



Nibley City
Planning Commission
Wednesday, December 9, 2015
455 W. 3200 S.
Nibley, UT

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

Discussion and election of the 2016 chair and vice-chair for the Nibley City Planning Commission.

BUSINESS LICENSE/CONDITIONAL USE PERMIT

Chunks of Heaven- discussion and consideration of a request for a conditional use permit/business license for a home occupation (day care) located at 2796 S 1100 W (Applicant: Taya Alexander)

BUILDING DESIGN/SITE PLAN REVIEW

Discussion and consideration of a building design and site plan review for Stander, Inc., a commercial building located at 2410 S. Heritage Drive.

Discussion with Jim Miller regarding possible veterinary clinic in Nibley City.

Staff Report

*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.



MEMO

1/8/16

Hi everyone-

I hope you all had a happy holiday season! It is likely that you are more on top of the ball than I am- I haven't yet taken down my Christmas tree. Maybe this weekend! Aaron is going to continue to serve on the Planning Commission until he is replaced. We anticipate that happening within the next month or so.

This is what we have on the agenda for the meeting on Wednesday:

Discussion and election of the 2016 chair and vice-chair for the Nibley City Planning Commission.

- The chair's primary responsibility is to conduct meetings. The vice chair acts in the chair's place when the chair is unable to be present.

BUSINESS LICENSE/CONDITIONAL USE PERMIT

Chunks of Heaven- discussion and consideration of a request for a conditional use permit/business license for a home occupation (day care) located at 2796 S 1100 W (Applicant: Taya Alexander)

- This application is for a home occupation day care.
- 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.
- Ms. Alexander's application states that she will not have any outside employees and the number of children she will be watching will not exceed 8, which is what our ordinance sets as the limit for home occupation day cares. Initially, she will only be caring for one child, but may take on additional children over time. I suggested that she present her application with the maximum number of children we allow so that she won't have to come back and modify it if and when she takes on more children.
- Additionally, although it is not required at this time, Ms. Alexander's yard is already fenced. I know that has been a concern of the Commission in the past.
- This business meets the requirements to be classified and approved as a home occupation.
 - The property is zoned Residential R-2. The Nibley City Land Use Chart allows for home occupations, as a conditional use, in the R-2 zone.
- 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.

BUILDING DESIGN/SITE PLAN REVIEW

Discussion and consideration of a building design and site plan review for Stander, Inc., a commercial building located at 2410 S. Heritage Drive.

- By way of general comment, in the past, when the site plan has been for a single, small building, the opinion and direction of the Council & Commission has been that a concept presentation could be waved and that preliminary and final site plan could be done as one approval. That is why this is coming to you as a single item.
- Stander, Inc is a company which makes home care products that assist seniors and others with limited mobility, to maintain independent living. They are moving their business out of Logan and into Nibley, and have purchased property near CampSaver. They are proposing to build a 30,000 sq foot building, which is about the same size as CampSaver.
- Projects which develop in commercially zoned areas are subject to Nibley Design Guidelines (DGS) and also require site plan review and approval by the City Council and Planning Commission. The primary components of the DGS are: building materials and fenestration.
 - Building Materials
 - "To complement and be compatible with the character of Nibley, masonry building materials, such as brick, cut stone, and concrete block, are to be used as

the primary building material (60% or greater) of commercial development... Other masonry materials, such as concrete block and other types of stone may be formed and used in a manner similar to natural stone. Other materials may be considered for use as a primary building material, based on review by the city... Secondary building materials may include brick, stone, concrete block, cement stucco, architectural metals, and wood/cement board siding. These materials are highly desirable over plastics, vinyl, and faux siding materials including synthetic stucco-type materials.” (DGS, p.11)

- The building materials on this project are architectural steel and stucco. In the drawings, the grey area is stucco, and the red and brown areas are architectural steel. The requirement for 60% primary building materials is intended for those surfaces of the building which front public streets. In this case, it is only the front of the building, where all of the windows and doors are located.
- I have asked the applicant to bring in images and samples of the building materials so you see more detail than what can be shown in the drawings. I do know that the steel is similar in appearance to what is on the sides and back of CampSaver.
- The building materials being proposed by Stander are compatible with those previously approved for the CampSaver building and also with those in place on businesses located in the immediate vicinity of Stander's building.
- It is my opinion and recommendation that the building materials are acceptable for commercial use on this project and should be approved.

- Fenestration

- Fenestration refers to the placement of doors and windows so that the building's walls are not merely flat, uninterrupted surfaces. The requirement, as shown in this drawing, is that at pedestrian level (15' high), 60% of the front of the building must be fenestration (doors/windows)



- The total square footage of the building front at pedestrian level is 2,265, which would require 1,359 sq ft of doors/windows. This project has 1,477.25 sq ft.

