hundred (100) linear feet of buffer six trees and fifteen (15) shrubs. Tree and shrub species must be approved by the City's arborist or the City's Park Director. Trees and shrubs shall be planted within thirty (30) feet of the right-of-way or R-PUD boundary where required. Irrigation system shall be installed by the developer and shall be designed and installed to Nibley City Standards. Buffer areas shall be owned and maintained by an Owners Association.

H. Open Space: Any space in an R-PUD that does not contain any structures or amenities, except for park amenities, as defined herein. All Open Space must be completely landscaped with sod, trees, xeriscape, gardens or agricultural use. Natural features such as wetlands, meadows, tree stands and constrained, and sensitive lands may also be considered Open Space. Buildings, streets, parking lots, private yards, and landscaping within the rights-of-way for streets shall not be counted as Open Space.

L. Public Park: A publicly-owned tract of land landscaped and developed for the general public. Public Parks, as defined for R-PUD, must contain at least one amenity as defined herein. Public Parks must contain one (1) tree for every 1,000 sq. ft. and 60% of the area must be planted with sod. All landscaping must meet Nibley City Standards. Sod and tree requirement may be altered for approved, sport courts/fields, swimming pools, splash pads, covered pavilions or other approved recreation uses. Public Parks shall be placed on the border of each development so that it may easily be accessed by the community as a whole. Each public park must contain a public bathroom.

19.32.080 Development Standards

B. Site Design Standards.

1. Natural features. R-PUDs shall respect and maintain natural features such as existing trees, hills, drainages, wetlands, bodies of water, or other natural features.
2. A landscaping plan for the front yards shall be included. The landscaping plan shall include at least one (1) tree for every dwelling unit, and two (2) shrub of five (1) gallon size for each dwelling units. Coniferous trees shall be at least six (6) feet in height and the deciduous trees shall be at least one and a half (1.5) inches in caliper.

14. Landscaping: All portions of the lot not improved with structures or other impervious surfaces shall be maintained with suitable landscaping of plants, trees, shrubs, grasses, or similar landscaping materials.

- a. Landscaping shall also be installed in all park strips to the same standards as other onsite landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other nonvegetative material

are not allowed in the park strip area between the curb and sidewalk. Xeriscaping is permitted. The developer should plant street trees of an approved species and size along all streets. Trees should be planted at intervals of every 50 feet and must meet Nibley City Standards.

- b. Buffering: R-M developments shall provide buffering along Highway 89/91 or Highway 165, or along the boundary of an R-M development that is adjacent to commercial, or industrial zones. Buffering landscaping is not required if commercial or industrial zones are separated by a public street from the R-M development. Buffering shall meet the standards within this ordinance.
- c. Natural Landscape: All open space land dedicated to natural use must maintain its natural landscaping and plant life.

5. Parking: Each R-PUD shall provide 2 primary parking spaces for each unit. Primary parking must be contained in a garage, carports, driveway, or parking court. An R-PUD shall provide one guest parking spot for every three units. Guesting parking may be provided in parking courts maintained by the owner association.

- a. Individual parking courts shall contain no more than 20 parking spaces and shall be physically and visually separated by a landscape area a minimum of 10 feet in width from any adjacent right-of-way. The separation shall be landscaped with grass, trees, or xeriscape plants.

6. Landscaping: All portions of the lot not improved with structures or other impervious surfaces shall be maintained with suitable landscaping of plants, trees, shrubs, grasses, or similar landscaping materials.

1. Landscaping shall also be installed in all park strips to the same standards as other onsite landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other nonvegetative material are not allowed in the park strip area between the curb and sidewalk. Xeriscaping is permitted. The developer should plant street trees of an approved species and size along all street. Trees should be planted at intervals of every 50 feet and must meet Nibley City Standards.
2. Buffering: R-PUD developments shall provide buffering along Highway 89/91 or Highway 165, or along the boundary of an R-PUD that is adjacent to commercial, or industrial zones. Buffering landscaping is not required if commercial or industrial zones are separated by a public street from the R-PUD. Buffering shall meet the standards within this ordinance.
3. Natural Landscape: All open space land dedicated to natural use must maintain its natural landscaping and plant life.

