

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, December 12, 2012.

The following actions were made during the meeting:

Commissioner Green motioned to approve the conditional use permit and business license for Jeannie Smedley, Once Upon a Sing-a-Long located at 337 W. 3575 S. Commissioner Lawver seconded the motion.

Commissioner Anderson made a motion to amend to change the line in the application “do you plan employee persons not living at this address as part of the business?” and change that answer to “no” instead of “possibly” to be in compliance with the ordinance. Commissioner Green seconded the amendment. The amendment passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.

The amended motion passed unanimously 4-0; with Commissioner Green, Commissioner Lawver, Commissioner Anderson, and Commissioner Bliesner all in favor.

Commissioner Green motioned to approve the conditional use permit and business license for CV Hauling and applicant Chad Barlow, located at 273 W. 3400 S. with the condition the trailer be parked behind the front plane of the house and not in the public right-of-way. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Anderson, Commissioner Lawver, and Commissioner Bliesner all in favor.

Commissioner Anderson motioned to amend the existing conditional use permit and business license for Roadrunner Maintenance, applicant Keldon Eppich with the condition that all employees will be offsite and not at the address; that any trailers will be parked behind the front plan of the house; and the trailer not parked in the public right-of-way at any time. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Lawver and Commissioner Bliesner all in favor.

Commissioner Lawver motioned to accept the 2013 meeting schedule as presented. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Lawver, Commissioner Green, Commissioner Anderson, and Commissioner Bliesner all in favor.

Commissioner Bliesner motioned to appoint Commissioner Mark Lawver as Planning Commission Chair for 2013. Commissioner Anderson seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Anderson, and Commissioner Green all in favor. Commissioner Lawver abstained from voting.

Commissioner Green motioned to appoint Commissioner Kathryn Beus as Planning Commission Vice-Chair for 2013. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Anderson, Commissioner Lawver, and Commissioner Bliesner all in favor.

Commission Chair Aaron Bliesner called the Wednesday, December 12, 2012 Nibley City Planning Commission meeting to order at 7:05 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Mark Lawver, Commissioner Wayne Anderson, and Commissioner Bill Green. The City Planner was also present. Commissioner Kathryn Beus was excused from the meeting.

Approval of 11-14-12 meeting minutes and the evening's agenda
There was general consent for the night's agenda

Commissioner Anderson made a motion to approve the 11-14-12 minutes. Commissioner Lawver seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Lawver, Commissioner Green, and Commissioner Bliesner all in favor.

Commissioner Bliesner noted the applicant for CV Hauling was not present at the meeting. Commissioner Bliesner asked for a motion to suspend the agenda.

Commissioner Anderson made a motion to suspend the agenda. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.

Conditional Use Permit/Business License

Once Upon a Sing-a-Long—request a conditional use permit and business license for a home occupation (children's singing classes) located at 337 W. 3575 S. (Applicant: Jeannie Smedley)

The City Planner said Jeannie was doing singing classes for children. The City Planner discussed the applicants proposed class schedule. She said she had no concerns with the application and recommended it be approved. Commissioner Bliesner said the application was very descriptive.

Commissioner Green made a motion to approve the conditional use permit and business license for Jeannie Smedley, Once Upon a Sing-a-Long located at 337 W. 3575 S. Commissioner Lawver seconded the motion.

Commissioner Anderson made a motion to amend to change the line in the application "do you plan employee persons not living at this address as part of the business?" and change that answer to "no" instead of "possibly" to be in compliance with the ordinance. Commissioner Green seconded the amendment. The amendment passed unanimously 4-

0; with Commissioner Anderson, Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.

The amended motion passed unanimously 4-0; with Commissioner Green, Commissioner Lawver, Commissioner Anderson, and Commissioner Bliesner all in favor.

When referring to the application from Roadrunner Maintenance, Commissioner Bliesner said he didn't see any reason why applicant needed to be present except for clarification on the storage of a trailer. The City Planner said the applicant wanted to add another item under his current conditional use permit and business license. She said he was a sub-contractor or Cache Auto Booting and he wanted to include maintenance. The Planning & Zoning Commission then returned to the agenda.

