

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, April 24, 2013.

The following actions were made during the meeting:

Commissioner Anderson motioned to approve the preliminary plat for Heritage Parkway, a proposed cluster subdivision located at approximately 2700 South 1200 West and recommended it to City Council with the suggestion that they allow the front setback to be taken back to 25 ft. and request that a sidewalk be placed between lots 10 and 41 for pedestrian traffic. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Lawver, and Commissioner Beus all in favor.

Planning and Zoning Commission Chair Mark Lawver called the Wednesday, April 24, 2013 Nibley City Planning Commission meeting to order at 7:15 p.m. Those in attendance included Commissioner Mark Lawver, Commissioner Kathryn Beus, Commissioner Wayne Anderson, and Commissioner Bill Green. The City Planner was also present.

Approval of 4-10-13 meeting minutes and the evening's agenda

There was general consent for the evening's agenda. There was general consent for the previous meeting's (4-10-13) minutes.

Preliminary Plat

Discussion and consideration of a preliminary plat for Heritage Parkway, a proposed cluster subdivision located at approximately 2700 South 1200 West. (Applicant: River Valley Development)

The City Planner said the developer, Kevin Allen, had sent his apologies that he couldn't be at the meeting because of a family emergency.

The City Planner said at the last meeting the concern was the triple fronted lot on 2710 South and 1200 West. She relayed that concern to Mr. Allen and suggested they swap it for a portion of the open space but leave enough that there could be pedestrian access from the subdivision to the open space. Mr. Allen was concerned about moving the lot and the setbacks; or the possibility of putting a house on the lot. She said in a cluster subdivision, the only setbacks that were required to be maintained were the setbacks on the perimeter of the property along 1200 West and 2600 South. The front and rear setback could be reduced because they were not on the perimeter of the property. She said once she talked to him about the possibility of reducing the setbacks that he felt much better. She said she wouldn't go lower than 25 in the front. The City Planner said she didn't have any concerns that would keep it from going to City Council. It had the appropriate amount of lots for a cluster subdivision in this zone and the average lot size was 14,000 sq./ft. The City Planner said when it came to final plat she wanted to see the access sidewalk put in at that point other than waiting. She said the sidewalk should be

part of the infrastructure improvements; then the sidewalk would be in and the purchasers would know it was there.

Commissioner Anderson asked for the setbacks on a normal lot. The City Planner said it was 30 ft. in the front, 10 ft. on the interior side, 25 ft. on the street side, and 25ft. in the back. Commissioner Anderson asked if the cluster subdivision ordinance allowed them to reduce the setback. The City Planner read from the cluster subdivision ordinance. Commissioner Lawver thought this plan looked much better than what they were originally presented with and he liked the use of the open space.

Commissioner Anderson made a motion to approve the preliminary plat for Heritage Parkway, a proposed cluster subdivision located at approximately 2700 South 1200 West and recommended it to City Council with the suggestion that they allow the front setback to be taken back to 25 ft. and request that a sidewalk be placed between lots 10 and 41 for pedestrian traffic. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Lawver, and Commissioner Beus all in favor.

Staff Reports

The City Planner told the Planning & Zoning Commission that the City Council had passed the sign ordinance with electronic message displays included.

The City Planner told the Planning & Zoning Commission that the City Council had passed the special events ordinance.

The City Planner said city staff was starting to work on next year's budget and that they were running into some really interesting issues regarding the sewer.

There was general consent to adjourn at 7:43.