19.24.160 Parking Requirements

F. Landscaping Required Of Parking Lots: All parking lots located in front yards adjoining residential property or residential zones shall maintain the following landscaped areas, except that parking lots existing prior to the adoption of this title may be continued and maintained but not enlarged:

Required Width Of Landscaping

Landscaping

Location Of Measured From Required, See
Zone Parking Lot Line NCC 19.24.170

Industrial Front yard 30 feet Landscaped green area

Side yard which 20 feet Landscaped adjoins nonindustrial screening in at zone or residential least 5 ft. of 20 ft. property landscaped green area for remainder of area

Other zones Front yard 10 feet Landscaped green area

Side yard which adjoins 10 feet Landscaped or residential property, natural screening residential zone, or different zone from that in which parking lot is located

19.44.040 Development Standards

G. Landscaping. The following minimum landscaping requirements shall apply to all tower properties.

1. An evergreen screen shall be planted around all sides of the security fencing, except for that portion necessary for the locked fence across the access road. The screen may consist of hedges or planted trees and shall extend a minimum of five feet (5') from the fence outward towards the remainder of the property.
2. The remainder of the property not covered by the evergreen screen shall be kept and maintained in good condition. The applicant shall, as part of the conditional use process, present a plan demonstrating how the property will be landscaped, maintained and screened from adjoining uses. Landscaping may include: a mix of grass, trees and bushes, xeriscaping or active farming.
3. The Planning Commission may require reasonable additional landscaping requirements, if the property is adjacent to or located within five hundred feet (500') of a residential zone.
4. The applicant shall, as part of the conditional use permit approval process, submit a detailed maintenance plan demonstrating how the landscaped area shall be kept in good condition.

21.10.020 Open Space Subdivision

H. Use Regulation: Use of the land in a Open Space Subdivision that is not Open Space Land is subject to any restrictions set forth in NCC 19, unless otherwise specified within this section, for the zone in which the land is located. Use of Open Space Land within a Open Space Subdivisions is subject to the following:

1. Permitted Uses on Open Space Land: The following uses are permitted in Open Space Land areas:
 - a. Street rights-of-way may traverse Open Space Land if permitted under City ordinances; provided, areas encumbered by such facilities and/or rights-of-way shall not be counted as Open Space Land when computing the Open Space Ratio in the Lot Standards Chart.
 - b. Utility rights-of-way or easements, including above ground and underground utilities may traverse Open Space Land if permitted by City ordinance; areas encumbered by such facilities and/or rights-of-way may be counted as Open Space Land when computing the Open Space Ratio in the Lot Standards Chart so long as the rights-of-way and easements otherwise meet the requirements of this ordinance for Open Space Land.
 - c. Agricultural and horticultural uses, including raising crops wholesale nurseries and associated buildings that are specifically needed to support active, viable horticultural operations. Wholesale nurseries must obtain an operating permit and business license from the City and must comply with all fencing and maintenance requirements of this ordinance.

