

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, April 11, 2012.

The following actions were made during the meeting:

Commissioner Anderson motioned to approve the conditional use permit and business license for Eve Charles Ivie Janitorial, applicant Eve Ivie, at 695 W. 3480 S. with the conditions listed on the application. Commissioner Green seconded the motion. The motion passed unanimously 5-0; with Commissioner Anderson, Commissioner Green, Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver all in favor.

Commissioner Anderson motioned to continue the application for a conditional use permit and business license for CnR Professional Repair until the applicant could be present. Commissioner Beus seconded the motion. The motion passed 5-0; with Commissioner Anderson, Commissioner Beus, Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.

Commissioner Aaron Bliesner called the Wednesday, April 11, 2012 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Mark Lawver, Commissioner Kathryn Beus, Commissioner Wayne Anderson, and Commissioner Bill Green. The City Planner, was excused from the meeting.

Approval of 3-21-12 meeting minutes and agenda

The Commissioners had not had a chance to review the 3-21-12 minutes and held off on approval.

There was general consent on the evening's agenda.

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

Eve Charles Ivie Janitorial—request a conditional use permit and business license for a home occupation (janitorial) located at 695 W. 3480 S. (Applicant: Eve Ivie)

Eve Ivie was present at the meeting. Ms. Ivie said she only cleaned at businesses and she presently only had one client. Commissioner Green asked about the chemicals she used. Ms. Ivie said she only used natural products but they were not kept at her house. Commissioner Bliesner said that city staff had recommended approval.

Commissioner Anderson made a motion to approve the conditional use permit and business license for Eve Charles Ivie Janitorial, applicant Eve Ivie, at 695 W. 3480 S.

with the conditions listed on the application. Commissioner Green seconded the motion. The motion passed unanimously 5-0; with Commissioner Anderson, Commissioner Green, Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver all in favor.

Conditional Use Permit /Business License

CnR Professional Repair—request a conditional use permit and business license for a home occupation (appliance service) located at 1137 W. 2400 S. (Applicant: Ron Hooker)

Mr. Hooker was not present at the meeting. The Commissioners noted that they had the same concerns that the City Planner had listed on the application. Commissioner Beus said it looked like he had a lot of items lined up that he may be using for parts. Commissioner Bliesner said he would, by condition, prohibit him from having anything items stored outside his home. The point was that no one would know there was a business at the location. Commissioner Anderson said he would like to ask if the items were being brought to his home for repair; Commissioner Anderson said he was concerned that appliances would be dropped off and then be left sitting in the driveway or yard. Commissioner Bliesner suggested they wait on approval until the applicant could be present as there was also a question about employees.

Commissioner Anderson made a motion to continue the application for a conditional use permit and business license for CnR Professional Repair until the applicant could be present. Commissioner Beus seconded the motion. The motion passed 5-0; with Commissioner Anderson, Commissioner Beus, Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.

Discussion and consideration of an ordinance creating a high density zone.

Commissioner Bliesner noted the last time they talked about the high density zone they had only a few Commissioners present and they had questions for the City Planner; and that the City Planner was not present again. Commissioner Green said he was concerned with ownership perceptions with the open space. Commissioner Bliesner said this looked like an option that would be used in conjunction with the trails master plan; they would use the corridor to link up with the larger circulation grid. It was an option that provided for a significant buffer between adjacent properties, and provided an opportunity for circulation for a larger group of people. The Commissioners discussed the drawing on page two. They discussed access for fire trucks and other emergency vehicles. Commissioner Bliesner said he thought the high density needed to be designed for no on street parking. It was one of the things they could do to mitigate the impact of the density.

Commissioner Bliesner said he would prefer the City Planner be present to discuss some of their concerns and ideas. He said she knew some of the thinking behind some of the ideas. Commissioner Anderson discussed only allowing this where the trails master plan showed a trail. Commissioner Bliesner said he would like input on who the consultant was that designed the drawings.

The Commissioners discussed and listed changes they would like made; Commissioner Green said the width of the road and on-street parking was an issue. All the Commissioners expressed they were against on-street parking at all. The Commissioner's expressed concern about RVs in high density areas and Commissioner Anderson suggested they limit to passenger vehicles. Commissioner Lawver expressed that he was not confident that they could limit RVs or even farm equipment; he did not know if it was their place to tell them what they park in their driveway. Commissioner Beus said that should be taken care of with no street parking. Commissioner Bliesner said they could possibly limit side yard parking.

The Commissioners discussed the amount of high density zone (25%) that would be required to be adjacent to a commercial zone.

The Commission decided they wanted to revisit how the home office definition was worded. Commissioner Bliesner said he thought the problem with the conditional use permit section was that it only addressed home offices and no other conditional uses. Commissioner Bliesner said they were adding a new zone and would need to revise the land use chart and that it should be done in concurrence with the high density zone. Commissioner Bliesner said he would also like to eliminate any conditional use permit requests for businesses that were limited to home office uses.

The Commissioners discussed the permitted uses for the required open space and discussed that "landscape in a park like matter" may be appropriate. They thought "landscape in an attractive manner" was too subjective and that the landscape requirements needed to be clarified.

Corlyss Drinkard asked what relationship the high density zone had to the conservation subdivision. Commissioner Bliesner addressed her question. Ms. Drinkard asked if there was anyone coming in with a request for a high density zone. Commissioner Bliesner said there was not.

Workshop

Discussion regarding possible updates to the Nibley sign ordinance; specifically regarding electronic message displays.

Ms. Drinkard and Commissioner Bliesner discussed the EMD (Electronic Message Displays) sign that had been approved and the process of the approval.

Commissioner Green left at 8:02 and returned at 8:05.

Commissioner Bliesner said the City Planner had sent them the draft of the ordinance that included the numbers that regulate light emitted from a sign. Commissioner Bliesner said he thought there were City Council members that were completely against EMDs and that some were a little more lenient as long as the impact was similar to what was already permitted; to allow for technology change but still prohibit the unexpected outcome. Commissioner Lawver said he knew there were some differences between the sign at the Peterson Farm Store and the draft ordinance and questioned the foot candles.

Commissioner Bliesner said it had occurred to him that they could pass this as a retroactive ordinance and have existing signs come into compliance with the ordinance; the sign owners could reprogram their sign. Commissioner Lawver thought if they played with this too much they would drive away people. He agreed with the statements Mr. Anhder made about being business friendly at the last City Council meeting. He thought they should have the appropriate allowance of permitted EMDs. Commissioner Bliesner related discussions he had with commercial developers. Commissioner Bliesner said he would need very specific examples and hard numbers in order to pass the ordinance. He thought there was an actual human eye perception difference between the two different types of lights that made LED lights more obnoxious.

Commissioner Bliesner thought they needed a definition of what an EMD was and what it was that was prohibited. Commissioner Lawver said they needed to quantify things; he would like to see the numbers for the Peterson sign. Commissioner Bliesner said he would like to avoid using a sign contractor; he would like a more objective view in maintaining a quantifiable standard. Commissioner Anderson said they would never get someone that objective and Commissioner Bliesner then advised the Commission to be conscious of what they were listening to.

Commissioner Anderson made a motion to continue the discussion on EMDs until they could be shown the differences and standards. The Commission determined that they did not need to take action on the item because it was advertised as a workshop item.

There was general consent to adjourn at 8:38.

Attest: _____
Deputy City Recorder