

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, October 27, 2010.

The following actions were made during the meeting:

Commissioner Bliesner motioned to approve the conditional use permit and business license for Shirlene Davis for the business of Backman Title at 445 E. 4300 S. with the condition that all business related activities be limited to home office use and that client visits be limited to only occasional visits. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Heidt all in favor.

Commissioner Bliesner motioned to approve the business license and conditional use permit for Lorena Haro at 580 W. 3200 S. for a home salon with the conditions she have a maximum of four visits a day and a maximum of 20 visits per week. Commissioner Green seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Heidt in favor.

Commissioner Bliesner motioned to approve the building permit for Buckley Banham at 40 W. 4000 S. Commissioner Heidt seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Heidt, and Commissioner Green all in favor.

Commissioner Bliesner motioned to recommend approval of the final plat of Mountain View Villas at Sunset Parks, Phase 1 to City Council. Commissioner Heidt seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Heidt, and Commissioner Green all in favor.

Commissioner Bliesner motioned to approve the conditional use permit and business license for Kenneth Wright and Wright Drilling at 2800 S. Main with the condition that no large equipment, well drilling equipment, or large heavy equipment be parked on the property or in the public right of way. Commissioner Green seconded the motion which passed 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Heidt all in favor.

Commissioner Marina Heidt called the Wednesday, October 27, 2010 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Marina Heidt, Commissioner Aaron Bliesner, and Commissioner Bill Green. Shari Phippen, the City Planner, was also present. Commissioner Carrie Cook and Commissioner Wayne Anderson were excused from the meeting.

Approval of 9-22-10 meeting minutes and agenda.

There was general consent on the agenda and the September 22, 2010 meeting minutes.

Conditional Use Permit/Business License

Ms. Phippen said Mr. Wright would not be attending the meeting and recommended the agenda be suspended.

Commissioner Bliesner made a motion to suspend the agenda. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Heidt all in favor.

Backman Title—request a conditional use permit and business license for a home occupation (real property title services) located at 445 E. 4300 S. (Applicant: Shirlene Davis).

Mrs. Backman was present at the meeting. Mrs. Backman said she had worked with Hickman Land Title for 13 years. They downsized in the summer and Backman Title came to her with an offer. They want to get into the Logan market but with the economy being what it was they want to start her out of a home satellite office. She has a scanner and printer set up in her home. Her title searches come out of Ogden and the Ogden office is her backup.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for Shirlene Davis for the business of Backman Title at 445 E. 4300 S. with the condition that all business related activities be limited to home office use and that client visits be limited to only occasional visits. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Heidt all in favor.

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

Mrs. Haro was present at the meeting. Ms. Phippen said she had just finished school. Mrs. Haro said she passed both her written and practical exam on Thursday. She is naming the business Lorena Salon. Ms. Phippen asked where she would be doing this. Mrs. Haro said she has a shampoo sink in her laundry room and one of her bedrooms has been set aside for her business; she has the IRS and the Utah State Tax Commission all together. Commissioner Green asked where her customers would park. Mrs. Haro said she had a circular driveway that she planned on using. Commissioner Bliesner was concerned with the 15-20 visits on her application and wanted to distribute them so they didn't all happen on Saturday. Commissioner Bliesner said they have to assume she will be tremendously successful which could be really hard on the neighbors. Commissioner Heidt said he should keep in mind she could only have one customer at a time.

Commissioner Bliesner made a motion to approve the business license and conditional use permit for Lorena Haro at 580 W. 3200 S. for a home salon with the conditions she have a maximum of four visits a day and a maximum of 20 visits per week.

Commissioner Heidt disagreed with his motion; she said a lot of her occupation was up to when people need her services. Commissioner Bliesner said in his opinion they focused on the neighborhood and not the needs of her business. If the needs of her business exceed the capacity of the neighborhood then her business should not be in the

neighborhood. He said it had more to do with overall traffic impact. He did not see this as traffic conducive to residential. Commissioner Heidt said she saw where Commissioner Bliesner was coming from but said 5-6 a day felt better to her to help her. Commissioner Bliesner said he agreed that would help her more but he was concerned about the neighbors. Commissioner Green said he would have to agree; it was on 3200 but it was still residential. Commissioner Bliesner said that could change; she could reapply and have it changed.

