

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, August 8, 2012.

The following actions were made during the meeting:

**Commissioner Kathryn Beus motioned to approve the business license and conditional use permit for Three Men & a Shovel Landscaping and Seth Bowen, located at 895 W. Parkview Circle, as per the application. The motion passed unanimously 3-0; with Commissioner Beus, Commissioner Green, and Commissioner Bliesner all in favor.**

**Commissioner Green motioned to approve the business license for Road Runner Enterprises, and Keldon Eppich, located at 1059 W. 2450 S. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Beus, and Commissioner Bliesner all in favor.**

**Commissioner Green motioned to approve the 24' x 41' accessory building located at 195 Quarter Circle Drive. Commissioner Beus seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Beus, and Commissioner Bliesner all in favor.**

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Commissioner Aaron Bliesner called the Wednesday, August 8, 2012 Nibley City Planning Commission meeting to order at 7:06 p.m. Those in attendance included Commissioner Kathryn Beus, Commissioner Aaron Bliesner, and Commissioner Bill Green. The City Planner was also present. Commissioner Wayne Anderson was excused from the meeting.

#### **Approval of 7-25-12 meeting minutes and agenda**

Commissioner Bliesner thought they should defer on the approval of the last meeting minutes until they had another Commissioner present seeing as he was not at the previous meeting. There was general consent for the evening's agenda.

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

#### **Conditional Use Permit/Business License**

**Three Men & A Shovel Landscaping—request a conditional use permit and business license for a home occupation (landscaping) located at 895 W. Parkview Circle (Applicant: Seth Bowen)**

Mr. Seth Bowen was not present at the meeting. Commissioner Bliesner said the applicant was looking for an address for a home office and actually had a construction yard in Millville, none of which activities would be appropriate where he lived but Commissioner Bliesner thought he needed a tax address. The City Planner said from

staff's prospective, the applicant had told her that he would occasionally have employees come to his home to bring paperwork and she thought as long as they were not working out of the home that she was alright with approval of the application. Commissioner Bliesner said it was important to note to the applicant that it was already code or law that he cannot have employees working from his home.

Commissioner Kathryn Beus made a motion to approve the business license and conditional use permit for Three Men & a Shovel Landscaping and Seth Bowen, located at 895 W. Parkview Circle, as per the application. The motion passed unanimously 3-0; with Commissioner Beus, Commissioner Green, and Commissioner Bliesner all in favor.

**Road Runner Enterprises—request a conditional use permit and business license for a home occupation (auto booting) located at 1059 W. 2450 S. (Applicant: Keldon Eppich)**

Mr. Keldon Eppich was present at the meeting. The City Planner said that Mr. Eppich had initially submitted for two business licenses but had a business partner that had backed out and was withdrawing his second application for restaurant cleaning.

The City Planner said Mr. Eppich was a sub-contractor for Cache Auto Booting who had told the applicant that he needed to get his own business license. The City Planner said a business license was approved for this business in October of last year and at the point was going to be a home maintenance business. Mr. Eppich said it was a joint thing but he did not renew the license at the beginning of the year. The City Planner said because a conditional use permits ran with the land this became a moot point. Commissioner Bliesner said he did not have to apply for the conditional use permit; he just had to reapply for the business license. The City Planner said she did not have any issues with the business license. Mr. Eppich described how his business functioned for the Planning & Zoning Commission.

Commissioner Green made a motion to approve the business license for Road Runner Enterprises, and Keldon Eppich, located at 1059 W. 2450 S. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Beus, and Commissioner Bliesner all in favor.

**Road Runner Hood Cleaning—request a conditional use permit and business license for a home occupation (restaurant cleaning) located at 1059 W. 2450 S. (Applicant: Keldon Eppich)**

This application for a business license and conditional use permit was withdrawn so there was no need for action.

**Accessory Building Permit**

**Steve Gittins—request approval for a 24' x 41' accessory building located at 195 Quarter Circle Drive**

Mr. Steve Gittins was present at the meeting. Commissioner Bliesner said the City Planner had reviewed the application and had found that it met all the requirements for setback, size, and height limit, etc. Commissioner Bliesner said told Mr. Gittins that

currently according to city ordinance, and he could not run anything business oriented out of an accessory building.

Commissioner Green made a motion to approve the 24' x 41' accessory building located at 195 Quarter Circle Drive. Commissioner Beus seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Beus, and Commissioner Bliesner all in favor.

Commissioner Green left at 7:29 and returned at 7:31.

Commissioner Lawver arrived at 7:34.

### **Workshop Discussion**

#### **Discussion of updates to the Nibley City sign ordinance.**

The City Planner said she thought the presentation by Mark Freeborg on electronic message displays at the last meeting was very instructive. She gave a copy of the document that was referenced from at the last meeting to the Planning & Zoning Commission.

Commissioner Lawver left to take a phone call at 7:36 and returned at 7:37.

Commissioner Green said he liked what the City Planner did with the document but wondered if they were making things too complicated. The City Planner disagreed and said they weren't. Commissioner Beus said she thought they had to be detailed to cover their bases. Commissioner Lawver had a question about transitions which the City Planner and Commissioners discussed. Commissioner Lawver did not think they needed 3-4 seconds between spots. He suggested a minimum 1 second dissolve/transition time. Commissioner Beus suggested the City Planner contact Mr. Freeborg about providing an example for a frame of reference. The Commissioners agreed on a 4-6 second dwell time. Commissioner Green discussed item H and the issue of unsafe signs. He thought if a sign was deemed unsafe then it needed be mitigated rapidly. The City Planner said she would discuss this with the public works director. Commissioner Bliesner referred item Q and asked if the City Planner considered signs such as the one at the park on 8<sup>th</sup> West as covered by item one "official notices authorized by the court, public body, or public safety official" and if the city got exemptions. He noted several examples and said he couldn't find where they were covered unless it was under item one of Q. The City Planner said it could fall under two. Commissioner Bliesner said they seemed to fall under exemptions and might need their own category.

The City Planner asked the Planning & Zoning Commission if they thought the proposed ordinance needed to be workshopped again or if it should be made into a formal proposed ordinance and if they should hold a public hearing. The Commissioners thought they should move forward with the public hearing.

Commissioner Beus made a motion to approve the 7-25-12 meeting minutes. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with

Commissioner Beus, Commissioner Lawver, and Commissioner Green all in favor.  
Commissioner Bliesner abstained from the vote.

Commissioner Bliesner said he would not be at the next meeting and summarized his foreseeable work schedule.

There was general consent to adjourn at 8:09.