



Nibley City
Planning Commission Meeting
Thursday, January 19, 2022
Nibley City Hall
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. **Public Hearing:** Recommendation for proposed zoning of 'Park/School' in conjunction with annexation of a portion of parcel 03-004-0011, located at approximately 101 West 2600 South, containing 5.58 acres. (Applicant: Stokes Nature Center)
2. **Discussion and Consideration:** Recommendation for proposed zoning of 'Park/School' in conjunction with annexation of a portion of parcel 03-004-0011, located at approximately 101 West 2600 South, containing 5.58 acres. (Applicant: Stokes Nature Center)
3. **Public Hearing:** Ordinance 23-01: Rezone of a portion of parcel 03-004-0011, located at approximately 101 West 2600 South, containing 4.19 acres, from Residential (R-2) to Park/School (P/S) (Applicant: Stokes Nature Center)
4. **Discussion and Consideration:** Ordinance 23-01: Recommendation for Rezone of a portion of parcel 03-004-0011, located at approximately 101 West 2600 South, containing 4.19 acres, from Residential (R-2) to Park/School (P/S) (Applicant: Stokes Nature Center)
5. **Public Hearing:** Ordinance 23-02: Amendments to setback requirements for Open Carports (Applicant: Richard Jex)
6. **Discussion and Consideration:** Recommendation for Ordinance 23-02: Amendments to setback requirements for Open Carports (Applicant: Richard Jex)
7. **Discussion and Consideration:** Conditional Use Permit for Cheer Force Allstars to operate a competitive cheerleading training facility, at 2280 Heritage Drive (Applicant: Chelsey Alvares)
8. **Discussion and Consideration:** Conditional Use Permit for Elkhorn Mobile Estates, a 66-unit Mobile Home Park on approximately 9.7 acres, located at 2850 S 800 W (Applicant: McKay Winkel)
9. **Discussion and Consideration:** Ordinance 22-19: Transfer of Development Rights (TDR) Ordinance and zoning several parcels as a TDR Sending Overlay Zone or a TDR Receiving Overlay Zone
10. 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
January 19, 2022**

Agenda Item #1 & #2: Stokes Annexation & Zone Assignment

Description

Public Hearing: Recommendation for proposed zoning of 'Park/School' in conjunction with annexation of a portion of parcel 03-004-0011, located at approximately 101 West 2600 South, containing 5.58 acres. (Applicant: Stokes Nature Center)

Discussion and Consideration: Recommendation for proposed zoning of 'Park/School' in conjunction with annexation of a portion of parcel 03-004-0011, located at approximately 101 West 2600 South, containing 5.58 acres. (Applicant: Stokes Nature Center)

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval for proposed zoning of 'Park/School' in conjunction with annexation of a portion of parcel 03-004-0011, located at approximately 101 West 2600 South, containing 5.58 acres.

Reviewed By

City Planner

Background

Stokes Nature Center has filed an annexation petition to annex the remainder of a property located at approximately 101 West 2600 South, which contains 5.58 acres into Nibley City. Currently, 4.19 acres of this parcel is incorporated in Nibley City, while the remainder requires an annexation for incorporation. The annexation would be contiguous with existing City boundaries. It is within the City's annexation declaration boundary of the annexation policy plan.

The Planning Commission's role for the annexation process is to recommend a zoning assignment for the property. The applicant has indicated that the property is intended to be used as an Outdoor Classroom. The Future Land Use Plan designates this parcel as Open Space, Agriculture, and Low Density. The applicant has requested to zone the property 'Park/School', which, according to Staff's interpretation, is compatible with the Future Land Use Map. It should be noted that the property is also restricted by a conservation easement, which would not allow traditional development on the property.

Agenda Item #3 & #4: Stokes Rezone

Description

Public Hearing: Ordinance 23-01: Rezone of a portion of parcel 03-004-0011, located at approximately 101 West 2600 South, containing 4.19 acres, from Residential (R-2) to Park/School (P/S) (Applicant: Stokes Nature Center)

Discussion and Consideration: Ordinance 23-01: Recommendation for Rezone of a portion of parcel 03-004-0011, located at approximately 101 West 2600 South, containing 4.19 acres, from Residential (R-2) to Park/School (P/S) (Applicant: Stokes Nature Center)

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 23-01: Rezone of a portion of parcel 03-004-0011, located at approximately 101 West 2600 South, containing 4.19 acres, from Residential (R-2) to Park/School (P/S)

Reviewed By

City Planner

Background

As noted in the item above, Stokes Nature Center is proposing to annex the remainder of parcel 03-041-0011 to Nibley City. The portion of the parcel, which is currently incorporated is zoned Residential (R-2) and the applicant requests to rezone the property to Park/School (P/S). The intended use of the property is for an outdoor classroom, including a pre-school. Staff has interpreted this use to be classified as a 'school,' which is a permitted use in the P/S zone.

The Future Land Use Plan designates this parcel as Open Space, Agriculture, and Low Density. The applicant has requested to zone the property 'Park/School', which, according to Staff's interpretation, is compatible with the Future Land Use Map. Staff recommends that this rezone recommendation be made congruent with the zone assignment in conjunction with the annexation to ensure that the property's zoning be consistent across the parcel.

Agenda Item #5 & #6: Carport Setback requirements

Description

Public Hearing: Ordinance 23-02: Amendments to setback requirements for Open Carports (Applicant: Richard Jex)

Discussion and Consideration: Recommendation for Ordinance 23-02: Amendments to setback requirements for Open Carports (Applicant: Richard Jex)

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 23-02: Amendments to setback requirements for Open Carports

Reviewed By

City Planner

Background

Applicant, Richard Jex, has requested to amend Nibley City Code 19.24.060(E)(1) which regulates setbacks for ‘Open Carports.’ Currently this section of code reads as follows:

Open Carports: Detached or attached open carports, consisting of a roof and members for support, shall be located in either the side or rear yard and must comply with all the setbacks of the principal building of the zoning district of the property.

The applicant proposes to amend this provision of code to read as follows:

Open Carports: Detached or attached open carports, consisting of a roof and members for support, shall be located in either the side or rear yard. Attached open carports must comply with all the setbacks of the building it is attached to of the zoning district of the property. Detached open carports must comply with all the setbacks of detached buildings of the zoning district of the property.

In the applicant’s specific case, he has proposed to build a 2-story accessory dwelling unit, with an attached carport. The ADU requires a 20’ rear yard setback, while the carport requires a 30’ setback. As the applicant notes “the accessory dwelling building can have a carport attached but the carport must end short of the back of the building to meet the conflicting setback, where otherwise there does not appear to be any other problem with extending the carport to the rear of the building itself.” The applicant further justifies his request in the letter included in the meeting packet, including an explanation that an alternative measure would be to simply remove this provision of code.

Regarding the request, Staff recommends considering adopting the proposed language with one minor edit, renaming ‘detached buildings’ as ‘accessory buildings’ to be consistent with established terms and definitions of Nibley City Code. According to Staff’s interpretation, a carport generally has the same, if not less, visual impact upon surrounding properties as a detached accessory building. As such, it seems unreasonable to impose stricter setback requirements for such structures. Treating carports as extensions of the buildings they are attached to or the same as other accessory buildings, in the case of a detached carport, is more reasonable.

In addition to the applicant's request, Staff recommends adding a clarification to this section of code that living space is permitted if it occurs within an accessory dwelling unit. The existing ordinance prohibits living space within accessory buildings, which may be interpreted as prohibiting detached ADUs, if not referring to that section of code.

Agenda Item #7: Cheer Force Allstars CUP

Description

Discussion and Consideration: Conditional Use Permit for Cheer Force Allstars to operate a competitive cheerleading training facility, at 2280 Heritage Drive (Applicant: Chelsey Alvares)

Department

City Planning

Action Type

Administrative

Recommendation

Approval of the Conditional Use Permit for Conditional Use Permit for Cheer Force Allstars to operate a competitive cheerleading training facility, at 2280 Heritage Drive with the following conditions:

1. Must be inspected by County Fire Marshall certifying compliance with the fire code.
2. A building inspection must be conducted to ensure the building meets intended use and occupancy for the building.
3. Any building addition or substantial modifications to the site will require a site plan review in accordance with NCC 19.15.050

Reviewed By

City Planner, City Engineer

Background

Chelsey Alvares has submitted a business license application for Cheer Force Allstars to operate a competitive cheerleading training facility, at 2280 Heritage Drive. The property is located

within a commercial zone. NCC 19.20.020 lists ‘Recreation/Entertainment, Commercial’ as a conditional use in the commercial zone. NCC 19.04 defines ‘Recreation/Entertainment, Commercial’ as “A place and/or building, or portion thereof, that is used or is intended for fee based, indoor or outdoor recreation of all types. This term includes, but is not limited to, bowling alleys, skating rinks, billiard and pool halls, dance hall, amusement center, movie theaters, arcades, athletic clubs, equestrian facilities, indoor tennis/racquetball courts, miniature golf courses, athletic training centers, gyms, and the like.” Staff has determined that the business meets this definition.

Site Context

The property is located along Hwy 89/91, adjacent to other commercially-zoned properties and uses to the south, low-density residential and agricultural properties within Logan City to the north and south west and Thomas Edison Charter School to the east.

The applicant has indicated that they are not proposing any modifications to the building, parking configuration, landscaping, signage or ingress/egress to the building.

Basis for Issuance of Conditional Use Permit

NCC 19.28.050 states:

A conditional use permit shall be approved if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, then the conditional use may be denied. Substantial mitigation shall not mean complete elimination of all detrimental effects.

Specific considerations of applicable standards and conditions to mitigate potential detrimental impacts as defined by NCC 19.28.050, which may apply to this application include the following.

Parking

NCC 19.24.160(A) states the following:

General Requirements: Except as herein provided, no building or structure shall be erected, altered or converted for or to any use unless there shall be provided on the lot or parcel, off street vehicle parking of at least the following ratio of vehicle spaces for the uses specified in the designated districts and all roadways comply with the standards contained herein, except that an established use lawfully existing at the effective date hereof need not provide parking or roadways as herein set forth and that no existing vehicle parking or roadways may be reduced or further reduced below the minimum standards herein required.

NCC 19.24.160(B) provides that ‘recreational places of assembly’ require 1 parking space per 200 square feet of floor space. The applicant has indicated that 4,500 sq ft of the building will be

dedicated to this use. Therefore, 23 parking stalls are required. The applicant has provided an aerial image which denotes that the minimum parking requirement is met with existing parking provided at the building, including a provision to maintain dedicated parking for the businesses which collocate at this address (Pet Wants and Cache Valley Sports Center). Specifically, there are 55 stalls at the site (not counting those at the back side of the building). According to parking standards, Cheer Force Allstars requires 23 parking stalls, Cache Valley Sports Center requires 25, and Pet Wants requires 6 stalls for a total of 54 stalls. Additional parking stalls were noted to be available with Cache Valley Sports Center's application, but those are not needed to meet the required parking for all three businesses.

Signage

The applicant has indicated that the only signage provided at the building will be located on existing windows and doors. The applicant has provided designs of the proposed signage, which is included in the meeting packet. NCC 19.24.150(B) defines 'Wall Sign' as "A sign that is either painted on a wall or its facing, or is painted in such a way that it gives the visual appearance of being painted on a wall or facing by not having a frame or separation from the wall or facing." NCC 19.24.150(M) provides that a wall sign is a permitted use within the commercial zone. The maximum size of the sign is '10% of face – 5% of side.' Based upon the design provided by the applicant, Staff has determined that the square footage of the sign falls well below this threshold.

Fire Safety

NCC 19.28.050©(2)(d) states:

All buildings shall comply with fire code and are subject to inspection of the Fire Marshall before a business license and conditional use permit is given. New buildings shall be inspected by the Fire Marshal before Occupancy can be given and inspection must be passed annually thereafter.

The applicant will be required to complete this fire inspection prior to issuance of the business license.

Building

Although the applicant is not proposing any modifications to the building that would require a building permit, there is a change of use and Staff recommends that a building inspection be conducted to ensure that the building meets intended use and occupancy.

Agenda Item #8: Elkhorn Mobile Estates CUP

Description

Discussion and Consideration: Conditional Use Permit for Elkhorn Mobile Estates, a 66-unit Mobile Home Park on approximately 9.7 acres, located at 2850 S 800 W (Applicant: McKay Winkel)

Department

City Planning

Action Type

Administrative

Recommendation

Approval of a Conditional Use Permit for Elkhorn Mobile Estates, a 66-unit Mobile Home Park on approximately 9.7 acres, located at 2850 S 800 W with the following conditions:

1. The applicant is required to complete the subdivision process enumerated in NCC 21 prior to developing the property.
2. Individual mobile homes are required to obtain building permits prior to locating at the site.
3. No parking signs are required along the 20' private lane to maintain safe emergency access.
4. The applicant is required to improve the frontage of 800 West with the curb, gutter, sidewalk and park strip (including trees) as a TS-7 cross section consistent with the Transportation Master Plan.
5. Trail crossings must be provided for at the corner of intersections and other safe locations not at skewed angles to the private roadways, as directed by the City Engineer.
6. A Maintenance Plan and Agreement, which describes the ownership and maintenance of all private utilities, streets, open space and yard areas is required to be provided and approved prior to subdivision and development of the property. This agreement must include the following: the party that will be responsible for maintenance of each area and asset, establishment of necessary regular and periodic operation and maintenance responsibilities for each area and asset, the proposed use of open space land, the estimated staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance of each area and asset, including means for funding long-term capital improvements as well as regular yearly operating and maintenance costs.
7. The applicant is required to supply sufficient water rights or shares as approved by the City Engineer, in accordance with NCC 21.12.020.