- The fenestration is sufficient to meet what the ordinance requires.
- In addition to these two primary requirements, the DGS also encourage simplicity in building colors, roof lines and screening of mechanical/service areas, all of which this building proposal meets.
- Based on these comments, it is my opinion and recommendation that the building be determined to be in compliance with the DGS.
- The other part of this agenda item is approval of the site plan. When site plans are reviewed and approved by the Planning Commission & City Council, they are reviewed for compliance with landscaping, building siting and parking requirements.
 - Landscaping
 - City Code 10-12-17 requires that commercial projects landscape 20% of the gross project size (eg: 1 acre lot = .2 acres of landscaping) and that the setback area of the property (20') be landscaped, with no parking located in that area.
 - The project property is 2.5 acres, which requires .5 acres of landscaping. The landscaping plan shows approximately .63 acres of landscaping.
 - 10-12-17 also outlines that the landscaping should be a mix of trees, grasses and shrubs, with a recommendation that there be 1 tree for each 300' of landscaping.
 - This landscape plan comes in under that recommendation. A portion of the property is being used for the retention and cannot be planted with trees, so I asked the applicant if we could come to a mid-point on the number of trees originally proposed (46) and the number of trees which would be required under the recommendation (75). They agreed to an additional 12 trees, so the property will now have 58 trees as part of their landscaping.
 - The remainder of the landscaping is a mix of shrubs and grasses.
 - It is my opinion and recommendation that the landscaping be deemed compliant with City code.
 - Building Siting
 - City Code 10-11 imposes a 20', permanently landscaped setback for commercial buildings. This building is sited appropriately to meet that requirement.

- Parking
 - The required number of parking spaces is determined by the use of the building. For this building, for every 2 employees on the busiest shift, 1.5 parking spaces are required. Stander currently employees approximately 20 people, which, if all the employees were there at the same time, would require 30 parking spaces. Their plan proposed 36 regular parking spaces and 2 handicapped parking spaces.
 - The parking lot will have two ingress/egress points, which is required by our engineering standards and specifications, both for traffic flow and for emergency services access.
 - It is my opinion and recommendation that the parking be deemed compliant with City code.
- Based on all of the above comments, it is my opinion that the site plan and building design are compliant with all relevant City standards and codes. I recommend that it be forwarded on to the City Council for their review, with a recommendation from the Commission that it be approved.

Discussion with Jim Miller regarding possible veterinary clinic in Nibley City.

- Next to the Stander property, where the two roads meet, there is a parcel of property where the road curves, shown here:



- The City has been approached about having a veterinary clinic on that property. They also are going to have a boarding facility which will be operated in conjunction with the clinic. The zoning and location are suitable for a vet clinic. I suggested they come in and discuss the

project and business with you all since I felt there may be a concern among the Commissioners about the boarding facility portion of the business.

Discussion and consideration of a proposed ordinance regulating home-occupation businesses.

- This is not on the agenda, but I wanted to give a brief explanation why, since I know it was expected. Our attorney had a death in his family at the beginning of the holidays and hasn't completed his review. He is just now back in the office and getting caught up. I have talked to him and he will have his review to me as soon as he can.

Let me know if you have any questions or concerns about any of the agenda items. See you all on Wednesday!

Shari



APPLICATION FOR CONDITIONAL USE PERMIT/BUSINESS LICENSE

Office Use Only	
Date Received	<u>12/30/15</u>
Fee Paid	<u>CC \$25</u>
Rec'd By	<u>[Signature]</u>

Name Taya Alexander
 Address 2796 S 1100 W
 Phone 435-770-5649 Cell _____ Fax _____
 Email tayalexander00@gmail.com

Please Note: The owner/operator of the business on this application must live at the address stated above. Nibley City cannot issue conditional use permit/business licenses to persons who do not live at the address where the business will be located.

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

☐ Home Office
 ☐ Sales
 ☐ Manufacturing
 ☒ Day Care
☐ Other (please describe): _____

Proposed business name: Chunks of Heaven

Description of business: Day care in my home

Describe how the proposed business activity will or will not affect the residential neighborhood surrounding the business location: Cars out front of house to drop off & pick up. - yard is fenced

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? no more than 8

Describe how you will provide parking for client visits (if applicable): Pick up and drop off will be done in front of my home

