

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, October 9, 2013.

The following actions were made during the meeting:

Commissioner Bliesner motioned to approve the building permit for a 22' x 32' detached garage located at 465 West 3800 South. Commissioner Anderson seconded the motion. The motion passed unanimously 5-0; with Commissioner Bliesner, Commissioner Anderson, Commissioner Green, Commissioner Beus, and Commissioner Lawver all in favor.

Commissioner Green motioned to approve the building permit for an 11' x 39' accessory storage building located at 4871 Hollow Rd. Commissioner Bliesner seconded the motion. The motion passed unanimously 5-0; with Commissioner Green, Commissioner Bliesner, Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

Commissioner Bliesner motioned to approve the building permit for a 30' x 40' accessory building located at 640 West 3300 South; applicant Norm Larsen with the conditions that the applicant is responsible for ensuring the proper setbacks; side and back, particularly from the back of the house. Commissioner Beus seconded the motion. The motion passed unanimously 5-0; with Commissioner Bliesner, Commissioner Beus, Commissioner Green, Commissioner Anderson, and Commissioner Lawver all in favor.

Commissioner Bliesner motioned to table the conditional use permit and business license application for Everything's Cozy until the applicant can be present to answer the Planning & Zoning Commission's questions. Commissioner Beus seconded the motion. The motion passed unanimously 5-0; with Commissioner Bliesner, Commissioner Beus, Commissioner Green, Commissioner Anderson, and Commissioner Lawver all in favor.

Planning and Zoning Commission Chair Mark Lawver called the Wednesday, October 9, 2013 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Mark Lawver, Commissioner Aaron Bliesner, Commissioner Bill Green, Commissioner Kathryn Beus, and Commissioner Wayne Anderson. David Zook, the City Manager, was also present.

Approval of 9-25-13 meeting minutes and the evening's agenda

There was general consent was given for the evening's agenda. Consent was given for the previous meeting's minutes.

The first applicant for a conditional use permit and business license on the agenda was not present.

Commissioner Bliesner made a motion to suspend the agenda. Commissioner Beus seconded the motion. The motion passed unanimously 5-0; with Commissioner Bliesner, Commissioner Beus, Commissioner Anderson, Commissioner Green, and Commissioner Lawver all in favor.

Accessory Building Permit

Jon & Sue Stucky—request a building permit for a 22'x 32' detached garage located at 465 West 3800 South

Mr. Jon Stucky was present at the meeting. Commissioner Lawver said that city staff had recommended approval of this building permit. Mr. Stucky clarified the placement of the garage on his property.

Commissioner Bliesner made a motion to approve the building permit for a 22' x 32' detached garage located at 465 West 3800 South. Commissioner Anderson seconded the motion. The motion passed unanimously 5-0; with Commissioner Bliesner, Commissioner Anderson, Commissioner Green, Commissioner Beus, and Commissioner Lawver all in favor.

Bill Saunders—request a building permit for an 11'x 39' accessory storage building located at 4871 Hollow Rd.

Bill Saunders was present at the meeting. Commissioner Lawver noted that city staff had recommended approval of this permit and that Mr. Saunders was building on an existing foundation from a previous building.

Commissioner Green made a motion to approve the building permit for an 11' x 39' accessory storage building located at 4871 Hollow Rd. Commissioner Bliesner seconded the motion. The motion passed unanimously 5-0; with Commissioner Green, Commissioner Bliesner, Commissioner Anderson, Commissioner Beus, and Commissioner Lawver all in favor.

Norm Larsen—request a building permit for a 30'x40' accessory building located at 640 West 3300 South

Mr. Norm Larsen was present at the meeting. Commissioner Lawver said that city staff had also recommended approval of the building permit. Commissioner Bliesner was concerned with dimensions and the setback to the back of the house.

Commissioner Bliesner made a motion to approve the building permit for a 30' x 40' accessory building located at 640 West 3300 South; applicant Norm Larsen with the conditions that the applicant is responsible for ensuring the proper setbacks; side and back, particularly from the back of the house. Commissioner Beus seconded the motion. The motion passed unanimously 5-0; with Commissioner Bliesner, Commissioner Beus, Commissioner Green, Commissioner Anderson, and Commissioner Lawver all in favor.

Conditional Use Permit/Business License

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.

Commissioner Bliesner made a motion to table the conditional use permit and business license for Everything's Cozy until the applicant can be present to answer the Planning & Zoning Commission's questions. Commissioner Beus seconded the motion. The motion passed unanimously 5-0; with Commissioner Bliesner, Commissioner Beus, Commissioner Green, Commissioner Anderson, and Commissioner Lawver all in favor.

Workshop

Discussion with Josh Runhaar, the Cache County Development Director, about ideas on how to improve planning processes and functions.

Mr. Josh Runhaar was present at the meeting. Mr. Runhaar distributed written information to the Planning & Zoning Commissioners and Mr. Zook. Mr. Runhaar said the City Planner had asked him to address the Planning & Zoning Commission on how they handled decision making authority and how the County handled definitions associated with uses on the land use chart. He said Nibley's ordinances were not clear on who had administration of what issues and showed the one reference he could find in Nibley City code. Mr. Runhaar reviewed the County Administration titles; 17.02.070. Mr. Runhaar summarized the issues the county zoning administrators saw or reviewed. He said Nibley hadn't given authority to city staff, only had one reference to the Planning & Zoning Commission, and had no references to the City Council.

Commissioner Bliesner said Nibley had very little staff 10 years ago and now the City Planner had a backlog of Ordinances to write which presented a problem. Mr. Runhaar said they were available to help them write code.

Mr. Runhaar displayed and discussed the County website.

Mr. Runhaar displayed and discussed County Code Title 10.07 which referenced the County's land uses and definitions.

Commissioner Lawver called for a meeting recess at 8:05. The Planning & Zoning Commission meeting resumed at 8:11.

Commissioner Bliesner said he was not happy with the neighborhood design standards ordinance. Mr. Zook thought there was a lot of room for improvement throughout Nibley Code and that they should take it on one piece at a time. Commissioner Anderson thought they should take on Title 10 first which dictated authority. The Planning & Zoning Commissioners discussed freeing up time on Planning & Zoning Commission agendas to rework ordinances and their predicted response from Nibley City Council. Mr. Runhaar said they would reduce city staff's workload by taking smaller issues off their agenda.

Commissioner Bliesner asked Mr. Runhaar about utility easements and allowing an accessory building in a utility easement. Mr. Runhaar said he would not allow it. He said public utility easements must remain clear for public use.

Mr. Runhaar and the Planning & Zoning Commission discussed the County portion of the 800 West road.

Staff Reports

Mr. Zook said the Planning & Zoning Commission was invited on a bike tour and discussion of areas in Nibley the following Thursday.

Mr. Zook gave the Commissioners a flyer about a planner's training given by the League of Cities and Towns and the Local Government's Trust.

Commissioner Bliesner made a motion to adjourn the meeting. Commissioner Anderson seconded the motion. The motion passed unanimously 5-0; with Commissioner Bliesner, Commissioner Anderson, Commissioner Beus, Commissioner Green, and Commissioner Lawver all in favor.

There was general consent to adjourn at 9:04.