8. The applicant is required to replace the fire hydrant on 800 West.
9. All canals on the property must be piped. The applicant shall coordinate any improvements to canals with the affected canal companies. Required easements shall be shown on the Subdivision Plat.
10. All canal bridges shall be designed by a structural engineer to accommodate 70,000 GVW truck signed with loading.
11. All lighting associated with the development that emanates beyond their property boundaries is limited to less than 0.01 foot-candles.' All lighting, including those associated with individual mobile home units must comply with NCC 19.24.250-Outdoor lighting standards and Nibley City Engineering Design Standards, including appropriate spacing to ensure that all private street areas are adequately lit.
12. Any noise associated with the use that emanates beyond their property boundaries is limited to less than 50 dBA.
13. A fence or wall of solid, durable material (i.e. vinyl or block) must be provided along the entire south, east and north sides of the property to enhance security and mitigate aesthetic. Such fence or wall must be installed in accordance with NCC 19.24.090 Fence Regulations, including the requirement for a fence permit.
14. Trees are required to be planted along all public and private streets within the development every 50' as required by NCC 21.12.170.
15. All common areas must be landscaped in accordance with Nibley City Engineering Design Standards Section 6(A)(7)(iv)(3) and NCC 19.24.170 and be maintained and free of weeds in accordance with NCC 7.04

Reviewed By

City Planner, City Engineer, City Manager

Background

Update for January 19

This item was continued at the December 15 Planning Commission meeting. A public hearing was held during the meeting. The Planning Commission concluded that it would be best to have two Commissioners meet with Staff to discuss mitigating factors, impacts and public comments. Staff since met with Commissioner Obray and Mann to discuss mitigating factors and impacts. In addition, a meeting was held with the applicant regarding measures to resolve potential impacts. A major concern expressed was to ensure ongoing maintenance of the property. To mitigate this issue, Staff recommends a requirement for a maintenance plan and agreement, which describes the ownership and maintenance of all private utilities, streets, open space and yard areas. The previous list of conditions only pointed to a private utilities agreement. The updated recommendation expands and clarifies this agreement to ensure ongoing maintenance for all areas and assets of the property.

Outdoor lighting was also discussed as a measure to deter potential issues of crime. The applicant will be required to install street lighting per Nibley City Standards.

In addition to these issues, Staff discussed with Commissioner Obray and Mann potential alternative interpretations of the setback requirement on the property. It was expressed that interpreting the setback requirement so that mobile homes must be setback at least 50' from all property lines on the project may be a reasonable interpretation. At this time, Staff has not changed its interpretation of the setback requirements, as they relate to this project and maintains that the required setbacks are met with the proposed site plan. That said, an alternative interpretation of this code may be defensible.

In addition to these discussions, the City Engineer followed up on a couple of items, one of which modified Staff recommendations. Specifically, the following updates are provided:

- New traffic counts were collected last week. Current Average Daily Traffic (ADT) is less than 3,000 vehicles per day.
- The project was added to the sewer model. The system is currently adequate, and the additional flows were negligible (d/D is the measure of fullness of a pipe with d/D of 1.0 being full. The existing d/D of the pipe adjacent to the project is 0.299 and the new flows bring it to 0.31).
- I met with one of the canal companies and it was requested that both canals be piped in separate conveyance and provided with appropriate junction and turn out structures.

Nibley City Code 21.12.090 provides the following:

Open ditches or canals are prohibited within or adjoining a subdivision except along rear or side lot lines or through permanently reserved open space. Subdividers may also be required to pipe any ditches and canals on the property. Subdividers shall coordinate any improvements to canals with the affected canal company, as stated herein.

In this case, in which the canals bisects the property and the canals pose a potential safety risk, Staff recommends requiring that each canal be piped.

In addition to those items noted above, Staff corrected a previous error on the agenda item which noted that the proposed mobile home park included 68 units. The concept plan includes 66 units.

Previous background information

McKay Winkel has submitted an application for a Conditional Use Permit to develop a 66-unit Mobile Home Park at 2850 S 800 W. 'Mobile Home Park' is listed as a conditional use within the Industrial Zone in which the property is located. The applicant proposes to build the mobile home park on approximately 9.7 acres in the northern section of Parcel 03-019-0003.

Site Context

The property is located adjacent to an industrially-zoned area directly to the South which includes Logan Coach, a horse trailer manufacturing business and is bordered by residential

zones and uses to the west, east and north. There are several single-family homes within close proximity to the property. The Morgan farm property borders the property to the north with a zoning designation of 'Park/School'.

Subdivision

The applicant proposes to purchase and develop a portion of Parcel 03-019-0003. NCC 21.02.020(A) states the following:

No person shall subdivide any tract or parcel of land located wholly or in part in the City, except in compliance with the provisions of this title. No person shall purchase, sell or exchange any parcel of land which is any part of a subdivision or a proposed subdivision submitted to the Planning Commission, nor offer for recording in the office of the county recorder any deed conveying such parcel of land or any fee interest therein, unless such subdivision has been created pursuant to and in accordance with the provisions of this title.

In accordance with this provision, the applicant will be required to complete the subdivision process prior to developing the property.

Site Plan

NCC 19.28.020(D) provides that 'detailed location, site and any applicable building plans shall accompany the complete application forms provided by the city.' The applicant has provided a site plan which includes proposed locations for streets, utilities, trails, building pads and driveways. The applicant is not proposing specific buildings at this time, therefore there are no applicable building pads. Individual mobile homes will be required to obtain building permits prior to locating at the site.

Streets

All streets within the development are proposed to be private with a 29' width of asphalt, a type 'F' curb and gutter and a 5' wide sidewalk or 8' asphalt trail on one side of the street. A loop road is proposed with entrances on the north and south edge of the 385' wide property. Within the development, there is also a 20' wide private drive to service 6 of the mobile home units. Regarding private lanes, NCC 21.12.050(C)(3)(a) provides:

Private roads are allowed for areas of three (3) lots or less. The cross section of the road shall include: twenty feet (20') of asphalt, two feet (2') of shoulder on each side and four (4) to six feet (6') (each side) for stormwater swale. These roads shall be built to the standards of the Nibley City Design Standards & Specifications and shall include five-foot (5') sidewalks where required by City ordinance.

Because the mobile home park will only include one lot (although there are several mobile home units proposed), this minimum standard will apply. Staff has determined that the proposed design of the roadway meets this standard and adequately accommodates anticipated traffic and emergency service for the proposed project. There is adequate width for on-street parking on the

main 29' private lane, but no parking signs should be required along the 20' private lane to maintain safe emergency access.

NCC 19.28.050(C)(1)(b)(2) provides that "site plans must comply with the Transportation and Trails Master Plan." According to the Transportation Master Plan, 800 West is a designated collector street TS-7 with a 66' wide Right-of-Way. The applicant is proposing to dedicate an additional 12' of Right-of Way along the frontage of the property, which would provide 33' from the Center of the roadway. Staff recommends that the applicant be required to improve the frontage of 800 West with the curb, gutter, sidewalk and park strip (including trees) consistent with the Transportation Master Plan.

Parking

NCC 19.28.050(C)(1)(e) states: "applicant shall provide off-street parking for the proposed use. Parking may be contained in a driveway, RV pad, or parking lot." NCC 19.24.160(B) provides that "2 off-street spaces in addition to any carport or garage for single-family dwelling units" be provided. Based upon the site plan provided, each mobile home pad includes a 12' X 62' parking area. A parking space typically requires an area that is 9' X 18'. Therefore, the proposed parking area for each unit would provide for the 2 required off-street parking spaces. The applicant has also included 12 off-street guest parking spaces. In addition, as noted above there is sufficient width for parking along the 29' private lane that abuts most of the mobile home pads, which will help further alleviate parking demand. Staff has determined that minimum parking requirements are met based upon the proposed site plan.

Trails

NCC 21.12.060(F)(1) provides:

Trails, bike paths, and horse trails shall be provided by the Developer in accordance with the City Trails Master Plan and where otherwise necessary as determined by the Approval Authority. Trails should connect traffic generators such as schools, recreation facilities, commercial areas, parks, future and existing city trails and other significant natural features. Such trails shall be built to City specifications and ROW shall be dedicated for such trails. The trails shall be constructed with the accompanying phase and development, unless the Approval Authority determines otherwise.

The Nibley City Trails Master Plan includes two 8' wide trails on this property. The applicant has provided proposed locations of such trails on the site plan. Staff recommends that trail crossings be adjusted to be provided for at the corner of intersections and not at skewed angles to the private roadways.

Utilities

The applicant proposes to provide water and sewer service to each of the mobile home units with a looped water and sewer line that follows the private roadway alignment. The City Engineer has

reviewed these plans and requested that a private utilities agreement be developed prior to subdivisions and construction.

NCC 19.28.050(C)(2)(C)(2) states “A conditional use permit shall only be granted if the City can reasonably supply water and sewer services to the applicant for their proposed use. The City may require an applicant to turn over water shares or water rights in order to allow the City to provide long term water service to the site.” The applicant will be required to supply sufficient water rights, as with all developments, in accordance with this section.

According to the City Engineer, the existing fire hydrant along 800 West is non-functioning. The applicant will be required to replace the fire hydrant to meet fire code.

Canals

Two irrigation canals currently bisect the property proposed for development. At this time the applicant proposes to keep the canal open and construct bridges or culverts to cross the canal. NCC 21.12.090 provides:

Open ditches or canals are prohibited within or adjoining a subdivision except along rear or side lot lines or through permanently reserved open space. Subdividers may also be required to pipe any ditches and canals on the property. Subdividers shall coordinate any improvements to canals with the affected canal company, as stated herein.

As such, the applicant will be required to coordinate with the affected canal company including providing plans and mitigating any potential impacts to affected canals. This may occur at the time of subdivision.

In addition, based upon review by the Fire Marshall, Canal bridges shall be designed by a structural engineer to accommodate 70,000 GVW truck signed with loading to accommodate fire suppression equipment.

Building lay-out and space requirements

The site plan includes locations of driveways and building pads for mobile homes. A total of 19 double wide spaces and 47 single wide spaces are proposed. NCC 19.22 provides the following setback standards for principal uses in Industrial Zone: Front yard- 50', Side yard, interior – 0 or 50 feet where property line is adjacent to residential zone or residential dwelling unit. Rear yard - 0 or 50 feet where property line is adjacent to residential zone or residential dwelling unit. As measured from each property line, the proposed layout of all proposed mobile home pads are at least 50' setback from property lines when adjacent to a residential zone or dwelling unit. There are 14 units on the south end of the project which are 15' from the future property line (once subdivided) which would abut another industrially zoned property. Staff has determined that the proposed layout meets minimum setback requirements.

Basis for Issuance of Conditional Use Permit

NCC 19.28.050 states:

A conditional use permit shall be approved if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, then the conditional use may be denied. Substantial mitigation shall not mean complete elimination of all detrimental effects.

In addition to those issues identified above, specific considerations to mitigate potential detrimental impacts as defined by NCC 19.28.050, which may apply to this application include the following.

Traffic and connectivity

The applicant proposes two entrances/exits into the mobile home park, which are approximately 340' apart. Regarding the intersection spacing, in reviewing this application, absent a specific City-adopted standard on intersection spacing, a UDOT standard has been applied, which allows for 265' distance between intersections (center to center). Therefore, the spacing of entrances meets this standard.

NCC 19.28.050(C)(2)(b)(1) provides that 'roadways and intersections shall maintain a Level of Service (LOS) C. Conditional Use Applicants shall be required to make any road updates in order to ensure the roadway will maintain LOS C.' All traffic is proposed to access to site from 800 West. According to the ITE Trip Generation Manual, the 68 mobile homes are expected to generate approximately 31 trips during the PM peak hour. This amount of traffic generated from the site is not anticipated to significantly degrade the level of service of 800 West or any other roadway. NCC 21.06.040(A)(4) provides that a Traffic Impact Study is required for all phased developments, developments larger than 20 acres, or as specifically required by City Staff. Based upon this standard and the projected traffic generation for the development, Staff does not recommend requiring a Traffic Impact Study.

Noise and Light

Street lighting and outdoor lighting of individual mobile home units may impact nearby properties. NCC 19.28.050(C)(1)(d) states 'applicant may be required to limit light associated with the conditional use that emanates beyond their property boundaries to less than 0.01 foot-candles.' NCC 19.24.250 provides Outdoor lighting standards which the site, including all mobile homes, will need to adhere to.

Although the residential use for the site is not anticipated to have particular sound impacts different than other similar residential uses, the relative higher density of housing units as compared to surrounding residential properties may accumulate additional sound impacts. NCC 19.28.050(C)(1)(c) states "applicant may be required to limit noise associated with the conditional use that emanates beyond their property boundaries to less than 50 dBA." It is

recommended that the applicant be required to meet this standard. In addition, the increased setback standards of the industrial zone will help mitigate potential sound impacts.

Aesthetics and Landscaping

NCC 19.28.050(C)(1)(d) states “the City may require the placement of fences or walls to enhance security and mitigate aesthetic or other impacts at facilities adjacent to residential areas.” The east side of the property abuts Union Pacific Railroad tracks and adjacent land uses, including manufacturing and the security and aesthetics of existing residential may be impacted by the proposed use. Staff recommends that a fence or wall of durable material (i.e. vinyl or block) be provided on the south, east and north sides of the property to enhance security and mitigate aesthetic. Such fence or wall must be installed in accordance with NCC 19.24.090 Fence Regulations, including the requirement for a fence permit.

NCC 21.12.170 provides that “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’).” A tree planting plan will be required as part of the Subdivision application. Staff recommends clarifying with the conditional use permit that trees be required along all public and private streets for the development.

In addition to street trees, Nibley City Engineering Design Standards Section 6(A)(7)(iv)(3) includes minimum landscaping requirements for ‘commercial, industrial, mixed use, and multi-family projects.’ As this project includes multiple housing units within one parcel with common areas, Staff recommends that the standards in this section be applied to the proposed project. Such standards include the following regulations:

- 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.*

Agenda Item #2: Transfer of Development Rights Ordinance

Description

Discussion and Consideration: Ordinance 22-19: Transfer of Development Rights (TDR) Ordinance and zoning several parcels as a TDR Sending Overlay Zone or a TDR Receiving Overlay Zone

Department

City Planning

Action Type

Legislative

Recommendation

Recommend approval of Ordinance 22-19: Transfer of Development Rights (TDR) Ordinance and zoning several parcels as a TDR Sending Overlay Zone or a TDR Receiving Overlay Zone

Reviewed By

City Planner, City Attorney, City Manager

Background

Update for January 5

During the December 15 Public Hearing regarding this item, the Hyrum City Engineer/Zoning Administrator expressed concerns that the proposed TDR map may be in conflict with the ongoing agreement that Nibley and Hyrum have been working on to preserve the 4400 South corridor as an industrial and agricultural corridor. The Planning Commission directed Staff to follow up with Hyrum representatives to resolve this concern and ensure that we are not violating this agreement (although it is not formal or finalized yet).

Mayor Jacobsen and City Planner, Levi Roberts, met with Matt Holmes, Hyrum City Engineer/Zoning Administrator and Hyrum Mayor Stephanie Miller. The conclusion of this discussion was that they were comfortable with the map, so long as residential uses were setback at least 500 feet from the roadway, as they felt residential uses were incompatible with the vision of the corridor and present conflicts with heavy truck traffic anticipated for the planned corridor.