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

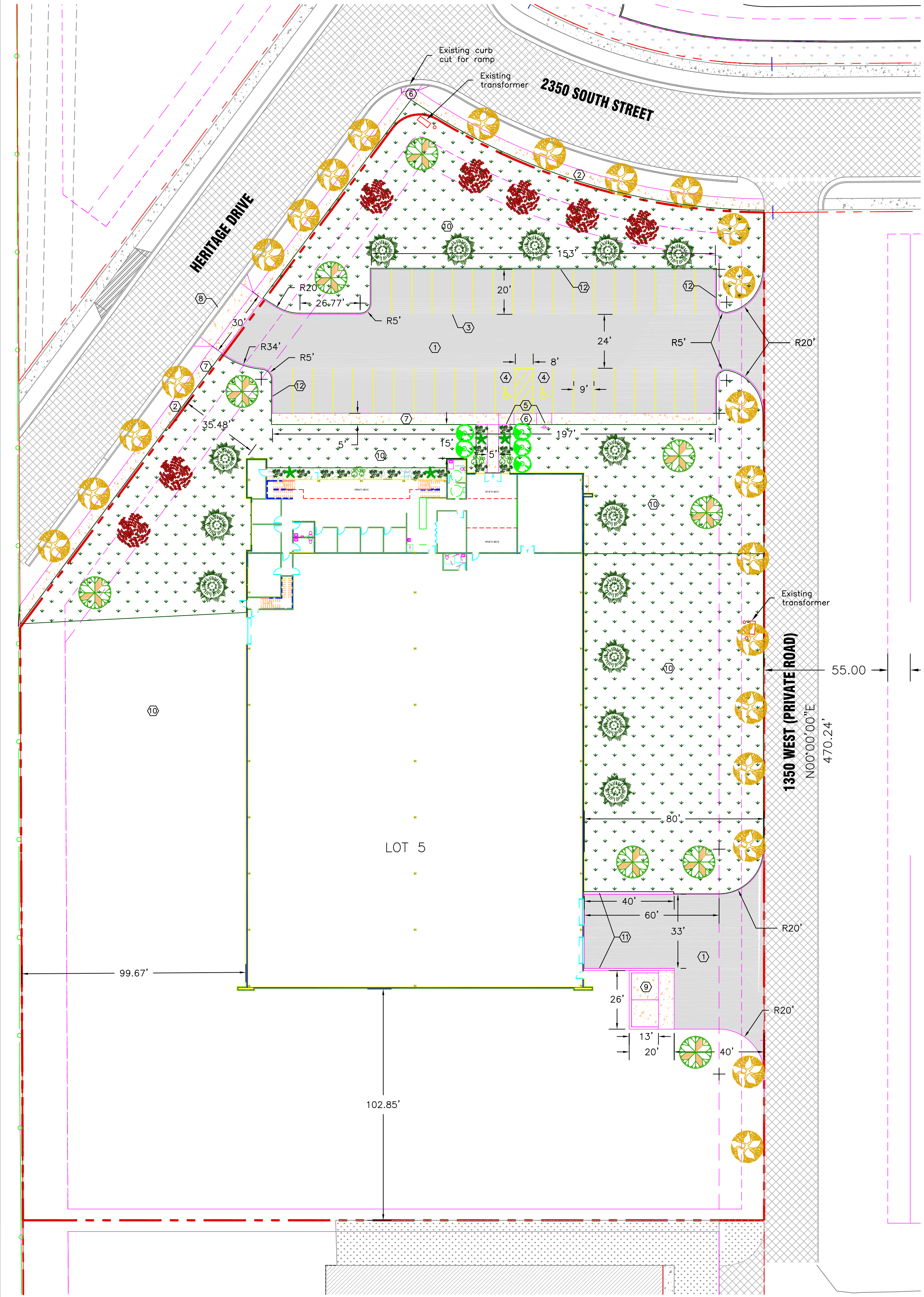
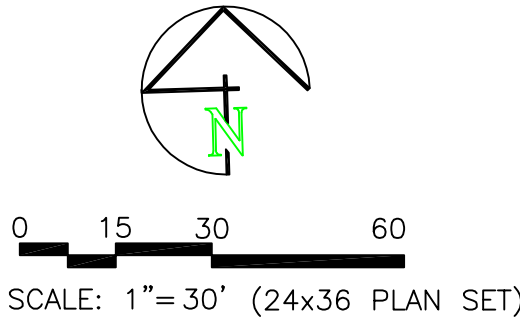
If so, please describe the vehicles and parking plans: _____

How many business shipments do you anticipate sending and receiving from this location each month and how will these deliveries be shipped? N/A

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

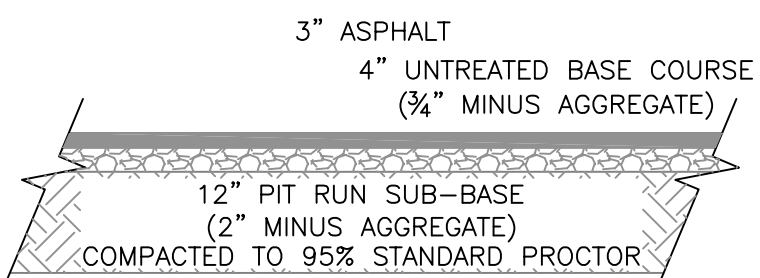
If applicable, describe any signs at this address which will advertise the business: N/A

