



NIBLEY CITY
APPLICATION FOR CONDITIONAL USE PERMIT
& BUSINESS LICENSE

Date: 1-30-14

This form must be completed and returned to city staff prior to being scheduled to appear on the Planning Commission agenda. In addition, please bring a copy of this application with you when you meet with the Planning Commission to discuss the conditional use application.

Applicant: Nancy Salazar
Address: 75435 W 1000W
Phone: 435) 753-1127 (Home) _____ (Work) 435) 881-9314 (Cell)

Lot Size: _____

Please describe the reason you are requesting a conditional use permit:
 Home Office Sales Manufacturing Day Care
 Other (please describe): _____

Proposed business name: My nana's Daycare

Description of business: _____

Describe how the proposed business activity will or will not affect the residential neighborhood surrounding the business location: My daycare won't affect the neighborhood because I have please see attached paper

Do you plan to employ persons not living at this address as part of the business? Y N

Will those employees be working in your home or at another location? Please describe: in my home.

Do you plan to conduct any of the business in an accessory building at this address? Y N

How many clients will visit this location weekly? 8-10

Describe how you will provide parking for client visits (if applicable): in my driveway

Will you have business vehicles which will require parking accommodations? Y N

If so, please describe the vehicles and parking plans: in garage

How many business shipments do you anticipate sending and receiving from this location each month and how will these deliveries be shipped?

To whom it may concern

I have been a state licensed daycare provider for 3 1/2 years and my license is for up to 16 children. We are currently living in Logan. My husband and I are looking to build a home for our family on lot #113 address 2543 s 1000w Nibley.

We found out Nibley only grants a license for 8 children so neighbors won't be disturbed, but our business won't affect the neighborhood. I watch multiple children per family so it won't be any more traffic than if I were watching 8 children from 8 different families. Also the children I currently watch have schedules that are staggered. State regulation requires me to have an assistant, currently that's my husband. If in the future I hire someone living outside of my home, they will park in my garage or driveway as well as the parents when dropping off or picking up children.

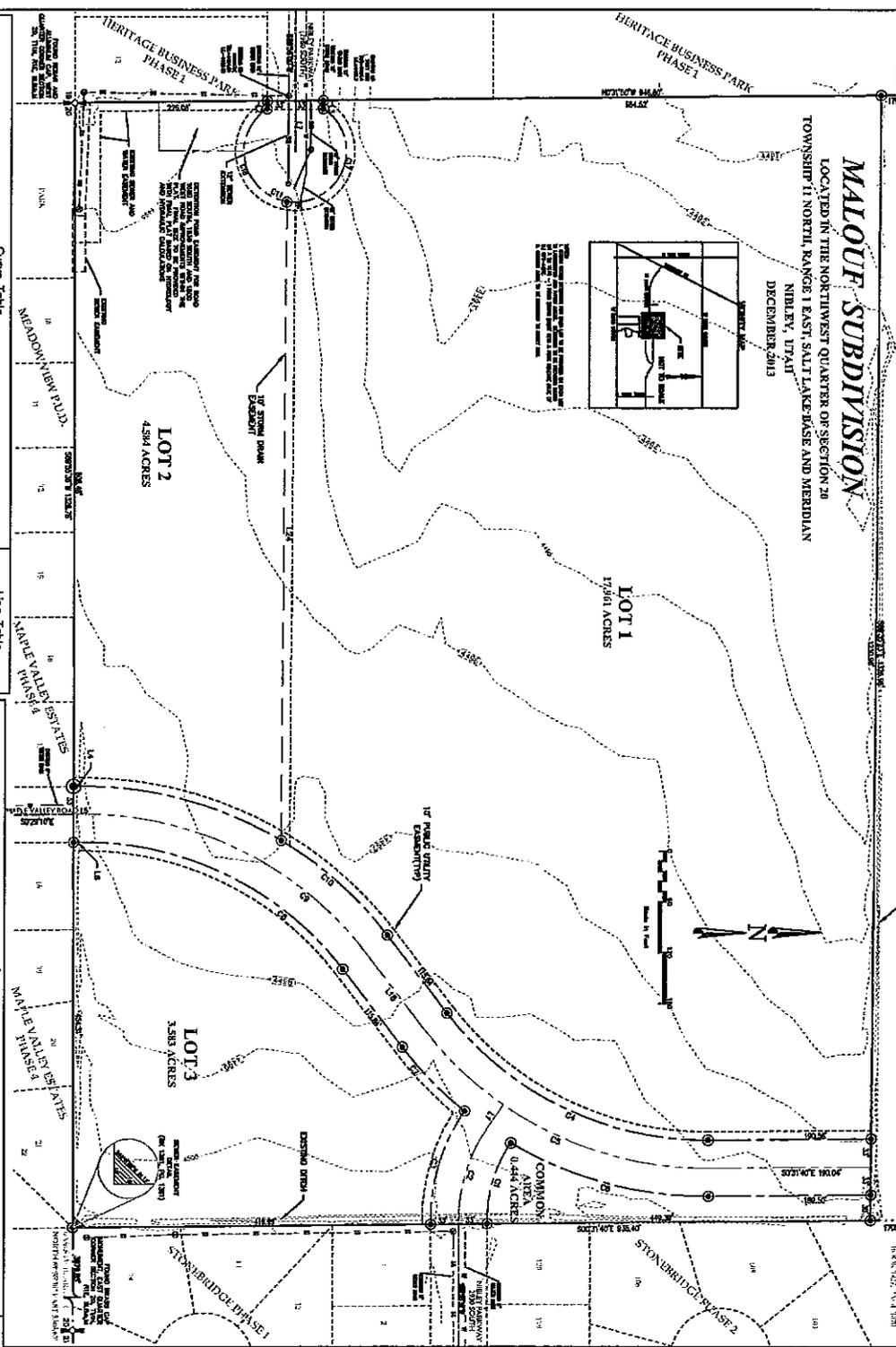
We are willing to follow any other rules the city might have for us. We are looking forward to moving to Nibley city because it's so family oriented, as we are a very close family and are trying to teach our children how important family is. I chose this business because it lets me help my husband provide for our family and it keeps me at the center of our home. I hope you will grant us our license. Thank you for your time and consideration.

