

The Meeting of the Nibley Planning and Zoning Commission held at Nibley City Hall, 455 West 3200 South, Nibley, Utah on Wednesday, March 9, 2016.

The following actions were made during the meeting:

Commissioner Davenport motioned to approve the business license and conditional use permit for JW Lawn Care & Snow Removal located at 1389 West 3310 South, applicant Jason & Stacey Ward; with the condition that any business vehicles or equipment are to be parked behind the front plane of the home and out of the public right of way. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Davenport, Commissioner Green, and Commissioner Swenson all in favor.

Commissioner Davenport motioned to approve the business license and conditional use permit for Storper Enterprises located at 1236 West 2415 South, with applicant Michael Storper. Commissioner Green seconded the motion. The motion passed 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Swenson, and Commissioner Johnson all in favor.

Commissioner Green motioned to approve the conditional use permit and business license for Tim Kropf and Kropf Construction located at 1356 West 3390 South; with the condition that all business related vehicles be parked behind the front plane of the house and out of the public right-of-way. Commissioner Johnson seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Johnson, Commissioner Davenport, and Commissioner Swenson all in favor.

Commissioner Davenport motioned to approve a kennel license for Todd Hansen located at 3448 South Main in Nibley, UT, for three dogs. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Swenson, and Commissioner Johnson all in favor.

Planning and Zoning Commission Chair Bret Swenson called the Wednesday, March 9, 2016 Planning and Zoning Commission meeting to order at 5:34 p.m. Those in attendance included Commissioner Bill Green, Commissioner Dave Davenport, and Commissioner Bret Swenson. Ms. Shari Phippen, Nibley City Planner, was also present. Commissioner Carol Albrect was excused from the meeting.

Approval of the January 27, 2016, February 10, 2016, and February 24, 2016 meeting minutes and the evening's agenda

General consent was given for the evening's agenda.

General consent was given for the February 24, 2016 meeting's minutes.

Conditional Use Permit/ Business License

JW Lawn Care & Snow Removal—discussion and consideration of an application for a home a home occupation (lawn care/snow removal) business located at 1389 West 3310 South (Applicant: Jason & Stacey Ward)

The applicant, Jason Stacey, was present at the meeting.

Ms. Phippen read from Nibley's ordinance regarding home occupations.

"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 be classified a home occupation rather than being classified by the actual activity associated with the business."

Ms. Phippen said Mr. Ward's business would have no outside employees and all work would be done offsite. There would be no client visits to his home and all business vehicles would fit in his garage or driveway. Ms. Phippen said this application met the criteria to be licensed a home occupation. She said Mr. Ward's property was in the Zollinger acres subdivision that was zoned R-2A and that home occupation businesses were allowed in the R-2A zone. Ms. Phippen recommended the Planning and Zoning Commission approve the business license and conditional use permit but said that because the City Council hadn't passed their proposed home occupation ordinance, she suggested the Planning and Zoning Commission attach the condition that all business related vehicles be parked behind the front plane of the home and out of the public right-of-way.

Commissioner Davenport asked Mr. Ward if he understood the condition that all business vehicles would need to be parked behind the front plane of the home. He described the conditions he had observed at Mr. Ward's property regarding a snowplow blade. Mr. Ward said they intended to cut the curb to the west of the driveway and install a cement pad to the side of the house. He said they were trying to get gravel in by the end of the month. Mr. Ward said he currently had his equipment parked somewhere else.

Commissioner Davenport made a motion to approve the business license and conditional use permit for JW Lawn Care & Snow Removal located at 1389 West 3310 South, applicant Jason & Stacey Ward; with the condition that any business vehicles or equipment are to be parked behind the front plane of the home and out of the public right of way. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Davenport, Commissioner Green, and Commissioner Swenson all in favor.

Storper Enterprises—discussion and consideration of an application for a home a home occupation (online retail) business located at 1236 West 2415 South (Applicant: Michael Storper)

The applicant, Michael Storper was not present at the meeting.

Ms. Phippen said this application was for an online retail business and referred to the conditions that had to be met to be in order to meet the definition of a home occupation. She said the applicant stated that he would have no outside employees, all work would be done offsite, and he would have no business related vehicles or signage. Ms. Phippen said the business met the requirements to be classified as a home occupation. Ms. Phippen said this property was in the Spring Creek Crossing town home development, which was a concern because parking in that area was virtually non-existent. However, she felt this application wouldn't pose a problem.