Commissioner Green seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Heidt in favor.

Building Permit

Buckley Banham—request approval to construct a single family home located at 40 W. 4000 S.

Mr. and Mrs. Banham were present at the meeting. Ms. Phippen said strictly speaking this was a non-conforming lot however is legal non-conforming because the lot existed in its smaller size before the zoning requirements came in; the home can be built on it. Ms. Phippen said she was comfortable with all the details; she had had approximately 25 people call in this lot and when she had explained to those people what needed to go into the lot they had shied away. The Banham's did not. They will have to run a lateral for the sewer line from the house to the sewer main. The water line is on their side of 4000 S. and the city does the water line for them. Ms. Phippen said it met all the setbacks.

Commissioner Bliesner made a motion to approve the building permit on this lot for Buckley Banham at 40 W. 4000 S.

Ms. Phippen noted they had been informed they would have to do curb and gutter and sidewalk.

Commissioner Heidt seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Heidt, and Commissioner Green all in favor.

Final Plat Approval

Mountain View Villas, Phase 1—request for final plat approval for Phase 1 (17 lots) located at 2670 S. 1000 W. (Applicant: Randy Gnehm).

Mr. Randy Gnehm was present at the meeting. Mr. Gnehm said he wanted to have three phases because of the economy so they could pre-sell and keep their costs down. Mr. Gnehm said this would be 55 and older with the same CCNR's as Sunset Parks. He was hoping some of the bigger lots in this phase would sell and they could move along with that portion of it. Ms. Phippen said she had no problem with this but it was still out for engineer review. She did not anticipate any problems on the engineer's review; there had been no changes from the preliminary plat. It conformed to the conditions of a planned unit development that were set out when the preliminary plat was brought in. Commissioner Bliesner thanked the proponent for controlling the weeds on his properties.

Commissioner Bliesner made a motion to recommend approval of the final plat of Mountain View Villas at Sunset Parks, Phase 1 to City Council. Commissioner Heidt seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Heidt, and Commissioner Green all in favor.

Wright Drilling—request a conditional use permit and business license for a home occupation (water well drilling) located at 2800 S. Main (Applicant: Kenneth Wright).

Ms. Phippen said Mr. Wright would to get a business license so whatever sales tax revenue he generates would come to Nibley; he does all his paper work and books in Nibley. She explained Mr. Wright had said if he had to come to the meeting that they could pull his application. Ms. Phippen said this was just a home office; none of his equipment is stored at his house. Ms. Phippen said she did not feel comfortable with when she has knowledge of someone having a business and not trying to get them a legitimate business license. Commissioner Bliesner said all he was concerned about was the well drilling equipment.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for Kenneth Wright and Wright Drilling at 2800 S. Main with the condition that no large equipment, well drilling equipment, or large heavy equipment be parked on the property or in the public right of way. Commissioner Green seconded the motion which passed 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Heidt all in favor.

Discussion/Workshop

Discussion and consideration of possible change to 2011 meeting schedule.

Ms. Phippen said this may be a non-issue and noted Commissioner Bliesner's term was up on December 31st. Ms. Phippen said Commissioner Heidt had a part time job on Thursday nights. Ms. Phippen would like to meet on Thursdays at the same time. Commissioner Bliesner asked Ms. Phippen if she was familiar with the other Commission's meeting times. Commissioner Green said he had no problem with meetings on Thursdays.

Ms. Phippen said the Christmas party is December 2nd at 7:00 at Elements. An invitation will be mailed out.

Ms. Phippen showed the Commission renderings for the new city hall. She said the bids for the Construction Manager/General Contractor (CMGC) were due tomorrow. The building committee was meeting tomorrow to narrow down those bids. She said there would be a public hearing at the next City Council to hear comments on issuing the bonds. She encouraged the Commissioners to come and voice their support of the project.

There was general consent to adjourn at 8:11 p.m.