

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, May 22, 2013.

The following actions were made during the meeting:

**Commissioner Green motioned to approve the business license and conditional use permit for Gold Standard and Harley Chapman; located at 3235 S. 1350 W. per the application. Commissioner Beus seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Beus, Commissioner Anderson, and Commissioner Lawver all in favor.**

**Commissioner Green motioned to approve the application for a business license and conditional use permit for Mission Fund Canoe Rental and Jake Dustin; located at 169 W. 3300 S. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.**

**Commissioner Anderson motioned to approve the building permit for a 48' x 30' accessory building for Ray Reutzel; located at 135 E. 3850 S. Commissioner Beus seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Beus, Commissioner Green, and Commissioner Lawver all in favor.**

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Planning and Zoning Commission Chair Mark Lawver called the Wednesday, May 22, 2013 Nibley City Planning Commission meeting to order at 7:05 p.m. Those in attendance included Commissioner Mark Lawver, Commissioner Kathryn Beus, Commissioner Wayne Anderson, and Commissioner Bill Green. The City Planner was also present.

**Approval of 5-8-13 meeting minutes and the evening's agenda**

General consent was given for the evening's agenda. General consent was given for the May 8, 2013 meeting minutes.

**Conditional Use Permit/Business License**

**Gold Standard—request a conditional use permit and business license for a home occupation (automotive exterior restoration) located at 3235 S 1350 W (Applicant: Harley Chapman)**

Mr. Harley Chapman was present at the meeting. Commissioner Lawver asked if everything was done offsite. Mr. Harley said everything was done within the realm of car lots. He was seeking a home office. Commissioner Green asked about the applicant's work vehicle.

Commissioner Green made a motion to approve the business license and conditional use permit for Gold Standard and Harley Chapman; located at 3235 S. 1350 W. per the application. Commissioner Beus seconded the motion. The motion passed unanimously

4-0; with Commissioner Green, Commissioner Beus, Commissioner Anderson, and Commissioner Lawver all in favor.

**Mission Fund Canoe Rental— request a conditional use permit and business license for a home occupation (canoe rental) located at 169 W. 3300 S. (Applicant: Jake Dustin)**

Mr. Jake Dustin was present at the meeting. Commissioner Anderson noted that the applicant had four canoes and being a next door neighbor, said he had never seen them. Mr. Dustin said they were on a trailer in his driveway. Commissioner Green asked how the applicant would advertise his business. Mr. Dustin said he had an advertisement on KSL and took flyers to outdoor businesses around the valley.

Commissioner Green made a motion to approve the application for a business license and conditional use permit for Mission Fund Canoe Rental and Jake Dustin; located at 169 W. 3300 S. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

**Accessory Building**

**Ray Reutzel—request a building permit for a 48' x 30' accessory building located at 135 E. 3850 S.**

Mr. Ray Reutzel was not present at the meeting. The City Planner said she couldn't figure out if the applicant was replacing an accessory building that was already on the property. She said the applicant was in Europe. The City Planner said the applicant had enough space to put a second accessory building but she was guessing the applicant was replacing the existing building.

Commissioner Anderson made a motion to approve the building permit for a 48' x 30' accessory building for Ray Reutzel; located at 135 E. 3850 S. Commissioner Beus seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Beus, Commissioner Green, and Commissioner Lawver all in favor.

**Workshop**

**Discussion of possible updates to Nibley City Zoning Code**

The City Planner said she needed more time to review the Nibley City Zoning Code. She asked the Commissioners to be ready to make recommendations on ordinance revisions. She would like more notification definitions; specifically when it came to a lot line adjustment. She asked the Commissioners to review the supplemental regulations. Commissioner Anderson said he wanted home occupation business licensing to be handled by staff; if it could be sufficiently described as a home office. The City Planner thought they would need a separate ordinance specifically for home occupations. Commissioner Anderson also thought there was no reason for lot line adjustments to go to City Council.

**Staff Reports**

The City Planner said that City Council had given preliminary plat approval to the cluster subdivision located off 2600 and 12th.

The City Planner said the second phase of StoneBridge had been bought so the second phase would be coming to the Planning & Zoning Commission in the near future. The City Planner described the second phase to the Planning & Zoning Commissioners.

The City Planner said she believed they would receive a \$200,000 grant from the Cache County Council of Governments to do a realignment feasibility study for 3200 South.

The City Planner discussed the Planning & Zoning Commission meeting schedule for June. She anticipated being gone for both meetings in June. She suggested moving them both up one week. Commissioner Beus suggested they do one meeting. It was determined they would have hold meetings on the 5<sup>th</sup> and 26<sup>th</sup> of June.

There was general consent to adjourn at 7:49.