

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, May 8, 2013.

The following actions were made during the meeting:

Commissioner Bliesner motioned to approve the conditional use permit and business license for Hernandez Gardening located at 2984 S. 500 W; applicant Jose Hernandez. Commissioner Beus seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver all in favor.

Commissioner Bliesner motioned to approve the conditional use permit and business license for Hernandez Housecleaning located at 2984 S. 500 W.; applicant Maria Hernandez. Commissioner Beus seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver all in favor.

Commissioner Bliesner motioned to approve the conditional use permit and business license for El Mirador located at 3805 S. 100 W.; applicant: Francisca Quezada with the conditions that within the boundaries of Nibley that the sales business is operated in no residential zones and limited to commercial and industrial zones and prohibited from operating in public right of ways and publicly owned properties with the exception of private events. Commissioner Beus seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver in favor.

Commissioner Bliesner motioned to approve the building permit for a 48' x 20' greenhouse located at 4766 Hollow Rd. with the condition that the applicant meet all setback and accessory building rules in the Nibley City books. Commissioner Beus seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver all in favor.

Commissioner Anderson motioned to approve and recommend the final plat for Phase 6 of Zollinger Acres (11 lots) located at 3310 South 1380 West to City Council with the condition that the applicant meet the engineers concerns before going to City Council. Commissioner Bliesner seconded the motion. The motion passed 4-0; with Commissioner Anderson, Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver all in favor.

Planning and Zoning Commission Chair Mark Lawver called the Wednesday, May 8, 2013 Nibley City Planning Commission meeting to order at 7:03 p.m. Those in attendance included Commissioner Mark Lawver, Commissioner Aaron Bliesner, and Commissioner Kathryn Beus. The City Planner was also present. Commissioner Bill Green was excused from the meeting.

Approval of 4-24-13 meeting minutes and the evening's agenda

There was general consent for the evening's agenda. There was general consent for the April 24, 2013 meeting minutes.

Conditional Use Permit/Business License**Hernandez Gardening—request a conditional use permit and business license for a home occupation (lawn maintenance) business located at 2984 S. 500 W. (Applicant: Jose Hernandez)**

Jose Hernandez and Maria Hernandez were present at the meeting. Commissioner Lawver asked if Mr. Hernandez had a lot of equipment. Mrs. Hernandez spoke for Mr. Hernandez and gave his background experience. She said he had everything he needed to cut the grass. Interpreting for the applicant, Commissioner Beus said they had space at their house for the trailer and would not be putting equipment on the street. Commissioner Beus said they had lawn mowers on a trailer.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for Hernandez Gardening located at 2984 S. 500 W; applicant Jose Hernandez. Commissioner Beus seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver all in favor.

Hernandez Housecleaning—request a conditional use permit and business license for a home occupation (home cleaning) business located at 2984 S. 500 W. (Applicant: Maria Hernandez)

Commissioner Lawver said he had no questions for this application.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for Hernandez Housecleaning located at 2984 S. 500 W.; applicant Maria Hernandez. Commissioner Beus seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver all in favor.

El Mirador—request a conditional use permit and business license for a home occupation (food truck) business located at 3805 S. 100 W. (Applicant: Francisca Quezada)

Francisca Quezada was present at the meeting. Commissioner Lawver asked if they would be selling food at the house. The applicant said they would not. Maricio Quezada said the trailer was 8 X 4 feet and discussed where the trailer would be parked. The City Planner noted that they couldn't sell food from the house. Mr. Quezada said this would be a catering business and would not run at the house. Commissioner Bliesner said he wanted to make it clear that they had to get permission from the commercial business they intended to sell from in order to pull up and sell from that property. The City Planner said they could not sell from any area zoned residential unless it was a private catering event. The City Planner asked if the applicant had her food handler's permit. Mr. Quezada said she would be getting that after the business license. Mr. Quezada translated the information given from the Planning & Zoning Commission for Ms. Quezada.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for El Mirador located at 3805 S. 100 W.; applicant: Francisca Quezada with the conditions that within the boundaries of Nibley that the sales business is operated in no residential zones and limited to commercial and industrial zones and prohibited from operating in public right of ways and publicly owned properties with the exception of private events. Commissioner Beus seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver in favor.

Accessory Building

Ron Hellstern—request a building permit for a 48' x 20' greenhouse located at 4766 Hollow Rd.

Mr. Ron Hellstern was not present at the meeting; he was bird watching at Zion's National Park. Commissioner Bliesner said he didn't see any problem with the request. The City Planner displayed a picture of the proposed building. The City Planner said the Nibley City ordinance on accessory buildings said they could not be built in front of the house. She displayed a Google Earth picture of the applicant's property. The only space available for the green house was in the front of Mr. Hellstern's house. The City Planner said she didn't have an issue with the placement because there were trees and a fenced area that was tall enough that it wouldn't be seen. Commissioner Bliesner said he thought accessory building only needed to be behind the front setback of the house.

Commissioner Bliesner made a motion to approve the building permit for a 48' x 20' greenhouse located at 4766 Hollow Rd. with the condition that the applicant meet all setback and accessory building rules in the Nibley City books. Commissioner Beus seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver all in favor.

Commissioner Anderson arrived at 7:26.

Final Plat Approval

Discussion and consideration of a final plat for Phase 6 of Zollinger Acres (11 lots) located at 3310 South 1380 West (Applicant: MV Properties)

The applicant was not present at the meeting. The City Planner displayed the overall plat and gave perspective on where the phase fit with the overall subdivision. The City Planner said she believed there would be 1-2 additional phases before the subdivision was finished. She said the engineers had received the construction drawings and she believed there was nothing that would keep the application from going to City Council.

Commissioner Anderson made a motion to approve and recommend the final plat for Phase 6 of Zollinger Acres (11 lots) located at 3310 South 1380 West to City Council with the condition that the applicant meet the engineers concerns before going to City Council. Commissioner Bliesner seconded the motion. The motion passed 4-0; with Commissioner Anderson, Commissioner Bliesner, Commissioner Beus, and Commissioner Lawver all in favor.

Staff Report

The City Planner asked Commissioner Bliesner and Commissioner Anderson about the Foxborough development. She was worried about the development agreement being completed because they had a lot of unsigned development agreements. The City Planner said she and Bill Saunders were doing development agreements now.

The City Planner said Nibley City would be doing a sewer master plan in the near future.

The City Planner said Nibley City were putting in an application with the Cache County Council of Governments for funding to determine the best realignment alternative for 3200 S.

The City Planner said they were working with the school district and Millville on the high school. It was almost certain that they would put a four way traffic light at 2600 and a bridge over the river to access the school.

The City Planner and Planning & Zoning Commission discussed roadways and UDOT projects in Cache Valley.

There was general consent to adjourn at 8:07.

Attest: _____
Deputy City Recorder