

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, September 22, 2010.

The following actions were made during the meeting:

Commissioner Heidt motioned to approve the conditional use permit and business license for Vinyl Xpressions at 3749 S. 100 W. for Dana Leishman. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Heidt, Commissioner Green, and Commissioner Cook all in favor.

Commissioner Green motioned to approve the conditional use permit and business license at 3078 S. Elkhorn Ranch Rd. for Renshaw Construction with the provisos that all trailers are kept behind the fence and that if they have employees they do not work at his home site and that the office and office equipment must stay in the house. Commissioner Heidt seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Heidt, and Commissioner Cook all in favor.

Commissioner Anderson motioned to approve the rezone of 2600 South 1200 West from Agricultural to R-2A. Commissioner Heidt seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Green, and Commissioner Cook all in favor.

Commissioner Heidt motioned to approve the conditional use permit and business license for Erick Nielsen for the business Crystal Clear Headlights, LLC located at 3731 S. 300 W. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Heidt, Commissioner Anderson, Commissioner Green, and Commissioner Cook all in favor.

Commissioner Anderson motioned to approve the Parks and Trails Master Plan as written for City Council review. Commissioner Heidt seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Cook, and Commissioner Green all in favor.

Commissioner Carrie Cook called the Wednesday, September 22, 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, and Commissioner Wayne Anderson. Shari Phippen, the City Planner, was also present. Commissioner Aaron Bliesner was excused from the meeting.

Approval of 9-8-10 meeting minutes and agenda.

There was general consent for the evening's agenda and the meeting minutes from September 8, 2010.

Conditional Use Permit/Business License

Vinyl Xpressions—request a conditional use permit and business license for a home occupation (custom vinyl lettering) located at 3749 S. 100 W. (Applicant: Dana Leishman).

The applicant Dana Leishman was not present at the meeting. Ms. Phippen said periodically the city gets sales tax reports from the State and there were approximately 15-20 businesses that pay sales tax to the state but do not have city business licenses. This was one of those. She said did not see any problems with this application. Commissioner Cook asked if the applicant understood all the requirements that come with a business license. Ms. Phippen said he did.

Commissioner Heidt made a motion to approve the conditional use permit and business license for Vinyl Xpressions at 3749 S. 100 W. for Dana Leishman. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Heidt, Commissioner Green, and Commissioner Cook all in favor.

Ms. Phippen requested the agenda be suspended for applicants that were present at the meeting. Commissioner Heidt made a motion to suspend the agenda. Commissioner Green seconded the motion which passed unanimously with Commissioner Heidt, Commissioner Green, and Commissioner Cook all in favor.

Renshaw Construction, Inc.—request a conditional use permit and business licence for a home occupation (engineering contractor) located at 3078 S. Elkhorn Ranch Rd. (Applicant: Jeffrey & Michelle Renshaw).

Mr. Jeffrey Renshaw was present at the meeting. Mr. Renshaw said most of the paperwork for his business was done in his house. Ms. Phippen asked about Mr. Renshaw's shop and what was stored in there. Mr. Renshaw said he kept his trailer in the carport next to his shop. Ms. Phippen said she did not have a problem with the application. She said hopefully they will one day be big enough to have employees and with the changes to the home occupation requirements they could have outside employees as long as they are not parking at his residence or coming to his home at all hours of the day. Ms. Phippen said they had a big enough property; they have a shop and the trailer was going to be in the back of the house. Mr. Renshaw said he was a general engineering contractor and was just licensed with the state.

Commissioner Green made a motion to approve the conditional use permit and business license at 3078 S. Elkhorn Ranch Rd. for Renshaw Construction with the provisos that all trailers are kept behind the fence and that if they have employees they do not work at his home site and that the office and office equipment must stay in the house. Commissioner Heidt seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Heidt, and Commissioner Cook all in favor.

Lorena Haro—request a conditional use permit and business licence for a home occupation (home beauty salon) located at 580 W. 3200 S. (Applicant: Lorena Haro).

Ms. Phippen said that this application would need to be put off until the end of next month. The applicant still needed to receive her license and she did not feel comfortable giving a business license to someone who was not licensed.

7:15—Public Hearing—A public hearing to consider a request to re-zone approximately 35 acres of property located at 2600 South 1200 West from Agricultural to Residential R-2A. (Applicant: Kim Datwyler/Gordon Zilles).

