

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, September 8, 2010.

The following actions were made during the meeting:

**Commissioner Anderson motioned to approve the conditional use permit and business license for G&D Cleaning, Glen and Diane Marvin at 426 W. 3575 S. with the condition that they follow the application keeping the utility trailer parked on the west side of the home behind the front plan of the house. Commissioner Green seconded the motion which passed unanimously 3-0; with Commissioner Anderson, Commissioner Green, and Commissioner Heidt all in favor.**

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Commissioner Marina Heidt called the Wednesday, September 8, 2010 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Marina Heidt, Commissioner Bill Green, and Commissioner Wayne Anderson. Shari Phippen, the City Planner, was also present. Commissioner Carrie Cook was excused from the meeting.

**Approval of the 8-11-10 and 8-25-10 meeting minutes and the evening's agenda.**

There was general consent for the minutes from the last meetings and general consent for the evening's agenda.

**CONDITIONAL USE PERMIT/BUSINESS LICENSE**

**G&D Cleaning, Inc.—request a conditional use permit and business license for a home occupation (commercial cleaning) located at 426 W. 3575 S. (Applicant: Glen & Diane Marvin).**

Mr. Glen Marvin was present at the meeting. Mr. Marvin said they were a commercial cleaning company that did some residential. They had been incorporated in the valley for over 20 years. He has been a resident of Nibley for 13 years. Ms. Phippen said they were moving their offices to Nibley. Commissioner Green asked the applicant if he could keep his trailers on the side of the house. Mr. Marvin said they were. Commissioner Anderson made a motion to approve the conditional use permit and business license for G&D Cleaning, Glen and Diane Marvin at 426 W. 3575 S. with the condition that they follow the application keeping the utility trailer parked on the west side of the home behind the front plan of the house. Commissioner Green seconded the motion which passed unanimously 3-0; with Commissioner Anderson, Commissioner Green, and Commissioner Heidt all in favor.

**DISCUSSION/WORKSHOP**

**Discussion and consideration of a proposed Nibley City Parks and Trails Master Plan.**

Ms. Phippen said even though it was not required Mr. Anhder thought it would be good if the Planning & Zoning Commission reviewed the Parks and Trails Master Plan and made recommendations to City Council.

Ms. Phippen said the City Council had decided to go with a CMGC (Construction Manager General Contractor) for the new city hall. That would be done and approved through the building committee.

Commissioner Anderson said a lot of the plan's pages just gave locations and didn't go much further. Ms. Phippen said it was a lot of pictures of the parks and trails property and what is/could be done. Ms. Phippen said an idea had come about for doing a regional sports complex during the parks planning process. The City owns 20 acres near Peterson's that could be a good base for something like that. Commissioner Anderson asked if the Logan recreation center made any money. Ms. Phippen said there was also the possibility that there would be a third county high school in the next 5-7 years; possibly in Nibley. Ms. Phippen said if it works for Logan City and Smithfield school districts to partner with the city recreation center then that might be a good idea for a Nibley Recreation Center. Ms. Phippen said according to construction estimations, not including ongoing operations and maintenance, it will cost approximately 5 million to do the 50 acre sports park. Commissioner Anderson said that cost would depend on what was put in it; they could do it for less than that. Commissioner Heidt said she thought the goal would be to make it self-sustaining. Ms. Phippen said the majority of that would be equipment. Ms. Phippen said there would definitely be a fee for use attached to the sports complex. Commissioner Anderson said he would bet most of the estimates could be trimmed. Commissioner Heidt said she like the idea of getting a better feel from the school district on where they are going before proceeding and perhaps partnering with them. She did not feel that way about the last attempted joint effort with the school district but thought this would be different.

Commissioner Anderson said there was a trend starting in Utah high schools with indoor training facilities. He thought they would start seeing that often; he thought they would see that in the next high school. Commissioner Anderson said anything you could think of could go in there; they were usually a big metal building with turf in it, netting, striping, storage, etc.

Commissioner Heidt said she would vote to put the discussion off for two week so she could review the plan better. Commissioner Green asked about a trail down along Hollow Road. Ms. Phippen said that was not included in the plan; no one wanted to fight that battle. The Planning & Zoning Commission decided to put the discussion off two weeks (September 22<sup>nd</sup>) in order to review the plan and give the commissioners not present the opportunity to respond.

Ms. Phippen said they would be having a public hearing in two weeks (September 22<sup>nd</sup>) to rezone 35 acres owned by NNHC (Neighborhood Non-Profit Housing Corporation) and Gordon Zilles from agricultural to residential (R2A). Ms. Phippen said NNHC had purchased 25 acres with an option on the other 14. NNHC has said they would likely buy it. Ms. Phippen said there would be an additional Neighborhood Non-Profit development that could be fairly sizable if it takes up all 35 acres. Ms. Phippen said there was some discussion with NNHC of doing a planned unit development.

Ms. Phippen said the City Council decided to go ahead and build the new city hall; despite all the public present being against the building. Commissioner Heidt said she was glad the City Council chose to go forward with the new city offices and applauded their courage going against the public. They needed to present Nibley as a growing, thriving community that takes care of its people and puts forth a professional face.

There was general consent to adjourn at 7:47 p.m.