

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, November 9, 2011.

The following actions were made during the meeting:

Commissioner Heidt motioned to approve the business license and conditional use permit for Apex Enterprise, LLC and Albert Whitehair, located at 2313 S. 770 W. for internet sales. Commissioner Green seconded the motion. The motion passed unanimously 5-0; with Commissioner Heidt, Commissioner Green, Commissioner Anderson, Councilwoman-elect Cook, and Commissioner Bliesner all in favor.

Commissioner Aaron Bliesner called the Wednesday, November 9, 2011 Nibley City Planning Commission meeting to order at 7:02 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Marina Heidt, Councilwoman-elect Cook, Commissioner Bill Green, and Commissioner Wayne Anderson. Shari Phippen, the City Planner, was also in attendance.

Approval of 10-26-11 meeting minutes and agenda

There was general consent on the current agenda.

Councilwoman-elect Cook made a motion to approve the minutes from 10-26-11. Commissioner Heidt seconded the motion. The motion passed unanimously 4-0; with Councilwoman-elect Cook, Commissioner Heidt, Commissioner Anderson, and Commissioner Green all in favor. Commissioner Bliesner abstained from the vote.

Conditional Use Permit/Business License

Apex Enterprise, LLC—request a conditional use permit and business license for a home occupation (online marketing) located at 2313 S. 770 W. (Applicant: Albert Whitehair)

The applicant was not present. The Commission discussed whether they should act on this item. Ms. Phippen said unless they were concerned with what he was marketing she had no issues with the approval; it was basically a home office. Commissioner Bliesner thought they could act on it.

Commissioner Heidt made a motion to approve the business license and conditional use permit for Apex Enterprise, LLC and Albert Whitehair, located at 2313 S. 770 W. for internet sales. Commissioner Green seconded the motion. The motion passed unanimously 5-0; with Commissioner Heidt, Commissioner Green, Commissioner Anderson, Councilwoman-elect Cook, and Commissioner Bliesner all in favor.

Ms. Phippen noted that Mr. and Mrs. Gardner were at the meeting to discuss his conditional use permit and business license. They were told they had until today to come back. She had not heard from them so they were not on the agenda. She did not think there was a problem with suspending the agenda and having them present what was asked for because there would be no action taken.

Commissioner Heidt made a motion to suspend the agenda. Commissioner Anderson seconded the motion. The motion passed unanimously 5-0; with Commissioner Heidt, Commissioner Anderson, Councilwoman-elect Cook, Commissioner Green, and Commissioner Bliesner all in favor.

Mr. Gardner said he wanted to reapply for a different conditional use permit; it was pretty much the same and asked if it would be a problem employing someone else at the business. Commissioner Bliesner said the employee could not visit the home. Mr. Gardner asked for the purpose of that. Ms. Phippen said it was to keep the residential nature of the neighborhood. Mr. Gardner asked what it meant that they could not conduct a business out of an accessory building. Commissioner Bliesner described that part of the ordinance. Mr. Gardner asked about not being able to process on site. He asked about processing offsite and bringing the cords to his site and selling it in the winter months. Commissioner Heidt said with the conditions of his business license he could not have 500 cord of wood in his backyard. Mr. Gardner asked about his vehicles; he had talked to his neighbors about the problems and said it was all aesthetics; the four people who complained made some very rude comments. He did not know how he could please everyone without being harassed. Mr. Gardner asked if he could park a vehicle, overnight on the side of his property? Commissioner Bliesner said he already had some allowance for that on his original conditional use permit; as long as he was in within that there was no problem. Commissioner Anderson said the whole goal was to keep a residential neighborhood looking residential; they did not want a commercial business in a residential zone. He said he would not be able to store a lot of wood on site; he would not be able to store a lot of vehicles in his opinion. Mr. Gardner said he guessed there were a lot of people out of compliance in Nibley.

Ms. Phippen said the biggest tips she had to give him were no employees coming to his house, no picking up of wood at his house, no processing of the wood at his house, and the equipment would have to be stored behind the front plane of the house. Councilwoman-elect Cook noted the complaints that she had heard were of an aesthetic nature; they were concerned with the amount of wood and the vehicles. Mr. Gardner said he guessed the permit would be the same with another vehicle parked behind the front plane of the house.

Ms. Phippen said she had to have Mr. Gardner's proposal the Friday before the meeting because there were noticing requirements from the state. She told Mr. Gardner she needed his proposal by the 9th of December; then it could be included on the next agenda.

Commissioner Bliesner said they needed to revisit the conditions of the last motion on this item. Ms. Phippen noted Mr. Gardner had 30 days to either come up with an alternate plan or to come into compliance with his original conditional use permit. He asked if Mr. Gardner was in compliance. Mr. Gardner said he was.

Ms. Phippen noted there were two Utah State students present at the meeting.

Presentation by Cache Landmark Engineering of the Nibley City Multi-Modal Transportation Master Plan

Kris Kvarfordt, a landscape architect and planner with Cache Landmark Engineering, Rod Blossom, the city engineer with Cache Landmark, and Joe Parrin, a professional transportation engineer with A-Trans Engineering in Salt Lake were present at the meeting.

