



Nibley City
Planning Commission
Wednesday, August 5, 2015
455 W. 3200 S.
Nibley, UT

5:30 p.m. Call to Order
Approval of Agenda
Approval of Minutes

CONDITIONAL USE PERMIT/BUSINESS LICENSE

Little Discovery Preschool- discussion and consideration of a conditional use permit and business license for a home occupation (preschool) located at 2355 Clear Creek Rd. (Applicant: Rebecca Bankhead)

Learning Through Play Cabin Daycare- discussion and consideration of a conditional use permit and business license for a home occupation (preschool) located at 3155 S. 1350 W. (Applicant: Brittney Olsen)

Rock Iris Pantry- discussion and consideration of a conditional use permit and business license for a sugar/spice business located at 2490 S. 1350 W. (Applicant: Andee Cui)

*Planning Commission agenda items may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.** The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.



7/2/15

Hi everyone! Hopefully your weekend will involve fireworks, family and friends! This is what we have on the agenda for next week's meeting.

Little Discovery Preschool- discussion and consideration of a conditional use permit and business license for a home occupation (preschool) located at 2355 Clear Creek Rd. (Applicant: Rebecca Bankhead)

- This application is for a home occupation preschool.
- Our home occupation definition is:
 - The use of a portion of a dwelling as an office, studio, or workroom for occupations which are conducted in the home and are incidental to the primary use as a home or residence; provided additionally that: 1) individuals who perform occupation related activities at the home occupation residence must also live at that residence; 2) individuals who do not live at the home occupation residence must not report to that residence for occupation related activities; and 3) the occupation shall not use any accessory building, yard, or any space outside the main building not normally associated with residential use. Applications meeting these criteria may (as determined by the appropriate land use authority) be classified a home occupation rather than being classified by the actual activity associated with the business, with the following exceptions. Child daycare/preschool for more than eight (8) children shall be classified as a commercial daycare rather than a home occupation. In addition, activities involving the sale, service, leasing and/or rental of motor vehicles shall not be classified as a home occupation.
- If a business meets the definition above, then it may be licensed as a home occupation, without regard for the type of business actually being conducted, provided that the business is legal and not otherwise specifically prohibited by ordinance.
- I spoke with Mrs. Bankhead about her application, particularly about the number of students she is going to have because the application states 20-24, which is beyond what our ordinance allows. This is her class schedule:
 - MWF 9:30-12:00
 - TTh 10:00-12:00

It's my understanding that the 20-24 is not individual students, but rather the total of all students over the course of the entire week. The limit of eight (8) students imposed by ordinance is students in a single class.

- Her yard is already fenced, which, although not required by ordinance, is preferred when looking at licenses for preschools and daycares.
- Because this business meets the definition of home occupation, I recommend approving the conditional use permit and have no suggested conditions beyond what is already in ordinance.

Learning Through Play Cabin Daycare- discussion and consideration of a conditional use permit and business license for a home occupation (preschool) located at 3155 S. 1350 W. (Applicant: Brittney Olsen)

- This application is for a home occupation preschool.
- Our home occupation definition is:
 - The use of a portion of a dwelling as an office, studio, or workroom for occupations which are conducted in the home and are incidental to the primary use as a home or residence; provided additionally that: 1) individuals who perform occupation related activities at the home occupation residence must also live at that residence; 2) individuals who do not live at the home occupation residence must not report to that residence for occupation related activities; and 3) the occupation shall not use any accessory building, yard, or any space outside the main building not normally associated with residential use. Applications meeting these criteria may (as determined by the appropriate land use authority) be classified a home occupation rather than being classified by the actual activity associated with the business, with the following exceptions. Child daycare/preschool for more than eight (8) children shall be classified as a commercial daycare rather than a home occupation. In addition, activities involving the sale, service, leasing and/or rental of motor vehicles shall not be classified as a home occupation.
- If a business meets the definition above, then it may be licensed as a home occupation, without regard for the type of business actually being conducted, provided that the business is legal and not otherwise specifically prohibited by ordinance.
- The yard is partially fenced (the back adjacent to the fields but not the side yards), which, although not required by ordinance, is preferred when looking at licenses for preschools and daycares.

- Mrs. Olsen's home is on a cul-de-sac so there will be less traffic than on a through-street, but I do still think that pick up/drop off should be done in front of the home to avoid problems with other drop off/pick ups.
- Because this business meets the definition of home occupation, I recommend approving the conditional use permit and have no suggested conditions beyond what is already in ordinance.