Ms. Phippen said Neighborhood Non-Profit Housing Corporation (NNHC) had purchased 21 acres from Gordon Zilles just west of Sunset Parks with the option to purchase 14 additional acres south of that later. There are three parcels; the parcel at the top is 10 acres, the parcel in the middle is 11 acres, and the bottom parcel is 13 acres. The land is now zoned AG and they are requesting a rezoning to R-2A. The zoning classification they requested is consistent with what is around there and what is anticipated on their master plan.

Commissioner Cook opened the public hearing at 7:18. Seeing no public comment she closed the public hearing at 7:18.

Consideration of a request to re-zone approximately 35 acres of property located at 2600 South 1200 West from Agricultural to Residential R-2A.

Mrs. Kim Datwyler and Mr. Danny McFarland were present at the meeting.

Commissioner Cook asked if they were anticipating putting in a full on subdivision over there. Mrs. Datwyler said she liked the open space idea and the clustering. It leaves space open that can be enjoyed and appreciated and it gives the participants of that program a yard that can be landscaped and maintained. She said they would like to leave open space along the end where the canal and the water feature is and the existing trail.

Commissioner Anderson arrived at 7:24.

Ms. Phippen said basically it would be a planned unit development and one of the reasons they had looked at the idea was because of the odd shape of the remaining parcel they have the option on. Commissioner Cook said she thought that concept would be good. She said she would like to see a concept plan with lot and road layout. She said she would be good with seeing the concept plan as a planned unit development. Mrs. Datwyler said she wanted to be on the same page so she could have things in place for lots next April. Ms. Phippen said they do not want to go to all the work of a preliminary if it cannot be approved as a planned unit development. Commissioner Cook asked what the city had planned for the well location. Ms. Phippen said she was not sure but the well was not an issue until the last phase of the project. She thought it was a little premature to know what would happen because they were not sure where they were going to move the well to. Mrs. Datwyler asked how the Planning & Zoning Commission felt about instructing Mr. McFarland to go ahead with a planned unit development concept plan. Commissioner Cook said with a planned unit development they get the option on the open space. Ms. Phippen said the idea of a planned unit development fit very well over there; the Sunset Park development was there and they had smaller lots.

Commissioner Anderson made a motion to approve the rezone for 2600 South 1200 West from Agricultural to R-2A. Commissioner Heidt seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Green, and Commissioner Cook all in favor.

Commissioner Heidt said yes to proceeding as a planned unit development. Commissioner Anderson said he was good either way. Commissioner Cook said they as a Planning & Zoning Commission were unanimous that a planned unit development would be a good solution.

Conditional Use Permit/Business License (Continued)

Crystal Clear Headlights, LLC—request a conditional use permit and business license for a home occupation (headlight cleaning and restoration) located at 3731 S. 300 W. (Applicant: Erick Nielsen).

Mr. Erick Nielsen was not present at the meeting. Ms. Phippen said she did not feel Mr. Nielsen needed to be present for approval. Commissioner Cook asked if the work was done on site. Ms. Phippen said it was and took minimal equipment that could all be kept in his Mr. Nielsen's car.

Commissioner Heidt made a motion to approve the conditional use permit and business license for Erick Nielsen for the business Crystal Clear Headlights, LLC located at 3731 S. 300 W. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Heidt, Commissioner Anderson, Commissioner Green, and Commissioner Cook all in favor.

Discussion/Workshop

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

Commissioner Heidt said she had looked it over to about page 30. Ms. Phippen said it was very straight forward; this was what they have, this was what they need, this was where they were going, and this was how much it would cost. Commissioner Heidt said it was interesting and thought provoking; in particular the part on preferred park development plan. She liked that they would put the money where the money was needed. What she had read she understood; it was based on what they knew and their projections. She thought it was interesting to see the population projections for 2012. Commissioner Anderson said any was the growth rate was going to change was if they substantially increase impact fees; Nibley was still one of the best values in the valley.

Commissioner Cook said she was good and liked what she saw.

Commissioner Green asked if a bond would be required to put these parks in. Ms. Phippen said possibly; this was just a master plan and master plans did not lay out financing. Commissioner Cook said she liked the walking trail plan. Commissioner Anderson said he traveled to several soccer fields with competitive soccer and that Nibley by far had the best maintained soccer fields. Commissioner Heidt was impressed with how much land the city owned for future parks. She said it was very proactive.

Commissioner Anderson made a motion to approve the Parks and Trails Master Plan as written for City Council review. Commissioner Heidt seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Cook, and Commissioner Green all in favor.

Discussion of Utah League of Cities and Towns annual conference.

Ms. Phippen discussed the workshops she attended and noted key thoughts from those workshops.

Ms. Phippen sketched and described what the new city hall would look like.

There was general consent to adjourn at 8:18 p.m.