Mr. Kvarfordt gave a presentation to the Planning & Zoning Commission. He said this was the next step in achieving the goals outlined in the general plan; to “develop a unified transportation system that provides efficient, comfortable and safe movement of people and goods in and throughout the City. Develop transportation policies and roadway designs that support the overall vision and character of Nibley City” and to “develop transportation policies and roadway designs that support the overall vision and character of Nibley City.” This was compiling all the various transportation modes in Nibley into one for some analysis.

Mr. Kvarfordt gave an overview of the data they had compiled. Mr. Kvarfordt said they were concerned that the trail plan lacked connectivity; that highway 89/91 and SR165 were huge barriers to any connectivity to adjacent cities; and that crossing points at roadway locations had not been identified and a level of treatment had not been defined at crossing locations. Mr. Kvarfordt said they provided action items on page 35. They were: Update the master road map annually and make necessary adjustments; update road inventory and capital budget planning tool annually; review and update transportation master plan every 3-5 years; conduct intensive level analysis at critical intersections within the next 5 years; identify and prioritize transportation improvement project to complete in the next 12 months; identify and prioritize multi-modal transportation improvement project to complete in 1-5 years; continue to work with the CVTD to optimize transit; develop funding mechanisms for making critical improvements to the trail and bikeway system; establish a city standard for yield control and traffic calming to implement at key intersections identified in the transportation plan; identify and prioritize trail/roadway crossing points and determine the level of treatment necessary to provide safe, comfortable pedestrian crossing; and conduct a parking needs assessment on all arterial roadways throughout Nibley City.

Discussion and consideration of the Nibley City Multi-Modal Transportation Master Plan

The engineers and Planning & Zoning Commission discussed roundabouts and traffic circles and if there were guidelines that warranted those items.

The engineers and the Planning & Zoning Commission discussed pedestrian crossings at railroad tracks. Mr. Blossom said crossings were controlled by UDOT and they did not like the liability of crossings. Mr. Perrin said UDOT was trying to combine crossings anywhere possible. Mr. Perrin said the first step would be to adopt those crossings in the Master Plan and the Master Trails Plan and then start working with UDOT; then they have it in their mind that it was on the horizon. Mr. Blossom said he thought it would be

good to include more pedestrian crossings across the railroad tracks in the action items; he said they should specifically include them in their parks and trails master plan. Commissioner Bliesner asked about shifting the labeling of a local road to a collector road along 250 West going north past 3200 S.; it continued as a local road to the north and he thought if it were to develop out then the increased loading would justify a shift. Mr. Blossom said it was something they could look at but didn't think they would get more traffic on one end over the other.

Commissioner Bliesner said he had a concern with the treatment of Hollow Road; specifically the right-of-way, the space, and the speed. He suggested they relook at the loop that connected SR 165 to Hollow Road and also 4400 S. that terminates in the gravel pit. He suggested they look for an opportunity to connect 4400 S. to Hollow Road so that the southern half of Hollow Road could exit on to SR 165 and take some loading off. Mr. Blossom said that grades were there. Mr. Blossom said he believed they had agreed that they needed more definition on how that would work; that it needed to be studied. Mr. Kvarfordt said they could include that as an action item.

Commissioner Bliesner asked if there was any way a bike lane could work on 8th if parking was prohibited. Mr. Blossom said there were other problems on 8th; there wasn't much parking. He said 8th almost functioned as an arterial as well as a collector.

Councilwoman-elect Cook wanted to address 12th west as a proposed truck route from 3200 north and asked how wide the cross-sections were. Ms. Phippen said it was an 80 foot road. Mr. Blossom said it was a CMPO (Cache Metropolitan Planning Organization) road and all CMPO roads were 80 ft. Councilwoman-elect Cook said she was not opposed to the through road but she was opposed to it being a truck route because of the residential neighborhood and school zone. Councilwoman-elect Cook said they had 4400 S. as a truck route so they have plenty of opportunities to come from Hyrum, head west on 4400 and west on 3200 and not allow them to travel that section. Commissioner Bliesner said that seemed reasonable. Councilwoman-elect Cook said she wanted to see the trucks stay on highway 89/91 until 4400 S. Ms. Phippen suggested that Councilwoman-elect Cook wanted to include exploring options for limiting truck traffic along 1200 W. in the action items. Commissioner Bliesner said the truck access needed to be Hyrum's problem; why did their residential streets have to be truck routes for Hyrum. Mr. Blossom said it was a CMPO road so they were talking about something bigger than Nibley. Mr. Kvarfordt suggested they could also include study of the pavement profiles on the truck routes with the action item.

Councilwoman-elect Cook also addressed having connectivity for a bike and walking path through Stonebridge south where it was a cul-de-sac and 1500 W. coming to the north-most road. Commissioner Bliesner said he did not understand the anti-cul-de-sacs movement but said what he did not like about cul-de-sacs was that they did not have pedestrian access through them. Mr. Blossom said that would also need to be changed in their trails master plan.

Mr. Blossom said they wanted this plan to be dynamic and looked at. He suggested as a Planning & Zoning Commission they should look at this once a year to see if there was anything they wanted added, changed, or addressed again; it would make it more useful.

Ms. Phippen said their next meeting would be on December 14th. Ms. Phippen congratulated Councilwoman-elect Cook on her successful campaign and Commissioner Bliesner on his new baby. Ms. Phippen also noted that they were moving to the new building on Monday.

There was general consent to adjourn at 9:28.