Following up on this discussion, Staff has drafted the following section 19.48.030(C)(7) which clarifies the regulation of commercial/residential mixed-use developments within the TDR receiving overlay zones and aims to address concerns expressed by Hyrum City representatives:

Commercial mixed use developments within a TDR receiving overlay zone and a Commercial or Neighborhood Commercial zone must include a minimum of 50% of land for commercial uses. This may include buildings with commercial uses on the ground floor or horizontally separated uses. The portion of land that is apportioned as a commercial use shall include the ground floor area of commercial uses and supportive uses, including parking and landscaping. The residential

density shall be calculated based upon the area that is dedicated to residential uses, including any mixed-use buildings. Any residential uses along 4400 South or Highway 89/91 shall be setback at least 500 feet from each right-of-way.

As noted, in addition to the requested change to buffer residential uses from 4400 South, Staff recommends this buffer for Highway 89/91, as well. This would require any residential units to be setback, while commercial uses could face the roadway. This is meant to buffer residential uses from the negative impacts of noise and emissions associated with these roadways.

In addition to this change, it was brought to Staff's attention that there were some areas outside of Nibley City's Future Annexation Area, including some slivers of land along the Blacksmith Fork River that currently reside in Millville. Staff has removed these areas from the Draft TDR Overlay Map.

Update for December 15

During the November 17 Planning Commission meeting, members discussed the following changes which have been incorporated into the draft TDR Ordinance and Overlay Map:

1. R-PUD eligible areas that do not include already approved R-PUD overlay zones, outside of the proposed sending area east of Hwy 165, have been added to the map as sending areas.
2. Removing section 19.48.030(D)(4)(a) from the ordinance, which regulated the minimum number of TDR credits to bring to a project.
3. Removal of the area east of Hwy 165 as an R-PUD-eligible area.

Update for November 17

Based upon feedback obtained from the Planning Commission at the November 3 meeting, the following changes have been made to the Draft TDR Overlay Map.

1. Except for planned park areas, with some buffer, unincorporated agricultural areas to the south of central Nibley have been removed from the sending areas map.
2. Most areas along Hwy 89/91 have been reassigned as receiving areas.
3. Areas on the East side of Hwy 165 south of 3200 S and north of 4000 S have been reassigned as sending areas.
4. Some areas along Hwy 165, including areas between 4000 S and 4400 S along Hwy 165 have been reassigned as receiving areas.
5. Some receiving areas in central Nibley have been removed from the receiving areas map. Primarily those in close proximity to major transportation corridors (1200 W, Hwy 89/91 and Hwy 165) remain.

In addition to these significant changes to the TDR Overlay Map, Staff recommends the following changes to the Draft TDR Ordinance:

1. Modify code language that references additional TDR credits per acre for areas along the Blacksmith Fork River and replace with language that points to areas with public access (trails and parks). Increase the TDR credits per acre ratio to 5.
2. Add provision that requires dedication of public rights of way in sending areas if a Master-planned Street is affected.

Previous background information

People + Place, LLC has been working with the City to Study and develop a Transfer of Development Rights Ordinance. The Transfer of Development Rights (TDR) Ordinance will provide a mechanism to preserve open space in appropriate areas and focus new population growth in areas with supportive infrastructure. The Study has been completed to inform the development of this ordinance, including case study research, community and stakeholder engagement and a market/tipping point analysis. Based upon community outreach, there is general support for developing a TDR program that facilitates the preservation of open space. Two joint workshops with Planning Commission and City Council were held previously to inform each respective body of the ordinance process and receive feedback to inform the ordinance. The consultant has worked with City Staff to craft an ordinance with appropriate transfer ratios and designate sending and receiving zones for the TDR ordinance. A Draft Ordinance is now ready to review.

The draft ordinance provides a framework for transferring development rights from ‘sending areas’ to ‘receiving areas.’ These areas will be defined on the zoning map as overlay areas. Specifically, the ordinance includes the following sections:

- Definitions- many elements of a TDR program are unique and require specific definitions that would apply to the program
- TDR Sending Overlay Standards
 - Purposes of the Overlay, which includes preserving important open space and providing a mechanism to do so.
 - Defining permitted uses within sending areas, which focus on preservation of agriculture and open land areas.
 - Standards for identification and size of sending areas
 - Application guidelines, including required information to accompany an application.
 - A standard process for officially ‘severing’ development rights
- TDR Receiving Overlay Standards
 - Limits on density depending upon the underlying zone or situation within an eligible R-PUD area. For standard residential zones, the overall density may be increased by up to 50% with TDR. For R-PUD areas, they may be increased from 5 units/acre to 15 units/acre. This would also require a change to the R-PUD ordinance, which currently allows up to 10 units/acre.
 - Procedure for calculating allowed number of housing units
 - Application guidelines, including required information to accompany an application.

- Guidelines regarding how zoning standards may be modified based upon the number of TDR credits applied to the development. In general, if TDR is applied to a project, minimum standards become more flexible to make development feasible within the density maximum guidelines noted above. These relaxed standards also become an incentive for
- Standard forms for Deed of Severance/Conservation Easement, TDR Certificate, Deed of Transfer

In addition to the Draft TDR Ordinance, a Draft TDR overlay zones map is provided. The TDR overlay zones designate both sending and receiving areas. As noted above, sending areas are those areas which are areas from which theoretical development rights are transferred. Receiving areas are areas that are eligible to receive additional development rights, including density if they transfer rights from a sending area.

Guiding principles for selecting sending areas:

- Sensitive/significant lands
 - Blacksmith Fork River Riparian Corridor
 - Hillside/flood prone areas
- Productive agricultural lands
 - Large open agricultural lands between Nibley City and Hyrum City.
- Scenic vistas
 - Areas along Hwy 89/91 south of Nibley's current boundaries.
 - Some areas along Hwy 165
 - Areas overlap with other values (agricultural, sensitive lands)
- Unimproved parks/historic land
 - Regional Park, Morgan Farm

Guiding principles for selecting receiving areas:

- Areas near supportive infrastructure
- Areas planned for additional density (Town Center, R-PUD areas)

The recommended map broadly applies the TDR overlay zones across undeveloped land within Nibley's Future Annexation Area which meet the guiding principles. This approach is intended to provide opportunities for the program to effectively work. The recommended map includes many areas outside of Nibley City municipal boundaries. It is important to note that these areas would only be able to be included in a TDR transfer if/when they annex to Nibley City.

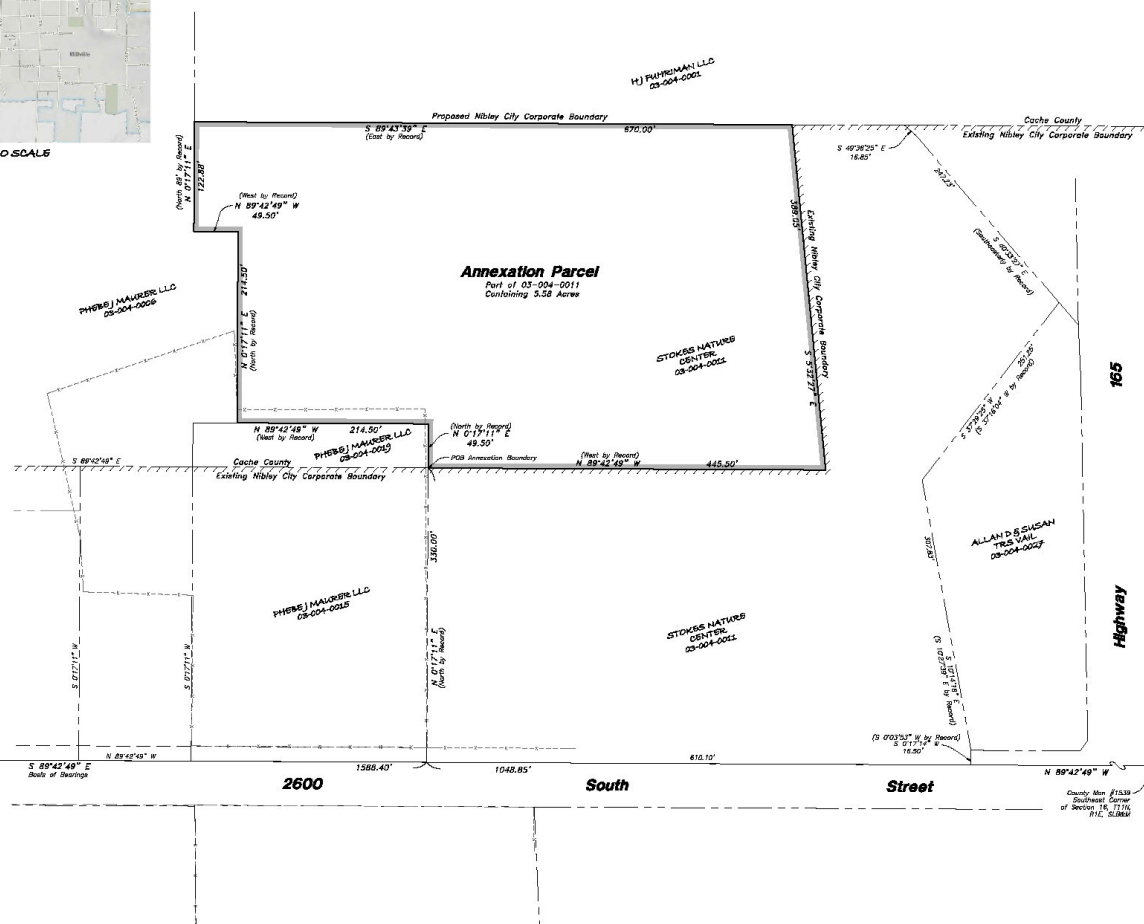


VICINITY MAP - NO SCALE

2600 South
Highway 165
Nibley



Scale: 1" = 60'
0 60' 120'
Scale In Feet



ADVANCED
LAND SURVEYING INC
1770 Research Park Way #201
Logan Utah 84301
(p) 435 770-1885 (f) 435 514-5885
www.advancedland.com

COUNTY RECORDER'S NUMBER

State of Utah, County of Cache, Recorded and Filed at the Request of _____
Date _____ Time _____ Fee _____
Abstracted _____
Index _____
Filed In: File of Plats _____
County Recorder _____

STOKES NATURE CENTER ADDITION TO

Nibley City

CACHE COUNTY, UTAH
NOVEMBER 28TH, 2022

ANNEXATION BOUNDARY DESCRIPTION

A Part of the Southwest Quarter of Section 16, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. The Basis of Bearings is the Utah Coordinate System 1983 North Zone.

Beginning on the Existing Nibley City Corporate Boundary Line of a Point Located 1588.40 Feet South 89°42'49" East (East by Record) Along the South Line of said Southwest Quarter and 330.00 Feet North 00°17'11" East (North by Record) from the Southwest Corner of said Southwest Quarter and RUNNERS THEOREM: North 00°17'11" East (North by Record) 49.50 Feet; Thence North 89°42'49" West (West by Record) 214.50 Feet; Thence North 00°17'11" East (North by Record) 214.50 Feet; Thence North 89°42'49" West (West by Record) 49.50 Feet; Thence North 00°17'11" East 122.88 Feet (North 89.00 Feet by Record) to a Fence Line; Thence South 89°42'49" East (East by Record) 670.00 Feet Along said Fence Line to the Intersection with said Nibley City Corporate Boundary Line; Thence Along said Corporate Boundary Line the Following Two (2) Courses: (1) South 05°32'27" East 389.00 Feet; (2) North 89°42'49" West (West by Record) 445.00 Feet to the Point of Beginning. Containing 5.58 Acres.

ACCEPTANCE BY LEGISLATIVE BODY

This is to certify that we, the City Council of Nibley City, Cache County, Utah have received a petition signed by a majority of the owners and the owners of at least one third in value of real property shown, requesting that said streets be annexed to the City of Nibley, Cache County, Utah and that a copy of the ordinance or resolution has been prepared for filing herewith in accordance with the provisions of Utah Code and that we have examined and do hereby approve and accept the annexation of the area as shown as a part of Nibley City, Utah.

Witness my hand and official seal this _____ day of _____, 20____.

Approved: _____ Mayor _____ City Recorder

SURVEYOR'S CERTIFICATE

I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act and I have completed a Survey of the Property described on this plat, created November 28th, 2022, in accordance with Section 17-25-17 and have verified all measurements, and have placed monuments as represented on this plat, and that this is a true and accurate map of the tract of land to be annexed to Nibley City, Cache County, Utah.

Signed this 28th day of November, 2022.

Clinton G. Hansen P.L.S.
Utah Land Surveyor License No. 7881387



COUNTY SURVEYOR'S APPROVAL

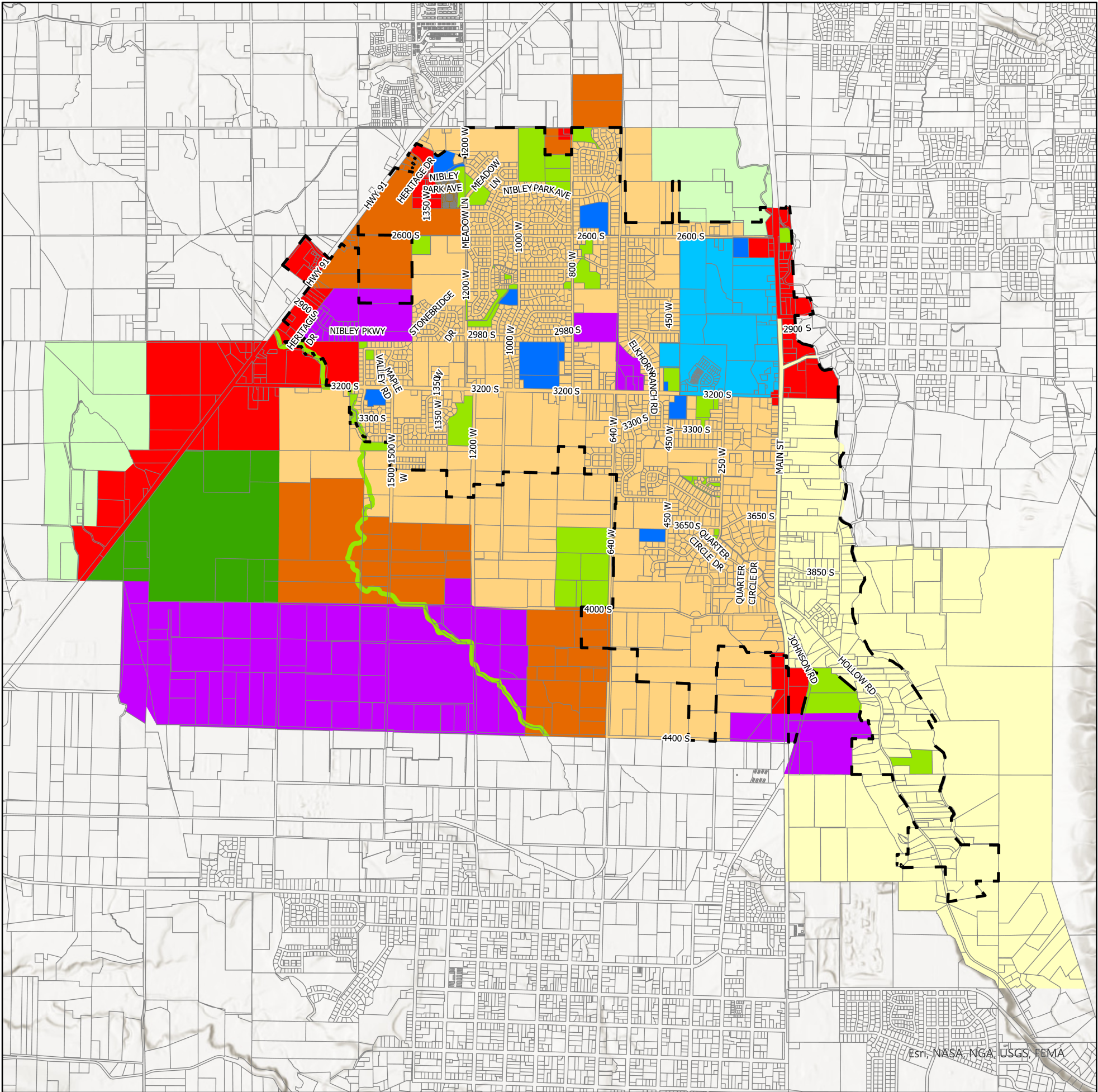
I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office and further, it meets the minimum standards for plats required by county ordinance and state law.