NORTH 69°55'36" WEST 1234.57'

UNITS: HENSLEY
MAYNARD, UTAH

MALOUF SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN
NIBLEY, UTAH
DECEMBER, 2013



Curve #	Length	Radius	Bearing	Chord	Chord Bearing	Chord Length	Delta	Delta Bearing	Delta Length
C1	104.27	148.00	S70°29'27\"	104.27	S70°29'27\"	104.27	0.00	0.00	0.00
C2	104.27	148.00	S70°29'27\"	104.27	S70°29'27\"	104.27	0.00	0.00	0.00
C3	141.44	225.00	S70°29'27\"	141.44	S70°29'27\"	141.44	0.00	0.00	0.00
C4	264.02	262.00	S70°29'27\"	264.02	S70°29'27\"	264.02	0.00	0.00	0.00
C5	104.27	148.00	S70°29'27\"	104.27	S70°29'27\"	104.27	0.00	0.00	0.00
C6	104.27	148.00	S70°29'27\"	104.27	S70°29'27\"	104.27	0.00	0.00	0.00
C7	104.27	148.00	S70°29'27\"	104.27	S70°29'27\"	104.27	0.00	0.00	0.00
C8	104.27	148.00	S70°29'27\"	104.27	S70°29'27\"	104.27	0.00	0.00	0.00
C9	104.27	148.00	S70°29'27\"	104.27	S70°29'27\"	104.27	0.00	0.00	0.00

Line #	Length	Bearing	Station
L1	33.00	N0°0'0\"	0+00
L2	33.00	S89°30'27\"	0+33
L3	33.00	S89°30'27\"	0+66
L4	33.00	S89°30'27\"	0+99
L5	33.00	S89°30'27\"	1+32
L6	33.00	S89°30'27\"	1+65
L7	33.00	S89°30'27\"	1+98

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS DAY OF _____ 2013
BY CITY ENGINEER _____

ENGINEER'S CERTIFICATE
I, _____, ENGINEER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ENGINEER IN THE STATE OF UTAH.

COUNTY SURVEYOR'S CERTIFICATE
I, _____, COUNTY SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH.

CITY COUNCIL APPROVAL
I, _____, MAYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH.

PLANNING COMMISSION APPROVAL
I, _____, PLANNING COMMISSION CHAIRMAN, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH.

ADDITIONAL COMMENTS
STATE OF UTAH, COUNTY OF CHACE, 1st
On this _____ day of _____, 2013, I, _____, County Engineer, do hereby certify that the information contained in this subdivision plat was prepared by me or under my close personal supervision and that I am a licensed engineer in the state of Utah.

ENGINEER'S CERTIFICATE
I, _____, ENGINEER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ENGINEER IN THE STATE OF UTAH.

COUNTY SURVEYOR'S CERTIFICATE
I, _____, COUNTY SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH.

CITY COUNCIL APPROVAL
I, _____, MAYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH.

PLANNING COMMISSION APPROVAL
I, _____, PLANNING COMMISSION CHAIRMAN, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS SUBDIVISION PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF UTAH.

