

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, August 25, 2010.

The following actions were made during the meeting:

Commissioner Green motioned to approve the conditional use permit and business license for Impigrous photography located at 2466 S. 660 W. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Anderson, Commissioner Heidt, and Commissioner Cook all in favor.

Commissioner Bliesner motioned to approve the building permit for a 30' 40' accessory building at 3290 South Main. 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 Anderson motioned to approve the building permit for a 20' x 30' accessory building located at 3052 S. 500 W. Commissioner Bliesner seconded the motion which passed unanimously 5-0; with Commissioner Anderson, Commissioner Bliesner, Commissioner Green, Commissioner Heidt, and Commissioner Cook all in favor.

Commissioner Carrie Cook called the Wednesday, August 25, 2010 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Carrie Cook, Commissioner Marina Heidt, Commissioner Aaron Bliesner, Commissioner Bill Green, and Commissioner Wayne Anderson. Shari Phippen, the City Planner, was also present.

Approval of 8-11-10 meeting minutes and evening's agenda.

There was general consent on the evening's agenda. The Commissioners had not reviewed the previous meeting minutes and delayed approving them until the next meeting.

CONDITIONAL USE PERMIT/BUSINESS LICENSE

Impigrous—request a conditional use permit and business license for a home occupation (photography/consulting) located at 2466 S. 660 W. (Applicant: Craig Peterson).

Mr. Peterson was present at the meeting. Commissioner Cook asked where his photography was going to be happening. Mr. Peterson said it was all done off site. Everything he had was portable and would be done online.

Commissioner Green made a motion to approve the conditional use permit and business license for Impigrous photography located at 2466 S. 660 W. Commissioner Anderson

seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Anderson, Commissioner Heidt, and Commissioner Cook all in favor.

Commissioner Bliesner arrived at 7:05.

ACCESSORY BUILDING PERMITS

Bob Rich—request approval for a building permit to construct a 30' x 40' accessory building located at 3290 South Main.

Ms. Phippen said this application met the setback and was in the size limit and she saw no problem with approving the building permit. Commissioner Cook asked how he would be accessing his shop. Mr. Rich said he had a deeded right-of-way. Commissioner Cook asked who was building his shop. Mr. Rich said Ellis Equipment; it would be a metal building. Commissioner Bliesner asked if the pasture was all one parcel with a right-of-way through it. Mr. Rich said it was.

Commissioner Bliesner made a motion to approve the building permit for a 30' x 40' accessory building at 3290 South Main. 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.

Jody Kimball—request approval for a building permit to construct a 20' x 30' accessory building located at 3052 S. 500 W.

Mr. Kimball was present at the meeting. Commissioner Cook asked Ms. Phippen for any concerns. Ms. Phippen said the application met the size and height requirements and setback requirements. She recommended approval. Commissioner Anderson asked how many acres the land was. Mr. Kimball said .56 acres.

Commissioner Anderson made a motion to approve the building permit for a 20' x 30' accessory building located at 3052 S. 500 W. Commissioner Bliesner seconded the motion which passed unanimously 5-0; with Commissioner Anderson, Commissioner Bliesner, Commissioner Green, Commissioner Heidt, and Commissioner Cook all in favor.

DISCUSSION/WORKSHOP

Discussion and consideration of Planning Commission's position on construction of a new Nibley City Hall.

Ms. Phippen thought it would be good to have some formal statements from the Planning & Zoning Commission to help the City Council make their decision on the possible new city hall.

Ms. Phippen said there was a possibility that one of their previous decisions would be appealed by a member of the City Council. The decision was on classifying a meat cutting business in an industrial zone as retail. Ms. Phippen said it did not say in the minutes that it was basically no different than the meat department at a grocery store. Commissioner Bliesner said the distinction was very clear to him that it was not a Miller's type business. Ms. Phippen said according to her estimation it cannot be

demonstrated that an error was made. Commissioner Cook asked if this was more than one member of City Council. Ms. Phippen said she received an email from one City Council member. Ms. Phippen said he had a week to file the appeal.

Commissioner Bliesner said he did not want to get caught up in the details. Commissioner Heidt asked what the overall feeling about the building was from the public. Ms. Phippen said when people are willing to step back and not go strictly off of emotion and look at the needs analysis, etc. they start to see the merits of the issue. Ms. Phippen said taxes would not be raised for the building and they have the land on hand. The City Council voted against the property tax increase at the last meeting. Commissioner Heidt asked if she felt Councilman Dustin concerns were addressed. Ms. Phippen said she thought they had been.

