

NIBLEY CITY CORPORATION
PLANNING & ZONING COMMISSION
Wednesday, October 10, 2007

The following actions were made during the meeting

Action Item 1: Commissioner Heidt made a motion to approve conditional use permit and business license to Jeff Jeppsen at 210 Quarter Circle Drive for Exact Commercial Cleaning with the condition that there is no storage of cleaning supplies at the home. Seconded by Commissioner Rudd. Motion passed unanimously.

Action Item 2: General consent was given to continue discussion about the general plan until the next meeting.

MINUTES OF THE MEETING

Minutes were taken by Deputy City Recorder Jessica Lawes

The following members of the Nibley City Planning and Zoning Commission were in attendance: Commissioners Aaron Bliesner, Wayne Anderson, Curtis Rudd, Marina Heidt and Shawn Dustin. Also in attendance were Shari Phippen and Larry Anhder. The meeting took place in the Nibley City Hall, 625 West 3200 South. Chairman Bliesner called the October 10, 2007 meeting to order at 7:08 p.m.

Item 1: Approval of minutes and agenda:

General consent was given to approve the evening's agenda.

General consent was given to approve the minutes for the meeting on July 25, 2007.

General consent was given to approve the minutes for the meeting on September 12, 2007.

General consent was given to approve the minutes for the meeting on September 26, 2007.

Item 2: Exact Commercial Cleaning: request a conditional use permit for a commercial cleaning business located at 210 Quarter Circle Drive. Applicant Jeff Jeppsen met before the commission. Commissioner Bliesner said this is a carry over from the previous meetings agenda. Commissioner Rudd asked Mr. Jeppsen if he would be storing any supplies. Mr. Jeppsen said all supplies would be stored on site and not at his residence. Commissioner Heidt asked about employees. Mr. Jeppsen said his home is basically an address, a place to send the mail.

Commissioner Heidt made a motion to approve conditional use permit and business license to Jeff Jeppsen at 210 Quarter Circle Drive for Exact Commercial Cleaning with the condition that there is no storage of cleaning supplies at the home. Seconded by Commissioner Rudd. Motion passed unanimously.

Item 3: Public Hearing – A public hearing to receive comments on the revision of Nibley City's General Plan.

Commissioner Bliesner opened the Public Hearing at 7:30 p.m.

Mr. Anhder introduced Mark Morris with Cooper Robertson Simonson & Associates, consultants who helped the Advisory Committee with the drafting of the new general plan. He said there are a few major changes to the plan and that 90% of the new plan is the old plan. The most major change to the plan is the Conservation Residential Overlay and that Farmington, Utah has one similar to the one presented. Mr. Anhder said the general plan is the city's blueprint and from the general plan ordinances will need to be written to implement the general plan.

Mr. Anhder said that another big change was that all new residential land that is annexed into Nibley will be zoned at a one-acre minimum lot size; with the idea and encouragement that clustering will be done. The overlay zone could be applied for and they would receive bonuses, which would bring in a variety of housing. The tradeoff would be dedicated, large open spaces.

Mr. Anhder said the next new concept is the idea of a town center. It would be in the area north of 3200 South from the ball diamond east to Highway 165. This plan master plans that area so that when the property does develop, the city knows what it is going to develop into. Mr. Anhder said this area would

be the focal point of Nibley City. He said there were two reasons the area was chosen, one- Land is available, two – it is the most historic part of the community.

Mr. Anhder said the plan, as presented, includes the area of Highway 81/91 that has since been annexed into Logan. His suggestion is to leave it the way it is and not amend it and that there is a chance it may end up in Nibley anyway.

Hearing no public comments, Commissioner Bliesner closed the public hearing at 7:43.

Item 4: Workshop/Discussion Items: Discussion of possible changes and recommendations to the revised General Plan.

Commissioner Bliesner asked Mark Morris if there have been any discussions with his colleagues about red flags that might come up and Mr. Morris said he did not see any and that ordinance changing is where there would be problems. Commissioner Bliesner said he would like to consider meeting with them again before the next commission meeting. Councilman Larry Jacobsen said that a copy has been posted on the city's website and would like to encourage neighbors and friends to give it a look and give their input.