LEGEND
SECTION CORNER MONUMENT
SET 5/8\"

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS DAY OF _____ 2013
BY CITY ENGINEER _____

PROFESSIONAL SEAL
CIR ENGINEERING, L.L.C.
No. 1011

REVISIONS
NO. _____ REVISIONS _____ BY DATE _____
PROJECT NUMBER: SDT

MALOUF SUBDIVISION
SUBDIVISION PLAT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
S.L.C, UTAH 84119 - 801-845-8286

NIBLEY, UTAH

PROJECT NUMBER: SDT

All Nibley City business licenses expire on December 31st of each year. Annual renewal of a business license is the responsibility of the business owner. Failure to receive a renewal notice does not excuse a business owner from renewal.

By signing this application, you agree to the following:

- I/We are aware that this application *does not constitute approval to operate a business.*
- I/We have read the following and agree to conduct business strictly in accordance with all ordinances, codes and regulations set forth by Nibley City, Cache County, the State of Utah, and Federal standards, whichever applies.
- I/We also agree that no other type of business will be conducted other than what has been stated above.
- I/We attest that all information on this application is true and correct.

Randy Austin

Signature

January 6, 2014

Date

Randy Austin

Print Name/Title

FOR OFFICE USE ONLY

Zone of Proposed Business: _____ Permitted Use?: Yes No

License Number: _____ Fees Paid: _____ Date Issued: _____

Expiration Date: _____

Comments/Conditions of License: _____

Shari Phippen, City Planner

Date

Bill Saunders, Building Inspector

Date



January 10, 2014

Dear Shari,

Logan Coach, Inc. is a manufacturer of horse trailers, stock trailers and fully self-contained Living Quarter (LQ) horse trailers. A common trailer configuration is 7'3" or 8'0" wide, 7'0 or 7'6" tall and anywhere between 12' and 40' long. We also produce fully enclosed Contractor and Motorcycle trailers with totally custom built units quickly gaining popularity.

Logan Coach products have a unique structural composition. They are the only trailers constructed using galvanized tubing in the walls and floors. Galvanization is a zinc coating process that eliminates the need to use paint as a rust inhibitor in the trailer structure. We also use pre-painted aluminum sheet metal as the "skin" to cover the structure. The aluminum skin is then adhered to the welded galvanized structure with the use of 3M VHB (Very High Bond) double side sticky tape.

Using pre-painted, exterior aluminum skins and galvanized structural tubing allows us to manufacture top of the line, rust free trailers without the need of chemicals, such as paint, in the production process. The galvanized treatment of the structural components and the pre-painting of the aluminum skins is the responsibility of the vendors we purchase from and takes place prior to being delivered to Logan Coach.

Everywhere on a Logan Coach trailer that galvanized material is left exposed, because it is not practical to be covered by aluminum skins, we apply a spray rubber, bed-liner type product. The product we use is called Vortex and one of its biggest advantages is that it is EPA friendly because of its ability to cure in under (3) seconds.

Other than the previously mentioned products, the only chemicals used in the Logan Coach manufacturing process is alcohol used to clean the galvanized and aluminum prior to applying the VHB tape. And we also use varnish to finish the cabinets used in the production of our living quarter units. The varnish is applied in a spray booth designed to filter unwanted chemicals into the environment.

Delivery of raw materials for use in the production of Logan Coach trailers is accomplished in traditional methods and we will gladly comply with the trucking regulations requested by Nibley City and, of course, this applies to the shipment of finished trailers as well.

The production line assembly process will experience minimal noise. Welders, grinders, saws, press brakes, shears and air tools are the principle tools used in assembling our trailers. I am confident the noise will be confined to the plant itself and should not be able to be heard beyond.

ARTICLE A. PUBLIC NOTIFICATION PROCEDURES

10-1A-1: SHORT TITLE:

10-1A-2: PURPOSE:

10-1A-3: CONFLICTS:

10-1A-4: CHANGES AND AMENDMENTS:

10-1A-5: DEFINITIONS:

10-1A-6: LAND USE AUTHORITY FOR PUBLIC HEARING:

10-1A-7: PUBLIC HEARING NOTIFICATION:

10-1A-8: CHALLENGE TO NOTICE:

10-1A-1: SHORT TITLE:

This article shall be known as the PUBLIC NOTIFICATION PROCEDURES ORDINANCE OF NIBLEY, UTAH. (~~Ord. 07-19, 11-29-2007~~)

10-1A-2: PURPOSE:

