

The Meeting of the Nibley City Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, October 15, 2014.

The following actions were made during the meeting:

Commissioner Anderson motioned to approve the conditional use permit and business license for Mudd Hounds, LLC located at 3235 S. 1350 W.; applicant Harley Chapman with the condition that the applicant park trailers and business equipment behind the front plane of his house. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Davenport, and Commissioner Bliesner all in favor.

Commissioner Davenport motioned to recommend approval of the final plat revision request for phase 3 of the Maple View Estates conservation subdivision and that they allow them to establish one extra residential building lot as proposed. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Anderson, Commissioner Green, and Commissioner Bliesner all in favor.

Acting Planning and Zoning Commission Chair Aaron Bliesner called the Wednesday, October 15, 2014 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Dave Davenport, and Commissioner Bill Green. Shari Phippen, the City Planner, was also present.

Approval of 9-24-14 meeting minutes and the evening's agenda

Commissioner Davenport made a motion to approve the September 24, 2014 meeting minutes as written. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Davenport, Commissioner Green, and Commissioner Bliesner all in favor.

General consent was given for the evening's agenda.

Conditional Use Permit/Business License

Mudd Hounds, LLC—discussion and consideration of a request for a conditional use permit and business license for a home occupation (sheetrock installation/finishing) located at 3235 S. 1350 W. (Applicant: Harley Chapman)

Commissioner Bliesner stated for the record that the requested business name was “Mudd Hounds” not “Mudd Hands” as stated on the agenda.

Mr. Harley Chapman was present at the meeting.

Commissioner Anderson arrived at 7:02.

Miss Phippen said she had no problems approving this request. She said the applicant had no employees but noted she would include the condition regarding any business vehicles or equipment being stored out of the public right-of-way or behind the front plane of the house. Mr. Chapman stated that he would, at most, have a trailer to haul away scrap sheet rocking and he had adequate storage on the south side of his garage.

Commissioner Anderson made a motion to approve the conditional use permit and business license for Mudd Hounds, LLC located at 3235 S. 1350 W.; applicant Harley Chapman with the condition that the applicant park trailers and business equipment behind the front plane of his house. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Davenport, and Commissioner Bliesner all in favor.

Plat Revision Request

Discussion and consideration of a request to revise the previously approved, unrecorded final plat for Phase 3 of the Maple View Estates conservation subdivision.

Mrs. Kim Datwyler was present at the meeting representing Neighborhood Nonprofit Housing Corporation (NNHC).

Miss Phippen said the applicant was seeking to include a new regular lot in the subdivision. She described how the proposed lot would affect the subdivision layout. Miss Phippen discussed the extra costs the Neighborhood Nonprofit Housing Corporation (NNHC) would have to bear in moving a well on 1200 West. She discussed that when this development was created, it was the first of its kind and as a result they had discovered that the costs of developing this type of subdivision were higher than a traditional design. She noted how appraisals did not reflect an increase value for the conservation easement open space. The additional lot would still preserve open space along 1200 West as was the original intent. Miss Phippen said she didn't believe the extra lot would substantially alter or negatively impact the area and recommended the Planning & Zoning Commission allow NNHC to move forward with an additional building lot.

Commissioner Davenport made a motion to recommend approval of the final plat revision request for phase 3 of the Maple View Estates conservation subdivision and that they allow them to establish one extra residential building lot as proposed. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Anderson, Commissioner Green, and Commissioner Bliesner all in favor.

Commissioner Anderson discussed moving the storm drain.

The Planning & Zoning Commission gave Miss Phippen and Ms. Datwyler some constructive criticism about discussing this revision with the City Council.

Workshop Discussion

Discussion with the Rural Planning Group regarding an update to the Nibley City General Plan

Mike Hansen and Nick Baker, Planners with the Rural Planning Group, were present at the meeting.

Mr. Hansen summarized the recent work the RPG had completed. He said they had been meeting with neighboring towns and the county; public sector stakeholders. He said his team had completed the initial review of Nibley's existing planning documents and the RPG was finalizing recruitment of staff planner and team of project interns. Mr. Hansen relayed the discussion held with the Nibley City Council on October 2, 2014. He said the City Council had asked the Planning & Zoning Commission to review the Memorandum of Understanding between Nibley City and the State of Utah Division of Housing and Community Development Rural Planning Group. Mr. Hansen provided each Planning & Zoning Commission member present with a copy of the MOU and discussed each bullet point of the proposed MOU.

Commissioner Anderson suggested the wording "travel, etc" be struck from #4. of the MOU.

Mr. Hansen and Commissioner Bliesner discussed friction points between the Nibley City General Plan and Nibley City code.

Mr. Hansen also summarized the steps the RPG were proposing to take which included updating/stretching the timeline and public outreach including charrettes, focus groups, and online tools. He asked the Planning & Zoning Commissioners for other public outreach suggestions. Commissioner Bliesner suggested including a questionnaire in the Nibley City newsletter. Commissioner Anderson suggested an online questionnaire or invitations for people to submit their names to participate in focus groups; he felt they would get a more interested group and a greater variety. Commissioner Anderson asked if Mr. Hansen had seen any of the corridor plans. Miss suggested she would send Mr. Hansen an electronic copy of the 89/91 South Corridor plan.

Staff Reports

Miss Phippen asked the Planning & Zoning Commissioners to suggest potential future Planning & Zoning Commission members. She also discussed moving the meeting times up; potentially to 5:00 p.m. on next year's Planning & Zoning Commission meeting schedule.

There was general consent to adjourn at 7:54.