SIERRA COMMERCIAL PARK, LOT 5
SITE PLAN

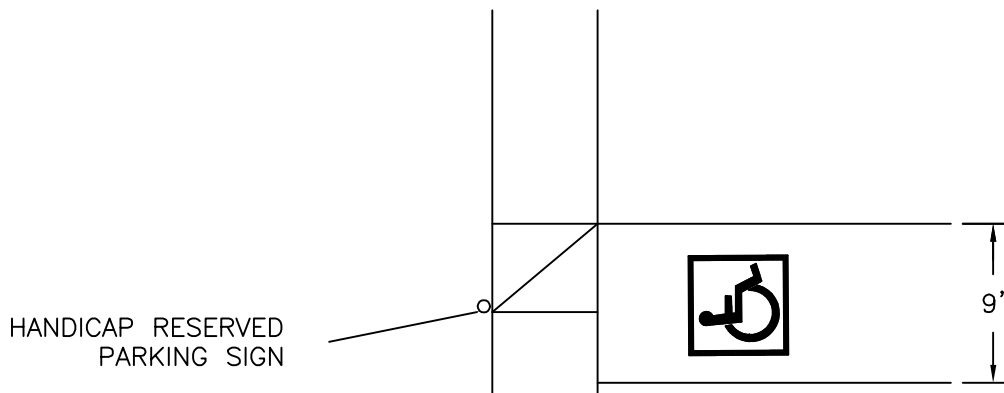


SITE REFERENCE NOTES

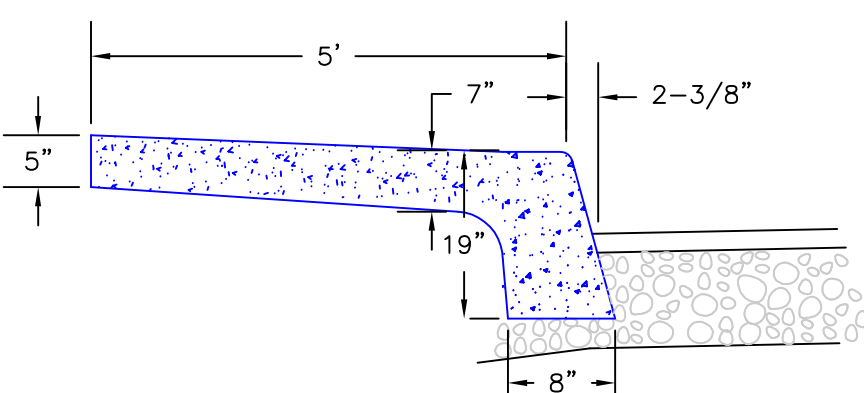
- ① 3" ASPHALT OVER PROPERLY PREPARED BASE COURSE. DRAIN AS PER GRADING/DRAINAGE PLAN.
- ② 4" CONCRETE SIDEWALK w/ 4" GRAVEL BASE PER CITY STANDARD
- ③ PAINTED PARKING LOT STRIPING.
- ④ WHITE HANDICAPPED LOGO WITH BLUE BACKGROUND PAINTED
- ⑤ "HANDICAPPED RESERVED PARKING SIGN MOUNTED ON METAL POLE BEHIND THE SIDEWALK (CENTER IN STALL)
- ⑥ ADA RAMP
- ⑦ MONOLITHIC CURB/SIDEWALK
- ⑧ CURB CUT
- ⑨ 24"x12' 8" THICK ENCLOSED CONCRETE DUMPSTER PAD-SEE ARCHITECT PLAN
- ⑩ LANDSCAPING (SEE LANDSCAPE PLAN)
- ⑪ RETAINING WALL
- ⑫ 6" HIGH CURB



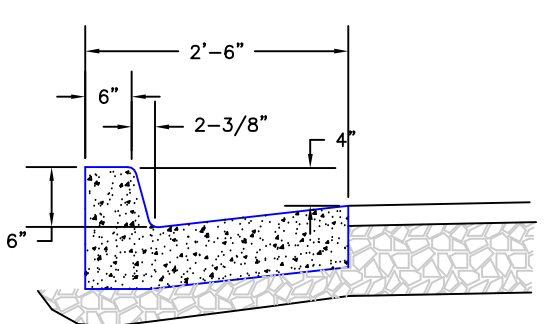
PARKING PAVEMENT SECTION
NOT TO SCALE



HANDICAP STALL DETAIL
NOT TO SCALE

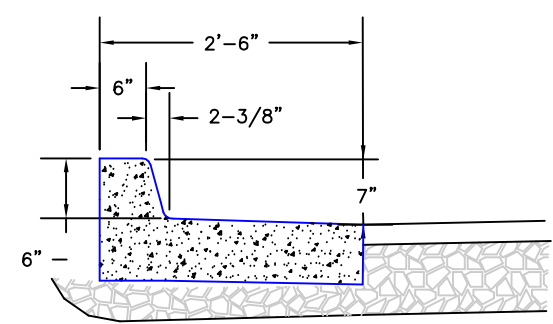


CURB DETAIL
NOT TO SCALE



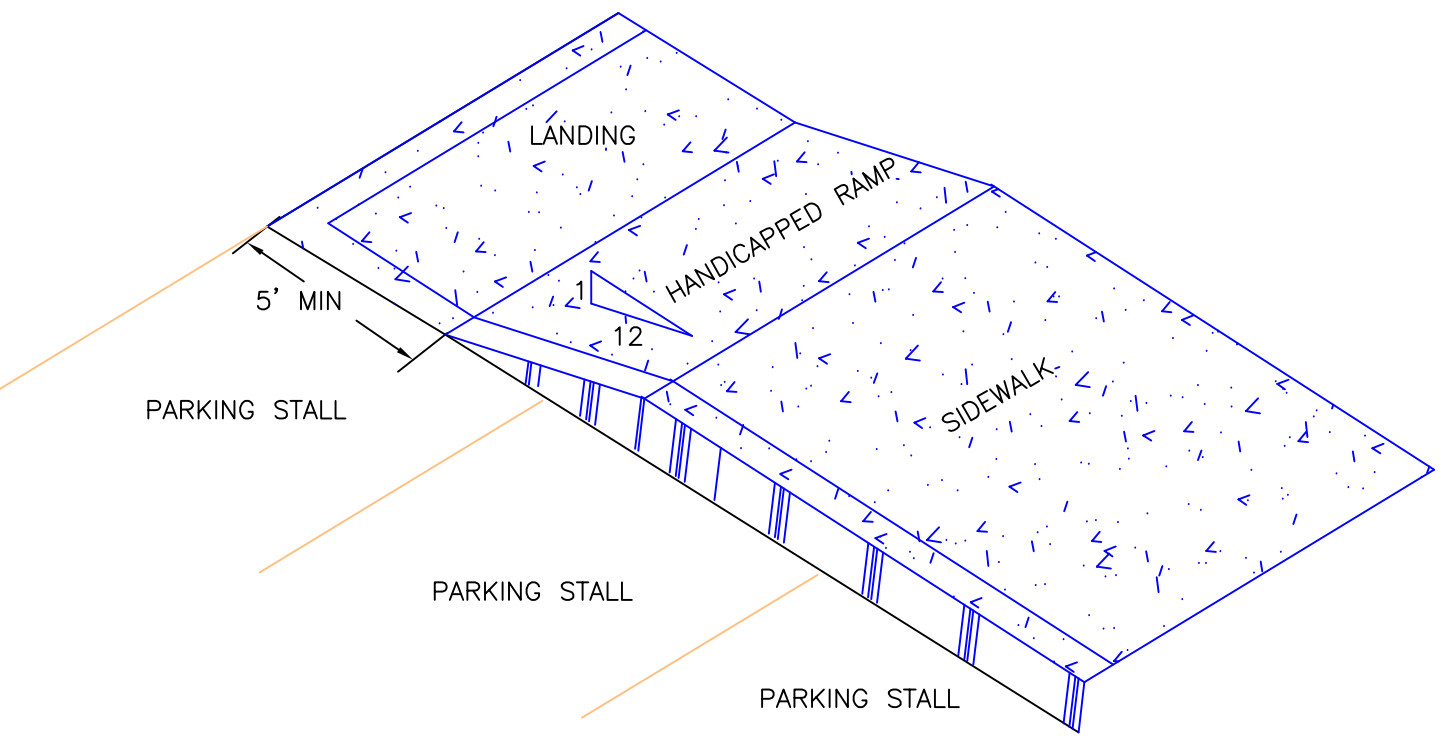
- NOTES:
1. Contraction joints 10 feet on center to a depth of 1/4 the curb.
 2. Expansion joints with premolded filler 150 feet on center.
 3. Exposed concrete surface to have a light broom finish.