This article is enacted for the purpose of ensuring that the residents of Nibley City and surrounding areas receive timely, adequate and proper notice of public hearings and meetings regarding those decisions which affect business licensing, land use, commercial and residential zoning and development, and the development and implementation of the Nibley City general plan. (~~Ord. 07-19, 11-29-2007~~)

10-1A-3: CONFLICTS:

Wherever the notification requirements of this article are in conflict with any other legally adopted rules, this article shall prevail. (~~Ord. 07-19, 11-29-2007~~)

10-1A-4: CHANGES AND AMENDMENTS:

If, at any point, it is determined that this article needs to be changed or amended, such changes may be made by following the notification procedures outlined in this article. (Ord. 07-19, 11-29-2007)

10-1A-5: DEFINITIONS:

AFFECTED ENTITY: Any municipality, school district, property owner, property owners' association, if:

- A. The entity's services or facilities are likely to require expansion or significant modification because of the proposed land use;
- B. The entity has filed with Nibley City a copy of their general or long range plan; or
- C. The entity has requested notice of such public hearings.

GENERAL PLAN: The document adopted by Nibley City setting forth guidelines governing future development and land use within Nibley City.

LAND USE: Planning, zoning and development of land within Nibley City that falls within the normal course of development and within the general plan.

LAND USE AUTHORITY: A person, board, commission, agency or other body designated by the Nibley

City council or Nibley City planning commission to act upon a land use application.

NOTICE: A document of such size and wording as to give the time, date, place and agenda of the meeting or hearing.

SUBDIVISION: Any land that is divided, resubdivided or proposed to be divided into two (2) or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions. (Ord. 07-19, 11-29-2007)

10-1A-6: LAND USE AUTHORITY FOR PUBLIC HEARING:

Unless otherwise specified, the governing land use authority for Public hearings required by this section chapter shall be as follows held by the following public bodies:

	Land Use Authority		
	City Council	Planning Commission	City Staff
Land Use Application			
Annexation petition	X ¹		
Annexation policy plan	X	X	
Conditional use permit		X ^{1,2}	X ³
General plan	X	X	
Land Use Ordinance change (new or existing)	X	X	
Plat amendment	X	X ¹	
Proposal to vacate, alter or amend a public street or right of way	X	X	
Subdivision ordinance	X	X	
Subdivision; preliminary approval	X		
Zone changes	X	X ¹	

Notes:

1. The city council shall hear this matter after recommendation of the planning commission.

2. When required by the planning commission.

3. The planning commission may designate to city staff, its land use authority for those conditional use permit applications outlined in section 2-1-4 of this code.

{Ord. 07-19, 11-29-2007}

10-1A-7: PUBLIC HEARING NOTIFICATION:

- A. General Plan/Land Use Ordinance Hearings: For all public hearings regarding the adoption of or modification to any portion of the Nibley City general plan, or regarding the adoption or modification of a land use ordinance, notice is required as outlined below:
1. Notice shall be published in a newspaper circulated throughout Nibley City ten (10) days from the time of the hearing.
 2. Notice shall be mailed ten (10) days prior to each affected entity.
 - ~~3. Notice shall be posted at a public location within the boundaries of Nibley City not less than ten (10) days from the time of the hearing.~~
 - 4.3. Notice shall be posted on Nibley City's website and on the Utah public notice website not less than ten (10) days from the time of the hearing.
- B. ~~Land-Use-Ordinance Hearing~~Zone Change Hearing: For all public hearings regarding the adoption of ~~or modification to any land use ordinance of Nibley City~~ a change of zoning for any parcel located within Nibley City boundaries, notice is required as outlined below:
1. Notice shall be published in a newspaper circulated throughout Nibley City ten (10) days from the time of the hearing.
 2. Notice shall be mailed at least ten (10) days prior to the hearing to all property owners directly impacted by a change in zone of their property or located within three hundred feet (300') in any direction of the property at issue.
 - ~~3. Notice shall be posted at a public location within the boundaries of Nibley City not less than ten (10) days from the time of the hearing.~~
 - 4.3. Notice shall be posted on Nibley City's website and on the Utah public notice website not less than ten (10) days from the time of the hearing.
- C. Subdivision/Road Vacation or Alteration Hearing: For all public hearings regarding a proposed subdivision of property, an amendment to an existing subdivision, or ~~pending approval of a preliminary subdivision plat~~ proposal to vacate, alter or amend a public street or right of way, notice is required as outlined below:
1. Notice shall be mailed to all property owners within three hundred feet (300') in any direction of the property at issue at least ten (10) days prior to the hearing.
 2. Notice shall be posted on the subject property ~~proposed for subdivision~~, in a visible location, and of such a size and quality as to be readable by passers-by at least ten (10) days prior to the hearing.
 - a. ~~The sign(s) shall consist of four foot by four foot (4' x 4') plywood or other hard surface mounted on two (2) four inch by four inch (4" x 4") posts, or attached to another city manager approved support in such a manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three feet (3') above the ground.~~
 - b. Centered at the top of the four foot by four foot (4' x 4') signboard(s) in six inch (6") letters shall be the words "City Of Nibley Public Hearing Notice". In addition, each sign will inform the public of the nature of the hearing, the date, time and address of the hearing location, a summary of the proposal to be considered, a city contact phone number, the location of the development and the name of the applicant, and, if applicable, the proposed development.