Commissioner Dustin asked if Nibley Parkway was no longer planned to go all the way through and Mr. Anhder said it was still planned. Commissioner Dustin said there will a fight to keep it from going through and becoming a truck route. He said the road will come straight from Highway 89/91 all the way to Weather Shield and sees the road as becoming a major truck route in a residential neighborhood. Mr. Anhder said this issue had come up with the city council a couple of times because it is the only east-west route between 2600 South and 3200 South. He said he thought it could be made as a no commercial vehicle route and it was never intended to be a truck route. Commissioner Dustin said that would have to be the case because it is a small lot subdivision and there are kids out playing all the time and is worried about their safety. He said that as it is proposed he cannot support it.

Commissioner Dustin said it also ties in the area of where the city center is supposed to be located. He said the east side of the city is rapidly becoming the majority of the city and is not being included in a lot of the planning decisions and the location of the city center will continue to isolate the majority or the population. Mr. Anhder said that both the city council and the planning commission are made up of people from the east side and is not balanced. Commissioner Dustin said the thinks it has a lot to do with the area being so new and thinks that some of the actions taken in the new general plan is setting up for future conflict and would like to see more consideration for the people on the west side. Mr. Anhder said it is a demographic change and in ten years it will just the opposite, the people will then be of the age that they will get involved.

Commissioner Bliesner said it was talked about that the center of industrial that is in the center of what is now residential, where Weather Shield is, to rezone the area to match what was around it, at least in the master plan. Mr. Anhder asked why would you rezone an area and make it a nonconforming use. Commissioner Bliesner said it is already a non-compatible use and what kind of truck route would you have to provide for an area like that. Mr. Anhder said that nothing new would have to be provided if nothing significant has changed. Commissioner Dustin asked what happens when Weather Shield wants to leave and another industrial business wants to come in; it can because it is still zoned industrial. Mr. Anhder said that nearly every residential community is boarded by industrial. Commissioner Bliesner said he stands by his statement that industrial does not belong next to residential and in terms of good planning practices it is not a good idea. Councilman Jacobsen asked Mr. Morris if he has seen other cities with a similar situation and how have they dealt with it. Mr. Morris said that from the information they received back on the surveys they sent out, nobody had complained about Weather Shield. Most cities are interested in diversifying their economic base. He said he does not see it as an incompatible use or burden

on the community and the city should want people to not only sleep in their city but work there also. Commissioner Dustin said another option could be to move the industrial parks closer to the highway.

Commissioner Dustin said something needs to be done with either of those two items. Nibley Parkway will become the direct line to that industrial area. He asked what would be done to ensure trucks would not use it as a direct truck route. Councilman Larsen said that as a truck driver, he would rather come down 3200 South because it is straight, whereas Nibley Parkway curves and bends more. Commissioner Dustin said he would like to see more effort put into researching traffic on Nibley Parkway. Commissioner Anderson said this issue should be addressed later in ordinance writing and not in the discussion of the general plan. Commissioner Dustin said he is just trying to be proactive and kill that road.

Commissioner Heidt said that after talk about Weather Shield she went looking and said it was not listed in the section for social economics on page 71, Nibley's largest businesses. She said she thought it was one of the biggest in the city.

Commissioner Dustin asked if there is a recommendation from the commission, does that recommendation get implemented into the plan or what happens. Mr. Anhder said the commission is a recommending body to the city council, whose decision is final. Councilman Jacobsen said the process would be that if a commission member would like to change something, they would then move to amend and the commission would vote on it as a body and then pass a recommended version to the city council.

Commissioner Anderson said he would like to talk about the city center. He said his understanding is that a city center is not necessarily in the center of town, it is just center where all services for the city are located. He then asked Commissioner Dustin why he thought the placement of the city center was not a good location. Commissioner Dustin said he was not too hung up on it not being the center of town but the city either needs to do a better job of educating the people as to why it is an important historical city center or it needs to say it is going there because it is on Highway 165. Commissioner Bliesner said it is clearly, to the people that have been here the longest, the psychological heart of this city. Commissioner Dustin said the city center could be really good if people understood why it is important. Commissioner Bliesner said there are more reasons like the park and the major intersection of 3200 South and Highway 165 and in his view it is the perfect spot.

General consent was given to continue discussion about the general plan until the next meeting.

Item 5: Adjournment –

General consent was given to adjourn at 9:09 p.m.

Signed _____
Planning & Zoning Chairman

Attest _____
Assistant Deputy Recorder