

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, May 11, 2011.

The following actions were made during the meeting:

Commissioner Cook motioned to approve the business license and conditional use permit for Lance Hunter and Got Dirt? at 3064 S. 500 W. with the conditions that he park all business equipment behind the front plane of the house and off the road. Commissioner Heidt seconded the motion.

Commissioner Anderson motioned to amend to limit client visits for Got Dirt? to 0. Commissioner Heidt seconded the amendment. The amendment passed unanimously 5-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Green, Commissioner Cook, and Commissioner Bliesner all in favor.

The amended motion passed unanimously 5-0; with Commissioner Cook, Commissioner Heidt, Commissioner Green, Commissioner Anderson, and Commissioner Bliesner all in favor.

Commissioner Aaron Bliesner called the Wednesday, May 11, 2011 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, and Commissioner Bill Green. Shari Phippen, the City Planner, was also present. Commissioner Anderson was excused from the meeting.

Approval of 4-27-11 meeting minutes and agenda.

Commissioner Cook made a motion to approve the April 27, 2011 minutes. Commissioner Heidt seconded the motion. The motion passed unanimously 4-0; with Commissioner Cook, Commissioner Heidt, Commissioner Green, and Commissioner Bliesner all in favor.

Commissioner Heidt made a motion to approve the evening's agenda. Commissioner Cook seconded the motion. The motion passed unanimously 4-0; with Commissioner Cook, Commissioner Heidt, Commissioner Green, and Commissioner Bliesner in favor.

Conditional Use Permit/Business License

Got Dirt?—request a conditional use permit and business license for a home-occupation (mobile detailing) located at 3064 S. 500 W. (Applicant: Lance Hunter)

Mr. Lance Hunter was present at the meeting.

Ms. Phippen said she didn't have an issue with the request; the detailing would not be done at his house, except he wanted to have a sign on his lawn. Ms. Phippen told Mr. Hunter that he could have a sign of approximately the same size he was requesting on his garage or front doorway but not out on his lawn. Commissioner Bliesner told Mr. Hunter

they were illegal. Commissioner Cook asked about up to five people coming to his house to visit. Mr. Hunter said all his work would be done off-site. Commissioner Heidt asked what the applicant would do in the off season when it was cold. Mr. Hunter said this would be limited. He said he also had a full-time job.

Commissioner Anderson arrived at 7:04.

Commissioner Cook made a motion to approve the business license and conditional use permit for Lance Hunter and Got Dirt? at 3064 S. 500 W. with the conditions that he park all business equipment behind the front plane of the house and off the road. Commissioner Heidt seconded the motion.

Commissioner Anderson asked about the client visits which were stated on the application to be up to 5 client visits. Commissioner Cook said they discussed that and that the work would be done off site. Mr. Hunter said he really wouldn't have any clients coming to him.

Commissioner Anderson made a motion to amend to limit client visits for Got Dirt? to 0. Commissioner Heidt seconded the amendment. The amendment passed unanimously 5-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Green, Commissioner Cook, and Commissioner Bliesner all in favor.

The amended motion passed unanimously 5-0; with Commissioner Cook, Commissioner Heidt, Commissioner Green, Commissioner Anderson, and Commissioner Bliesner all in favor.

Discussion regarding Nibley City Tree Board

Commissioner Bliesner said they wanted an update on the tree committee and if they had made any progress. He said they could also discuss as a commission what they would like to see and send that back with Commissioner Heidt.

Commissioner Heidt said Ms. Phippen had brought up that Nibley could be dedicated as a Tree City; she thought the main reason for that was to qualify for certain grants. Commissioner Heidt said Mayor Knight's vision was really unique and in the long term.

Commissioner Heidt said at their last Tree Board meeting they discussed streetscape and the type of trees that would look good and be hearty in what areas. They directed Ms. Phippen to work on their street escape ordinance. Commissioner Bliesner asked if it would be a list of approved/and not approved trees. He asked if there would be a list of trees that were prohibited. Commissioner Heidt said that there would be. Ms. Phippen said she and Rod Elwood would be going through trees and adapt them into the proper place in the ordinance. Commissioner Cook asked if they would require trees in the new ordinance. Ms. Phippen said that would be in the street escape ordinance. Commissioner Bliesner said with tree spacing they typically ran into a problem with people rounding out the number of trees they have with the spacing. Ms. Phippen said with the street escape ordinance it would be formalize that the trees would have to be at least 8 ft. clear above

the sidewalk and if the tree goes over the street it has to be 13 ft. clearance. Commissioner Heidt said the tree board would be doing an Arbor Day activity that would take place during Heritage Days; this would include a booth with information, a pruning class, planting guidelines, etc; they had local people that were really good at this information. Commissioner Bliesner said he would like to see incentives for subdivisions that were built before the ordinance to plant streetscape trees. Commissioner Anderson said with Tree City, USA they could get grants for that use. Ms. Phippen said beside the street escape ordinance they planned to have a tree plan that talked about things people needed to consider when planting trees. There would be trees that they recommend for park strips and trees they recommend for yards but there would be a flat out list of trees that will be restricted.

Commissioner Heidt said the next Tree Board meeting was the first Tuesday in June.

Workshop

Ms. Phippen informed the Commission that the City Council had passed the sign ordinance however there would be no electronic messaged displays allowed; they even took out the EMDs that were in the current ordinance.

The Cache Metropolitan Planning Organization had the Cache County Regional Transportation Plan until 2035 out for public comment. Ms. Phippen said she would find their website and forward it to the Commission. She said this had nothing to do with the South Corridor Study; it was a transportation plan for the entire valley.

Ms. Phippen said Sept. 15th would be the planners meeting at the League's Annual meeting.

Ms. Phippen informed the Planning & Zoning Commission of the work that had been done on the river. As of now they had had no reports of structural damage from the river. They have received a lot of positive feedback from the work Public Works had done.

There was general consent to adjourn at 8:13 p.m.