

The Meeting of the Nibley Planning and Zoning Commission held at Nibley City Hall, 455 West 3200 South, Nibley, Utah on Wednesday, August 5, 2015.

The following actions were made during the meeting:

Commissioner Davenport motioned to approve the conditional use permit for Little Discovery Preschool, applicant Rebecca Bankhead, located at 2355 Clear Creek Rd in Nibley, Utah. Commissioner Green seconded the motion.

Commissioner Davenport made a motion amend to include a business license as well as a conditional use permit for Little Discover Preschool. Commissioner Green seconded the motion. The amendment passed unanimously 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Bliesner, and Commissioner Swenson all in favor.

The amended motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Bliesner, and Commissioner Swenson all in favor.

Commissioner Green motioned to approve the conditional use permit and business license for Learning Through Play Cabin Daycare, and for applicant Brittney Olsen, located at 3155 S. 1350 W. Commissioner Davenport seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Davenport, Commissioner Bliesner, and Commissioner Swenson all in favor.

Commissioner Green motioned to approve the conditional use permit and business license for Rock Iris Pantry, a sugar/spice business located at 2490 S. 1350 W; applicant, Andee Cui, with the condition that the county building inspector ensures that the building is suitable for the added use. Commissioner Swenson seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Swenson, Commissioner Bliesner, and Commissioner Davenport all in favor.

Planning and Zoning Commission Chair Aaron Bliesner called the August 5, 2015 Planning and Zoning Commission meeting to order at 5:30.

Approval of 07-08-15 meeting minutes and the evening's agenda
General consent was given for the evening's agenda.

General consent was given for the previous meeting's 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)

The applicant, Rebecca Bankhead was present at the meeting.

Ms. Phippen said Mrs. Bankhead had applied for a home occupation preschool. She said if a business met the definition of a home occupation 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.

Ms. Phippen discussed the applicant's class schedule. Ms. Phippen said the applicant's yard was already fenced which wasn't a requirement but had historically been recommended by the Planning and Zoning Commission for previous daycare and preschool home occupation requests.

Ms. Phippen said she recommended approving the conditional use permit and business license and had no conditions to recommend.

Commissioner Davenport made a motion to approve the conditional use permit for Little Discovery Preschool, applicant Rebecca Bankhead, located at 2355 Clear Creek Rd in Nibley, Utah. Commissioner Green seconded the motion.

Commissioner Davenport made a motion to include a business license as well as a conditional use permit for Little Discover Preschool. Commissioner Green seconded the motion. The amendment passed unanimously 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Bliesner, and Commissioner Swenson all in favor.

The amended motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Bliesner, and Commissioner Swenson all in favor.

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)

The applicant Brittney Olsen

Ms. Phippen said this application met the definition of a home occupation; there would be no outside employees and no use of an accessory building to conduct the business. Ms. Phippen said Mrs. Olsen's yard is partially fenced and backed up to a fence. She said the home was in a cul-de-sac so there would be no through traffic. Ms. Phippen did suggest that children should be picked up and dropped off at the front of the home. Ms. Phippen said there would be no more than eight students at a time but Ms. Phippen was not aware of a class schedule.

Ms. Phippen said because the application met the definition of a home occupation that she recommended the conditional use permit and business license be approved at this time.

Commissioner Swenson asked about possible signage and whether the applicant would be able to keep a sign in front of her home. Ms. Phippen said the applicant was only

permitted to have a nameplate sign that was attached to her home by Nibley City ordinance. Commissioner Swenson was concerned with the sign that they should make this clear. Commissioner Bliesner said all signage was spelled out in the sign ordinance and that nothing in a conditional use permit was a waiver of Nibley City ordinance. He suggested the applicant look at the Nibley City sign ordinance.

Commissioner Green made a motion to approve the conditional use permit and business license for Learning Through Play Cabin Daycare, and for applicant Brittney Olsen, located at 3155 S. 1350 W. Commissioner Davenport seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Davenport, Commissioner Bliesner, and Commissioner Swenson all in favor.

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)

The applicant, Mrs. Andee Cui was present at the meeting.

Mrs. Cui said her business was the manufacture of flavored sugars and spice mixtures. She said she had dogs and an open floor plan and was unable to manufacture out of her home. She was planning to use the Utah State University incubator facility and therefore needed a business license and food handlers permit. Ms. Phippen said this business was proposed to be located inside an already existing business, Majestic Mountain Sage. Ms. Phippen said she had received verification from the owners that they had consented to have a portion of their space rented. Ms. Phippen said she would classify the proposed business as an artisan shop and read the definition of an 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”

Ms. Phippen said this type of business was a conditional use in a commercial zone. Ms. Phippen said there was also a lotion/soap business housed in Majestic Mountain Sage and wanted to know what was in place to prohibit cross contamination. Ms. Phippen said she would also like information on how the applicant intended to sell her product. She said if these questions were answered to the Planning and Zoning Commission satisfaction then she recommended approval of the business license pending an inspection by the county building inspector to make sure the building was suitable for the additional use.

Ms. Phippen asked how the applicant would avoid cross contamination. Mr. Cui said all the manufacturing would be handled at the USU incubator facility. She said the business facility would be used for office and finished inventory. Ms. Phippen asked how the applicant would sell the product. Mrs. Cui said sales would be completely online through wholesale accounts and at craft and farmer’s markets.

Ms. Phippen recommended the Planning and Zoning Commission approve the application after an inspection by the county building inspector to ensure the space had enough room to house both businesses.

Commissioner Green made a motion to approve the conditional use permit and business license for Rock Iris Pantry, a sugar/spice business located at 2490 S. 1350 W; applicant, Andee Cui with the condition that the county building inspector ensures that the building is suitable for the added use. Commissioner Swenson seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Swenson, Commissioner Bliesner, and Commissioner Davenport all in favor.

Commissioner Bliesner asked for role call to be read into the record. He noted that attendance of Ms. Shari Phippen and Cheryl Bodily. Those in attendance included Commissioner Bret Swenson, Commissioner Bill Green, Commissioner Dave Davenport, and Commissioner Aaron Bliesner. Ms. Shari Phippen, Nibley City Planner, was also present.

Ms. Phippen reminded the Planning and Zoning Commissioners to RSVP for the Nibley City Summer Employee Party to Stephen at the city offices.

Ms. Phippen reminded the Planning and Zoning Commission of the Fall League of Cities and Towns conference in September. She said Thursday, September 17 was set aside specifically for Planning and Zoning Commission discussion and said Nibley City would pay for their conference registration and one-night's hotel stay and would reimburse them for mileage. Ms. Phippen summarized the program and speakers scheduled for the conference.

Ms. Phippen told the Planning and Zoning Commission that the selection committee would be holding interviews to select the consultant for the Nibley City General Plan update. She said she hoped there would be a selection made and presented to the City Council for approval.

Ms. Phippen said the City Council should be giving advice and consent for a fifth Planning and Zoning Commissioner at their meeting tomorrow night. She said Mayor Dustin had nominated Carol Albrecht and she discussed Ms. Albrecht's qualifications and her proposed length of service on the Planning and Zoning Commission.

Ms. Phippen and Commissioner Bliesner discussed a per diem hotel rate for government employees. He felt Nibley City should adopt an established per diem rate for hotel stay based on the GSA standards; a government employee can be reimbursed up to a certain amount.

There was general consent to adjourn at 6:06.

Attest: _____
Deputy City Recorder