~~Each sign shall be painted white, and the letters shall be painted black and shall appear on both sides.~~

- ~~3. Notice shall be posted at a public location within the boundaries of Nibley City not less than ten (10) days from the time of the hearing.~~
- ~~4.3. Notice shall be posted on Nibley City's website and on the Utah public notice website not less than ten (10) days from the time of the hearing.~~
- ~~5.4. All costs incurred in the process of notifying those identified in subsection C1 of this section shall be paid by the person or persons seeking the subdivision or road vacation/alteration.~~

~~D. Hearing On Proposal To Vacate, Alter Or Amend A Public Street Or Right Of Way: For all public hearings regarding a proposal to vacate, alter or amend a public street or right of way, notice is required as outlined below:~~

- ~~1. Notice shall be published in a newspaper circulated throughout Nibley City once a week for four (4) consecutive weeks prior to the hearing.~~
- ~~2. Notice shall be mailed to all property owners within three hundred feet (300') in any direction of the property at issue at least ten (10) days prior to the hearing.~~
- ~~3. Notice shall be posted on the property proposed for vacation, alteration or amendment, in a visible location, and of such a size and quality as to be readable by passers-by at least ten (10) days prior to the hearing.~~
 - ~~a. The sign(s) shall consist of four foot by four foot (4' x 4') plywood or other hard surface mounted on two (2) four inch by four inch (4" x 4") posts, or attached to another city manager approved support in such a manner that it is perpendicular to the roadway along which the sign is posted and the bottom of the sign is at least three feet (3') above the ground.~~
 - ~~b. Centered at the top of the four foot by four foot (4' x 4') signboard(s) in six inch (6") letters shall be the words "City Of Nibley Public Hearing Notice". In addition, each sign will inform the public of the nature of the hearing, the date, time and address of the hearing location, a summary of the proposal to be considered, a city contact phone number, the location of the development and the name of the applicant, and, if applicable, the proposed development. Each sign shall be painted white, and the letters shall be painted black and shall appear on both sides.~~
- ~~4. Notice shall be posted at a public location within the boundaries of Nibley City not less than ten (10) days from the time of the hearing.~~
- ~~5. Notice shall be posted on Nibley City's website and on the Utah public notice website not less than ten (10) days from the time of the hearing.~~

~~E-D. Conditional Use Permit Hearing: If it is determined by the Nibley City planning and zoning commission, or their designee, that a public hearing is warranted to aid in the issuance or denial of a conditional use permit, notice is required as outlined below:~~

- ~~1. Notice shall be mailed to all property owners within three hundred feet (300') in any direction of the property at issue not less than ten (10) days prior to the hearing.~~
- ~~2. Notice shall be posted at a public location within the boundaries of Nibley City not less than ten (10) days from the time of the hearing.~~
- ~~3. Notice shall be posted on Nibley City's website and on the Utah public notice website not less than ten (10) days from the time of the hearing.~~
- ~~4. All costs incurred in the process of notifying those identified in subsection E1 of this section shall be paid by the person or persons seeking the conditional use permit.~~

F.E. Other Public Hearings: For all other public hearings required by state or local ordinance and not mentioned above, notice is required as outlined below:

1. Notice shall be published in a newspaper circulated throughout Nibley City ten (10) days from the time of the hearing.
2. Notice shall be mailed at least ten (10) days prior to the hearing to all property owners directly impacted by and located within three hundred feet (300') in any direction of the property at issue.
- ~~3. Notice shall be posted at a public location within the boundaries of Nibley City not less than ten (10) days from the time of the hearing.~~
- 4.3. Notice shall be posted on Nibley City's website and on the Utah public notice website not less than ten (10) days from the time of the hearing. ~~(Ord. 07-19, 11-29-2007)~~

10-1A-8: CHALLENGE TO NOTICE:

Any notice under this article not challenged within thirty (30) days after the hearing or meeting for which the notice was given, shall be deemed as proper. ~~(Ord. 07-19, 11-29-2007)~~