

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, April 28, 2010.

**The following actions were made during the meeting:**

**Commissioner Bliesner motioned to approve the landscape plan for Cosmo Cricket located at 1665 W. 2960 S. barring that they sign the changes to the tree schedule requiring 2 inch caliper trees and that they need to 2 inches before inspection. Commissioner Heidt seconded the motion which passed unanimously 5-0; with Commissioner Bliesner, Commissioner Heidt, Commissioner Cook, Commissioner Green, and Commissioner Anderson all in favor.**

**Commissioner Anderson motioned to approve the building permit to construct a 24' x 22' accessory building for Darren Tarr at 3276 S. 1600 W. Commissioner Bliesner seconded the motion. The motion passed unanimously 5-0; with Commissioner Anderson, Commissioner Bliesner, Commissioner Cook, Commissioner Heidt, and Commissioner Green all in favor.**

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Commissioner Carrie Cook called the Wednesday, April 28, 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 4-14-10 meeting minutes and agenda.**

There was general consent for the evening's agenda and the meeting minutes from April 14, 2010.

Commissioner Bliesner made a motion to suspend the agenda because Mr. Darren Tarr was not yet present at the meeting; so they could move on the remaining items on the agenda. Commissioner Heidt seconded the motion. The motion passed unanimously with Commissioner Bliesner, Commissioner Heidt, and Commissioner Green all in favor.

**Landscaping Plan**

**Consideration of landscaping/irrigation plan for Cosmo Cricket, located at 1665 W. 2960 S. (Applicant: Eric Comstock)**

Ms. Phippen said their ordinance required the applicant to submit a landscape plan to the Planning Commission. The only issue she had was that when the plan was originally submitted all the trees were not 2" caliper. The ordinance required all trees to be a minimum of 2" caliper. Other than that she did not see any issues with it. Commissioner Bliesner asked how wide the landscape planter was along the west side. Mr. Comstock said it was 8.5 to 9 feet. Mr. Comstock stated it was A&D Landscape that designed the landscape plan.

Commissioner Anderson arrived at 7:05.

Ms. Phippen said in terms of number of trees for the landscaping area they are fine. She is excited to see what it looked like when it is all in and other than needing to see a plan with the 2" caliper trees included, she thought it was all good. She said she was not worried about the irrigation. Mr. Comstock said he had talked to the landscape firm and asked them to keep as much water off the sidewalks and concrete as was possible. Commissioner Bliesner suggested the Comstock's use a drip line. He said they would save a lot on their water bill and have a lot less weeds. He said it would also be less expensive to install.

Commissioner Bliesner made a motion to approve the landscape plan for Cosmo Cricket located at 1665 W. 2960 S. barring that they sign the changes to the tree schedule requiring 2 inch caliper trees and that they need to 2 inches before inspection. Commissioner Heidt seconded the motion which passed unanimously with Commissioner Bliesner, Commissioner Heidt, Commissioner Cook, Commissioner Green, and Commissioner Anderson all in favor.

The applicants made the changes to the caliper of the trees on the designs and initialed the changes.

The Commission discussed some of the damage in the city caused by the wind.

### **Workshop Items**

#### **Discussion of updating the format of Title 10 of the Nibley City Code.**

Ms. Phippen said they had talked about expanding the descriptions and content of all zones. She had an example of what an expanded zone would look like. She asked the Commission if they wanted to include everything in each zone even if it is repetitious. Commissioner Cook said she liked what Ms. Phippen had prepared. Commissioner Green agreed. Ms. Phippen said she would wait until she had all the zones done and then they would go through them one at a time.

Commissioner Bliesner noted section 10-8-5 which addresses landscape maintenance. He noted he had done work for people who tend to ignore the landscape so they do not need to maintain them. He suggested they add wording that said items required on the site plan are to be maintained indefinitely. He noted examples of some developments that had put in their landscaping and let it die because they did not want to maintain it.

### **Planning and Zoning Reports**

Ms. Phippen said as part of meeting the requirements of being a Tree City U.S.A. Nibley needed to have a tree board. The tree board will be tasked with coming up of lists of trees that will be alright to plant in different parts of Nibley. Commissioner Bliesner said he is thrilled to work on that board if it happens after July. Ms. Phippen said the tree board will be composed of a member of City Council, a member of the Planning Commission, a citizen who is trained in horticulture or landscape architecture, two citizens at large, Ms. Phippen, and Rod Elwood. Ms. Phippen and Rod Elwood will be non-voting members.

Commissioner Heidt recommended Eric Hale as a citizen or an expert; he is in charge of the grounds at Utah State.

Commissioner Bliesner recommended Mike Swenson, Seth Bowen, or Kyler Sorenson.

Ms. Phippen said they are also required to have an Arbor Day celebration and the city intends to have a ribbon cutting ceremony for the tree farm to meet that requirement this year.

Ms. Phippen said the recycling area is city owned property but is zoned residential so there will need to be some rezoning for that facility. Commissioner Bliesner said they would not get his vote to do that.

Ms. Phippen said City Council did not feel the need to update the weed ordinance with the three enforcement dates included.

#### **Accessory Building Permit**

**Darren Tarr—request approval for a building permit to construct a 24' x 22' accessory building located at 3276 S. 1600 W.**

Ms. Phippen said she had no problems with the application and recommended approval.

Commissioner Anderson made a motion to approve the building permit to construct a 24' x 22' accessory building for Darren Tarr at 3276 S. 1600 W. Commissioner Bliesner seconded the motion. The motion passed unanimously 5-0; with Commissioner Anderson, Commissioner Bliesner, Commissioner Cook, Commissioner Heidt, and Commissioner Green all in favor.

Commissioner Cook noted some problems she was having with dogs in her neighborhood. She asked if Nibley had a leash law. Ms. Phippen read the city ordinance on domestic animals. The Commission advised her to call animal control. Commissioner Cook asked if there was any other action she could take.

Commissioner Anderson noted that he learned from Robert's rules that if you are in a body of less than 12 people the chair can make a motion. Commissioner Anderson also said if they vote something in and decide they do not want it anymore they can rescind a vote. Whoever brings it back up has to be bringing it up to change their previous vote.

There was general consent to adjourn at 7:53 p.m.