

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, October 23, 2013.

The following actions were made during the meeting:

Commissioner Anderson motioned to approve the conditional use permit and business license for Jacobson Taxidermy located at 260 W. Hillside Dr.; applicant Landon Jacobson; with the conditions that all waste materials be stored in seal containers to contain access from flies, etc; and all waste material be hauled to the landfill on a daily basis. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Anderson, Commissioner Green, and Commissioner Lawver all in favor.

Planning and Zoning Commission Chair Mark Lawver called the Wednesday, October 23, 2013 Nibley City Planning Commission meeting to order at 7:13 p.m. Those in attendance included Commissioner Mark Lawver, Commissioner Bill Green, and Commissioner Wayne Anderson. The City Planner was also present.

Approval of 10-9-13 meeting minutes and the evening's agenda

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

The first applicant was not present at the meeting.

Conditional Use Permit/Business License

Jacobson Taxidermy—request a conditional use permit and business license for a home occupation (taxidermy) located at 260 W. Hillside Dr. (Applicant: Landon Jacobson)

Mr. Landon Jacobson was not present at the meeting. The City Planner said Mr. Jacobson was planning to do this business out of his garage and then at some point, if the business went well, he would move the business to a shop. Commissioner Anderson said there were some things that could be offensive to the neighbors (i.e. trash, hides, and flies). Commissioner Anderson said they needed to know how and that he would handle the waste on a daily basis. The Commissioners discussed the taxidermy process. Commissioner Anderson suggested they require Mr. Jacobson to keep all the waste in sealed containers and that the containers are disposed of on a daily basis

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Workshop

Continuing discussion of updates to the Nibley City Subdivision Ordinance

Commissioner Green said he had issues with requiring only half streets. The Commissioners discussed the option of Nibley City fronting the money for the second half of half developed roads. Commissioner Green and the City Planner discussed approval timelines. The City Planner said she intended to tie the Nibley ordinance to the State Land Use Development Management Act because the State code already included very good definitions that were tied to legislation that was passed.

Discussion of projects and goals for upcoming meetings

The City Planner said she understood, from the previous meeting's discussion with the County Planner, Josh Runhaar, that the Planning & Zoning Commission wanted to look at the Administrative section. Commissioner Anderson said they wanted to look at Title 10 and go through it one chapter at a time. The Planning & Zoning Commission discussed the items they felt should come before them and the items they felt could simply be taken on by staff. The City Planner discussed the items in Title 10 which she felt could be easily reviewed. She said she was most interested in reviewing the notification requirements and cleaning them up.

The Planning & Zoning Commission discussed the County staff report. They agreed that they would like to get to the point that they were given a report on each application. The City Planner believed that could be an outgrowth of the revision on Title 10.

The Planning & Zoning Commission discussed not allowing buildings in utility easements and editing the engineering spec regarding utility easements.

Staff Reports

The City Planner said there was a land use training being held in Smithfield on Wednesday, October 30. She invited the Planning & Zoning Commissioners to attend.

The Planning & Zoning Commission discussed the format for the Meet the Candidates night being held on Wednesday, October 30.

The City Planner said city staff was having a kick-off meeting for the Sewer and Stormwater master plans on Monday. She informed the Planning & Zoning Commission that they would be getting lidar imaging with laser imaging shot from an airplane.

There was general consent to adjourn at 7:52.