

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, March 13, 2013.

The following actions were made during the meeting:

Commissioner Anderson motioned to approve the application for a conditional use permit and business license for The Big Deal and Joey Gilsdorf, located at 3144 S. 800 W. with the condition that all equipment associated with the business stay in the enclosed sheds and is stored behind the front plan of the house. Commissioner Beus seconded the motion. The motion passed 3-0; with Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

Commissioner Anderson motioned to approve the application for conditional use permit and business license for LS Design, LLC and Lindsay Spinning at 3295 S. 1600 W. as per the application. Commissioner Beus seconded the motion. The motion passed 3-0; with Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

Commissioner Anderson motioned to approve the conditional use permit and business license for Henson Automotive and Alvin Henson located at 2790 S. Hwy 89; with the condition that no work be done on site without coming in and modifying the conditional use permit and per the application. Commissioner Beus seconded the motion. The motion passed unanimously 3-0; with Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

Commissioner Anderson motioned to continue the preliminary plat application for Heritage Parkway, a cluster subdivision located at approximately 2700 South 1200 West until items could be corrected, to the next Planning & Zoning Commission meeting. Commissioner Beus seconded the motion. The motion passed 3-0; with Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

Planning and Zoning Commission Chair Mark Lawver called the Wednesday, March 13, 2013 Nibley City Planning Commission meeting to order at 7:10 p.m. Those in attendance included Commissioner Mark Lawver, Commissioner Wayne Anderson, and Commissioner Kathryn Beus. The City Planner was also present. Commissioner Aaron Bliesner was excused from the meeting.

Approval of 2-13-13 meeting minutes and the evening's agenda

Commissioner Lawver mentioned a duplicated line the 2-13-13 minutes. Afterwards, there was general consent for the 2-13-13 meeting minutes. There was general consent for the evening's agenda.

Conditional Use Permit/Business License

The Big Deal—request a conditional use permit and business license for a home

occupation (lawn maintenance/snow removal) located at 3144 S. 800 W. (Applicant: Joey Gilsdorf)

Mr. Joey Gilsdorf was present at the meeting. Commissioner Lawver asked how much equipment he had. Mr. Gilsdorf described his equipment and said it was all stored in sheds.

Commissioner Anderson made a motion to approve the application for a conditional use permit and business license for The Big Deal and Joey Gilsdorf, located at 3144 S. 800 W. with the condition that all equipment associated with the business stay in the enclosed sheds and is stored behind the front plan of the house. Commissioner Beus seconded the motion. The motion passed 3-0; with Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

LS Design, LLC—request a conditional use permit and business license for a home occupation (graphic design) located at 3295 S. 1600 W. (Applicant: Lindsay Spinning)

Mrs. Lindsay Spinning was present at the meeting.

Commissioner Anderson made a motion to approve the application for conditional use permit and business license for LS Design, LLC and Lindsay Spinning at 3295 S. 1600 W. as per the application. Commissioner Beus seconded the motion. The motion passed 3-0; with Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

Henson Automotive Repair & Cleaning—request a conditional use permit and business license for a home occupation (auto work/house cleaning) located at 2790 S. Hwy 89 (Applicant: Alvin Henson)

Mr. Alvin Henson was present at the meeting. Commissioner Anderson asked where his home was located. Mr. Henson addressed that question. He said his business would be kept mobile for now. Commissioner Lawver asked what vehicle repair he did. Mr. Henson said American and foreign.

The City Planner pulled the applicant's location onto Google maps. It was determined that the applicant was in the commercial zone. Mr. Henson restated that he would be mobile until he could put a shop up. The City Planner said if at one point they wanted to put a shop up they could because his home was located in a commercial zone.

Commissioner Anderson made a motion to approve the conditional use permit and business license for Henson Automotive and Alvin Henson located at 2790 S. Hwy 89; with the condition that no work be done on site without coming in and modifying the conditional use permit and per the application. Commissioner Beus seconded the motion. The motion passed unanimously 3-0; with Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

7:30—Public Hearing—A public hearing to receive comment concerning a preliminary plat for Heritage Parkway, a cluster subdivision located at

approximately 2700 South 1200 West. (Applicant: River Valley Development)

The City Planner displayed the preliminary plat for Heritage Parkway for the Planning & Zoning Commissioner and public present. She said the subdivision was being presented as a cluster subdivision which meant they could have smaller lots for additional open space. The open space could be held privately or publicly but the developer had shown their intent to dedicate the open space to the city. The City Planner described and showed where the subdivision would be located. Commissioner Lawver opened the public hearing at 7:32.

Glen Hansen asked where all the run-off water from the subdivision would go. He said he owned the land west of the proposed subdivision and was getting all the run-off from Nibley City. He said it ran through his hay patch and corn patch and had nowhere to go. The City Planner showed Mr. Hansen where the runoff was going to be piped to. She said the area would be developed as a pond. The City Planner discussed the timeline for the pond development.

Mr. Lyons said the engineers had talked to Paul Leishman about rerouting the canal. Mr. Hansen said Mr. Leishman had nothing to do with it and described land that needed to be piped to be irrigated. Commissioner Anderson said the developers were required to bring a letter from the irrigation company saying they had worked out all the issues of getting water to all the parcels and that they were required to do this before they got final approval. Mr. Hansen said the developers would need to talk with Gordon Zilles.

Seeing no further public comment Commissioner Lawver closed the public hearing at 7:37.

Preliminary Plat

Discussion and consideration of a preliminary plat for Heritage Parkway, a cluster subdivision located at approximately 2700 South 1200 West. (Applicant: River Valley Development)

Mr. Brian Lyons was present representing River Valley Development. The City Planner said there were little problems such as street numbering and addressing that she had found. The City Planner said the biggest problem was that there were too many houses on the plat. She said that roads didn't count as open space. She said the developers were going to have to lose lots.

Commissioner Anderson said he saw two things; the sizes of the lots and the radiuses on the corners. He gave the Nibley City standards for radiuses. He said getting rid of a couple of lots might help them increase the radiuses. Commissioner Anderson asked for the reason behind the open space locations. The City Planner said the placement of the open space was so they wouldn't have any lots backing on to 1200 West and to buffer the subdivision. Additionally, the location of the other open space was so the city could use it for recreation purposes. The City Planner recommended the plan be redrawn to fix the average lot size; and to fix the radiuses. Mr. Lyons asked if these items were conditions of approval. The City Planner said she thought the radiuses should be. Commissioner

Anderson thought it would be tough to make this a conditional motion because they would have to change the layout to make the subdivision work.

Commissioner Anderson made a motion to continue the preliminary plat application for Heritage Parkway, a cluster subdivision located at approximately 2700 South 1200 West until items could be corrected, to the next Planning & Zoning Commission meeting. Commissioner Beus seconded the motion. The motion passed 3-0; with Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

Staff Report

The City Planner reported on the Congressional City Conference she attended.

There was general consent to adjourn at 8:00.

Attest: _____
Deputy City Recorder