County Surveyor _____ Date _____

LEGEND
Existing Corporate Boundary
Proposed Corporate Boundary
Property Line
Fence Line
Section Corner
Found Survey Point

NARRATIVE
The purpose of this survey was to annex the boundary described into Nibley City. The survey was ordered by Kendra Perry of Stokes Nature Center. The control used to establish the annexation boundary was survey record 2021-0188 and 2023-0085. The survey is located in the Southwest Quarter of Section 16, Township 11 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearings is the South Line of said Southwest Quarter, which bears South 89°42'49" East, Utah Coordinate System 1983 North Zone.

Nibley Future Land Use Map- July 2022



Legend

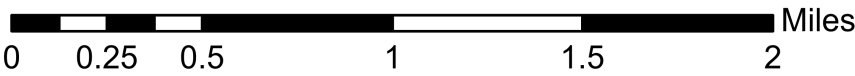
Nibley Municipal Boundaries

Parcels

Future Land Use

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

*The Future Land Use Map is a guiding document for future zoning decisions and does not represent existing zoning which regulates Land Use within Nibley City.



19.24.060 Accessory Buildings In Residential Zones

A. Definitions: For the purpose of this section, the following will be used as definitions:

1. ACCESSORY BUILDINGS: An "accessory building" for both residential and nonresidential development is defined as a building that:
 - a. Is detached from the principal building, and
 - b. Is clearly a supplementary use to the principal building, and
 - c. Is not intended for human habitation.

Examples include storage buildings, residential greenhouses, detached garages, etc. Attached accessory buildings must comply with all setbacks and zoning regulations of the principal structure.

2. ACCESSORY STRUCTURES: A structure that does not provide shelter from the elements. Examples include swimming pools and pool screening and decking, barbecue pits, decks, etc. Not included in this definition and not regulated by this section are driveways, fences, walls, birdbaths, decorative ponds, and at grade patios.
3. DETACHED GARAGE/STRUCTURE: Any garage or structure sharing less than fifty percent (52%) of a common wall, with no less than fifteen feet (17') in common and sharing access directly from the primary structure, shall be considered detached and an accessory building and shall be subject to the provisions of this section.

B. General Requirements:

1. A permit is required for accessory buildings greater than one hundred twenty (120) square feet in industrial, commercial or neighborhood commercial zone; or two hundred (200) square feet in a residential zone. A permit may be required for accessory buildings under the size stated above if improvements of the structure require further review from Nibley City Building Inspector as stated in the adopted building code. Accessory building in excess of 15' in height must obtain a building permit.
2. All accessory buildings, regardless of size, shall comply with all the setback requirements found in NCC 19.22.010. Setbacks shall be measured from the roof footprint or outermost section of the building, including any roof overhangs, porches or other features of the building. In no case shall any portion of the building be located within 1 ft of an adjacent lot.
3. The total square footage of all accessory buildings shall not occupy more than twenty five percent (25%) of the rear yard.
4. Accessory buildings must be anchored to a concrete slab, or other methods approved by the building inspector.
5. Accessory buildings shall not be located in front of the principal building.
6. No accessory building or use shall be constructed or developed on a lot prior to construction of the principal building.

- C. Size Restrictions: In order to preserve the residential character, the following shall serve as size restrictions on accessory buildings located in residential zones in Nibley City:

Lot Size	Maximum Square Footage	Maximum Building Height (Feet)
0 - 14,000 square feet	1,000	20
0.33 - 0.49 acre	1,200	20
0.5 - 0.74 acre	1,500	20
0.75 - 0.99 acre	3,000	30
1.0 - 1.99 acre	5,000	30
2.0 acres and above	No limit	30

- D. Use Regulations: The following uses are prohibited in accessory buildings:

1. Living space, except for permitted Accessory Dwelling Units governed by Section 19.24.250.
2. Hazardous chemical storage.

- E. Supplemental Regulations:

~~1.~~ Open Carports: Detached or attached open carports, consisting of a roof and members for support, shall be located in either the side or rear yard. Attached open carports must comply with all the setbacks of the building it is attached to of the zoning district of the property. Detached open carports must comply with all the setbacks of accessory buildings of the zoning district of the property. and must comply with all the setbacks of the principal building of the zoning district of the property.

~~2.1.~~ Accessory Structures: All accessory structures (i.e., structures that do not offer shelter from the weather such as barbecue pits, decks, swimming pools, residential doghouses, etc.) are required to comply with the location criteria and setback regulations as identified for accessory buildings.

~~3.2.~~ Prohibited Accessory Buildings And Structures: The following accessory buildings and structures are prohibited in all zones:

- a. Tents (when used over a 2 week period unless approved by the planning commission).
- b. Trailers and mobile homes (when used as an accessory building).

4.3. Nonconforming Uses: All other accessory buildings and structures not in compliance at the time of the adoption hereof are hereby vested or grandfathered and notwithstanding the nonconforming chapter of this title may be allowed to continue to exist.

From: [Richard Jex](#)
To: [Levi Roberts](#)
Subject: Re: Requested rule language change
Date: Monday, January 9, 2023 9:15:46 AM

---CAUTION--- This email originated from outside of the organization.

Thanks Levi

Richard Jex
435-757-4905

On Jan 9, 2023, at 8:04 AM, Levi Roberts <levi@nibleycity.com> wrote:

Richard,

Thank-you for providing this request. We will put this on the agenda for consideration at the next Planning Commission meeting on 1/19. If they make a recommendation at that meeting, it may be considered by City Council on 1/26.

<image001.png>

Levi Roberts, AICP
City Planner
455 West 3200 South
Nibley, Utah 84321
O: 435-752-0431 ext. 105
C: 435-760-8459
Email: levi@nibleycity.com

From: Richard Jex <rfjex@comcast.net>
Sent: Friday, January 6, 2023 3:33 PM
To: Levi Roberts <levi@nibleycity.com>
Subject: Requested rule language change

---CAUTION--- This email originated from outside of the organization.

Levi,

In follow up to our discussions this week regarding the setback requirements for open carports, I would like to request that Nibley City consider changing the existing rule.

Specifically, the existing requirement of a carport meeting the setback requirements for the principal building, not the building to which it would be attached to can result in

a possible discrepancy between the setback for the building and a different setback of for the carport. In the case where I became aware of this discrepancy, the accessory dwelling setback is 20' from the rear property line. However, the setback for a carport on a principal building would be 30' not 20'. Therefore, the accessory dwelling building can have a carport attached but the carport must end short of the back of the building to meet the conflicting setback, where otherwise there does not appear to be any other problem with extending the carport to the rear of the building itself.

In our discussions, it sounds like this is not the first time it has come up. There are other applicants that have also ran into this problem.

I can see where this could also be an issue for a detached carport, where the detached building would be allowed closer to the property line, but if the only thing that changes is having an open carport, it would not be allowable and would need to be located further away from the property line.

In thinking about this, to me, it seems that if an enclosed building can be closer to the property line, there should not be a concern with having an open carport structure within the same distance of the property line. In asking you and the building inspector, I've not been able to learn of any good reason why they need to be different.

After learning about this discrepancy, it makes the most sense to me to change the rule to eliminate the discrepancy, as such, I have prepared a possible language change for your consideration that I believe maintains the setback requirements of detached and accessory buildings that may have a carport so that the carport would not have to be modified to only meet the differing setbacks.

Possible Language Change Requested:

Open Carports: Detached or attached open carports, consisting of a roof and members for support, shall be located in either the side or rear yard. Attached open carports must comply with all the setbacks of the building it is attached to of the zoning district of the property. Detached open carports must comply with all the setbacks of detached buildings of the zoning district of the property.

As I've thought about the wording for this, I found myself asking the question of whether or not the paragraph is even needed. Specifically, does the other existing language in rule already address what is needed for carports such that there is no need to address it separately under the "Supplemental Regulations" section? Under this line of thinking, I would recommend that you also consider the option to delete the entire paragraph for Open Carports and then regulate the construction of any proposed carports using the existing language for the associated building being permitted. If it's associated to an accessory building, or accessory dwelling unit, or other detached type of construction the applicable setback for that use (building type) would also apply to the carport. Essentially, if it's not needed separately, then remove the language to avoid any other unintended interpretations.

Per your instruction, I have paid the \$30 fee for this request.

Please let me know if you need anything else to for this request.

Richard Jex
435-757-4905

Printed: 01/13/2023

Nibley

Cheer force Allstars

01/09/2023 - 12/31/2023

6267251

Commercial Business License

Commercial Business

8ba3c430-905c-11ed-9145-e7662327d806

Under Review

Active

Application Review Status

Pre-Review	Approved	01/09/2023
Planning	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Commercial Business Application Fee	\$30.00
Initial Business License Fee	\$250.00
Fire Inspection Fee	\$45.00
Subtotal	\$325.00
Amount Paid	\$30.00
Total Due	\$295.00

Payments

01/09/2023	Online	\$30.00
Total Paid		\$30.00

Application Form Data

(Empty fields are not included)

First Name

Chelsey

Last Name

Alvares

Contact Email

cveib@hotmail.com

Phone Number

(208) 851-8813

Business Name

Cheer force Allstars

Phone Number

(208) 851-8813

Email

cveib@hotmail.com

Organization Type

LLC

Is this business selling tangible goods?

No

Have you registered your business with the State of Utah?

Yes

State Business Registration Number

13201088-0160

Please upload verification of registration with the State of Utah

 **31DEA7A6-2D0F-42E6-ABD5-AE303ADBA091.png**

Federal Tax ID Number (EIN)

84-1756064

Business Street Address

2280 s heritage drive

City

Nibley

State

UT

Zip Code

84321

Business Activity

Other

Describe the Business. Please include details about its functions (i.e. sales, manufacturing, etc.)

Competitive all star Cheerleading instructor Including dance, tumbling, and stunts.

Do you use, store, or manufacture any chemical, combustible, or hazardous materials?

No

Does your business sell alcohol for sales or consumption?

No

Projected Opening Date

01/01/2023

Days and hours of operation

4:00-9:00

Do you understand this requirement for conditional use permit approval, if applicable?

Yes

Are you moving into a new or already existing building?

Existing

Mailing Street Address

190 s 100 w

City

Lewiston

State

UT

Zip Code

84320

Please include any additional information about the proposed business.

Cheer force is training in cheerleading and dance tumbling and stunts all staff members are USASF certified, we coach kids ages 5-18

Owner First Name

Chelsey

Owner Last Name

Alvares

Phone

(208) 851-8813

Street Address

190 s 100 w

City

Lewiston

State

UT

Zip

84320

Date of Birth

07/28/1989

Drivers License No./State

216130286

Are there any additional owners/officers of this business?

No

Is there at least one manager who is not an owner/officer?

No

Signature

I certify that the information contained in this application is true and correct. I agree to conduct my business following Nibley City ordinances and any other State or Federal statutes or laws governing the operation of such business. Further, I understand that false disclosure of information on this application or failure to comply with said ordinances, laws, and statutes may result in the revocation of my business license. I understand that License renewals are due January 1st each year. The license will indicate an expiration date. I understand that I am ultimately responsible for ensuring timely renewal payments. After March 1st, the license is no longer valid and business owners are required to submit a new application and pay associated fees.

