

NIBLEY CITY CORPORATION
PLANNING AND ZONING COMMISSION
Wednesday, December 13 , 2006

The following motions were made during the meeting:

Motion #1: Commission member Larry Jacobsen made a motion to approve a request by Andrew Barnes for a Conditional Use Permit and Business License for a home office located at 933 West 2575 South with conditions as outlined on the application as well as...

- 1. Adequate indoor storage of any supplies and materials**
- 2. and prohibiting any signs to advertise the business.**

Commission Member Aaron Bleisner made a second to the motion which was approved unanimously.

Motion #2: Commission member Larry Jacobsen made a motion to table discussion regarding a request for a building permit for a sign to be located at 1200 West and 29980 South until the easement is established and there is a full lighting plan. Commission member Shawn Del Hunsaker made a second to the motion which was approved unanimously.

Motion #3: Mr. Jacobsen moved to approve the final plat for Spring Creek Crossing Phase 1 and 2 of a Planned Unit Development "Spring Creek Crossing"- a town home community consisting of 114 units in a residential R-2A Zone located South of approximately 2350 South and between 800 West and between 1200 West and East of approximately 1300 West subject to resolution of large vehicle parking to be reviewed by city staff and an engineering review. Mr. Rudd made a second to the motion which was approved unanimously.

Motion #4: Curtis Rudd made a motion to approve a request for Preliminary and Final Plat approval for Phase 2 of Sunrise Meadows containing approximately 15.06 acres more or less located between 1100 West and 1200 West and approximately between 2455 South and 2600 South. Shawn Del Hunsaker made a second on the motion which was approved unanimously.

Motion #5: Shawn Del Hunsaker made a motion to approve Preliminary and Final Plat approval for Phase 3 of Sunrise Meadows containing 14.19 acres more or less located between 1000 West and 1200 West (Meadow Lane) and approximately between 2465 South and 2600 South with a change on the final plat under Notes and Restrictions be made where it reads Lot 33 to be changed to Lot 92. Curtis Rudd made a second to the motion which was approved unanimously.

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MINUTES OF THE MEETING

Minutes taken by Deputy City Recorder Kerry Bringhurst.

The following members of the Nibley City Planning and Zoning Commission were in attendance: Chairman Wayne Anderson, Commission members Larry Jacobsen, Shawn Del Hunsaker, and Curtis Rudd, Aaron Bleisner and Nibley City Councilman Scott Wells. Also in attendance was City Planner Conley Thompson. The meeting took place in the Nibley City Hall, 625 West 3200 South.

Item 1: Previous Minutes and Evening's Agenda. Commission member Shawn Del Hunsaker made a motion to approve minutes from the previous commission meeting and the evening's agenda. Commission member Curtis Rudd made a second to the motion which was approved unanimously.

Council member Aaron Bleisner made a motion to suspend the agenda. Commission member Curtis Rudd made a second to the agenda which was approved unanimously.

Item 2: K & B Construction- request a consideration for a Conditional Use Permit and Business License for a home office located at 933 West 2575 South. Applicant Andrew Barnes asked Mr. Thompson to present his request before the council. Mr. Thompson recommended the commission approve the request as presented in the official application for a company to conduct construction cleanup.

Commission member Larry Jacobsen made a motion to approve a request by Andrew Barnes for a Conditional Use Permit and Business License for a home office located at 933 West 2575 South with conditions as outlined on the application as well as...

1. Adequate indoor storage of any supplies and materials

2. and prohibiting any signs to advertise the business.

Commission Member Aaron Bleisner made a second to the motion which was approved unanimously.

Item 4: Stonebridge Subdivision- Building Permit for Sign Located at 1200 West and 29980 South. The developer, Mr. Anderson, has requested authorization to relocate a sign from the South side of the subdivision entrance to the North side. After further discussion it was decided to table the discussion until a review of the plat map can be made. The commission also requested the developer provide a more detailed explanation on lighting issues and better establish of easements.

Commission member Larry Jacobsen made a motion to table discussion regarding a request for a building permit for a sign to be located at 1200 West and 29980 South until the easement is established and there is a full lighting plan. Commission member Shawn Del Hunsaker made a second to the motion which was approved unanimously.

Item 5: Spring Creek Crossing Phase 1 and 2- Noel Ballstaedt and Jason Christensen from Garbette Homes Corporation and Immaculate Construction met before the commission to request consideration for Final Plat approval of a Planned Unit Development "Spring Creek Crossing"- a town home community consisting of 114 units in a residential R-2A Zone located South of approximately 2350 South and between 800 West and between 1200 West and East of approximately 1300 West. Mr. Ballstaedt outlined options for providing off-road parking as request by the commission. There was also a proposal outlying "pop-outs" where larger vehicles could park in front of the homes, yet off the street. Chairman Anderson said the plan does not seem to address parking of larger or extended cab trucks. Mr. Ballstaedt said the HOA prohibits vehicles from having either their bumper or trailer hitch extending onto the sidewalk. He said there may be isolated

incidents where parking of such a vehicle is needed. Mr. Ballstaedt said marketing for the homes is designed to attract home owners who usually have smaller vehicles. Commission member Bleisner said his experience with this type of development shows that developers typically designs parking that is never adequate, because of the quantity of vehicles and not the size of vehicles. He said there is never enough parking for the number of units being constructed.

