

The Meeting of the Nibley City Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, April 15, 2015.

The following actions were made during the meeting:

Commissioner Davenport motioned to approve the business license and conditional use permit for CRR Yard Works, located at 1019 West 2450 South; applicant, Cory Ricks, with the condition that any business related equipment be parked out of the public right of way and behind the front plane of the house. Commissioner Bernhardt seconded the motion. The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Bernhardt, Commissioner Green, and Commissioner Bliesner all in favor.

Commissioner Davenport motioned to approve the conditional use permit and business license for Healing Harmonies, located at 831 West 2550 South; applicant Tracy Wagner. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Bernhardt, and Commissioner Bliesner all in favor.

Acting Planning and Zoning Commission Chair Aaron Bliesner called the Wednesday, April 15, 2015 Nibley City Planning Commission meeting to order at 5:32 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Thomas Bernhardt, Commissioner Dave Davenport, and Commissioner Bill Green. Shari Phippen, the City Planner, was also present.

Approval of 3-25-15 meeting minutes and the evening's agenda

Commissioner Bliesner noted the the previous meeting minutes had just been made available and asked for general consent to not approve the minutes until the Planning and Zoning Commission had a chance to review the minutes. General consent was given.

Miss Phippen updated the Commission members that the discussion for the final plat of Zollinger Acres was being pushed back to the April 29, 2015 meeting and said there was an opportunity of the city and developer to work together on some of the road construction in the subdivision.

Miss Phippen said Commissioner Lawver had resigned from the Planning and Zoning Commission for work reasons and because he had been serving as the Planning and Zoning Commission chair they would need to elect a new Commission Chair and Vice-Chair at the next meeting. She said they would also have an open seat on the Planning and Zoning Commission. She suggested the Commissioners make any replacement suggestions to Mayor Dustin.

General consent was given for the evening's agenda with the discussed changes.

Conditional Use Permit/Business License

CRR Yard Works—discussion and consideration of a request for a conditional use permit for a home occupation (lawn maintenance) located at 1019 West 2450 South (Applicant: Cory Ricks)

Mr. Cory Ricks was present at the meeting. Miss Phippen said Mr. Ricks application stated he would have no outside employees, would not conduct business from an accessory building, would have no client visits, and would have no business specific vehicles beyond his personal vehicle and trailer. She said his business did qualify as a home occupation and she suggested the Planning and Zoning Commission approve the conditional use permit with the condition that any equipment related to the business, specifically the trailer, be parked out of the public right-of-way and behind the front plane of the house.

Commissioner Davenport made a motion to approve the business license and conditional use permit for CRR Yard Works, located at 1019 West 2450 South; applicant, Cory Ricks, with the condition that any business related equipment be parked out of the public right-of-way and behind the front plane of the house. Commissioner Bernhardt seconded the motion. The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Bernhardt, Commissioner Green, and Commissioner Bliesner all in favor.

Healing Harmonies—discussion and consideration of a request for a conditional use permit for a home occupation (music therapy/holistic healing) located at 831 West 2550 South (Applicant: Tracy Wagner)

Commissioner Bliesner noted that the agenda had shown the applicant and address for this consideration. Commissioner Davenport stated the correct information: 831 West and 2550 South; applicant Tracy Wagner.

Miss Phippen said Mrs. Wagner's application stated that she wouldn't have any outside employees, wouldn't conduct the business outside of an accessory building, or have any business related vehicles. She said the application did state that there would be client visits; 10-20/week and the nature of the business was such that she would only have one client visit at a time. Miss Phippen said the application did state that the applicant would like a window or garden sign and said that under Nibley City ordinance (10-12-15) she was limited to a 3 ft. x 3 ft. nameplate sign which would need to be attached to the home.

Commissioner Davenport made a motion to approve the conditional use permit and business license for Healing Harmonies, located at 831 West 2550 South; applicant Tracy Wagner. Commissioner Green seconded the motion.

Commissioner Davenport asked the applicant if she had heard the City Planner's explanation of a sign. Mrs. Wagner stated that she had.

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

General Plan Update

Discussion with the Rural Planning Group regarding the status of the Nibley General Plan update

Mike Hansen with the Rural Planning Group was present at the meeting. Mr. Hansen said the Rural Planning Group had started the drafting phase of Nibley's General Plan update including the following chapters: parks and trails, transportation, housing, infrastructure, services and public safety, demographics, and economic development, and land use. He discussed the inclusion of an element in the general plan that discussed "Community Character" or culture. Mr. Hansen described the goals and policies that were being combined and narrowed down. He discussed the upcoming steps to package the entire draft and turn it over to city staff and then turn that reviewed draft over to the Planning and Zoning Commission and then hold a second open house for the public. Then procedurally it would come back to the Planning and Zoning Commission until they felt comfortable recommending the draft to the City Council. Commissioner Davenport said he liked the idea of presenting this in an open house and suggested they also provided the document online in a format that would be open to comment. Miss Phippen stated her reservations with allowing online comments. The Commissioners discussed their role in the General Plan update process. Mr. Hansen discussed his interactions with Nibley's Youth Council and their perceived attachment to the community.

Workshop

Discussion of an ordinance regulating telecom towers in Nibley City

Miss Phippen said she had put the telecom towers document into ordinance format. She reviewed section 1-22-4 "Submission Requirement for Permitted Use Telecom Facilities" and said it was her opinion that the entire section needed to be deleted. She felt the Planning and Zoning Commission needed the opportunity to apply conditional uses and that the Planning and Zoning Commission should review every telecom facility; that they should only have conditional use telecom facilities. Miss Phippen said this was the only section she recommended the Planning and Zoning Commission change.

Commissioner Davenport clarified that telecommunication towers were only allowed in commercial and industrial zones in Nibley City. He asked if they were a permitted use in these areas. Miss Phippen said they were a conditional use and she intended for all telecommunication towers to stay a conditional use. Commissioner Davenport asked for the implications of leaving section 1-22-4 in the document and asked if eliminating the section threw anything out that they wouldn't want thrown out; if they were eliminating any other requirements and if they appeared in other sections of the document. Miss Phippen said in her review of the section she didn't feel that there was anything they would be doing away with that they would miss. Commissioner Davenport said he liked the rationale and the approach that Miss Phippen was taking. Commissioner Davenport requested Miss Phippen do a second review.

Commissioner Bliesner asked how they would deal with fences and the setback requirements for fencing. He asked if the applicant's would get an exemption. Miss Phippen said fences were allowed on property lines in every zone except for in the front yard. She felt an exemption would

need to be made in this case because she wouldn't want to see a four foot fence around these towers. Miss Phippen said she would like to add a section on fencing. Miss Phippen, Commissioner Bliesner, and Commissioner Bernhardt discussed proposed fencing requirements and including a safety zone and landscaping with Commissioner Bliesner suggesting the following wording; "except for the area expressly necessary to service and maintain that the remainder of the property have a plan presented for it's use and maintenance".

Having reviewed the previous meeting minutes, the Planning and Zoning Commission gave general consent for the previous meeting's minutes.

There was general consent to adjourn at 6:27.

Attest: _____
Deputy City Recorder