Commissioner Bliesner asked if the architect had been given the architectural guidelines for neighborhood commercial design. Commissioner Bliesner said this was an opportunity to demonstrate what they are looking for as an archetype. He said it was an opportunity to come up with something that fits that heritage that their general plan draws out that they want from all of their developers. Commissioner Anderson said it was a fine line to balance with cost. Commissioner Bliesner said some of the ways they outfit it can change the aesthetics. Commissioner Bliesner said they went really economy on this building and if they were going to do the same thing then he was not for doing another building. Commissioner Bliesner said he is concerned with being very urban and he would like to see them take some of the institutional edge off. Ms. Phippen noted a building going out to Smithfield that had the things she envisioned for the building. Commissioner Bliesner said anything that looked like a city building in Logan was too institutional looking. Commissioner Cook said the side of the building where people would be parking should also have some eye appeal.

Commissioner Bliesner said his other major concern is that whatever they do facilitates a professional environment; that the people that make decisions and have responsibilities have the space to do those things in; a space that respects the position. Commissioner Heidt she felt Ms. Phippen should have an office. Commissioner Anderson said there did need to be changes to the layout; specifically the bathroom cannot be on a north wall because the pipes will freeze. He suggested moving the kitchen to the back. Commissioner Anderson said not to put cubicles in the back of the building and put offices on the back wall. He said they should get rid of the treasurer's office and put in more cubical space. Ms. Phippen said the floor plan would be handled later on a staff level if this was approved to go ahead.

Commissioner Anderson said moving forward with the building at this point in time financially, is a good decision. Commissioner Heidt said she agreed. Commissioner Anderson said they should do it. Ms. Phippen said she thought this type of building would take the city out 30 years with the expansion.

Barbara Wilden said she was here when they had the meeting on the taxes and the room was almost full. If they had taken a vote they would have probably gotten a 0-30 vote for

the new city hall. Most of those people were older people who are on fixed incomes. She thought the reason the tax did not pass was because of the city hall. Commissioner Bliesner said failing to act at this time would mean taxes most likely would have to be raised to accomplish the same goal. Barbara Wilden said the climate was not good for a tax increase and she did not think it would be good for a new city hall. Commissioner Anderson said when decisions are made base on emotions then usually the wrong decision is made. Commissioner Cook said they still have to have the economy grow and they have to continue to spend to get through these times.

Commissioner Bliesner said as the Planning & Zoning Commission it was not their responsibility to judge whether or not it is the right time to build. The question they should answer is if this was the right spot and does it fit into the community. Commissioner Bliesner said as a planning commissioner it was his opinion that this city hall fits in the location and is an appropriate use of the land. Ms. Phippen said the property would need to be rezoned.

Commissioner Anderson said as a citizen of Nibley that this would be a smart fiscal decision. He understands what people are thinking at this economic time but they need to take advantage of a deal if they can get it. His Commissioners opinion was that he thought this was a great site location and that the city should move forward.

Commissioner Green said he understood the apprehension. He thought Commissioner Anderson rational made sense and he said Commissioner Bliesner was right; if it was going to be built that was the right place to build it because they already own the land.

Commissioner Bliesner made a formal recommendation to City Council:

The Planning & Zoning Commission judge the building of a new city hall in this location is consistent with the general plan and what the Planning Commissioners see as the use for this area into the future.

Commissioner Heidt said she agreed with Commissioner Anderson as a citizen and Commissioner Bliesner's rational; it is good timing and she was in favor of it. As a Planning Commissioner she said it is the right use of that land.

The Planning & Zoning Commission recommended they give careful consideration to the aesthetics as the City is setting an example of what is expected in development. They need to specifically adhere to the existing ordinance that they have so they set the example to future developers of what their ordinance is looking for.

Commissioner Heidt and the city planners' office needs to have a door. She said the people in management need to have an office where they can have private consultation and do their job.

Ms. Phippen said they had the Parks Master Plan. She distributed a copy to each Commissioner and said they would be discussing it at the next meeting.

There was general consent to adjourn at 8:03 p.m.