

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, September 25, 2013.

The following actions were made during the meeting:

Commissioner Bliesner motioned to approve the conditional use permit and business license for Boxwood Business Services, LLC located at 185 Quarter Circle Drive; applicants Steven and Stephanie Gittins. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Beus all in favor.

Commissioner Bliesner motioned to approve the conditional use permit and business license for Macauley and Mike Everhart for Mac Everhart's Pressure Washing located at 714 West 2475 South with the condition that equipment associated with the business be stored behind the front plane of the house or in the garage and not at anytime be stored in the public right-of-way. Commissioner Green seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Beus all in favor.

Commissioner Green motioned to approve the conditional use permit and business license for Cami Thorson and Camie's Place located at 925 West 2840 South. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Bliesner, and Commissioner Beus all in favor.

Commissioner Bliesner motioned to continue the request for a conditional use permit and business license for Everything's Cozy located at 818 West 2600 South until the Planning & Zoning Commission could satisfy questions concerning the application. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Beus all in favor.

Commissioner Bliesner motioned to approve the conditional use permit and business license for Vicky DeHek for Part of My Heart Creations located at 352 West 3515 South as per the information provided on the application. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Beus all in favor.

Planning and Zoning Commission Acting-Chair Kathryn Beus called the Wednesday, September, 2013 Nibley City Planning Commission meeting to order at 7:05 p.m. Those in attendance included Commissioner Kathryn Beus, Commissioner Aaron Bliesner, and Commissioner Bill Green. The City Planner was also present.

Approval of 8-28-13 meeting minutes and the evening's agenda

There was general consent of the last meeting's minutes and general consent of the evening's agenda.

Conditional Use Permit/Business License

Boxwood Business Services, LLC—request a conditional use permit and business license for a home occupation (business consulting) located at 185 Quarter Circle Drive (Applicant: Steven and Stephanie Gittins)

Steven and Stephanie Gittins were present at the meeting. Mr. Gittins they were planning to do general bookkeeping and accounting; business consulting including taxes, invoicing, accounts payable and receivable, payroll, etc. The Planning & Zoning Commission discussed the sign requirements for the business. Commissioner Beus asked about client visits. Mr. Gittins said he anticipated occasional client visits with perhaps 5/week during their peak season. Commissioner Bliesner clarified to the applicant that they couldn't have employees report to their home.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for Boxwood Business Services, LLC located at 185 Quarter Circle Drive; applicants Steven and Stephanie Gittins. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Beus all in favor.

Because Mr. Lance Stark was not present at the meeting the Planning & Zoning Commissioners chose to suspend the evening's agenda.

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

Mac Everhart's Pressure Washing—request a conditional use permit and business license for a home occupation (mobile pressure washing) located at 714 West 2475 South (Applicants: Macauley and Mike Everhart)

Applicants Macauley and Mike Everhart were present at the meeting. Commissioner Bliesner said appeared to be a request for home office and tax address.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for Macauley and Mike Everhart for Mac Everhart's Pressure Washing located at 714 West 2475 South with the condition that equipment associated with the business be stored behind the front plane of the house or in the garage and not at anytime be stored in the public right-of-way. Commissioner Green seconded the motion. The motion passed 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Beus all in favor.

Camie's Place—request a conditional use permit and business license for a home occupation (preschool) located at 925 West 2840 South. (Applicant: Cami Thorson)

Mrs. Cami Thorson was present at the meeting. Commissioner Bliesner asked how many children Mrs. Thorson anticipated. Mrs. Thorson said no more than eight. Commissioner

Bliesner clarified that would be eight per day. Commissioner Beus asked when Mrs. Thorson anticipated having classes. Mrs. Thorson said twice per week in the morning.

Commissioner Green made a motion to approve the conditional use permit and business license for Cami Thorson and Camie's Place located at 925 West 2840 South. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Bliesner, and Commissioner Beus all in favor.

Everything's Cozy—request a conditional use permit and business license for a home occupation (e-commerce) located at 818 West 2600 South (Applicant: Lance Stark)

Mr. Lance Stark was not present at the meeting. The City Planner said they needed clarification on what the applicant would do with his inventory and noted that there was already had a conditional use permit and business license for a preschool attached to the property.

Commissioner Bliesner made a motion to continue the request for a conditional use permit and business license for Everything's Cozy located at 818 West 2600 South until the Planning & Zoning Commission could satisfy questions concerning the application. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Beus all in favor.

Part of My Heart Creations—request a conditional use permit and business license for a home occupation (handmade blankets) located at 352 West 3515 South (Applicant: Vicky DeHek)

The Planning & Zoning Commission discussed the application and agreed that there should be no client visits to the home.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for Vicky DeHek for Part of My Heart Creations located at 352 West 3515 South as per the information provided on the application. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Beus all in favor.

Workshop

Discussion of updates to the Nibley City subdivision ordinance

The City Planner said this discussion would be moved to another agenda.

Staff Reports

The City Planner discussed her conversation with the County Development Director and the County Subdivision ordinance.

The City Planner and Planning & Zoning Commission discussed the preliminary site layout for the proposed new high school. They discussed the following; roads, parking, the location of school buildings, walking access, a school name and mascot, a traffic light at 2600 So., and school athletics.

There was general consent to adjourn at 7:43.