Rock Iris Pantry- discussion and consideration of a conditional use permit and business license for a sugar/spice business located at 2490 S. 1350 W. (Applicant: Andee Cui)

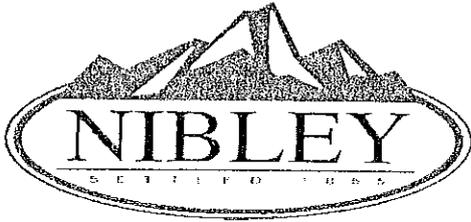
- This business will be located inside Majestic Mountain Sage. Ms. Cui will be renting a small space the owners Majestic Mountain Sage. I have received verification from the owners that they are aware of and consent to the space being rented.
- Because this is going in an existing building, there is already ample parking on site and we don't have to review a site plan or anything like that.
- Based on my understanding of how the business will be run, it falls under our land use definitions as an "Artisan Shop" which is defined as:
 - ARTISAN SHOP: A place and/or building, or portion thereof, that is used or is intended for creating works of art and/or production of handmade craft items on a small scale, and which do not require industrial machinery for production of the items. Examples of such items include paintings, sculptures, pottery, jewelry, handblown glass, small wooden items, candles, soaps, and lotions
- I have a few questions which Ms. Cui should be able to answer in the meeting:
 - Are there things in place to keep the sugar/spice making separate from the lotion/soap making that goes on at Majestic Mountain?
 - Will sales be done off-site (farmer's market, online sales, etc.) or will customers come to the business to purchase items?
- Once those questions are answered, I would recommend approving this business license, pending an inspection by the County Building Inspector to make sure the building is suitable for the added use.

Have a great weekend everyone!

Shari

continued
to 018/15

APPLICATION FOR CONDITIONAL USE
PERMIT/BUSINESS LICENSE



Office Use Only

Date Received 5/27/15

Fee Paid \$25-

Rec'd By PKM

Name Rebecca Bankhead
Address 2355 Clear Creek Rd
Phone _____ Cell 435-770-8562 Fax _____
Email beckybankhead4@gmail.com

Please describe the reason you are requesting a conditional use permit/business license:

Home Office Sales Manufacturing Day Care
 Other (please describe): Preschool

Proposed business name: Little Discovery Love 2 Learn Preschool

Description of business: Preschool for 3-5 year old kids

Describe how the proposed business activity will or will not affect the residential neighborhood surrounding the business location: Preschool will begin and end as to not interfere with public school traffic and kids trying to get to school. Have kids come during low traffic times in neighborhood.
Do you plan to employ persons not living at this address as part of the business? N

Will those employees be working in your home or at another location? Please describe: _____

Do you plan to conduct any of the business in an accessory building at this address? N

How many clients will visit this location weekly? 20-24

Describe how you will provide parking for client visits (if applicable): parents will only park long enough to pick up and drop kids off. They can pull along curb.

Will you have business vehicles which will require parking accommodations? N

If so, please describe the vehicles and parking plans: _____

How many business shipments do you anticipate sending and receiving from this location each month and how will these deliveries be shipped? 1-2 a month, UPS

Will you be able to provide adequate indoor storage for these deliveries? N

If applicable, describe any signs at this address which will advertise the business: _____

Nibley City Planning & Zoning

File the completed application at:

Nibley City
 455 West 3200 South
 Nibley, UT 84321
 (435) 752-0431

Once the application has been completed and submitted, along with any and all applicable fees (see attached "Nibley City Fee Schedule"), the item will be placed on an upcoming agenda for the Nibley Planning Commission meeting. Planning Commission meetings have a two-week prior application deadline, so be aware that it may be up to 4 weeks before this application is on the agenda.

Meeting Date	Application Deadline	Meeting Date	Application Deadline
January 14, 2015	December 31, 2014	June 24, 2015	June 10, 2015
January 28, 2015	January 14, 2015	July 8, 2015	June 24, 2015
February 11, 2015	January 28, 2015	July 22, 2015	July 8, 2015
February 25, 2015	February 11, 2015	August 12, 2015	July 29, 2015
March 11, 2015	February 25, 2015	August 26, 2015	August 12, 2015
March 25, 2015	March 11, 2015	September 9, 2015	August 26, 2015
April 15, 2015	March 30, 2015	September 23, 2015	September 9, 2015
April 29, 2015	April 15, 2015	October 14, 2015	September 30, 2015
May 13, 2015	April 29, 2015	October 28, 2015	October 14, 2015
May 27, 2015	May 13, 2015	November 18, 2015	November 4, 2015
June 10, 2015	May 27, 2014	December 9, 2015	November 25, 2015

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.