INFLOW CURB AND GUTTER DETAIL

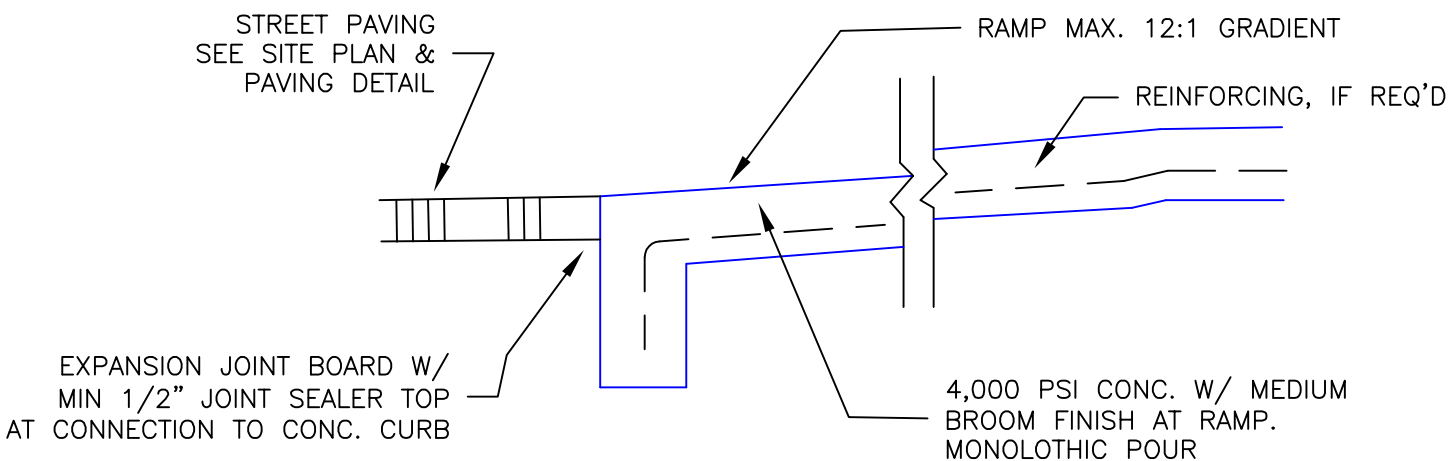


- NOTES:
1. Contraction joints 10 feet on center to a depth of 1/4 the curb.
 2. Expansion joints with premolded filler 150 feet on center.
 3. Exposed concrete surface to have a light broom finish.