- d. Conservation of open land in its natural state, e.g., meadows, tree stands, wetlands, forestland.
 - e. Waterways along with dedicated public access rights-of-way or easements along one or both sides.
 - f. Underground utility easements for drainage, access, sewer or water lines, electric lines or other public purposes.
 - g. Active noncommercial recreation areas, such as trails, playing fields, playgrounds, courts, and multipurpose trails. These parcels shall be maintained by the City or an owners' association and shall be open to the public if maintained by the City, or residents within the Open Space Subdivision if maintained by a functional owners association.
 - h. Agricultural uses excluding livestock operations involving swine, poultry, and mink. Open Space Land of less than one-half (0.5) acre may be used as landscaped buffers for roadways, landscaped entrances to subdivisions, neighborhood "pocket parks" or similar amenities that meet standards and uses listed herein.
 - i. Fencing that is rural in character. All fencing must be transparent, such as rail fences, post fences, or wire fences and architecturally appropriate to the use as determined by the City Planner. Chain link fences are not permitted on Open Space Land. All applicants must receive a fence permit from the City before construction of any proposed fence.
 - j. Golf courses, not including commercial miniature golf. A development plan must be turned in as part of the approval process that outlines ownership, development, and building plans.
 - k. Neighborhood Open Space Land uses such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses. Neighborhood Open Space Land must be owned and maintained by an owners' association or the City.
 - l. Pasture for sheep, goats, cows, horses or other animals approved by Nibley City code. Pasture and animal density must conform with Nibley City Animal Land Use Regulations and be enclosed with appropriate fencing.
 - m. Silviculture, in keeping with established standards for selective harvesting and sustained yield forestry.
 - n. Water supply and sewage disposal systems, and stormwater detention areas designed, landscaped, and available for use as an integral part of the Open Space Land. These facilities must be built to Nibley City Design Standards and Specifications, must contain a tree for every 300 square feet and planted around the perimeter, an irrigation system must be installed, and be planted with grass or natural vegetation
- I. Open Space Land Design Standards: Open Space Land shall be located and designed within the Open Space Subdivision to add to the visual amenities of neighborhoods and the surrounding area by maximizing the visibility of Open Space Land. Designated Open Space Land within an Open Space Subdivision shall also comply as defined in this section, permitted uses as listed in this section, and meet three (3) or more of the following standards:
1. Significant Areas and Natural Landscape: Open Space Land shall include the most unique and sensitive resources and locally significant features of the property within the subdivision. Specifically, meadows, waterways and wetlands as defined in this Ordinance, and tree stands and contain a minimum of 0.5 acres. Other uses include berms, wildlife corridors and/or habitat and must extend a minimum of 15' on each side of the feature. This Open Space Land may also contain historic buildings and/or sites, archeological sites, and cultural features. The maintenance plan shall outline how the property will be preserved and maintained. The maintenance plan must specify what type of feature(s) that is being preserved and how the property will be maintained.

2. Contiguous Land: Open Space Land within a Rural Conservation Subdivision shall be contiguous within the subdivision, or to other Open Space Land in adjacent subdivisions or developments to provide for large and integrated Open Space Land areas within the City.
3. Agricultural Land: Privately held Open Space Land that is used for agricultural purposes as defined in this Ordinance and is 0.5 acre or greater in size.
4. Buffering: Open Space Land shall be designed to provide buffers and to protect scenic views as seen from existing public rights-of-way and from public parks or trails. Buffering area along public rights-of-way or street must be at least thirty (30') feet wide. Buffering must be landscaped, at the sole cost of the developer and shall provide for every hundred (100) linear feet of buffer, six (6) trees and fifteen (15) shrubs. Tree and shrub species must be approved by the City's arborist or the City's Park Director. Trees and shrubs shall be planted within thirty (30) feet of the right-of-way or public park. Irrigation shall be provided by the developer and shall be designed and installed to Nibley City Standards for City parks current at the time of approval of Final Plat. Open Space buffer areas shall be under single ownership.
5. Pedestrian Access: Developer shall provide pedestrian access to Open Space Land which is open to public or owners' association member use. Access methods can be a trail, park, recreation space, or neighborhood gathering space.
6. Recreation Space: Open Space Land maybe designated as recreation space or park space, including maintained grass, trails, picnic areas, playgrounds, sports fields or other recreation and park amenities. These recreation spaces are conditional upon the City Council's approval, and amenities must be approved by the City Council before final approval of the maintenance plan can be given. Publicly and owners' association owned open spaces shall be fully developed and operational in conjunction with each phase of the subdivision as a percentage of the total developed value of the subdivision (for example, if 25% of the dollar value of the development is being constructed, then a minimum of 25% of the dollar value of the built-out Recreation Space must be developed). The determination of value, construction sequencing, and acceptance criteria shall be specified in the development agreement; until improvements are accepted by the City for the attendant phase, no permits shall be issued for subsequent phases.
7. Stormwater Basin: These facilities must be built to Nibley City Design Standards and Specifications, must contain a tree for every 300 square feet and planted and clustered around the perimeter basin area; an irrigation system must be installed, and be planted with grass, natural vegetation and shrubs. The stormwater basin can be a local or regional basin and must be owned and maintained by Nibley City.

K. Ownership of Open Space Land:

1. Undivided Ownership: Unless otherwise approved by the City Council and subject to the provisions set forth in this section, the underlying fee Ownership of the Open Space Land shall remain in single Ownership and may be owned and maintained by one of the following entities: homeowners' association, land trust, conservation organization, governmental entity, or private individual.
2. Property Not Subject to Subdivision: Property subject to a conservation easement, or another acceptable method of protection and preservation, shall not be subdivided.
3. Nibley City may at its sole discretion opt to take ownership of Open Space Land at the subdivision approval stage. The developer shall landscape the property with sod, grass, trees and an irrigation system or other natural landscape features as appropriate as determined by the City Council.

