

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, October 22, 2008.

Commissioner Heidt called the Wednesday, October 22, 2008 Nibley City Planning Commission meeting to order at 7:05 p.m. Those in attendance included Commissioner Marina Heidt, Commissioner Bill Green, Commissioner Aarron Bliesner, Commissioner Carrie Cook, and Commissioner Wayne Anderson. Shari Phippen, the zoning administrator, was present.

Item 1: Approval of 10-8 meeting minutes and agenda.

Commissioner Heidt calls for approval the minutes from the October 8th, 2008 meeting and the tonight's meeting agenda. There was general consent on the minutes and agenda.

Ms. Phippen suggests they discuss the Design Standard review first because Mark Morris is present at the meeting.

Workshop Items

Review and discuss updated Design Standards for Commercial & Institutional Use.

Mark Morris was present representing Cooper, Robert, and Simonson in Salt Lake City. Mark and some of his colleagues designed the Standards for Commercial & Institutional Use. He states it was originally designed for the City of Lindon, which is growing at an even faster rate than Nibley, which also wants to keep a rural look to their city. He gives some background. He states the focus of these guidelines is traditional building forms and the traditional historic character of Cache Valley. He wants to hear feedback and any questions the Commission may have. The Commission gave the following feedback on the design standards. Commissioner Anderson asks if the introduction section is something that typically goes into a design guideline? Mark states the reason they put that in is for the developers that may not know any of the history of Nibley. Commissioner Bliesner states there are a lot of subjective items in this design standard. They do not seem quantifiable. They want an ordinance not a guideline. Having been on the developer's side he believes they need something more definitive. Mark states with design guidelines you have standards that say you have to do things a specific way and then you have guidelines where they can basically pick their battles. It gives them a little more flexibility and they need to decide which battles they want to choose.

Commissioner Bliesner states it is his opinion that these ordinances explain things so there is no battle. He wants it quantifiable and "nailed down." Mark states if they focus on the style of the building they are hitting their heads against a wall. They should focus on the form. Mark states this document was written to consider all commercial so they can consider both larger scale commercial and neighborhood commercial. He wants to stress again that they should focus their design guidelines on the form of the building not on the style. Commissioner Heidt asks if Mark would define form as the placement of the building? Mark states your site design issues, the structure of the building, the style, etc.

Commissioner Heidt steps out at 7:18 and returns at 7:20.

Mark states they can make suggestions but they are not dictating the style. They are trying to get away from dictating style. They are focusing on durable, natural materials. They are trying to get away from fad building but if you have the form of the building you can change the style. Commissioner Heidt states that in the future she can see coming right out of the canyon right into a commercial district. Ms. Phippen states they are working on a conservation easement that will be on that ballot in two weeks that might stop that. Commissioner Anderson states he will not go for the conservation easement unless it is open to the public. As soon as the public gives them a check it should be open to the public.

Commissioner Anderson states on this that says the design shall fit with surrounding buildings and enhance existing architectural patterns within the community, if this is used in neighborhood commercial it will not convey the heritage look. If they are going to use this for neighborhood commercial there needs to have more definition.

Commissioner Green asks about avoiding the use of synthetic materials. Mark states they encourage the use of materials that will last 10-20 years. Commissioner Bliesner states he is concerned with making that enforceable. Commissioner Anderson asks if Commissioner Bliesner would like it to say no use of synthetic materials. Commissioner Bliesner asks what is synthetic material? Mark states he does not know the line between a synthetic material and a natural material. Commissioner Anderson states maybe it should be reversed and say durable materials. Mark states they could list materials they do not want to see in a town center. He can specifically address those materials they do and do not want to see. Commissioner Anderson asks Mark to bring back that list.

Commissioner Anderson asks about avoiding the use of dark tinted or reflective glass. Dark and steered glazing may not be used at ground level. Mark states it is saying the glazing issue is at street level glazing so that people can go by and see inside. It is also a safety issue. They don't want a blank wall at street level. Commissioner Cook asks if it would be better suited to have it stated "at ground level".

Commissioner Anderson wants to see a definition of bays on 2.3.1. He also questions the picture that they put in there. He does not know if they want to depict old buildings and if they do, put it in black and white. He would like a different picture there. Commissioner Bliesner has a similar comment a several picture in the document. He suggests the pictures be more general and the identifiers taken out. Commissioner Anderson states he is more concerned that the buildings in the pictures don't look nice. If they are going to put pictures in it should be the type of buildings they really like.