Chelsey Alvares - 01/09/2023 1:31 pm







CHEER FORCE

ALL-STARS

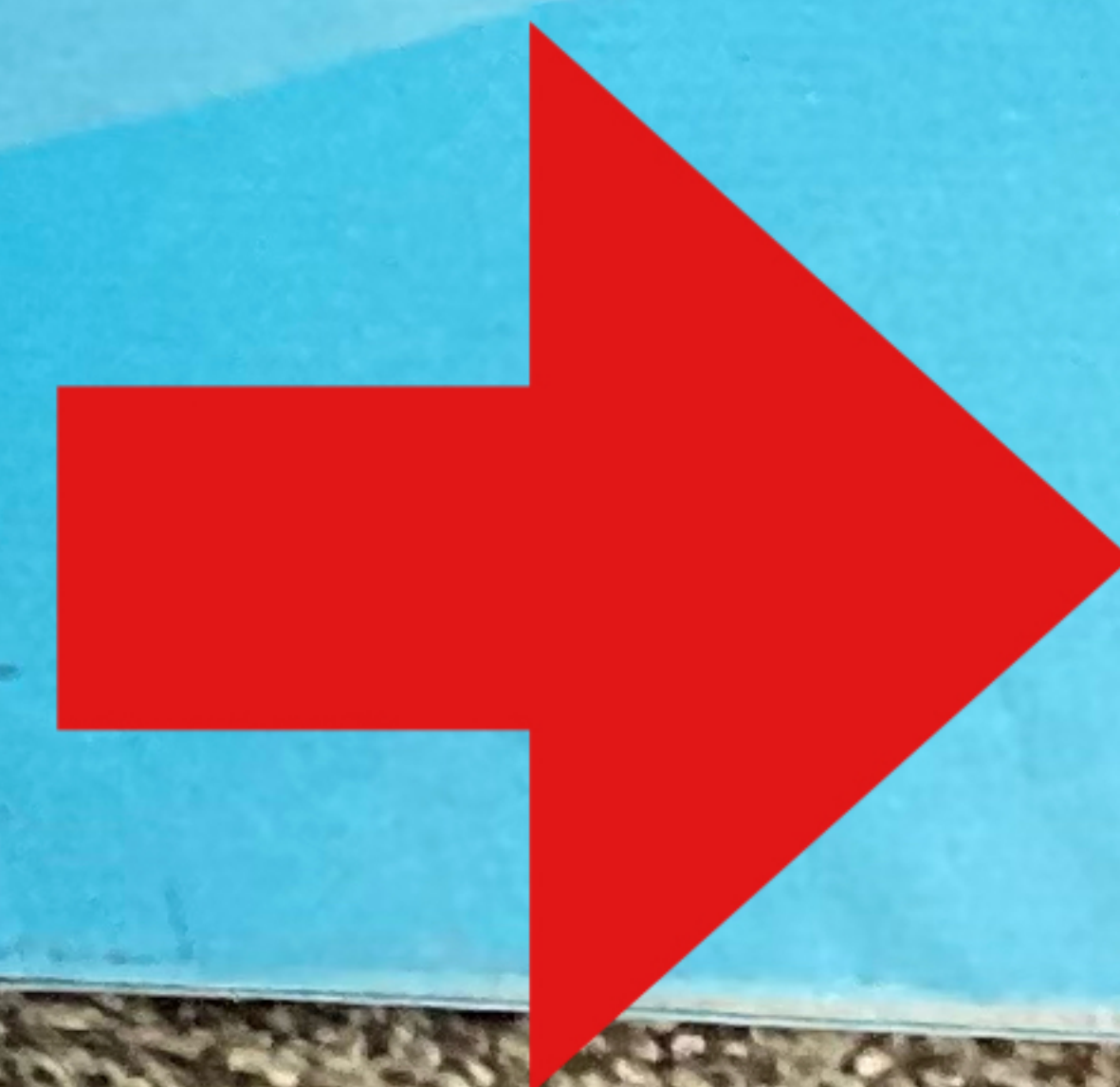
LOCATED IN PRESTON AND LOGAN

208-851-8813

24"



48"



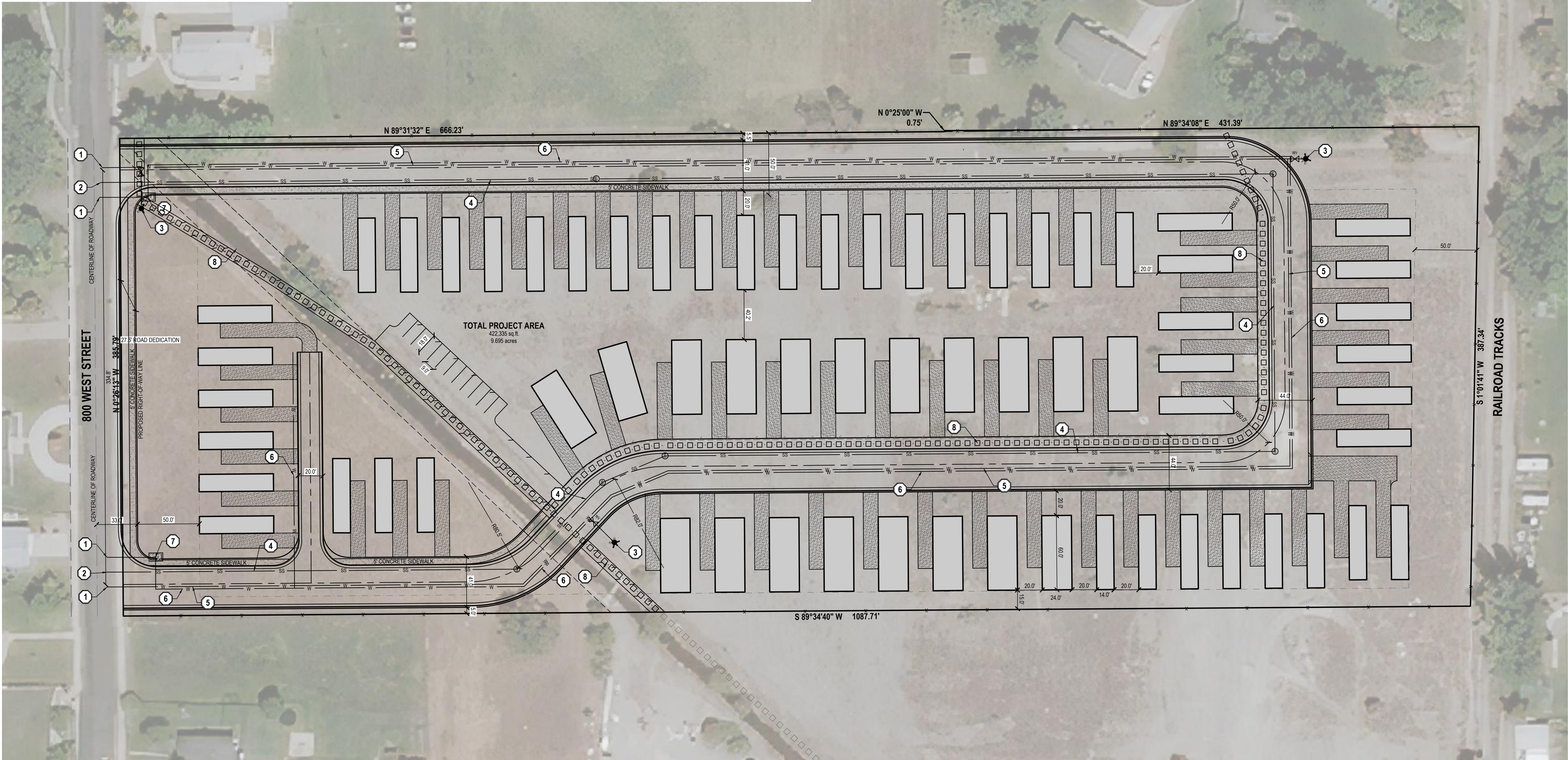
811

Know what's below.
Call before you dig.

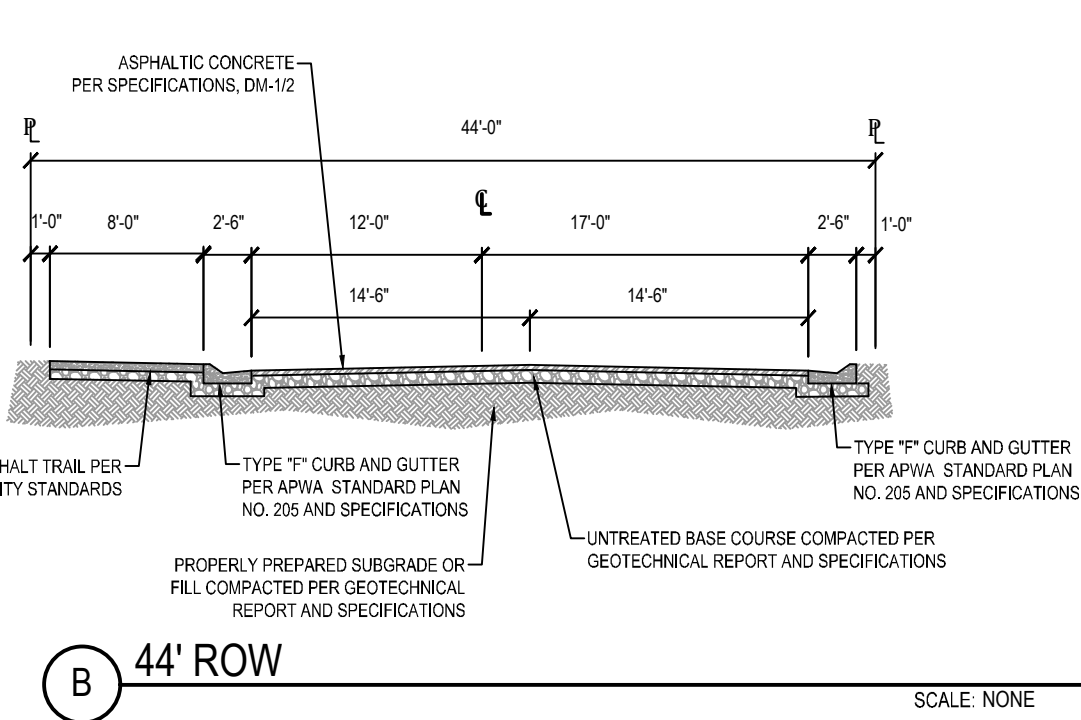
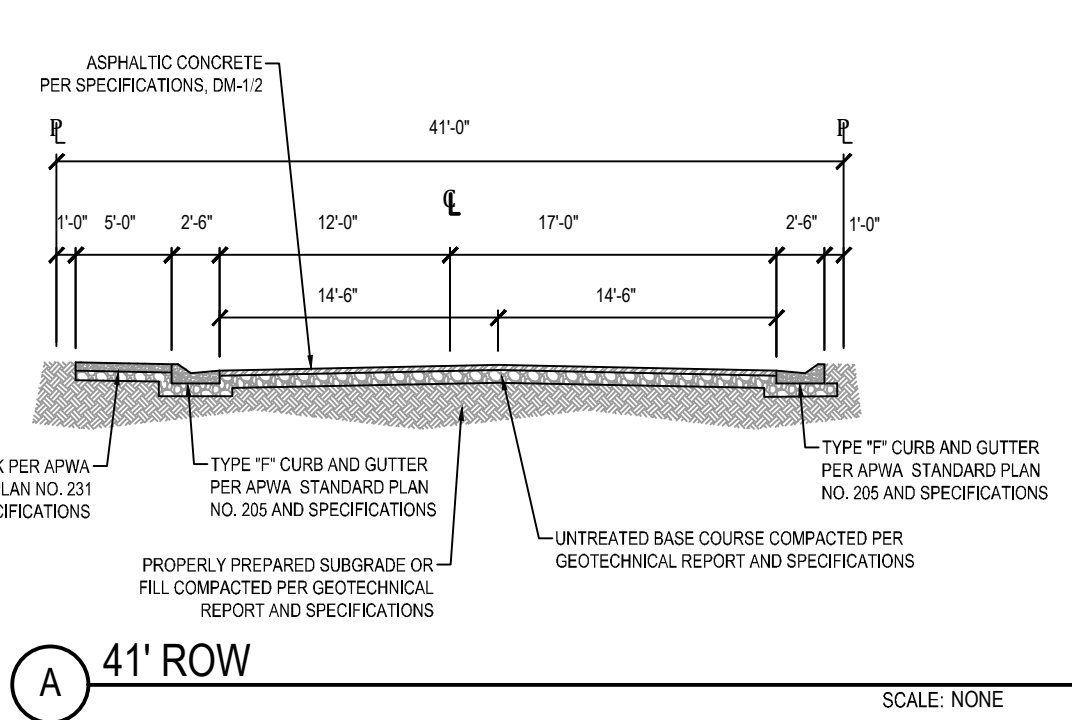
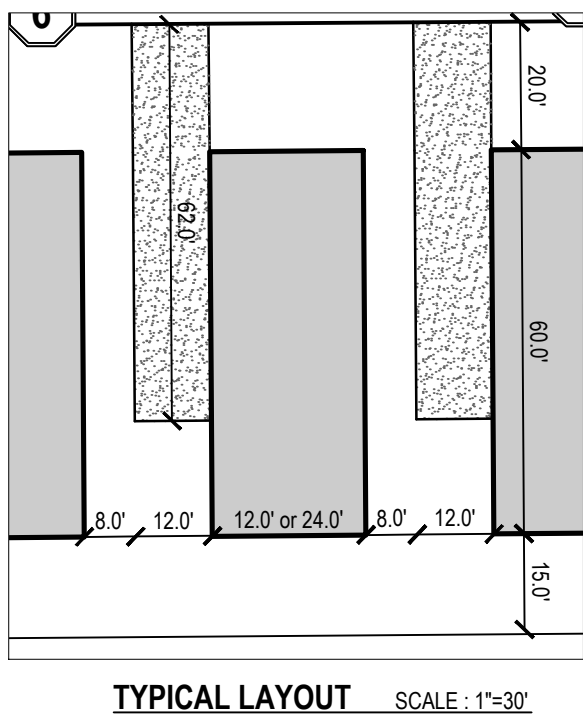
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

- GENERAL NOTES**
1. PROPERTY PROPOSED ZONE INDUSTRIAL.
 2. ALL UTILITIES, EXCEPT FOR THE MASTER WATER METERS AND VAULTS, WILL BE OWNED AND MAINTAINED BY THE HOMETOWN COURTS HOMEOWNERS ASSOCIATION.

- KEY NOTES**
- 1 FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATER LINE.
 - 2 FIELD LOCATE AND CONNECT TO EXISTING SANITARY SEWER LINE.
 - 3 INSTALL FIRE HYDRANT AND VALVE COMPLETE.
 - 4 INSTALL SANITARY SEWER SERVICE
 - 5 INSTALL FIRE LINE.
 - 6 INSTALL CULINARY WATER SERVICE LINE.
 - 7 INSTALL MASTER WATER METER IN VAULT PER NIBLEY CITY STANDARDS AND SPECIFICATIONS.
 - 8 INSTALL 8" CITY TRAIL PER NIBLEY CITY MASTER PLAN.