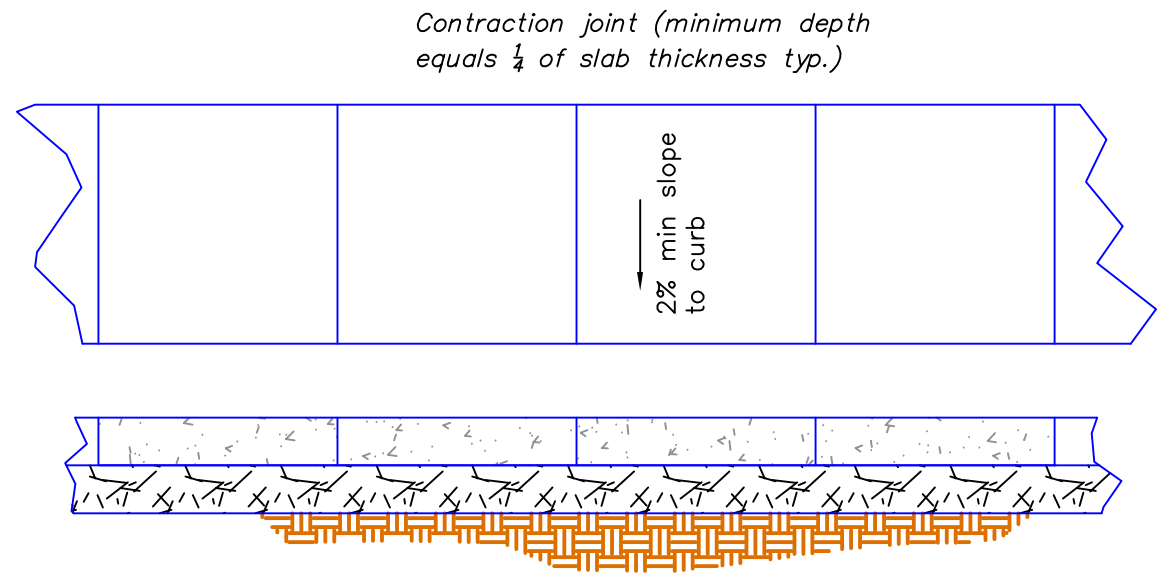
OUTFLOW CURB AND GUTTER DETAIL



HANDICAP ACCESS DETAIL

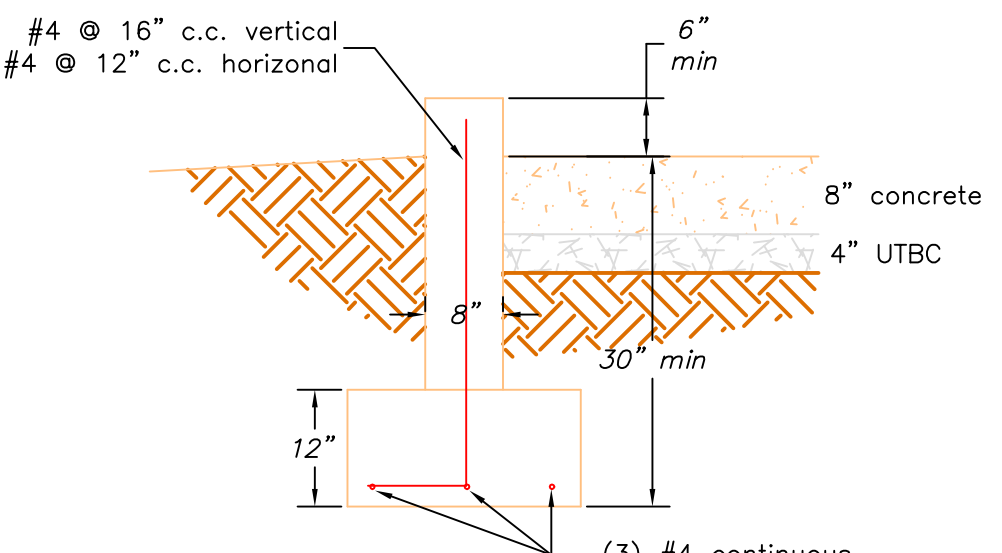


HANDICAP ACCESS SECTION
NOT TO SCALE

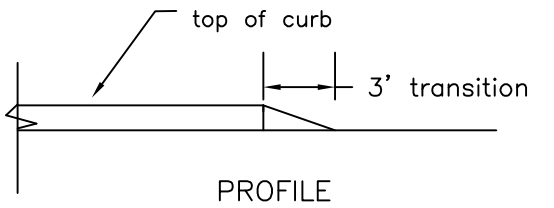


SIDEWALK/DRIVEWAY DETAIL

NOTE: 8" concrete section through driveways
4" concrete section through all other areas



DUMPSTER WALL DETAIL
NOT TO SCALE



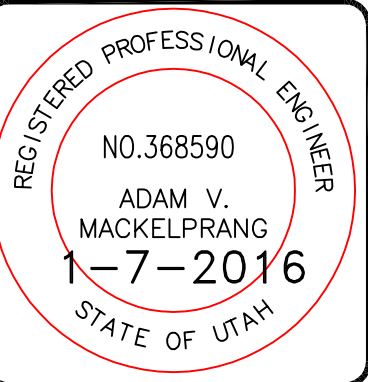
CURB ENDING DETAIL
NOT TO SCALE

LEGEND

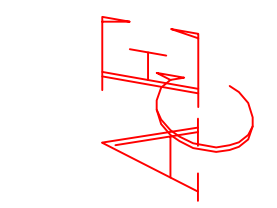
- | | |
|--|--------------------|
| | LOT LINE |
| | EASEMENT LINE |
| | SETBACK LINE |
| | NEW ASPHALT |
| | EXISTING ASPHALT |
| | NEW CONCRETE |
| | EXISTING CONCRETE |
| | KENTUCKY BLUEGRASS |
| | MULCH |
-
- | | |
|--|-------------------------------------|
| | Day lily (14) |
| | Veronica umbrosa "Georgia blue" (3) |
| | Blazing star liatris (4) |
| | Emerald queen maple 2" cal (9) |
| | Prairie fire crabapple 2" cal (23) |
| | Autumn blaze maple 2" cal (7) |
| | Colorado blue spruce 2" cal (14) |
| | Emerald green arborvitae 2" cal (5) |

NOTES:

1. IRRIGATION SYSTEM WILL BE DESIGNED BY LANDSCAPE CONTRACTOR. LAWN AREAS WILL BE DESIGNED FOR HEAD TO HEAD COVERAGE AND ALL PLANTING AREAS WILL BE DRIP IRRIGATED.



ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceengr@qwestoffice.net

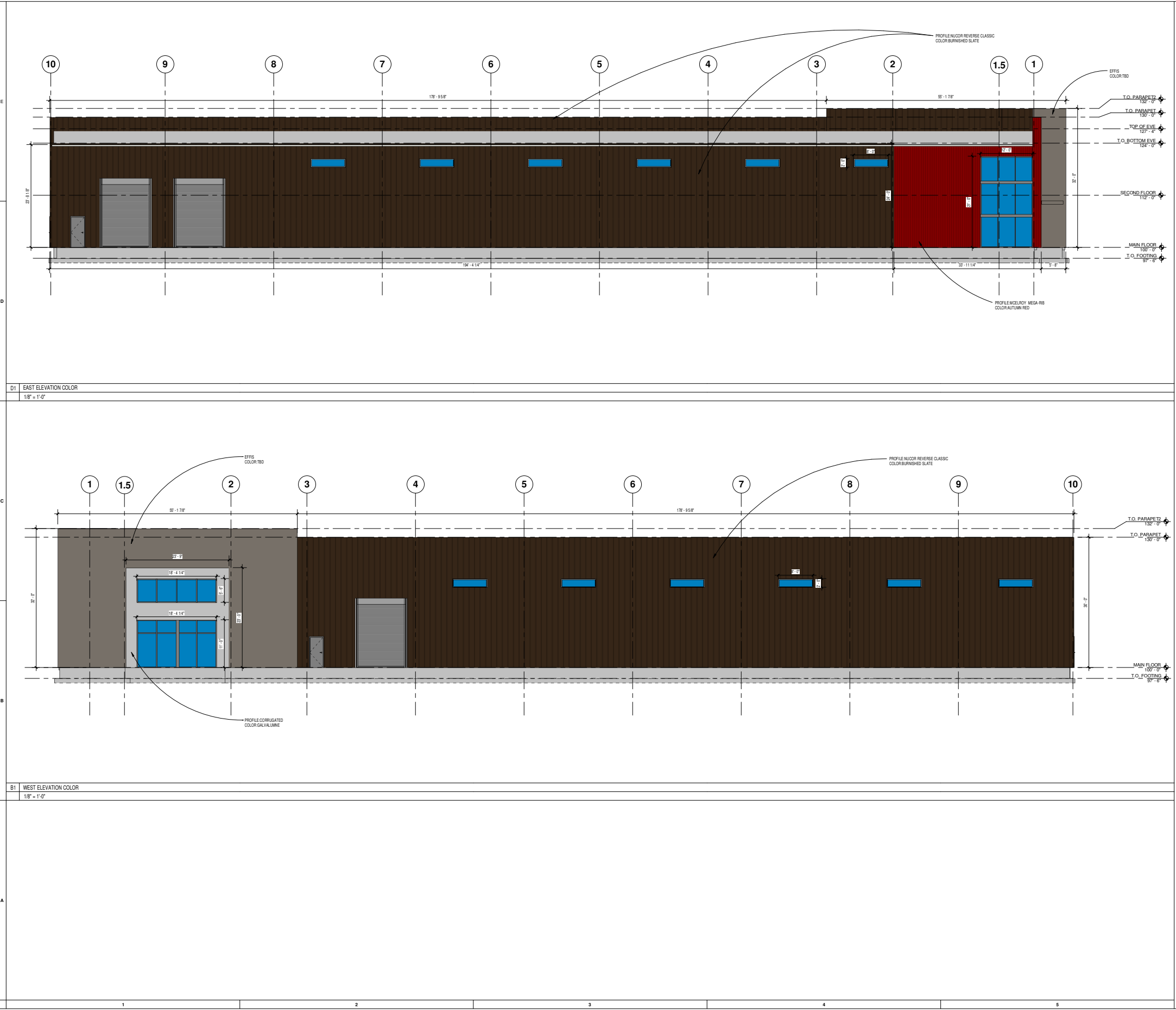


No.	REVISIONS / SUBMISSIONS	DATE	DRAWN :	PROJECT No. :

PROJECT TITLE
SIERRA COMMERCIAL PARK, LOT 5
PART OF THE SW 1/4 OF SECTION 17,
TOWNSHIP 36 NORTH, RANGE 12 EAST,
SALT LAKE BASELINE & MERIDIAN,
NIBBLEY, UTAH