21.10.030 Cluster Subdivisions

Open Space:

1. Required: There shall be permanently reserved within the subdivision for recreation and/or open space, parcels of land whose total area is not less than the amount by which the areas of residential lots are reduced below the minimum area normally required in the zone in which the cluster subdivision is located.
2. Preservation And Maintenance: Recreation and/or open space areas to be permanently reserved shall be improved, landscaped and maintained in accordance with a plan approved by the planning commission. The developer shall specify how and by whom the reserved open space land will be maintained.

21.12.120 Landscaping

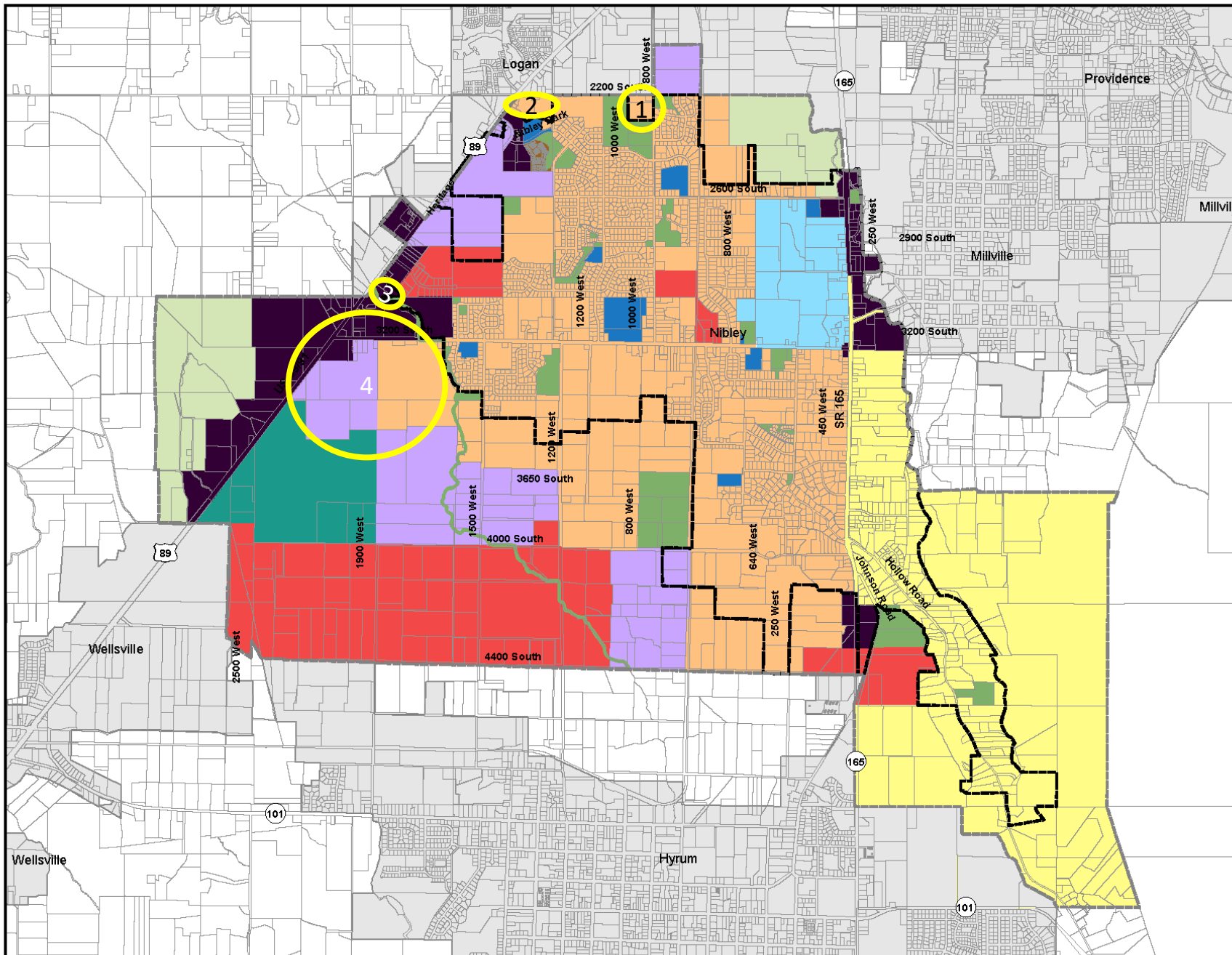
1. In compliance with the State of Utah Construction General Permit, subdividers shall provide ground cover where it is determined that soil erosion may be a problem, that surface water may flood portions of the City or damage City property, to prevent the growth of noxious weeds which may become a nuisance or fire hazard or endanger the public health and may specify the types of ground cover.