SITE DATA TABLE	
DOUBLE WIDE	19
UNITS	47
SINGLE UNITS	47
AREA	9.695
UNITS PER ACRE	6.9



SECTION CORNER

EXISTING STREET MONUMENT

PROPOSED STREET MONUMENT

SET 5/8\"

PUB&D = PUBLIC UTILITY & DRAINAGE EASEMENT

BOUNDARY LINE

CENTER LINE

EASEMENTS

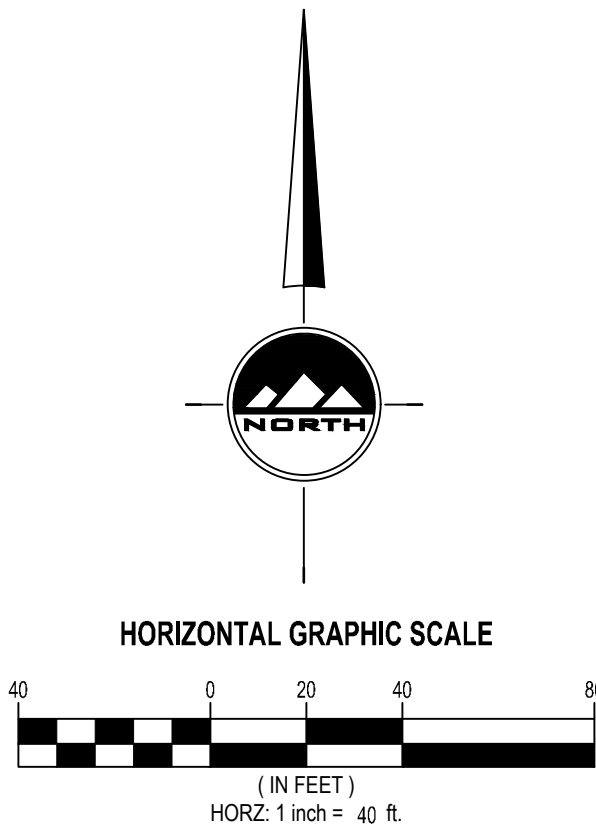
PROPOSED FENCE

PROPOSED TRAIL

PROPOSED ASPHALT

PROPOSED SIDEWALK

PROPOSED FIREHYDRANT



ELKHORN MOBILE ESTATES

800 WEST 2850 SOUTH
NIBLEY, UTAH

CONCEPT PLAN

PROJECT NUMBER 11985	PRINT DATE 2022-09-26
PROJECT MANAGER T. WILLIAMS	DESIGNED BY M. ELMER

1 OF 1

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

FM WINKEL FAMILY LLC
3651 N 100 E #125
PROVO, UTAH 84604

CONTACT:

MCKAY WINKEL
PHONE:

19.48 Transfer of Development Rights

19.48.010 Definitions

Agritourism: tourist related activities that support agriculture such as tours, events, farm to table restaurants, fruit and vegetable stands, etc.

Conservation Easement: an easement, covenant, restriction, or condition in a deed, will, or other instrument signed by or on behalf of the record owner of the underlying real property for the purpose of preserving and maintaining land or water areas predominantly in a natural, scenic, or open condition, or for recreational, agricultural, cultural, wildlife habitat or other use or condition consistent with the protection of open land.

Constrained and Sensitive Land: Land which is generally unbuildable without engineered ground modifications, or which contains features including, but not limited to Federal, State, or municipally designated wetlands, water bodies, floodplains, slopes greater than 20%, faults, canals, and other geologically or environmentally sensitive features that require mitigation, special insurance, or permits from government authorities to allow development.

Deed of Severance: an instrument executed by a property owner and Nibley City by which theoretical developments rights are severed from a Sending Property. A Deed of Severance may be combined with a Conservation Easement. A Deed of Severance shall be in substantially the same form as shown in Exhibit____.

Deed of Transfer: by the owner of a theoretical development right transferring development rights from a sending area to a receiving property. A Deed of Transfer shall be in substantially the same form as shown in Exhibit____.

Determination of Eligibility: a process performed by the City Planner or designee that determines the number of transferrable development rights possible to be eligible for transfer from a Sending Property.

Development Rights: the right of the owner of a parcel of land, under land development regulations in Part 3 of this Title as of date ordinance becomes effective or upon annexation, whichever is later, to place that parcel and the structures thereon to a particular use or to develop that land and the structures thereon to a particular area, density, bulk, or height.

Net Developable Land: Net Developable land shall include the total area of the proposed development minus land that is required by Nibley City Ordinance to be dedicated to the City, including, but not limited to:

1. Public access rights-of-way, including roadways and sidewalks
2. Land required to be dedicated along waterways
3. Preservation lands with infrastructure installed to City standards by the developer as part of the development process (public and private parks, trails, etc.)
4. Constrained and Sensitive Land, as defined herein
5. Easements, lands dedicated to the City for preservation space but without public rights of access, and other utility or general rights-of-way without public access.
6. Constrained and Sensitive Land, land dedicated along waterways, and other natural landscape or open space land may be considered net developable land when calculating for density if such land can be enhanced with trails, public access, picnic areas, park amenities, or other improvements.

Receiving Area: an overlay zoning district established by Nibley City designated as an area in which purchased development rights may be used.

Receiving Property: a lot or parcel within a receiving area and within which development rights are increased pursuant to a transfer of development rights affixed to the property.

Sending Area: one or more areas identified by this ordinance and rezoned with the Transfer of Development Rights Sending Overlay Zone as an area from which development rights are authorized to be severed and transferred to a receiving area.

Sending Property: a lot or parcel within a sending area from which development rights are authorized to be severed.

Severance of Development Rights: the process by which development rights from a sending property are severed pursuant to this ordinance.

Transfer of Development Rights: the process by which development rights from a sending property are affixed to one or more receiving properties.

Transferable Development Rights (TDRs): all or that portion of development rights that are transferred or are transferable.

Transfer of Development Rights Certificate or TDR Certificate: a certificate issued by the Nibley City Planner or designee that indicates a number of Transferable Development Rights that have been authorized for a Sending Property, which may be transferred to a Receiving Property.

19.48.020 Transfer of Development Rights Sending Overlay

The Transfer of Development Rights Sending Overlay Zone is intended to preserve areas in Nibley City that have an agricultural or natural open space use. This intent is accomplished through a voluntary program called Transfer of Development Rights (TDR). This TDR program creates new theoretical development rights and allows for the transfer of those development rights in accordance with provisions contained in this Overlay zone. These provisions are intended to shift development potential and/or rights to areas that are more appropriate for residential development.

- A. The purposes of this Transfer of Development Rights Program, or TDR Program, include, but are not limited to:
 1. Protect and enhance private property rights by enabling the transfer of potential development rights.
 2. Maintain the rural heritage of Nibley City.
 3. Promote the public health, safety, and general welfare of Nibley City by establishing procedures, methods, and standards for the transfer of development rights.
 4. Establish a procedure enabling Nibley City and its landowners to voluntarily sever development rights from a sending property.
 5. Establish procedures for the formal transferring of development rights from a sending property, tracking those, and then to establish the use of those transferred development rights on a receiving property.
 6. Establish certain incentives for attaching development rights to receiving properties.
 7. Preserve open space, scenic views, agricultural, riparian and critical/sensitive lands.
 8. Protect lands, resources and structures of aesthetic, architectural, recreational, and historic significance.
 9. Assist in shaping the character and direction of the development of Nibley City.

B. Permitted Uses within Sending Areas after a Deed of Severance and conservation easement is recorded. Uses not listed are not allowed:

1. Agricultural and horticultural uses, including grazing of animals in compliance with NCC 19.34 Animal Land Use Regulations, raising crops, wholesale nurseries, and associated buildings that are specifically needed to support active, viable, and permitted agricultural and 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.
2. Public rights of way and easements, including quasi-public utility easements.
3. Commercial horse riding, training and boarding stables.
4. Silviculture, in keeping with established standards for selective harvesting and sustained yield forestry
5. One (1) single-family dwelling and one Accessory Dwelling Unit on parcels with 20 or more acres.
6. Municipal facilities required for local service and/or recreation needs.
7. Water supply and sewage disposal systems, and stormwater detention areas designed, landscaped, and available for use as an integral part of the conserved land.
8. The creation and Transfer of Development Rights in accordance with this chapter
9. Restoration, maintenance, enhancement of native vegetation.
10. Publicly accessible recreational lands and facilities including trails, parks and natural lands.
11. Agritourism
12. Conservation of open land in its natural state, e.g., meadows, tree stands, wetlands, forestland.

C. Conditional uses within Sending Areas:

1. Home Occupations as per the definition in 19.04 for existing and permitted residences.
2. Seasonal fruit, vegetable, tree, and hay retail sales in structures of less than 500 square feet when at least some of the products being sold are raised on the premises. Subject to having access, parking, and any utility needs approved by the City.

D. Sending Areas Identified.

1. Sending Areas are property that have been zoned with the Transfer of Development Rights Sending Overlay Zone, which overlay zone confers special rights and obligations as set forth in this chapter in addition to the underlying zoning regulations. Once a Deed of Severance and conservation easement is recorded, no uses other those expressly permitted herein are permitted, regardless of the underlying zoning. The Transfer of Development Rights Sending Overlay Zone may be applied to agricultural lands and open spaces as shown on the Official Zoning Map of Nibley City. For agricultural parcels, Sending Areas shall be no smaller than ten (10) acres. For planned City parks or areas of historical significance, Sending Areas shall be no smaller than five (5) acres. For areas identified as sending areas along the Blacksmith Fork River, an undisturbed area at least 150' in depth from the high-water mark and at least 200' in length or a trail easement at least 200' in length shall be eligible as a Sending Area, as long as it is located parallel to the River and covers the length of the subject property from property line to property line. Connecting parcels smaller than the minimum may be considered on a case by case basis,

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Commented [JJ1]: Policy - note that Home Occs are a CUP in all zones - change to CU?

Commented [RP2]: Cover seems wrong, unless the intent is to just blanket allow sending areas in all ag/open space areas.

Is the intent to just allow all sending zones if the property is right? Or do you want to rezone the property to allow sending zones?

by the City Council where such connections provide a continuous, usable trail segment.

2. A property owner may apply to have their property be designated as a Sending Area and rezoned to receive the Transfer of Development Rights Sending Overlay Zone through the City's rezoning process set forth in 19.02.
3. Where a property is partially contained within a Sending Area, only the portion of the property contained within the Sending Area may be used for the purposes of determining transferable development rights (TDRs).
4. A Deed of Severance and a Conservation Easement shall be recorded on the Sending Area property from which potential development rights were severed, and the property can thereafter only be used as outlined in this section. The conservation easement requires the formal commitment from a non-profit, Land Trust, or the City for long term management of the sending property. All applicable fees, including stewardship fees, for the transfer must be paid prior to recording the Deed of Severance and Conservation Easement.
5. Any landowner within the Transfer of Development Rights Sending Overlay Zone may apply to have potential development rights calculated and created for their property based on formulas contained herein. The entire property shall be submitted for calculation of potential development rights at the time of application with the City.
6. All Sending Areas and property within the Transfer of Development Rights Sending Overlay Zone are eligible for a determination of potential development rights, provided that properties owned by the State or Federal agencies and existing conservation subdivisions shall not be eligible for TDR credits or severance of potential development rights.

Commented [RP3]: We should use this phrase throughout to identify this as a specific zone that must be applied for and then granted by the City.

E. Determination of Transferable Development Rights.

1. The City Planner or designee shall establish and maintain a system for monitoring the determination, severance, ownership, assignment, and transfer of development rights.
2. The record owner of property within the Transfer of Development Rights Sending Overlay Zone shall file a Determination of Eligibility Application, with an associated fee, to determine the number of development rights available to be severed from a sending property shall be filed with the City.
3. The following information shall accompany the application:
 - a. A map that includes the following:
 1. The boundary map of the subject property.
 2. A legal description including the acreage of the property.
 3. Current zoning.
 - b. Use of the property.
 - c. Title policy or title documentation.
 - d. Existing water rights needed to continue the current use on the property. Total water rights available to the property.
 - e. Applicable fees.
 - f. For agricultural parcels, commitment to farming by the owner or a lease for 10 years
 - g. Annexation status, if applicable
 - h. Slope and floodplain mapping

4. Nibley City shall determine the number of development rights using the following formula, and rounded to the nearest whole number:
- TDRs = A x B for agricultural property or TDR = A x OSA for open space properties
 - Where TDR means Transferrable Development Rights, A means the total area (acres) of the property, B means the allowable potential development rights on an agricultural property, OSA means the allowable potential development rights on an open space property.
 - For parcels without public access including agricultural parcels, the per acre potential development units to transfer shall be 3.
 - For parcels with public access, including trails and planned park~~open space parcels from the Blacksmith Fork area~~, the per acre potential development units to transfer shall be 5~~4~~. If only a trail easement is ~~offered~~dedicated, it shall be eligible for a minimum of 1 credit. All parcels participating in the TDR program ~~along Blacksmith Fork~~which include trail(s) identified in the Nibley City Trails Master Plan shall provide a minimum 20' wide conservation easements and/or public trail easement(s) from property line to property line. Unimproved park areas identified in the Nibley City Parks Master Plan shall be eligible for the 5 credit per acre transfer ratio. Proposed park, trail or other publicly accessible open space areas not identified in the Parks Master Plan must be approved by Nibley City Council in order to receive the 5 credit per acre transfer ratio. Parcels or areas offered and located further than 150' from the high water mark of the Blacksmith Fork River shall only be eligible for 3 credits per acre.

F. Severance of Development Rights.

- Any proposed severance of development rights may be initiated only upon application (Eligibility Application) to the City by the record owners of the sending properties. Once an Eligibility Application/determination is completed, a TDR Certificate shall be issued. The issuance of a TDR Certificate alone does not constitute a severance of development rights, and no development rights can be transferred solely on the basis of a TDR Certificate.
- Nibley City may not require property owners to sever development rights as a condition of the development of any property.
- A severance of development rights occurs after the owner of the sending property receives a signed TDR Certificate with the number of allotted TDRs from the City and records a Deed of Severance. The Deed of Severance must transfer development rights to one or more parties, which may include the grantor, and may, but is not required to, affix development rights to one or more receiving properties.
- The Deed of Severance must be executed by the property owners of the development rights being severed, and by any lien holders of such property.
- No Deed of Severance may be recorded under this ordinance unless the Deed of Severance contains a copy of the TDR Certificate signed by the City indicating the number of TDRs being severed.
- The Deed of Severance must contain a Conservation Easement, both of which shall run with the land and must assure that the prohibitions against the use and development of the sending property will bind the landowner and every successor in interest to the landowner. Such conservation easements shall include a legally binding commitment letter from a non-profit, local Land Trust, or the City.
- Any land affected by streets identified in the Nibley City Transportation Master Plan

shall be dedicated as public rights of way, with the proper width and dimensions as part of the recording of the Deed of Severance for all sending zone properties.

~~7-8.~~ The Deed of Severance and Conservation Easement shall be recorded in the office of the Cache County Recorder. Upon recordation of the Deed of Severance:

- a. The TDRs are severed from the sending property.
- b. The conservation easement shall be in compliance with the permitted uses in the Transfer of Development Rights Sending Overlay.

~~8-9.~~ The Deed of Severance shall be in a form substantially similar to the Deed of Severance attached as an exhibit to this ordinance and must otherwise comply with the requirements of this ordinance. Any changes to the deed attached as an exhibit in a particular case shall be in a form that is approved by the Nibley City Attorney.

19.48.030 Transfer of Development Rights Receiving Overlay

The creation of the Transfer of Development Rights Receiving Overlay Zone and designation of Receiving Properties is intended to preserve the areas in Nibley to retain its rural heritage by designating areas that could receive density that is transferred from a Sending area.

This TDR program creates development rights and allows for the transfer of development rights in accordance with provisions contained in the Overlay. These provisions are intended to shift existing development potential or rights to areas that are more appropriate for residential development.