DRAWING TITLE
SITE PLAN

DATE : DEC, 2015
DRAWING No. **2**



NOTES

75 SOUTH 600 WEST
LOGAN, UTAH, 84321
P:435.752.4544

IRONWOOD CONSTRUCTION

STANDER, INC. - CORPORATE OFFICES & WAREHOUSE
2410 HERITAGE DR.
NIBLEY, UTAH 84321

Sheet Revision Schedule	
#	Date

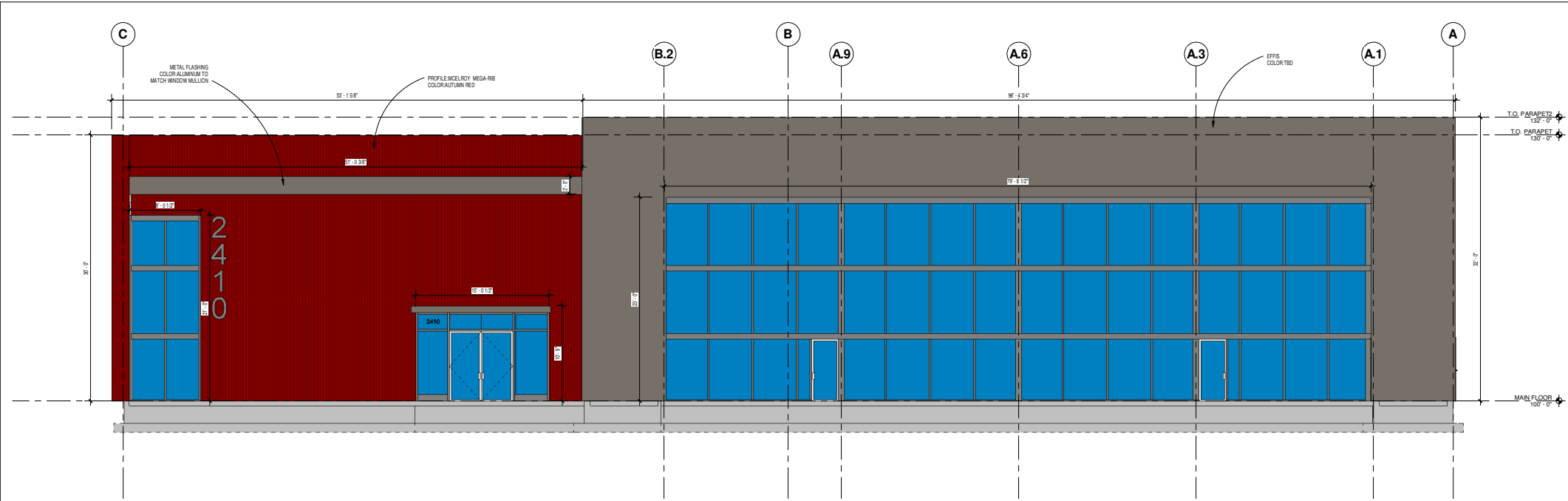
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SET ISSUE DATE	12/21/2015
CURRENT SET REVISION	
DRAWN BY	Author
CHECKED BY	Checker
APPROVED BY	Approver
SHEET COUNT	OF

COLOR ELEVATIONS

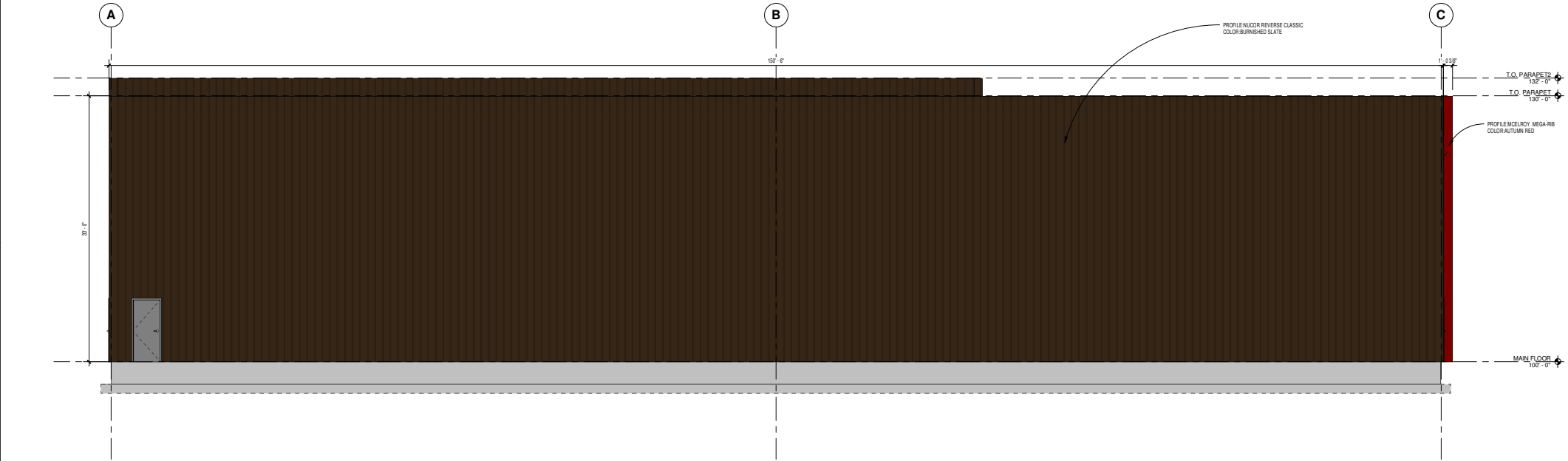
AR201

Scale 1/8" = 1'-0"

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D1 NORTH ELEVATION COLOR
3/16" = 1'-0"



B1 SOUTH ELEVATION COLOR
3/16" = 1'-0"

NOTES



75 SOUTH 600 WEST
LOGAN, UTAH, 84321
P:435.752.4544

IRONWOOD CONSTRUCTION

STANDER, INC - CORPORATE OFFICES & WAREHOUSE
2410 HERITAGE DR.
NIBLEY, UTAH 84321

Sheet Revision Schedule

#	Date

PROJECT NUMBER	10815
SET ISSUE DATE	12/21/2015
CURRENT SET REVISION	
DRAWN BY	Author
CHECKED BY	Checker
APPROVED BY	Approver
SHEET COUNT	OF

COLOR ELEVATIONS

AR202

Scale 3/16" = 1'-0"

PERMIT SET



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