Commissioner Anderson does not like businesses that transform houses. Commissioner Bliesner states he feels the exact opposite. Commissioner Anderson does not want someone to come in and build a house specifically to make it a business. He is O.K. with old houses becoming a business. Ms. Phippen asks if it is possible to limit architectural form to specific areas. Mark states they do want some compatibility of form in residential.

Commissioner Anderson asks about roofing and thinks it should be lowered to 6 12 pitch. The Commission agrees with that.

Commissioner Anderson states he would like to strike cement board siding as a primary building material. Commissioner Anderson states if you are wanting a historic look you've got brick or a wooden shack. Commissioner Bliesner suggests striking bullets for easier reference.

Commissioner Anderson states set backs are a great place to have graphics and suggests including some. Commissioner Anderson asks if they want to have no set backs on side streets? Commissioner Heidt states it creates an alleyway. Commissioner Bliesner and Commissioner Cook do not mind that.

Commissioner Anderson notes on the first bullet point in parking "encourage the use of shared parking lots" and says they need to define if they are going to have shared parking lots they need to have shared cross easement agreements. Ms. Phippen states they also should reference the parking ordinance and the landscaping quantifiers.

Commissioner Anderson states in site lighting the lighting references are general and broad and should be worded "lighting shall be designed" getting rid of "generally". Commissioner Anderson states they should quantify the wattage for landscape lighting having a maximum wattage.

Commissioner Anderson notes signage and asks if they could reference the signage ordinance or perhaps put more detail in the guidelines. Mark states this give more direction, definition, and detail. Commissioner Anderson notes pole signs and wonders if they want to allow this type of sign for a business. He believes they are distracting and is against pole signs. Mark states pole signs are very pedestrian oriented.

Commissioner Anderson states they need to place somewhere in the guidelines that dumpster enclosures need to be made of a durable material not, for example, chain link fence.

Commissioner Green notes he likes tree planting shall be required in the park strip, set back, and parking lots. The Commission agrees to strike the option of putting in more 1 in. trees if 2 in. trees are not available. Commissioner Bliesner states he would like to come up with a standard street tree. Mark comments that if you have the same tree a boar can come in and wipe out the whole street. It is a good idea to have a list of 6-8 similar trees to choose from. Commissioner Anderson asks Mark to bring a list of recommended street trees. Commissioner Anderson states they should recommend that drainage grates be ADA compliant.

Referring to lighting Commissioner Anderson states depending on lumens 100-150 ft. may not be adequate and recommends they coordinate lumens and spacing and asks if they need to require developers to provide a photometric to the city so they can see where the light is going to spread to? Ms. Phippen states yes, that is something that needs to be

standard. Commissioner Anderson states the same things need to be applied in pedestrian scaled pathway lighting. They need to clarify that with lumens and photometrics also.

Commissioner Anderson states in the appendices stucco should be changed to EFIS (Exterior Finish Insulation System). You can parenthesize (stucco).

Consideration/recommendation of updated land use chart and associated definitions.

The Commission is ready to recommend the updated land use chart to the City Council. Commissioner Cook made a motion to recommend approval to the city council of the updated land use chart. The motion was seconded by Commissioner Anderson. The motion passed unanimously.

Discussion regarding County review of proposed PUD (Planned Unit Development) Ordinance.

This discussion will be put off until the next meeting. The city is waiting for consultation from Josh.

Planning & Zoning Reports

Ms. Phippen shows the Commission the plans for the new Nibley Elementary School. If Design West is awarded the bid eventually what they would like to put a middle school on the same site. She tells the Commission about the proposal for the city to share space with the school. Commissioner Anderson states that this would be a waste of city money, time, and space and that it will be outdated within the next 5 years. Commissioner Bliesner feels getting committed to this would put off what they need to do which is to develop the town center and asks how this fits in with their general plan. Commissioner Cook states one whole part of the general plan is to establish an identity. How does this establish an identity? She likes the idea of getting an elementary school. This other option does not benefit the city at all. Ms. Phippen states the second meeting in November is scheduled for the day before Thanksgiving. The commission decides to cancel the second meeting in November.

General consent to adjourn at 10:00 p.m.