Chairman Anderson allowed Brian Anderson to ask a question of the developer. Mr. Anderson asked if there would be a property manager to address the association rules and policies? Mr. Anderson was told the development will be managed. Mr. Bleisner said having such a management program is needed if this type of unit development is going to work.

In regards to parking it was recommend that additional parking be allowed for larger vehicles in a parking area located between units. Chairman Anderson suggested it might make sense to set the homes back further from the road to allow for additional parking and allow for trucks with extended beds, which might result in fewer units. He asked for the commission's opinion saying his observation is that other unit type developments in the valley are filled with larger sized vehicles. Jason Christensen said he is concerned that if too much parking is provided you encourage junk vehicles. Chairman Anderson said he wants to see parking that meets the needs of valley residents, even those who drive larger vehicles. He also suggested the landscaping be reviewed to determine if the parking is encroaching too much on the required landscaping space of 50% per unit. Mr. Thompson said he believes the landscaping is satisfactory, but asked that any recommended revisions to the plan be made before approval if the commission decides to allow for parking between units. Chairman Anderson said his review of the plans makes him question whether some units are meeting the landscaping percentages.

Commission member Bleisner said he does not like the plan which allows for parking to the side of the garage and in front of the home, which he said reduces the appeal of the development. Mr. Thompson agreed that there are a combination of problems that need to be addressed that deal with parking. Mr. Bleisner said it really comes down to having responsible management for enforcement and responsible homeowners. Mr. Jacobsen agreed enforcement is key and that if not adequate, could become a burden to the residents of Nibley when vehicles are allowed to park on sidewalks.

Mr. Christensen said the latest plans were drawn to address concerns outlined during the August 23, 2006 commission meeting. He feels these plans accomplish that goal. Chairman Anderson reviewed the August 23rd minutes which indicate that optional parking was not wanted as outlined in the original plan. The current plan does not have the option parking lots, but rather alternatives that include the parking next to the driveway and the "bump out" parking designs.

Chairman Anderson asked for the members of the commission to review whether or not there is adequate landscaping for the portion of the development where there is a two car garage and an access road or motor court. Mr. Thompson said he did visit a site where the developer has designed a similar project. He said he like the feel of this type of design and added that the open space where the homes face is very nice. He did add his concern for the need to have parking to accommodate larger vehicles. Commission member Jacobsen said where there is not an access door from the motor court, the landscaping is adequate. In fact, he said he likes the design so much that he wishes the other development were designed to have garages behind the home and not visible from the street. Mr. Christensen said in order to preserve the open space it is necessary to have vehicle access in the front for certain units. Mr. Ballstaedt said the variety of concepts allows for options to a variety of buyers. He said there are some buyers who prefer to have the back yard free for privacy rather than as a motor court.

Also a matter to be addressed was the billing methods for city services. Mr. Ballstaedt said he has met with the city manager and a plan has been outlined for billing, to include the payment of city bills to be made by the HOA. Mr. Thompson said the city will arrange for garbage pick up.

Mr. Jacobsen said matters of infrastructure for sewer and water need to be addressed. Mr. Thompson said it is his understanding the city engineer has reviewed the request and there appears to be adequate services available.

Mr. Thompson presented to the commission a letter from Turner Design Engineering who completed a review of the site construction documents. Reference approval to outflow water to the wetlands is a matter that needs to be addressed, according to the review. The developer has also been informed of additional items that need to be addressed before final approval is issued.

Chairman Anderson requested the developer include a warning device, such as a stamped concrete pad, be placed at the cross walk intersection where the motor court leads onto the main road. Mr. Jacobsen suggested it is a good idea, but that the commission allow for the building department to outline what standards the developer should follow. Mr. Ballstaedt said the codes will be checked and every attempt will be made to make the crossing safe. Chairman Anderson asked Mr. Thompson to inform the building department of the need to verify that the matter will be resolved as needed to help ensure public safety at intersections.

Before beginning discussion on the landscaping, Mr. Thompson asked the commission to give their opinion on the parking proposals. Mr. Jacobsen said the developer needs to make adjustments to the proposal to meet the need of providing parking for larger vehicles. Mr. Ballstaedt suggested the plan be changed to include 4-6 lots for large trucks of up to 24 feet. Mr. Thompson said the plan does not address what he feels is the need to increase the depth of the drive way along the perimeter of the driveway to allow for the possibility of additional parking. He also noted the west side of project along 1275 West does not show a sidewalk. Mr. Ballstaedt said the type of design is not unusual.