CV Hauling—request a conditional use permit and business license for a home occupation (hauling) located at 273 W. 3400 S. (Applicant: Chad Barlow)

The City Planner said Mr. Barlow would not be present at the meeting. She said the applicant's equipment would be parked in the backyard to the side of his house. She thought they should include conditions in the permit that his trailer needed to be parked appropriately.

Commissioner Green made a motion to approve the conditional use permit and business license for CV Hauling and applicant Chad Barlow, located at 273 W. 3400 S. with the condition the trailer be parked behind the front plane of the house and not in the public right-of-way. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Anderson, Commissioner Lawver, and Commissioner Bliesner all in favor.

Roadrunner Maintenance—discussion of a request to amend a business license to include general maintenance and repair projects. (Applicant: Keldon Eppich)

The applicant was not present at the meeting. The City Planner noted the applicant said he would have outside employees but all the work would be done offsite and as long as the employees did not report to the residence she thought the application should be approved.

Commissioner Anderson made a motion to amend the existing conditional use permit and business license for Roadrunner Maintenance, applicant Keldon Eppich with the condition that all employees will be offsite and not at the address; that any trailers will be parked behind the front plan of the house; and the trailer not parked in the public right-of-way at any time. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Lawver and Commissioner Bliesner all in favor.

Discussion and consideration of an ordinance regulating special events in Nibley City

The City Planner said when they don't require people to tell them what is going on and they are using public property and public facilities, the city assumes a certain amount of

liability if something goes wrong because it is on city property. She said they needed to know what was going on. She said the ordinance was modeled off of Weber County's ordinance. The City Planner discussed events often held in Nibley City.

Commissioner Bliesner said it was not that the city is liable but some might try to prove the city liable and discussed if there were traffic control issue that needed to occur. Commissioner Green said he thought they were covered with what they had before them. Commissioner Bliesner asked how this compared with County requirements. The City Planner said she had been unable to obtain that information. Commissioner Anderson asked if they needed a fee. The City Planner thought they needed a fee to cover the cost of the time it would take to review the applications and any other coordination that needed to take place but she said it wouldn't be an issue if they didn't charge. Commissioner Anderson said he didn't like the fee because it would deter people from doing things in the city and that the City Planner's fee was covered already. They wouldn't have to hire an additional person to cover these. Commissioner Bliesner said they could include a fine or deposit for not cleaning up after themselves. Commissioner Bliesner thought a fee should be a discussion and decision left to City Council. The Planning & Zoning Commission said they would like to see the created application. Commissioner Bliesner thought they may need to compile special instructions for some applicants to adhere to. The City Planner said she would look into what the County required as far as insurance. Commissioner Bliesner said they were most concerned with the health and safety of the public on public property. The City Planner said she would make the changes and bring it back at the next meeting.

Discussion of 2013 meeting times and dates

The City Planner had given the Commissioners a summary of the proposed Planning & Zoning Commission schedule for 2013: January 9th and 23rd, February 13th and 27th, March 13th and 27th, April 17th, May 8th and 22nd, June 12th and 26th, July 10th, August 14th and 28th, September 25th, October 9th and 23rd, November 13th, and December 11th. There would be no meetings on April 10th for ULCT mid-year conference, July 24th for Pioneer Day, September 11th for ULCT fall conference, November 27th for Thanksgiving, and December 25th for Christmas.

Commissioner Lawver made a motion to accept the 2013 meeting schedule as presented. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Lawver, Commissioner Green, Commissioner Anderson, and Commissioner Bliesner all in favor.

Election of commission chair and vice-chair for 2013

Commissioner Bliesner made a motion to appoint Commissioner Mark Lawver as Planning Commission Chair for 2013. Commissioner Anderson seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Anderson, and Commissioner Green all in favor. Commissioner Lawver abstained from voting.

Commissioner Green made a motion to appoint Commissioner Kathryn Beus as Planning Commission Vice-Chair for 2013. Commissioner Anderson seconded the motion. The

motion passed unanimously 4-0; with Commissioner Green, Commissioner Anderson, Commissioner Lawver, and Commissioner Bliesner all in favor.

Staff Report

The City Planner reminded the Planning & Zoning Commission of the holiday party at the BlueBird being held on December 13th at 6:00.

The City Planner updated the Planning & Zoning Commission on the interview process for a city engineer. She reviewed who was on the selection committee and said they received nine proposals and interviewed four.

There was general consent to adjourn at 7:59.