



NIBLEY CITY COUNCIL MEETING AGENDA
Thursday, October 6, 2016 – 6:30 p.m.
Nibley City Hall 455 West 3200 South, Nibley, Utah

1. Opening Ceremonies (Councilmember Beus)
2. Call to Order and Roll Call (Chair)
3. Approval of Minutes and Agenda (Chair)
4. Public Comment Period¹ (Chair)

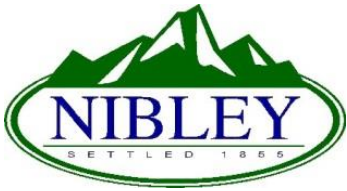
5. Discussion and consideration of a final plat for Phase 8 of Zollinger Acres, a 7-lot phase of a residential subdivision located at approximately 3260 South 1350 West (Applicant: MV Properties)

6. Council and Staff Reports

Adjourn 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.

¹ Public input is welcomed at all City Council Meetings. 15 minutes have been allotted to receive verbal public comment. Verbal comments shall be limited to 3 minutes per person. A sign-up sheet is available at the entrance to the Council Chambers starting 15 minutes prior to each council meeting and at the rostrum for the duration of the public comment period. Commenters shall identify themselves by name and address on the comment form and verbally for inclusion in the record. Comment will be taken in the order shown on the sign-up sheet. Written comment will also be accepted and entered into the record for the meeting if received prior to the conclusion of the meeting. Comments determined by the presiding officer to be in violation of Council meeting rules shall be ruled out of order.



Nibley City Council Agenda Report for October 6, 2016

Agenda Item 5

Description	Discussion and consideration of a final plat for Phase 8 of Zollinger Acres, a 7-lot phase of a residential subdivision located at approximately 3260 South 1350 West
Department	Planning
Presenter	Shari Phippen, City Planner
Sponsor	n/a
Applicant	MV Properties, LLC
Background	<ul style="list-style-type: none"> • MV Properties has submitted a final plat for the final phase of the Zollinger Acres subdivision. • The property is located in the R-2A subdivision, which requires a minimum lot size of 12,000 and a lot size average of 14,000 square feet. All 7 lots in this phase are above 12,000 square feet. <ul style="list-style-type: none"> ○ Lot size average: 16,400 • All water shares for the entire subdivision have been turned over to the City with previous phases. • There are no outstanding infrastructure improvements from previous phases that would prohibit construction of this phase. Stormwater needs will be handled by detention ponds within the subdivision. • The only outstanding issue with the plat is that there are no building setbacks on the plat, but I don't think that should hold up approval, as they will be required to have the building setbacks in place on the mylar prior to the engineer signing off. • Lot 91 on the plat is actually on City property. In an earlier phase, the developer was going to build the City's portion of 1350 West, and that would present the City with a buildable lot on the property, that the City could sell. The developer has put Lot 91 on this plat reflecting that discussion. <ul style="list-style-type: none"> ○ I'm a little unclear on the details of when or where it was proposed. I think it was something that had been between

	<p>the developer and Public Works Director. I wasn't aware of this when the plat was presented to the Planning Commission. When the City's portion of 1350 wasn't built, the ability to have that building lot went away.</p> <ul style="list-style-type: none"> ○ Additionally, before the City can dispose of real property that could be a building lot, there are public hearing procedures that need to be followed, so approving this plat, with Lot 91, would not be a possibility at this time. ○ Lot 91 should be removed from the plat so that the developer's plats are those that were presented in the preliminary plat. <ul style="list-style-type: none"> ● This plat is in line with the preliminary plat, and meets the lot size and frontage requirements outlined in City ordinance.
Recommendation	This plat should be given final approval, subject to Lot 91 being removed from the plat.
Financial Impact	
Reviewed By	City Planner, PW Director, Planning Commission