- A. Permitted Uses in Receiving Areas are limited to those uses which are permitted in the underlying zoning districts or as modified in below.
- B. Permitted Uses that include written additional standards – such standards shall still apply.
- C. Receiving Areas Identified.
 1. Receiving areas shall be designated on the official Zoning Map of Nibley City and shall function as overlay zones, such that all the provisions of the underlying zone shall apply, unless altered by the provisions of the overlay.
 2. Where a property is partially contained within a Receiving Area, only the portion of the property contained within the Receiving Area may be used for the purposes of applying transferable development rights (TDRs).
 3. A property owner may apply to have their property be designated as a Receiving Area and rezoned to receive the Transfer of Development Rights Receiving Overlay Zone through the City's rezoning process set forth in 19.02.
 4. The City Council may designate additional areas as a Receiving Area through the City's rezoning process. The Zoning Map should be updated upon designation. For future receiving area designations, the Planning Commission and City Council, in accordance with City Code, shall consider the ability of the property, utilities, nearby roadway networks, transportation system capacities and options, and other land use characteristics to accommodate additional density on the property.
 5. A receiving property that brings TDR credits to their property may only use the development rights permitted in accordance with the existing zoning regulations applicable to the receiving property and as shown in the table below:

Base Zoning	Base Density	Receiving Area
		Allowable Density Increase

R-1, R-1A, R-2, R-2A Zones	As per zone	Up to 50% increase over the existing zone requirements
R-PUD eligible areas	5 units per net developable acre	Up to 15 units per net developable acre
R-M eligible areas	10 units per net developable acre	Up to 20 units per net developable acre
Residential/Commercial mixed use Buildings-projects within C or C-N zones	As per existing zone	Up to 15 units per net developable acre

Commented [JJ4]: Policy - suggesting a change in base density to the R-PUD and housing types allowed in the zone

Commented [LR5]: These thresholds depend upon where the R-M ordinance changes land.

6. Procedure for Calculating Allowed Number of Housing Units: The Allowed Number of Units including the density bonus for transferrable development rights shall be determined as follows. The developer shall follow the process outlined below to determine allowable number of units of the proposed subdivision and use these properties in developing the subdivision plats. All calculations and measurements shall be clearly documented in order and following the process outlined below and submitted with the preliminary plat application. All calculations will be based on the parcel's current zone at the time of application and the associated Lot Standards.

- Provide to the City the total area contained within the subdivision plat.
- Provide to the City the total area being dedicated to rights-of-way.
- Provide to the City the total acres of Constrained and Sensitive Land.
- Provide to the City the total Net Developable Land area as defined within this section.
- State the area of proposed Open Space Land.
- Calculate Open Space Ratio.
- Calculate the Base Number of Lots per zone:
 - Base Number of Lots R-1 = Net Developable Land / 1 acre
 - Base Number of Lots R-1A = Net Developable Land / .75 acre
 - Base Number of Lots R-2 = Net Developable Land / 0.5 acre
 - Base Number of Lots R-2A = Net Developable Land / 0.32 acre
 - Base Number of Lots R-PUD eligible areas = Net Developable Land / 0.2 acre
 - Base Number of Lots R-M eligible areas = Net Developable Land / 0.1 acre
- Determine density bonus based upon the following: number of TDRs to be transferred to the project / Base number of Lots = Bonus Density multiplier
 - Total allowed lots = Base number of lots + Base number of lots multiplied by the Bonus Density multiplier with the limits noted above.

- i. 7. Commercial mixed use developments within a TDR receiving overlay zone and a Commercial or Neighborhood Commercial zone must include a minimum of 50% of land for commercial uses. The 50% use may include the entirety of the ground floor area of buildings with commercial uses on the ground floor or horizontally separated uses where commercial uses occupy an entire. For buildings with partial commercial uses on a floor or vertically separated uses, only the ground floor area of the portion dedicated to commercial uses may be counted. The portion of land that is apportioned as a commercial use shall

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include the ground floor area of commercial uses, as described above, and supportive uses, including parking and landscaping. Parking for a mixed-use building that is required for residential uses shall not be included as part of the land apportioned as commercial use. The residential density shall be calculated based upon the area that is dedicated to residential uses, including any mixed-use buildings. Any residential uses along 4400 South or Highway 89/91 shall be setback at least 500 feet from each right-of-way.

- D. Properties designated as receiving areas and with proof of transferred development credits, as shown in City and County records, shall be vested in the density of the underlying zone plus the additional development credits up to the limits shown in "e" above. Properties designated as receiving areas that are within R-PUD or R-M eligible areas shall be vested in the density of the R-PUD or R-M zoning designation plus additional development credits up to the limits shown in "e" above. Transfer of Development Rights to Receiving Properties shall comply with the following:
1. Any proposed transfer of development rights may be initiated only upon completing an Eligibility application by the owners of the sending properties, holders of a TDR Certificate, or owners of the receiving properties.
 2. Nibley City may not require property owners to transfer or receive a transfer of development rights as a condition of the development of any property, however no increases in density beyond what the existing zone allows shall be given without proof of transferrable development credits from a sending property.
 3. The record owner of receiving property within the Transfer of Development Rights Receiving Overlay Zone shall file an application for a determination of eligibility to determine the number of transferrable residential development rights available to be transferred and affixed to one or more receiving properties in compliance with this ordinance. Such application shall include:
 - a. A completed determination of eligibility application and TDR Certificate from the sending property.
 - b. A tax map, plat or site plan outlining the boundaries of the property for each lot, tract or parcel as described in the deed.
 - c. The existing zoning of the property.
 - d. A title policy or other title documentation for the receiving property including a legal description of the receiving property.
 - e. A copy of a survey plat of the proposed receiving parcel prepared by a surveyor licensed in the State of Utah.
 - f. Water shares or rights necessary to support the new project as provided in NCC 21.12.020.
 - g. A statement of the number of residential development rights proposed to be transferred and affixed as residential development rights to one or more receiving properties, and calculations upon which the number is based.
 - h. All applicable fees.
 - i. A signed conservation easement agreement covering the sending property with a certified Land Trust, non-profit organization or Nibley City
 - j. Any additional information required by Nibley City, shown in the application, as necessary to determine the number of residential development rights that qualify for transfer.
 4. The City shall provide a written statement of the maximum number of TDRs available to be transferred and affixed to one or more receiving properties.

~~a.—Each development project must have a minimum of 10 TDR credits or one half (1/2) TDR credit per net developable acre of the development in the receiving zone, whichever is greater.~~

5. A transfer of development rights occurs when the owner of the development rights records a Deed of Transfer against the receiving property in the land records of Cache County.
6. The Deed of Transfer shall be executed by the sending area property owners of the development rights being transferred, and any lien holders of such property owners, and shall identify the development rights being severed, and the sending properties and/or the receiving properties, as applicable.
7. No Deed of Transfer may be recorded among the land records of Cache County unless the Deed of Transfer contains a copy of the signed TDR Certificate by the City Planner indicating the number of residential development rights being transferred and/or affixed to one or more receiving properties.
8. Upon recordation of the Deed of Transfer, the transferable development rights are conveyed to one or more parties and/or are affixed to one or more receiving properties stated in the Deed of Transfer.
9. The Deed of Transfer shall be in a form substantially similar to the Deed of Transfer attached as exhibit "C" to this ordinance and shall otherwise comply with the requirements of this ordinance and any changes to the deed attached as an exhibit in a particular case shall be in a form that is approved by the Nibley City Attorney.
10. Any transfer of development rights to a receiving property pursuant to this ordinance only authorizes an increase in maximum residential density over the base density as per the table in "d" above.
11. The existing zoning district regulations may be reduced/modified in terms of the following table:

	R-M Eligible Areas	R-PUD Eligible Areas	R-1	R-1A	R-2	R-2A
Minimum lot area ¹ (Single-family) ²	4,500 sq. ft.	4,500 sq. ft.	14,000 sq. ft.	12,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.
Minimum lot width ³	50'	50'	100'	80'	70'	65'
Minimum front yard setback (principal use) ⁴	7'	7'	20'		12'	
Minimum garage front setback ⁵	20'	20'	25'		22'	
Minimum side yard, interior	5'		10'		8'	

¹ Lot bonus increase is only granted a maximum per table in 19.48.030 C 5 and it is expected that each development will have a variety of lot sizes and not all lots will be the minimum size.

² Two-family housing is permitted per Nibley City Code 19.20. Minimum lot size per two-family home is 9,000 sq. ft or minimum area per zone in TDR ordinance, whichever is greater.

³ Lot width is measured at the front yard setback line.

⁴ The building home setback includes the front of the home, living spaces, and porches, but not garages.

⁵ The garage is intended to be setback further than the home.

setback			
Minimum side yard, street setback	15'	20'	15'
Minimum rear yard setback ⁶	10'	20'	15'
Parking	10% parking minimum reduction	10% parking minimum reduction	Not applicable
Unit Types & Unit Split	Not applicable	A minimum of 20% percent of the units must be single-family detached. Remaining units may be flexible attached and/or multi-family units	
Minimum project size	Not applicable	20 acres	

12. Developments in R-PUD eligible areas – housing types may include flexible attached units with building lengths no greater than 150'. Projects with bonified TDR credits, shall, when the application meets all City standards, be approved after appropriate administrative processing for a subdivision or conditional use.
13. Proposals for use of TDR credits within the R-PUD eligible areas as currently shown in NCC 19.32.030, shall become administrative and not require the rezone process in order to apply TDR credits to the project in order to allow for density which is greater than 50% greater than the underlying residential zoning designation. R-PUD projects shall follow the development standards and approval process of NCC 19.32, except as provided in this chapter.

⁶ Minimum alley or rear loaded setbacks are 5' if garage is located on the rear and is accessed from the alley.

When Recorded, return to:
Nibley City
Attn: City Planner
455 West 3200 South
Nibley, UT 84660

Affected Parcel No(s). _____

Deed of Severance and Conservation Easement

This Deed of Severance and Conservation Easement ("Deed") is made this _____, 20__, by and between _____ ("Grantor") and Nibley City, a Utah municipal corporation ("Holder").

RECITALS

WHEREAS Grantor is the sole owner in fee simple of certain real property, which is more particularly described in Exhibit A, attached hereto and incorporated by this reference ("Property");

WHEREAS Grantor desires to sever the development rights from the Property, which rights may be transferred to other receiving property within Nibley City pursuant to Chapter 19.48 of the Nibley Municipal Code TDR Program;

WHEREAS Grantor desires to convey and dedicate a conservation easement created pursuant to Utah Code Ann. §57-18-1 *et. seq.* on the Property to Holder; and

WHEREAS Holder desires to accept the dedication of conservation easement to further the stated goals of the TDR Program;

NOW, THEREFORE, Grantor and Holder, for and in consideration of the foregoing do hereby agree as

follows:

Severance of Transferable Development Rights

The development rights associated with the Property are hereby severed and converted to Transferable Development Rights (TDRs). The TDRs severed from the Property are eligible to transfer to other places within Nibley City consistent with the TDR Program and are evidenced by that certain Certificate of Transferable Development Rights No. _____. Further development of the Property is prohibited except as in accordance with the TDR Program.

Conservation Easement

In consideration of the TDRs granted and the severance of the development rights from the Property, Grantor does hereby grant and convey, pursuant to and in accordance with Utah Code Ann. § 57-18-1 *et. seq.*, in perpetuity, to Holder, its assigns and successors in interest, a conservation easement in said real property of the Grantor of the nature and character and to the extent hereinafter expressed, to be and to constitute a servitude upon said real property of the Grantor, which estate, interest, easement and servitude will result from the covenants and restrictions set out below and hereby imposed upon the use of said property of said Grantor, and to that end and for the purpose of accomplishing the intent of the parties hereto, said Grantor covenants on behalf of itself, its heirs, successors and assigns, with Holder and its assigns to do and refrain from doing, severally and collectively, upon the Grantor's said property, the various acts hereinafter mentioned. Grantor commits by this easement to _____ use for a period of at least ten years via a lease or continued ownership. A non-profit organization, land trust, or the City hereby commits to long term management of the Property in accordance with the Nibley City TDR Program and the rights, limitations, and restrictions set forth in this Deed. Grantor and/or developer has provided evidence of commitment by said entity and payment of any associated fees. The managing entity is:

Name:

Entity Type:

Physical Address:

Signature of Managing Entity: _____

Name and Title of Signer: _____

The restrictions hereby imposed upon the use of said property of the Grantor, and the acts which said Grantor so covenants to do and refrain from doing upon its said property in connection therewith are and shall be as follows:

1. The easement property herein described shall be kept in a manner consistent with the TDR Program.
2. Except as allowed by the TDR Program, there shall be on or in the easement property no fillings, excavating, removal of topsoil, sand, gravel, rock, minerals, or other materials nor any building of roads or change in the topography of the land in any manner, other than that caused by the forces of nature, or as reserved hereafter.
3. Herbicides and pesticides can be sprayed, when it is necessary for the raising of crops. Fencing will be allowed where necessary for farming operations or confining livestock.
4. No power lines with voltage in excess of 12kV may be erected, nor any interest in the easement

property shall be granted for this purpose. The Grantor reserves the right and easement on the real property to maintain and repair existing telephone, electric, water wells, or other utility lines or mains needed to provide for the needs of the Grantor, its successors or assigns. The area needed to repair said facility shall be the minimum necessary to accomplish the task as agreed upon in writing by the Grantor and Grantee. Upon completion, the area shall be restored to its previous state or as near as practical.

5. The land shall at all times be kept free of garbage, trash, and inoperable machinery; and no other unsightly material shall be allowed to accumulate or be stored thereon.
6. Each and every other activity or construction which might reasonably endanger the natural, agricultural, or scenic state of the easement property is forbidden.
7. Nibley City reserves the right to periodically inspect said property for violations of the easement property, and if upon sixty (60) days advance written notice the Grantor has not eliminated said violations, Nibley City may remove or eliminate, at the expense of the landowner, any violation by Grantor of the easement. A Nibley City authorized representative may enter upon said lands for the purpose of inspection. Said easement is not a public easement.
8. Nibley City reserves the right to post or clearly mark the boundaries of said easement.

The conservation easement granted hereunder and the covenants heretofore made are subject to the following rights of the Grantor which are expressly reserved hereunder.

1. Except as expressly limited herein, the Grantor reserves for itself, its heirs, successors and assigns, all rights as owner of the easement property, including the right to use the easement property for all ownership purposes not inconsistent with this easement or the TDR Program, including agricultural uses or other uses allowed by the TDR Program.
2. The right to build structures for agricultural use and occupancy subject to following applicable rules of the TDR Program, building codes, and setback regulations.
3. The lands of the Grantor, herein above referred to and to which the provisions of this instrument apply, are situated in Nibley City, Cache County of Utah, the State of Utah, and are more particularly described as follows:
 - a. See Attached "Exhibit A: Property Description".

