

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, March 10, 2010.

The following actions were made during the meeting:

Commissioner Bliesner motioned to recommend approval of preliminary plat of five (5) lots of Harmony Subdivision to City Council. Commissioner Anderson seconded the motion which passed unanimously 5-0; with Commissioner Bliesner, Commissioner Anderson, Commissioner Green, Commissioner Heidt, and Commissioner Cook all in favor.

Commissioner Carrie Cook called the Wednesday, March 10, 2010 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Carrie Cook, Commissioner Marina Heidt, Commissioner Bill Green, Commissioner Aaron Bliesner, and Commissioner Wayne Anderson. Shari Phippen, the City Planner, was also present.

Approval of 2-24-10 meeting minutes and agenda.

There was general consent on the night's agenda and minutes from the last meeting.

Commissioner Green arrived at 7:01.

Consideration of an ordinance modifying the parking and landscape requirements in commercial and industrial areas in Nibley City.

Ms. Phippen said the commissioners were given the current ordinances on landscaping. She noted the highlighted areas where she had made suggested changes. She scaled the landscaping based on the size of the property. Ms. Phippen said there was no minimum lot size in commercial and industrial.

- 0-.5 acres— a 20 ft. building set back with no parking in the set back and the entire area must be landscaped.
- .5-2 acres—50 ft. setback, they can have parking in the setback but at least 10 ft. must be landscaped.
- 2+ acres— 50 ft. setback, no parking in the setback, and the entire 50 ft. has to be landscaped.

Ms. Phippen said a problem occurs on smaller lots. By the time they cut out the driveway access, if they require a full 50 ft. building setback to be landscaped then they are requiring almost 25% of the area to be landscaped. Commissioner Bliesner asked Ms. Phippen if she compared this to the commercial setbacks. Ms. Phippen said in commercial the setback is 20 ft. Commissioner Green said he thought they had to have 40 ft. for parking in the .5 to 2 acre areas. Ms. Phippen said 40 ft. is the minimum. They would only be able to do single row parking. If they wanted more parking they would

have to move the building back further. Commissioner Bliesner said Ms. Phippen would have a hard time swinging him on the 10 ft. landscaped setback. He said it should be at least 15 ft. Commissioner Heidt said she thought 15 ft. was a good idea. Commissioner Bliesner said he would accept that as a minimum. He said the logic made sense for smaller lots and it is a more intensive zone so they should be more liberal with the restrictions. Commissioner Bliesner said they could have 50 ft. of landscape but a minimum of 15 ft. of landscape. He would not have a problem with a 35 ft. setback as long as they do not have parking in the front. Commissioner Bliesner said he is saying no less than 15 ft. of landscape setback in any case but the building could be as close as 35 ft. but there would be no parking in the front. Anything less than 15 ft. is inadequate—15 ft. is a gift. He does not see any need to have the building 50 ft. back.

Commissioner Anderson arrived at 7:15.

Commissioner Bliesner said a half berm could be accomplished in 15 ft. Commissioner Bliesner made a motion to suspend the agenda. Commissioner Heidt seconded the motion which passed unanimously with Commissioner Bliesner, Commissioner Heidt, Commissioner Cook, Commissioner Green, and Commissioner Anderson all in favor.

7:15—Public Hearing—A public hearing to receive comments regarding the preliminary plat for Harmony Subdivision, a five (5)-lot subdivision located at approximately 450 W. 3575 S.

Ms. Phippen said this was the same property that was once proposed as a conservation subdivision under the name Pleasant Haven. This is being developed by Dell Johnson with Bill Matthews. They are now electing to do five lots leaving the rest of the property as a remainder parcel to be decided on later. The engineer was concerned with how the roads were laid out on the proposed roads plan. That is a conversation that will be held later as the plans continue. This plan meets the size, frontage, and zone requirements. Ms. Phippen recommended they recommend approval to the City Council.

Kurt Jenkins asked about the street between lots 5 and 4 and if that would be the major through street. Ms. Phippen showed the road plan to the public present. Mr. Jenkins said it looked like a good plan to him. Mr. Jenkins asked what was going to happen with the canal. Ms. Phippen said it would be piped. Mr. Matthews said it would just be to the side of the sidewalk. Commissioner Green asked where the sewer was. Mr. Matthews said it was in the street.

Fred Baugh said he lived on 450 and he would prefer it be a mirror image of his property. He asked the sizes on the lots. Ms. Phippen said they were half acre. Mr. Baugh asked about the asphalt. Mr. Baugh asked if it had equivalent park strip to the adjoining area. Mr. Matthews' said it did. Mr. Baugh asked where the telephone poles would be moved to. Mr. Baugh addressed the developer and asked him to include restrictive covenants on his subdivision. Ms. Phippen said as a personal opinion she also thought they should be included.

Aaron Nielson said he liked the concept.

PRELIMINARY PLAT

Consideration of the preliminary plat for Harmony Subdivision, a 5-lot subdivision located at approximately 450 W. 3575 S. (Applicant: Dell Johnson/Bill Matthews).

Mr. Dell Johnson and Mr. Bill Matthews were present at the meeting. Commissioner Bliesner said he did not have anything to add. Commissioner Heidt said she thought it looked good. Mr. Jenkins said he thought people would be more apt to buying a lot in a subdivision with restrictive covenants. Commissioner Bliesner made a motion to recommend approval of preliminary plat of five (5) lots of Harmony Subdivision to City Council. He noted that the copy of the plat they have had an inaccuracy which showed six lots. There are five lots. Commissioner Anderson seconded the motion which passed unanimously. Commissioner Bliesner, Commissioner Anderson, Commissioner Green, Commissioner Heidt, and Commissioner Cook were all in favor.

The Planning & Zoning Commission continued the discussion on modifying the landscape requirements in commercial and industrial areas.

The Commission directed Ms. Phippen to come back with an option A and B for middle sized lots. One with parking in the front and a building setback of at least 50 ft. and a second that can have the building set moved forward to 35 ft. with no parking in the front.

Commissioner Anderson, Commissioner Bliesner, and Commissioner Cook were in favor of requiring a berm in the ordinance. Commissioner Bliesner said he wanted it bermed and 15 ft. The Commission decided on a 2 ft. berm. Commissioner Bliesner said if a bumper hangs over at all they cannot plant anything within 2 ft. of that bumper. Commissioner Anderson suggested they require a minimum of 15 ft. with a berm or a minimum of 10 ft. with a wall. Commissioner Green and Commissioner Bliesner agreed with Commissioner Anderson. Commissioner Anderson said the wall would have to be 2 ft. Commissioner Bliesner asked if they still thought the setback had to be 50 ft. or if they wanted to allow them to have the building setback at 35 ft. with all landscaping. Commissioner Anderson said some of the setback was for noise. Commissioner Bliesner said he did not care to screen the street from noise. He was more concerned with the side and back setbacks. Commissioner Bliesner said he wanted to make sure they had adequate setback to the side and rear. Commissioner Anderson said he did not have a problem reducing the setbacks on the middle lot size.

Workshop Items

Planning and Zoning Reports

Ms. Phippen said the County Council granted the APA on the Schiess property.

There was general consent to adjourn at 8:14 p.m.