21.12.170 Street Trees

1. The developer shall provide a street tree planting plan that will be attached to the development agreement. Proposed street trees must conform with Nibley City's Tree Care Plan. The City and the Developer shall enter into an agreement that the City shall install and plant new trees within the development according to the submitted and approved street tree planting plan. The Development agreement shall outline this agreement and shall include the number of trees that will be planted and the cost of each tree that the developer will pay to the City to plant said trees.
 1. The City and Developer may agree to allow the Developer the responsibility to plant and maintain trees until such a time that the adjacent property owner or Owners Association can manage and properly maintain the trees.
2. A variety of tree species, of similar shape and mature height, is required of all tree planting plans submitted to the City, with a minimum of one tree per fifty feet (50').

(iv) Landscaping

1. Landscape buffers shall be provided between parking areas and adjacent residential, commercial, or industrial properties.
2. Landscaping shall be installed in all yard areas, along the perimeter of the lot, around buildings and all other portions of the property not specifically utilized otherwise.
3. Minimum Landscaping requirements:
 - a. Commercial, industrial, mixed-use, and multi-family projects shall comply with the following:
 - i. 50% of the required useable open space of the project shall be planted landscape area.
 - ii. Twenty trees shall be required per one (1) acre of gross land
 - iii. Fifty (50) shrubs shall be required per one (1) acre of gross land. ‘
 - iv. Plant material shall be placed around the perimeter of the building foot print in a three (3) foot minimum planting strip with the exception of entrances, utilities and where setbacks are less than three feet.
 - v. Mulch or clean gravel is recommended in non-turf areas to retain water and encourage infiltration. Weed barrier fabrics or drainage fabrics placed under the mulch or gravel shall be porous material to allow water and air to infiltrate into the soils 39 below.
 - b. Landscaping of Rights-of-way
 - i. All public or private streets shall provide a planted landscaped strip (park strip) and be perpetually maintained by the adjacent property owner.
 - ii. Street trees shall be planted within the parkstrip along both sides of all streets every thirty (30) feet on center.
 - iii. Residential park strips shall be planted with live plant material to a minimum of fifty percent (50%). When calculating the park strip coverage percentage areas, plants may be measured at mature spread excluding street trees.
 - iv. Impermeable surfaces such as asphalt or concrete are prohibited within the park strip.
 - c. Parking Lot Landscaping
 - i. The parking lot perimeter landscaping requirements apply to all off-street parking lots that are not otherwise fully screened from view of the adjacent public rights-of-way. Parking Lot perimeter landscaping is governed by the City Land Development Code.
 - ii. The parking lot interior landscaping shall provide the following:
 1. At least 18 square feet of interior landscape planting area for each off-street parking stall.
 2. Landscaping located within the interior shall be evenly dispersed throughout the area.
 3. All aisles shall have landscaped areas at each end of the aisle.
 4. One landscaped planter area containing at least one (1) tree shall be installed within the interior of the parking area for every fifteen (15) stalls.



Future Land Use

Update 3-25-2021

Legend

- Nibley Municipal Boundary 2020
- Annexation Declaration Boundary

Future Land Use

- Parks, Open Space, and Trails
- Agriculture
- Open Space, Agriculture, and Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial and Medium to High Density Residential
- Commercial
- Industrial
- Municipal, Schools, and Churches
- Town Center



0 1,400 2,800 4,200 Feet



J-U-B ENGINEERS, INC.



THE LANGDON GROUP



GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES