

The Meeting of the Nibley City Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, January 8, 2014.

The following actions were made during the meeting:

Commissioner Green motioned to approve the conditional use permit and business license for Sew Red Glasses, located at 862 W. Garden Circle; applicant Joleene Kooyman per the application. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Bliesner, and Commissioner Anderson all in favor.

Commissioner Bliesner motioned to recommend approval of the preliminary and final plat for the Holm Minor Subdivision, a lot split located at approximately 3500 South 640 West with the recommendation that the applicants escrow the money for all hardscape improvements (curb, gutter, and sidewalk). Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Anderson all in favor.

Commissioner Green motioned to recommend the proposed changes to the Nibley City Subdivision Ordinance to City Council. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Bliesner, and Commissioner Anderson all in favor.

Acting Planning and Zoning Commission Chair Wayne Anderson called the Wednesday, January 8, 2014 Nibley City Planning Commission meeting to order at 7:03 p.m. Those in attendance included Commissioner Wayne Anderson, Commissioner Aaron Bliesner, and Commissioner Bill Green. The City Planner was also present.

Approval of 12-11-13 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

Sew Red Glasses—consideration of a request for a conditional use permit and business license for a home occupation (online sales) located at 862 W. Garden Circle (Applicant: Joleene Kooyman)

Ms. Joleene Kooyman was not present at the meeting. The City Planner was able to find what Ms. Kooyman was going to sell. She was going to sell glasses that are worn during sewing that help to determine the color quality and overall quality of the fabric being sewn.

Commissioner Green made a motion to approve the conditional use permit and business license for Sew Red Glasses, located at 862 W. Garden Circle; applicant Joleene Kooyman per the application. Commissioner Bliesner seconded the motion. The motion

passed unanimously 3-0; with Commissioner Green, Commissioner Bliesner, and Commissioner Anderson all in favor.

Discussion and consideration of the preliminary and final plat for the Holm Minor Subdivision, a lot split located at approximately 3500 South 640 West (Applicant: Neil McBride/Denise Holm)

Mr. Neil McBride and Ms. Denise Holm were present at the meeting. The City Planner said the applicants needed to call out the rail road right-of-way and identify the easements on the property. She noted they were splitting off just over 4 acres in order to build a house. The City Planner said the city engineer had given his approval. She said that curb, gutter, and sidewalk would need to put in but there would be major work done on 640 in the close future; the question was whether they required the improvements now or have them escrow the money to install the improvements in the future. Commissioner Bliesner thought they should consult with the applicant. Mr. McBride said he would prefer to lock in current price quotes and escrow the money. Commissioner Anderson suggested they would possibly have grade changes with the work that needed to be done and he also suggested they escrow the money.

Commissioner Bliesner made a motion to recommend approval of the preliminary and final plat for the Holm Minor Subdivision, a lot split located at approximately 3500 South 640 West with the recommendation that the applicants escrow the money for all hardscape improvements (curb, gutter, and sidewalk). Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Green, and Commissioner Anderson all in favor.

Commissioner Anderson gave Ms. Holm instructions on what she needed to do next.

Concept Plan—Malouf Subdivision—Discussion of proposed commercial subdivision located at approximately 1500 West 2980 South

The City Planner displayed the preliminary plat. She said on lot 1 they wanted to put a big warehouse therefore lot 1 was 18+ acres. She said the area was appropriately zoned for what they wanted to do. The City Planner wanted to see 1500 W. do a gradual curve; 1500 W. was on the master road plan to go all the up to 2600 S. She said they had considered doing actual manufacturing on the site a long way down the road. They wanted to site the property so there would be enough room to do the expansion. The City Planner said their proposed building was 198,000 sq. ft.

Commissioner Bliesner said he was not crazy about the 2930 intersection with both roads curving to the intersection. The City Planner didn't think the 2930 road should go through. The Planning & Zoning Commission discussed options if 2930 didn't go through to 1500 W. Commissioner Bliesner said he didn't have any objection to the concept plan in general.

Mark Lawver was present at the meeting and said the whole road would have to move over because it backed right up to Stonebridge. They had to have a buffer between residential and industrial and the road wouldn't be enough of a buffer. The Planning &

Zoning Commission discussed a buffer between the proposed subdivision and the current residential Stonebridge subdivision, truck routes, and traffic routes. Commissioner Bliesner said he would like to see 2930 go through. Commissioner Anderson recommended Maple Valley Road go straight through. The City Planner felt fairly certain that if they insisted on the road going straight through the property then they would lose the project all together. Commissioner Bliesner said he was not inclined to force a round-a-bout on the applicant but thought it would be nice and could provide a nice landscape buffer for the neighboring residents.

Discussion and consideration of proposed changes to the Nibley City Subdivision Ordinance.

The City Planner said she had made all the minor changes (fixing section numbers) the major change she had made was to the end of the document about requiring developers to put improvements in before the mylar was released for recording and building permits were issued. Once the improvements are in and inspected by the city then the developer would give them 10% financial security to cover 10% of the estimated infrastructure improvement costs for the warranty period. she noted the other minor modifications made in order to have the remaining document line up with this change.

Commissioner Green made a motion to recommend the proposed changes to the Nibley City Subdivision Ordinance to City Council. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Bliesner, and Commissioner Anderson all in favor.

Workshop

Discussions of updates to the Nibley City land use definitions and land use chart

The City Planner noted the changes that she had made as requested by the Planning & Zoning Commission at the last meeting (explanations). She said the items that were grouped the most fell under the commercial entertainment category. The City Planner believed that the chart would be edited down to 3 pages with the proposed consolidations. Commissioner Bliesner asked about the inclusion of a home office that would channel home offices out of the conditional use permit process.

Mr. Lawver suggested three additional items he felt could be consolidated to one; truck transfer company, warehousing, and freight terminal. They also discussed transportation services. Commissioner Anderson agreed that truck transfer company, transportation services, and freight terminal could be consolidated and suggested editing their permitted uses. Mr. Lawver asked if they wanted to leave in lumber yard on the chart as permitted. The City Planner said she thought she had, and intended, to make everything conditional. The Planning & Zoning Commission limited light industrial to industrial zones and struck military facilities from the chart.

The Planning & Zoning Commission instructed the City Planner the make their changes and come back with a final clean copy to present at a public hearing.

The Planning & Zoning Commission discussed and revised these land use definitions; HVAC was put under construction sales and service; they categorized lumber yard with construction sales and service; equipment rental was consolidated with construction sales and service.

Staff Reports

The City Planner had nothing to report.

There was general consent to adjourn at 8:18.