

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, May 25, 2011.

The following actions were made during the meeting:

Commissioner Anderson motioned to approve the application for a conditional use permit and business license for Simply Clean located at 391 W. 3300 S. per the application and with the conditions stated on the application; all cleaning supplies to be stored at the job site or in the garage. Commissioner Green seconded the motion. The motion passed 5-0; with Commissioner Anderson, Commissioner Green, Commissioner Heidt, Commissioner Cook, and Commissioner Bliesner all in favor.

Commissioner Anderson motioned to approve the building permit application for a 11' x 14' accessory greenhouse at 136 W. 3200 S. as stated in the application. Commissioner Heidt seconded the motion. The motion passed unanimously 5-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Green, Commissioner Cook, and Commissioner Bliesner all in favor.

Commissioner Green motioned to approve the conditional use permit and business license for Deep Carpet Cleaner, LLC and Matthew Hampton located at 831 W. 2880 S. with the proviso that his trailer cannot be parking in the street and must be parked behind the front plane of the house. Commissioner Heidt seconded the motion. The motion passed 5-0; with Commissioner Green, Commissioner Heidt, Commissioner Anderson, Commissioner Cook, and Commissioner Bliesner all in favor.

Commissioner Anderson motioned to approve the application for a conditional use permit and business license for Listzero.com/Bryan Hickman located at 355 W. 3575 S. as per the application. Commissioner Heidt seconded the motion. The motion passed 5-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Green, Commissioner Cook, and Commissioner Bliesner all in favor.

Commissioner Aaron Bliesner called the Wednesday, May 25, 2011 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Carrie Cook, Commissioner Marina Heidt, and Commissioner Wayne Anderson, and Commissioner Bill Green.

Approval of 5-11-11 meeting minutes and evening's agenda

Commissioner Bliesner noted that City Planner, Shari Phippen was not present at the meeting and he would be conducting the meeting with some of her notes.

Commissioner Bill Green arrived at 7:02.

There was general consent on the evening's agenda and the 5-11-11 meeting minutes.

Conditional Use Permit/Business License

Commissioner Anderson made a motion to suspend the agenda because some applicants were not yet present. Commissioner Heidt seconded the motion. The motion passed unanimously 5-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Green, Commissioner Cook, and Commissioner Bliesner all in favor.

Simply Clean—request a conditional use permit and business license for a home occupation (commercial office cleaning) located at 391 W. 3300 S. (Applicant: Patricia Leon)

Mr. and Mrs. Leon were present at the meeting. Mr. Leon said he and his wife had permit before but it had expired and they would like to start back up. They would be doing residential and commercial cleaning. Mr. Leon said the cleaning supplies would be stored appropriately and that is would be a family business with themselves and their children. Commissioner Bliesner noted that the applicants would need to store all cleaning supplies at the job site or in their garage.

Commissioner Anderson made a motion to approve the application for a conditional use permit and business license for Simply Clean located at 391 W. 3300 S. per the application and with the conditions stated on the application; all cleaning supplies to be stored at the job site or in the garage. Commissioner Green seconded the motion. The motion passed 5-0; with Commissioner Anderson, Commissioner Green, Commissioner Heidt, Commissioner Cook, and Commissioner Bliesner all in favor.

Accessory Building Permit

William Masslich—request approval for a building permit to construct an 11' x 48' greenhouse located at 136 W. 3200 S.

Mrs. Penny Trinko was present at the meeting. Commissioner Bliesner noted that this building looked pretty flimsy. Mr. Trinko said it was supposed to be plastic and give four seasons; not three seasons. Commissioner Green stated that he thought a strong wind would take this building down the street. Commissioner Bliesner said the main thing was that they needed to make sure the inside did not catch wind. Commissioner Cook said she did not think there was a problem with the location of the building on the property.

Commissioner Anderson made a motion to approve the building permit application for a 11' x 14' accessory greenhouse at 136 W. 3200 S. as stated in the application. Commissioner Heidt seconded the motion. The motion passed unanimously 5-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Green, Commissioner Cook, and Commissioner Bliesner all in favor.

Deep Carpet Cleaners, LLC—request a conditional use permit and business license for a home occupation (carpet cleaning) located at 831 W. 2880 S. (Applicant: Matthew Hampton)

Mr. Matthew Hampton was present for this discussion. Commissioner Cook asked Mr. Hampton if he would be doing the work himself or hiring outside employment. Mr. Hampton said he would be using outside employees but they would not be coming to his house.

Commissioner Green made a motion to approve the conditional use permit and business license for Deep Carpet Cleaner, LLC and Matthew Hampton located at 831 W. 2880 S. with the proviso that his trailer cannot be parking in the street and must be parked behind the front plane of the house. Commissioner Heidt seconded the motion. The motion passed 5-0; with Commissioner Green, Commissioner Heidt, Commissioner Anderson, Commissioner Cook, and Commissioner Bliesner all in favor.

Commissioner Bliesner said they had found with certain home occupations such as this that they park their equipment in the street and left it there. The street is a public right-of-way and this did pose a safety hazard. They have come to an agreement that this is not appropriate and he anticipated that it would someday be part of the ordinance. He said if the applicant parked in the street while home on lunch it would be fine; they were more concerned with the chronic problems.

Listzero.com—request a conditional use permit and business license for a home occupation (real estate sales) located at 355 W. 3575 S. (Applicant: Bryan Hickman)
Mr. Hickman was not present at the meeting. Commissioner Anderson said the applicant was already an appraiser; and already had a business out of his home for that. Commissioner Heidt said she felt they could approve the conditional use permit and business license without the applicant being present.

Commissioner Anderson made a motion to approve the application for a conditional use permit and business license for Listzero.com/Bryan Hickman located at 355 W. 3575 S. as per the application. Commissioner Heidt seconded the motion. The motion passed 5-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Green, Commissioner Cook, and Commissioner Bliesner all in favor.

Progress tour of the new Nibley City Community Building

The Planning & Zoning Commission left at 7:22 to tour the new Nibley City Community Building.

There was general consent to adjourn at 7:22.