Rebecca Bunkhead
 Property Owner Signature

5/27/15
 Date

FOR OFFICE USE ONLY

Approved _____ Denied _____ Approved w/Conditions _____

Comments _____

 Signature

 Date

 Print Name

July 22nd P42 MTG

APPLICATION FOR CONDITIONAL USE PERMIT/BUSINESS LICENSE



Office Use Only
Date Received July 8 2013
Fee Paid 25.00 (VISA)
Rec'd By [Signature]

Name Brittney Olsen
Address 3155 S. 1350 W.
Phone 801 691 6130 Cell Fax
Email Brittney23@icloud.com

Please describe the reason you are requesting a conditional use permit/business license:

Home Office Sales Manufacturing [X] Day Care
Other (please describe):

Proposed business name: Learning through Play Cabin Daycare

Description of business: Providing child care for working parents. Can provide care for up to 8 kids.

Describe how the proposed business activity will or will not affect the residential neighborhood surrounding the business location: I live in a small @ cul de sac & children are always out playing so I dont think it would make a difference to the residential neighbors.

Do you plan to employ persons not living at this address as part of the business? Y [N]

Will those employees be working in your home or at another location? Please describe:

Do you plan to conduct any of the business in an accessory building at this address? Y [N]

How many clients will visit this location weekly? up to 8.

Describe how you will provide parking for client visits (if applicable): My property has plenty of parking, but the cars will only be coming & going.

Will you have business vehicles which will require parking accommodations? Y [N]

If so, please describe the vehicles and parking plans:

How many business shipments do you anticipate sending and receiving from this location each month and how will these deliveries be shipped? 0 No deliveries needed

Will you be able to provide adequate indoor storage for these deliveries? [X] N

If applicable, describe any signs at this address which will advertise the business: Maybe just a ^ sign of my DayCare name so people know they're at the right spot. little

Nibley City Planning & Zoning

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Brittney Olson
 Property Owner Signature

07-08-15
 Date

FOR OFFICE USE ONLY

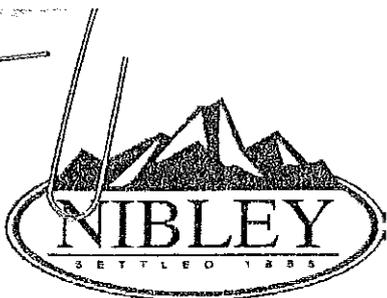
Approved _____ Denied _____ Approved w/Conditions _____

Comments _____

Signature _____

Date _____

Print Name _____



NIBLEY CITY
Commercial Business License Application

Office Use Only	
Date Received	7/6/2015
Fee Paid	25.00
P&Z Meeting	

Please type or print in black or blue ink

Business Name	Rock Iris Pantry	Local Business Phone #	435 890 0954
Business Address	2490 South 1350 West	City/State/Zip	Nibley UT 84321
Billing Address	Same	City/State/Zip	Same
State Tax ID	15305877 (Temporary)	DBA/Corp/LLC/Sole Prop./Partnership (circle)	
Describe the Nature of the Business (attach additional sheets if necessary) Rock Iris Pantry will manufacture flavored sugars, spice mixtures and baking chocolate for use by home cooks as well as professional chefs			
Do you use, store or manufacture any chemical, combustible, or hazardous materials? Yes/No <input checked="" type="radio"/> No			
If "Y", attach additional sheets explaining the type of chemicals and how they will be used, stored, or manufactured.			
Are you moving into a new or already existing building? New <input type="radio"/> Existing <input checked="" type="radio"/>			
Sexually Oriented Business? *	Yes/No <input checked="" type="radio"/> No	Alcohol Sales/Consumption? *	Yes/No <input checked="" type="radio"/> No
* Answering yes to either of the above subjects a business owner to additional licensing requirements. See staff for additional information prior to submitting this application.			
Projected Opening Date	08/01/2015	Days/Hours of Operation	M-F

Officers/Owners (attach additional sheets if necessary)

	Owner/Office #1	Owner/Officer #2	Owner/Officer #3
Name (first/middle/last)	Andee Marri Howard Cui		
Home Address	243 Hillside Dr Smithfield 84335		
Home Phone	435 890 0954		
DOB (mm/dd/yyyy)	01/20/1988		
Misc. Info/Pro. Licenses			
Driver's License #/State			

I certify that the information contained in this application is true and correct. I agree to conduct my business in accordance with Nibley City ordinances and any other State or Federal statutes or laws governing operation of such business. Further, I understand that false disclosure of information on this application or failure to comply with said ordinances, laws and statutes may result in the revocation of my business license.

Signature of Applicant Date 7/06/15
 Print Name Andee Marri Howard Cui Title owner