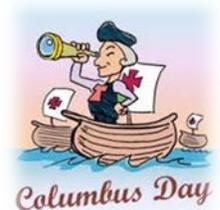




MEMO



10/10/14

Hi all!

A couple of comments first off:

- Mark and Wayne will both be gone on Wednesday. Aaron- can you please act as chair? I would appreciate it. Please let me know ASAP if something comes up and you're not able to make it- I will cancel the meeting and would need to know before Wednesday afternoon, as we have people coming up from Salt Lake for the meeting.
- Because of this, I have taken the two ordinances we are currently working on off of the agenda and will put them on the next meeting's agenda.
- We had scheduled a public hearing to consider a request to amend Phase 2 of Stonebridge subdivision. The reason this has to go through a public hearing process is because the plat has been recorded and lots sold. I will keep you all notified of any future changes, but I believe the hearing will be rescheduled for the 29th of this month.
- On that note, I will not be here on the 29th. I have asked David to cover the meeting for me that night but even if he's not able, unless something else happens with the Stonebridge subdivision that would push it back further, there will be a meeting. I should know well enough in advance whether or not David will be able to be there. I will prepare the meeting materials in enough detail that you should be just fine without me.

Here's what we have on the agenda:

Mudd Hands, LLC- discussion and consideration of a request for a conditional use permit and business license for a home occupation (sheetrock installation/finishing) located at 3235 S. 1350 W. (Applicant: Harley Chapman)

- I have no problem approving this request, provided that the usual conditions are in place regarding any business vehicles/equipment being stored out of the right of way or behind the front plane of the house, whichever is necessary.

Plat Revision Request

Discussion and consideration of a request to revise the previously approved, unrecorded final plat for Phase 3 of the Maple View Estates conservation subdivision.

- First off- the reason this revision isn't required to have a public hearing is because the plat hasn't been recorded and no lots have been sold- it's a request to revise prior to recording, which does not require a public hearing.
- You'll note from the plat that is enclosed that they are inquiring about taking the conservation area and turning it into another building lot- it would be an increase of 1 lot. I asked Kim to do a writeup of her request to give you all background. This is what she gave me:
 - I would request that Nibley City allow Neighborhood Nonprofit to add one additional conservation easement lot to Phase 3 as shown on the plat. This additional lot will still preserve open space along 1200 West as originally intended; there will be almost no visual impact to the street. In return, the additional lot will give Neighborhood Nonprofit the additional funds necessary to upgrade the sprinkling system on the 1200 West Open Space. Currently, there are no specific requirements regarding what system shall be installed. The open space agreement states:
 - Planned Amenities. The Landscape Buffer Open Space Area will have grass, gravel, plantings and sidewalks to enhance the border of the subdivision. The Open Space will be designed and constructed by NNHC, and owned and maintained by Nibley City.
 - However, Nibley City would like to see a specific sprinkling system and design; a system that meets these design criteria costs approximately \$18,000 more than the design provided by Neighborhood Nonprofit.
 - As background for this request; when the development was created, it was the first of its kind in Nibley. As a result, the Mayor and City Council indicated their support for making the project financially feasible for Neighborhood Nonprofit and our clients with limited incomes. We have discovered the costs of developing this type of subdivision are higher than a traditional design, and while the subdivision and its open space design is very attractive, its application is not conducive to an affordable housing development. In addition, the appraisals do not reflect an increased value for the conservation easement open space. In fact, the smaller lots are given a lower value based on their square footage. And last, when the preliminary plat for the 3 phases of the subdivision was created, Neighborhood Nonprofit came before the city council to request that 1200 West curve around the existing well (located within the ROW in Phase 3.) Approval was granted, but the MOU was not signed at that time. Before Phase 3 was started, the subdivision to the west was approved and construction started without having 1200 West curve around the well. There will now be additional costs to move the well that Neighborhood Nonprofit will have to bear. Again, we only serve families with incomes at or below 80% of the area median income, so we are unable to pass these costs on to the homeowners. For all of these reasons, we would very much appreciate Nibley City's consideration of our request.
- For the reasons outlined in Kim's comments and also because I don't believe it will substantially alter or negatively impact the area, I recommend allowing her to go forward with an additional building lot.

Discussion with the Rural Planning Group regarding an update to the Nibley City General Plan

- The RPG met with the Council last week in a capacity similar to what they previously did with you all. They've requested to come talk with you all again about the following items
 - Discussion of the draft MOU (to get a recommendation from them)
 - The purpose of the MOU is to outline what they're going to do, what we're going to go, how the process is going to work, etc. The Council expressed great interest in having you all weigh in on that.
 - Show the project website & invitation video
 - This is fairly self-explanatory- I haven't seen anything yet but am excited to see what they have put together on this. Mike sent me up a storyboard for the video though and it gave me a lot to look forward to.
 - Early findings (plan audit, stakeholder comments, etc)
 - They have had some initial meetings with people up in the area and will be discussing how those meetings have gone thus far.

Have a great weekend! We are closed on Monday but if you need anything, let me know and I'll get back to you on Tuesday.