The commission agreed modifications to the plan can be included prior to the presentation and request for approval before the city council.

Kris Kvarfordt from Cache Landmark presented a landscaping plan for the development, including tree locations and types. Mr. Thompson said the plan needs to include mention that the wetlands and detention areas cannot be filled. The developer will include that in the final plat. Mr. Thompson said he will discuss the plant types with the public works department. The commission expressed appreciation to the developer and Mr. Kvarfordt for the will prepared landscape plan.

Mr. Jacobsen once again asked for some reassurance that necessary amenities be included for owners in the phase one development should phase two be delayed or never completed. Mr. Christensen said there was a feasibility study and amenities will be added as there is financial means and a population that will support the different projects.

The commission reminded the developer that a CUP will be needed prior to beginning the PUD. Mr. Jacobsen suggested that one of the conditions could be the requirement to have onsite managers for the HOA. Mr. Thompson asked if the commission is comfortable with having the conditions for the CUP be included in the development agreement? The commission agreed that would be appropriate.

Mr. Jacobsen expressed his appreciation for the information provided by the developer and said he feels the plan is well done and will benefit Nibley City. Chairman Anderson thanked the commission and asked for any additional comments. Seeing none he called for a motion

Mr. Jacobsen moved to approve the final plat for Spring Creek Crossing Phase 1 and 2 of a Planned Unit Development "Spring Creek Crossing"- a town home community consisting of 114 units in a residential R-2A Zone located South of approximately 2350 South and between 800 West and between 1200 West and East of approximately 1300 West subject to resolution of large vehicle parking to be reviewed by city staff and an engineering review. Mr. Rudd made a second to the motion which was approved unanimously.

Item 6: Sunrise Meadows Subdivision- Phase 2: Sherwood Hirschi of Nibley Sunrise Meadows LLC requested consideration for Preliminary and Final Plat approval for Phase 2 of Sunrise Meadows containing approximately 15.06 acres more or less located between 1100 West and 1200 West and approximately between 2455 South and 2600 South. Steve Earl represented the developer. Mr. Thompson outlined the map and the various phases on the updated preliminary map. The original request for phase two was not recorded according to Mr. Earl and therefore the request deals with a change in the phase lines. Chairman Anderson asked for the commission's opinion on a portion of the plan that outlines a road between phase two and phase three being shared by two separate owners. Mr. Earl said there would be 24 feet of asphalt installed as part of the half road that would be built initially until the other developer completes the remainder of the road project.

Curtis Rudd made a motion to approve a request for Preliminary and Final Plat approval for Phase 2 of Sunrise Meadows containing approximately 15.06 acres more or less located between 1100 West and 1200 West and approximately between 2455 South and 2600 South. Shawn Del Hunsaker made a second on the motion which was approved unanimously.

Item 7: Sunrise Meadows Subdivision- Phase 3- William D. Bertolio of Horizon Enterprise made a request for consideration for Preliminary and Final Plat approval for Phase 3 of Sunrise Meadows containing 14.19 acres more or less located between 1000 West and 1200 West (Meadow Lane) and approximately between 2465 South and 2600 South. Steve Earl represented the developer during the request before the commission. Mr. Thompson outlined a lot change the needed to be updated. He also addressed the detention basin and asked where the detention water for this portion of the project would drain? Mr. Earl explained the water will go across the street to another pond. The city will be responsible for the construction of the ponds said Mr. Earl who suggested the landscape plans for the ponds be reviewed by Mr. Thompson. Mr. Thompson said the city has also accepted ownership of the proposed open space.

Shawn Del Hunsaker made a motion to approve Preliminary and Final Plat approval for Phase 3 of Sunrise Meadows containing 14.19 acres more or less located between 1000 West and 1200 West (Meadow Lane) and approximately between 2465 South and 2600 South with a change on the final plat under Notes and Restrictions be made where it reads Lot 33 to be changed to Lot 92. Curtis Rudd made a second to the motion which was approved unanimously.

Item 8: Discussion.

Councilman Wells expressed his appreciation to Shawn Del Hunsaker and Larry Jacobsen for their years of service to the city as members of the Planning and Zoning Commission. He also asked for suggestions for residents that might be interested in serving as a member of the commission. Mr. Thompson added to expressions of appreciation to Mr. Jacobsen and Mrs. Hunsaker. He also offered a year end review of issues that he feels would benefit Nibley. He suggested the city hire a firm that will include the public in the process of developing a General Plan and including in that plan mixed uses and higher density to create diversity and a village atmosphere. He suggested the city continue work to determine the location of a city center to better help with the planning in Nibley City. Among other recommendations Mr. Thompson said having a GIS program that will help establish special interest areas in the city would benefit the city.

Item 9: Adjourn. Chairman Anderson asked for adjournment through general consent. The meeting concluded at 10:35 p.m.

Signed _____
Planning & Zoning Chairman

Attest _____
Assistant Deputy Recorder