
**City of Nibley
Planning Commission
Held at Nibley City Hall
455 West 3200 South
Nibley, UT 84321
Thursday February 02, 2023**

Call to Order – Roll Call – Approval of Agenda – Approval of Minutes

Meeting called to order at 6:31 p.m.

Present: Commission Chair Garrett Mansell, Commission Vice Chair Bret Swenson, Commissioner Matt Logan and Commissioner Karina Brown

Absent: Commissioner Tyler O Bray

Staff Present: City Planner Levi Roberts, Assistant Recorder Jamie Ann Gonzales and City Engineer Tom Dickinson

Guests Present: Mayor Larry Jacobsen

Applicants:

There was general consent for the evening's agenda.

There was general consent for January 19, 2023, meeting minutes.

Public Hearing: Ordinance 23-06: Amending NCC 19.20.020 to remove 'Mobile Home Park' from the Land Use Chart

Mr. Roberts utilized an electronic presentation entitled *Land use Chart- Mobile Home Parks* (a printed copy of the presentation is included in the printed, record copy of the meeting minutes).

His presentation included:

- **Background**

Clair Schenk arrived at 6:32 p.m.

- **Staff Recommendation**

Recommend approval of Ordinance 23-06: Amending NCC 19.20.020 to remove 'Mobile Home Park' from the Land Use Chart

Commissioner Mansell read aloud the rules for public comment.

Commissioner Mansell opened the public hearing at 6:38 p.m.

Alan Briggs - 2845 S 600 W

[00:06:38] Alan Briggs 2845 South 600 West definitely support this. That was kind of a nasty surprise, not judgmentally, but as a homeowner and this, it would be nice to not have that get sprung on us again. We don't have a lot of industrial spots, but the City Planner is right. Industrials aren't the place for mobile homes. And I'd be okay if there weren't any more mobile home parks in Nibley. We've got one, that seems enough. It doesn't seem like our town is really built for them. So, I'm definitely in favor of this and I appreciate your consideration thank you. [00:07:36][57.9]

Edward Chalfant – 858 W 2770 S

[00:07:45] Edward Chalfant 858 West 2770 South. First up, I want to thank the Commission for you know for a great meeting the month before when we had you know the big public speaking and a lot of people came out. I want to thank you guys for listening to the community and, you know, I understand that there is things that happened at this last meeting that I wasn't able to attend. But, you know, thank you for all your hard work. And the planner, you know, is 100% correct. You know, mobile home parks are not for industrial area. I work with low-income families, probably more so than most communities' resources around. I have anywhere from 500 to 600 families that I serve every month through our diaper bank and our basic needs bank. And, you know, one of their biggest concerns is housing and the cost of housing. You know, mobile homes are a great. You know, tool for certain areas, places that, you know, don't get 30 below you know or 20 below or 15 below, you know. But, you know, having those standards for, you know, a situation like this, you know. It would be great to have for in the future that if anything like this was to ever come up, that we had things in place that, you know, we were able to as a community and address it. So thank you for all your hard work and, you know, keeping up things. [00:09:28][59.9]

Reed Cutler – 879 W 2880 S

[00:09:35] Reed Cutler 879 West 2880 South. I just want to thank you guys for taking like the city's concern in the last meeting. So and not allowing this. So thank you. [00:09:47][3.6]

Seeing no further comments, Commissioner Mansell closed the public hearing at 6.41 p.m.

Discussion and Consideration: Ordinance 23-06: Amending NCC 19.20.020 to remove 'Mobile Home Park' from the Land Use Chart

Commissioner Brown said it was very good to hear from the public at the last big meeting and thanked them for sharing their concerns. She said she supported the ordinance amendment but was concerned about housing affordability. She read some data about the rise in average home prices in 2010, 2020 and last May in 2022. She expressed consideration to add something on the books in the future in unique areas where it would fit to have a mobile home park but not in the industrial zone.

Commissioner Logan asked if there was any other place that a mobile home park could be built, if they approved the ordinance. He received clarification that removing it from the chart would mean that it was not an allowed use. Mr. Roberts stated that he consulted with the City Attorney who suggested this was the way to go about removing it from the ordinance. Commissioner Logan

appreciated the public coming out and sharing their opinions. He said that was how it should be and how he got involved and thanked them.

Commissioner Mansell recognized Clair Schenk, the new Alternate Planning Commissioner who will be sworn in at the next meeting.

Action: Recommend approval of Ordinance 23-06: Amending NCC 19.20.020 to remove 'Mobile Home Park' from the Land Use Chart
Motion: Commissioner Swenson
Second: Commissioner Logan
Vote: Unanimous; 4-0

Public Hearing: Ordinance 23-05: Amending NCC 19.24.250 to remove requirements for impact fees for accessory dwelling units

Mr. Roberts utilized an electronic presentation entitled *ADU impact fee exemption* (a printed copy of the presentation is included in the printed, record copy of the meeting minutes).

His presentation included:

- **Background**
- **Staff Recommendation**
Recommend approval of Ordinance 23-05: Amending NCC 19.24.250 to remove requirements for impact fees for accessory dwelling units

Commissioner Mansell opened the public hearing at 6:49 p.m.

Seeing no comment, Commissioner Mansell closed the public hearing at 6:49 p.m.

Discussion and Consideration: Ordinance 23-05: Amending NCC 19.24.250 to remove requirements for impact fees for accessory dwelling units

Mr. Schenk received clarification that the ADU (Accessory Dwelling Unit) was on the same meter for water and sewer as the residential home and was supposed to have a separate mailing address. He did not see any impact on the city.

Commissioner Brown thought it was a great idea.

Commissioner Logan said it was great and gave a thumbs up.

Action: Recommend approval of Ordinance 23-05: Amending NCC 19.24.250 to remove requirements for impact fees for accessory dwelling units
Motion: Commissioner Swenson
Second: Commissioner Logan
Vote: Unanimous; 4-0

Staff Report and Action Items

Mr. Roberts reported on the following:

- Elkhorn Mobile Estates
 - Not Moving Forward
- TDR (Transfer of Development Rights) Ordinance
 - City Council Passed First Reading
- Moderate Income Housing Plan
 - Passed
 - State Compliant Letter Received
- Carport Setback Amendments
 - Passed
- Next Meeting
 - Clair Schenk Swearing
 - 2023 Goals
- The Utah Land Use Institute Training
 - February 22, 2023
- Parks and Recreation Master Plan RFP (Request for Proposal)
 - Steering Committee
 - Commissioner Logan
 - Commissioner Brown

Commissioner Mansell adjourned the meeting at 6:58 p.m.

ATTEST:

Jamie Ann Gonzales, Assistant Recorder