

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, July 17, 2013.

The following actions were made during the meeting:

**Commissioner Green motioned to approve the conditional use permit and business license for Cache Valley Trash Valet; located at 1260 W 2420; applicant, Carson Ash with the proviso that if a trailer is acquired, it must be stored behind the front plane of the house or in the garage. Commissioner Beus seconded the motion. The motion passed 4-0; with Commissioner Green, Commissioner Beus, Commissioner Anderson, and Commissioner Lawver all in favor.**

**Commissioner Anderson motioned to recommend the final plat approval for Phase 2 of Stonebridge Subdivision located at 1290 West 2880 South to City Council with the condition that the city engineer is able to do his review before the application goes before City Council. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Lawver, and Commissioner Beus all in favor.**

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Planning and Zoning Commission Chair Mark Lawver called the Wednesday, July 17, 2013 Nibley City Planning Commission meeting to order at 7:02 p.m. Those in attendance included Commissioner Mark Lawver, Commissioner Bill Green, and Commissioner Kathryn Beus. Commissioner Aaron Bliesner was excused from the meeting. The City Planner was also present.

**Approval of 6-26-13 meeting minutes and the evening's agenda**

There was general consent for the evening's agenda.

**Conditional Use Permit/Business License**

**Cache Valley Trash Valet—request a conditional use permit and business license for a home occupation (trash pickup) located at 1260 W 2420 S. (Applicant: Carson Ash)**

Mr. Carson Ash was present at the meeting. Commissioner Green asked for a description of what the applicant would do. Mr. Ash described his business. Commissioner Green asked how the applicant received payment. Mr. Ash said there was a contract put in place with an apartment complex and they were paid by the property or complex. Mr. Ash said they would pick up and take trash away. Commissioner Lawver asked if the applicant would have any employees reporting to his house. Mr. Ash said he would not.

Commissioner Anderson arrived at 7:09.

Commissioner Green made a motion to approve the conditional use permit and business license for Cache Valley Trash Valet; located at 1260 W 2420; applicant, Carson Ash with the proviso that if a trailer is acquired, it must be stored behind the front plane of the

house or in the garage. Commissioner Beus seconded the motion. The motion passed 4-0; with Commissioner Green, Commissioner Beus, Commissioner Anderson, and Commissioner Lawver all in favor.

### **Final Plat Approval**

#### **Stonebridge Subdivision—request final plat approval for Phase 2 (30 lots) located at 1290 West 2880 South (Applicant: Gary Nilson)**

Jane Nilson, part owner in the company, and Mr. Edward were present at the meeting representing the applicant. The City Planner said the applicant had bought phase 2 of this subdivision from Neal Andersen. There had been reviews done on the plat and construction drawings. There were also agreements in place with Mr. Andersen for temporary retention to go to some of the fields to the north side of the subdivision. The City Planner said the plan was exactly consistent with the preliminary plat that was presented before. The City Planner said they hadn't gotten the city engineer's review as of today's date because he received the applicant's engineer review late and hadn't had time to review the plans. She did not foresee any problems with the plat. The City Planner reviewed the three options the Planning & Zoning Commission could take.

Commissioner Anderson made a motion to recommend the final plat approval for Phase 2 of Stonebridge Subdivision located at 1290 West 2880 South to City Council with the condition that the city engineer is able to do his review before the application goes before City Council. Commissioner Green seconded the motion.

Commissioner Beus said she had talked to a resident of Stonebridge about CCNRs. Mrs. Nilson said she went to the lawyer yesterday and they were reviewing CCNRs between phase 1 and phase 2. Mr. Chalfant said the lawyer was looking at the legality of making changes to the CCNRs and that any changes would have to go through the lawyer. He said they were not anticipating changes at this time; they were anticipating keeping the CCNRs and the HOA the same. He said Mr. Andersen would maintain the HOA. The City Planner said she was fairly confident that the city engineer would get a chance to at least look at the plat before City Council the next night.

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

The City Planner discussed the steps the applicant still needed to take.

### **Staff Reports**

The City Planner told the Planning & Zoning Commissioners about the Meet the Mayoral Candidates meeting on Wed. August 7 at 7:00 p.m. and the date of the primary election on Tues. August 13.

The City Planner said they had implemented the new stormwater fees this month. She directed the Planning & Zoning Commissioner to review their monthly utility bills. She said commercial businesses would be seeing the greatest increases that would be phased over three years. The City Planner discussed the federal requirements for stormwater.

The City Planner said the new impact fees took effect this month. She said overall net increase was approximately \$500.

There was general consent on the June 26, 2013 meeting minutes.

Commissioner Beus commented on the new phase of Neighborhood Non-Profit Housing. She asked the City Planner if there minimal landscaping requirement for new construction; she suggested four trees, front yard sprinkling systems, and front yard seed or sod. The City Planner said that wasn't a level of regulations that they had wanted to go to. They had left that for the HOAs to take care of. Mr. Chalfant discussed his experience working for Neighborhood Non-Profit Housing Corporation and their landscape requirements. The Planning & Zoning Commission discussed regulating landscape requirements and tasked the City Planner with looking into what other municipalities were doing. Commissioner Lawver was curious about what towns used secondary water. Mr. Chalfant said he could answer that; he discussed Hyrum, Smithfield, Lewiston, and parts of Hyde Park.

There was general consent to adjourn at 7:47.

Attest: \_\_\_\_\_  
Deputy City Recorder