Commissioner Johnson arrived at 5:43 p.m.

Ms. Phippen said she had no suggested conditions for the application and recommended the Planning and Zoning Commission approve the business license and conditional use permit.

Commissioner Davenport made a motion to approve the business license and conditional use permit for Storper Enterprises located at 1236 West 2415 South, with applicant Michael Storper. Commissioner Green seconded the motion. The motion passed 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Swenson, and Commissioner Johnson all in favor.

Kropf Construction—discussion and consideration of an application for a home a home occupation (construction) business located at 1356 West 3390 South (Applicant: Tim Kropf)

Mr. Tim Kropf was present at the meeting.

Ms. Phippen said this was an application for a construction business and referred to the conditions that had to be met in order for a business to be classified home occupaton. Ms. Phippen said the applicant had stated that he would have no outside employees and no client visits. The applicant had one business related trailer but was in the process of pouring a driveway along the side of his house to park the trailer. Ms. Phippen said the property also in the Zollinger Acres subdivision which was zoned R-2A and allowed for home occupations as a conditional use. Ms. Phippen said she recommended approving the conditional use permit and business license and formalizing the condition that all business related vehicles be parked behind the front plane of the house and out of the public right of way. Commissioner Johnson asked Mr. Kropf if he had received his license from the state. Mr. Kropf said he needed his business license to take in with the application.

Commissioner Green made a motion to approve the conditional use permit and business license for Tim Kropf and Kropf Construction located at 1356 West 3390

South; with the condition that all business related vehicles be parked behind the front plane of the house and out of the public right-of-way. Commissioner Johnson seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Johnson, Commissioner Davenport, and Commissioner Swenson all in favor.

Kennel License

Discussion and consideration of an application for a kennel license for three (3) dogs located at 3448 S Main. (Applicant: Todd Hansen)

The applicant, Todd Hansen was not present at the meeting.

Ms. Phippen said the majority of Nibley residents are allowed to have two dogs but residents who have .75 acres of property or more can be issued a kennel license by the Planning and Zoning Commission as a conditional use. Ms. Phippen said Mr. Hansen had a total of 10 acres spread between two lots and had sufficient acreage to be granted a kennel license. Ms. Phippen recommended the Planning and Zoning Commission approve the application for the kennel license.

Commissioner Davenport made a motion to approve a kennel license for Todd Hansen located at 3448 South Main in Nibley, UT, for three dogs. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Swenson, and Commissioner Johnson all in favor.

Staff Report

Ms. Phippen said the public comment draft of the proposed general plan was online. She said there would be a public open house at City Hall on Saturday, March 12, from 11:00 a.m. to 1:00 p.m. She said the open house would hit the highlights of the proposed general plan update. Ms. Phippen described the remainder of the general plan update process.

Ms. Phippen said there would be a review and consideration of conditional use permit for a cell tower on Logan Coach's property at the next Planning and Zoning Commission meeting.

Workshop

Workshop on residential development standards in Nibley City

Ms. Phippen said implementing general development policies had come up in the course of the General Plan process. Ms. Phippen said Nibley's ordinance went through the process that had to be followed but lacked guidelines on what they would like the final product to look like. She said the workshop was to look at general ideas that had been implemented in other cities and to get ideas of what the Planning and Zoning Commission would like to see.

Ms. Phippen had a "Residential/Subdivision Development Guidelines" PowerPoint presentation. This presentation included discussion on garage locations,

landscaping timeline, front porches, landscaping entrances for subdivisions, special assessment districts, clustered lots, and mixing housing types.

During this presentation all Planning and Zoning Commissioners expressed their energetic support of adopting residential development standards. They discussed landscaping and debated a timeframe buffer for requiring residential landscaping. Commissioner Davenport discussed that he felt they should also consider energy usage standards and water usage standards.

Ms. Phippen said she would begin working on a development code that tied into their discussion. She proposed to bring the code to the Planning and Zoning Commission one “chunk” at a time.

There was general consent to adjourn at 7:00 p.m.

Attest: _____
Deputy City Recorder