TO HAVE AND TO HOLD unto Nibley City and its assigns forever. The covenants agreed to and the restrictions imposed, as aforesaid, shall be binding upon the grantor, its heirs, successors, and assigns, and each of them, and shall constitute a servitude upon the above described land.

IN WITNESS WHEREOF, the Grantor has hereunto set hand on the day and year first above written, Signed and acknowledged in the presence of the notary public below:

Printed Name of Grantor

Signature of Grantor

Date

CACHE COUNTY, STATE OF UTAH

Before me, a notary public in and/or said county and state, personally appeared the above-named Grantor, who acknowledged that he/she did sign the forgoing instrument and that the same is his/her free act and deed whereof I hereunto set my hand and official seal this day _____, _____.

Notary Public

EXHIBIT A: PROPERTY LEGAL DESCRIPTION

TRANSFERABLE DEVELOPMENT RIGHTS CERTIFICATE

Certificate of Transferable Development Rights

TDR Certificate Number: #

This document certifies that:

1. Owners of real property located in Nibley, Utah, have filed a Determination of Eligibility Application with the Nibley City Community Development Department to determine whether the property is eligible for the creation of Transferable Development Rights.
2. The Nibley City Planner has determined that the property is eligible for the creation of Transferable Development Rights in accordance with Chapter 19.48 of the Nibley City Municipal Code.
3. The Nibley City Planner has determined the number of Transferable Development Rights that the property is eligible for in accordance with Chapter 19.48 of the Nibley City Municipal Code.
4. The owners of the property have signed a Deed of Severance and a Conservation Easement or trail easement has been established with _____.
5. This Certificate represents the creation of Transferable Development Rights that will become valid and enforceable in accordance with Chapter 19.48 of the Nibley City Municipal Code upon the lawful and proper recordation of the Deed of Severance and Conservation Easement.
6. The following number of Transferable Development Rights are created and severed from the property identified by the Parcel ID Number below and further described by the attached legal description.
7. The Transferable Development Rights represented by this Certificate are eligible to be transferred to Receiving Areas in Nibley City in accordance with Chapter 19.48 of the Nibley Municipal Code.

Transferable Development Rights granted: _____

Property from which Transferable Development Rights originated (Cache County Parcel ID Number):

Signature of City Planner

Date

Property Legal Description:

DEED OF TRANSFER

Deed of Transfer

When Recorded, return to:
Nibley City Planner
455 West 3200 South
Nibley, UT 84660

Affected Parcel No.: _____

Deed of Transfer Number: _____

Name(s) of Owners: _____

This document certifies that:

1. Owners are the holders of a Certificate of Transferable Development Rights (TDR Certificate) No. _____, which evidences transferable development rights (TDRs) eligible for transfer to a receiving property consistent with Nibley City pursuant to Chapter 19.48 of the Nibley City Municipal Code.
2. Owners have filed a Determination of Eligibility Application with the Nibley City Community Development Department to determine whether the TDRs are eligible to be transferred to receiving property within Nibley City.
3. The Nibley City Planner has determined, in accordance with Chapter 19.48 of the Nibley City Municipal Code, that _(number) TDRs are eligible to be transferred to property located at _____, County Parcel No(s). _____ (Receiving Property).
4. This Certificate represents the transfer of TDRs that will become valid and enforceable in accordance with Chapter 19.48 of the Nibley City Municipal Code upon the lawful and proper recordation of this Deed of Transfer.
5. Up on recordation of this Deed of Transfer, the TDRs associated with TDR Certificate No. _____ shall be extinguished. Holder of the TDR Certificate shall surrender the TDR Certificate before this Deed of Transfer is issued.

Transferable Development Rights: _____

Cache County Parcel ID Number: _____

Signature of City Planner

Date

Property Legal Description:

19.08.010 Establishment Of Zones

For the purpose of this title, the city is divided into the following zones and districts in which land uses shall be limited as specified in this title:

Agricultural zone ~~(A)~~
Rural estate zone ~~(R-E)~~
Residential zone ~~low density~~ ~~(R-1)~~
Residential zone ~~low density~~ ~~(R-1A)~~
Residential ~~zone~~ medium density ~~(R-2)~~
Residential ~~zone~~ medium density ~~(R-2A)~~
Residential ~~zone-high density~~ ~~mixed use~~ ~~(R-M)~~
Commercial zone ~~(C)~~
Neighborhood commercial zone ~~(C-N)~~
Industrial zone ~~(I)~~
Floodplain overlay ~~district-zone~~ ~~(FP)~~
~~Residential Planned Unit Development Overlay Zone (R-PUD)~~
~~Transfer of Development Rights Sending Overlay Zone (TDR-S)~~
~~Transfer of Development Rights Receiving Overlay Zone (TDR-R)~~

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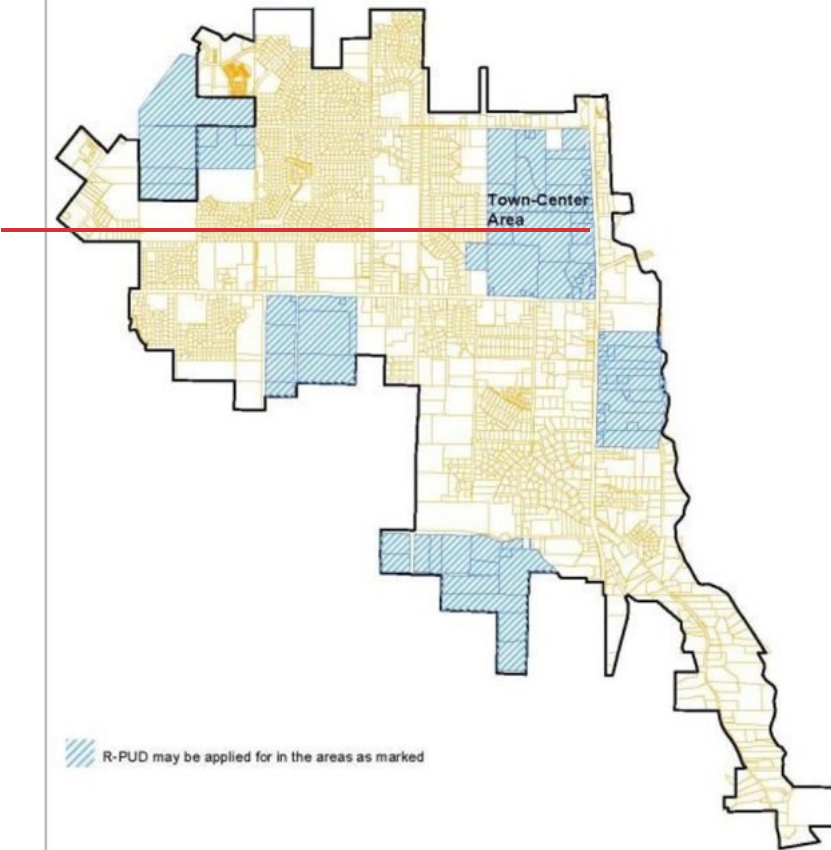
Classification will be determined on the basis of location, topographical features and other reasonable considerations to guide the orderly physical development and ensure neighborhood compatibility and stability of the city in accordance with the Nibley General Plan.

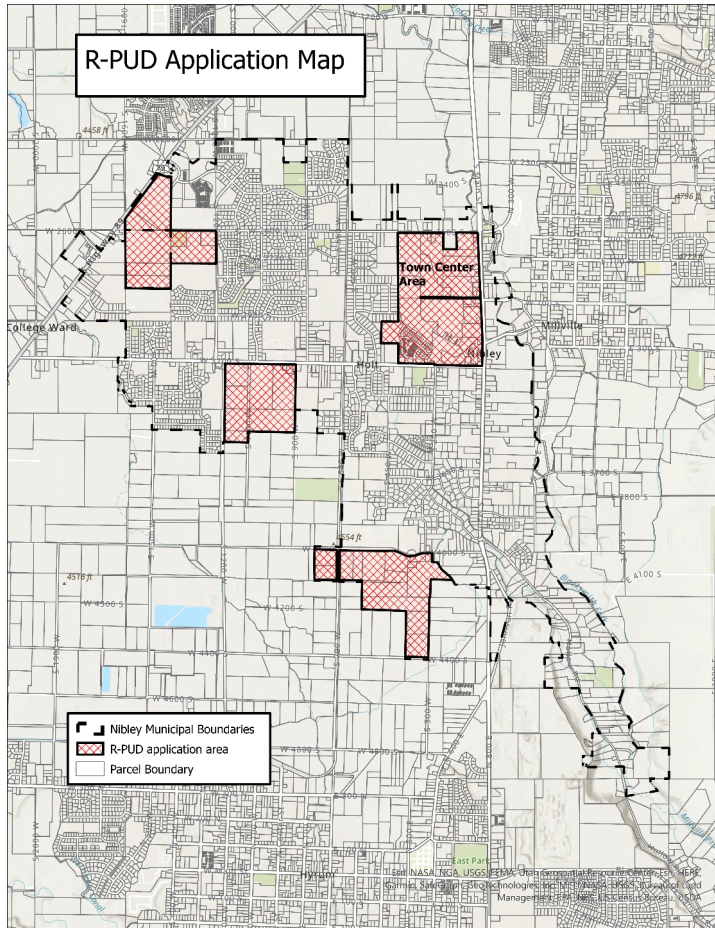
19.32.030 Use Regulations

- A. An R-PUD may be applied for by following the steps listed in 19.32.070 (A) on properties designated on the R-PUD Application Map in NCC 19.32.030(B). These areas keep their base zoning, with that zoning's standards, conditions, and restrictions, unless the City Council approves the use of the R-PUD through an R-PUD application process. R-PUDs are prohibited in all other areas. The City Council, with a recommendation from the Planning Commission, may make changes to what parcels are labeled on the R-PUD Application Map by following proper ordinance change procedures.

B. R-PUD Application Map

19.32.030 (B) R-PUD Application Map





- C. The following are permitted uses in an R-PUD:
1. Single Family and Townhome dwelling units may be permitted uses, as defined within this ordinance.
 2. Within the Town Center, Single Family, Patio Homes, Townhomes and Condominiums may be permitted uses, as defined within this ordinance.
 3. All other uses not defined within this chapter shall comply with the underlying zone, lot size, and the Land Use Chart in NCC 19.20, unless otherwise specified within this ordinance.
- D. Any uses not specifically permitted or conditionally permitted are prohibited.
- E. Animal Use: All animal uses shall be in accordance with Nibley City Code.
- F. Up to 30% of the Net Developable Area may be approved for neighborhood commercial use as part of an R-PUD. These uses shall comply with Nibley's City's Neighborhood Commercial Zone Use Chart and standards as listed in NCC 19.14.050. These parcels shall be labeled on the plat as Neighborhood Commercial.
- G. When calculating density for dwelling units, any Neighborhood Commercial area shall be subtracted from the Net Developable Area of the R-PUD.

- H. At no time shall the Planning Commission or City Council approve an R-PUD overlay application if the total possible percentage of R-PUD overlay areas exceed 15% of Nibley City's total land area.

19.32.040 Area And Density Regulations

- A. Minimum development size: The minimum total area for an R-PUD shall be 40 acres
- B. Housing Types: Only single-family homes and town homes are allowed in the R-PUD in residential areas, except as allowed in the Town-Center Area. The density shall be based on Net Developable Acres of the development as follows:
1. Equal to or less than 5 units per Net Developable Acre a. Single Family Home R-PUD must contain a minimum of 50 units.
 2. A Mix of Single Family and Townhomes: Equal to or less than ~~40~~ 5 units per Net Developable Acre. Up to 60% of dwelling units can be townhomes. a. A Mix of Single Family and Townhomes R-PUD must contain a minimum of 120 units.

19.32.080 Development Standards

These standards are intended to create R-PUD developments that will establish permanent neighborhoods and provide a sense of community. To meet the intent of this section, the following provisions shall be applied to all new multi-family residential and mixed-use developments. For exterior remodels, these standards shall be required. Commercial areas of an R-PUD must comply with Nibley City Commercial design standards for commercial developments.

- A. Townhome, Patio Homes, and Condominium Architectural Standards
1. General Design Concepts. New development shall be designed for its specific context within Nibley City. Developments shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials, and colors shall coordinate.
 2. All facades shall include architectural treatments to provide visual interest and to differentiate individual units. These design standards shall be applicable to all sides of a building, with each façade (front, rear, and side) being required to meet the terms of this Section.
 3. Building Materials. The majority of each façade (51% or more of the wall area excluding windows and doors) shall be constructed of the following hard surface building materials: brick, stone, stucco, treated or split face decorative block (CMU), fiber cement siding, concrete, composite siding, or other durable building material as approved by the City Council. EIFS or untreated concrete block (CMU) may be allowed as an accent or secondary material only. The Planning Commission may approve metal as an exterior building material and as a primary material on a case-by-case basis if an applicant can show that the type of metal is of a high grade and provides architectural quality to a building.
 4. Vertical Separation. Buildings in excess of one (1) story in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-façade cornice or trim, a change in material, style or color, a façade step-back or roof pitch with dormer windows, or other methods.
 - 4-5. ~~Building Length: Building length shall not exceed 150 feet.~~
 - 5-6. Building Entrances. Building entrances shall have porches and shall be oriented toward the street or an open space area and provide connecting pedestrian access between the street, parking or open space areas.
 - 6-7. Variation. Townhome dwellings units shall be designed with architectural wall variations spaced at intervals of thirty (30) to fifty (50) feet in linear width, depending on the

size of the building. The following architectural features shall be incorporated into the design of the building:

- a. Change in building materials;
- b. Building projections measuring at least twelve (12) inches in depth based on the scale of the proposed building;
- c. Awnings and lighting, or another architectural variation as approved on a case-by-case basis that creates visual interest.

~~7.8.~~ Garages. Townhomes shall be designed oriented toward exterior public roads with rear loading garages accessed by a paved parking area or alleyway, except along Highway 165 and 89/91 as approved. Rear loading garages are highly encouraged for townhomes located on interior project roads with units oriented toward a road or common courtyard area. Front loading garages may be allowed for townhomes that do not have any portion of the building adjacent to a current or planned public road or street outside of the development. Multiple unit structures shall have garages incorporated into the primary structure. At least fifty percent (50%) of units shall contain a two-car garage. Detached garages are prohibited in R-PUDs

DRAFT- Nibley TDR Overlay Zones

December 30, 2022

