

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, May 28, 2008.

The following actions were made during the meeting:

Action Item 1: Commissioner Cook motioned to approve licensing for three dogs located at 415 W. 3400 S. Commissioner Green seconded the motion. The motion passed 3-0; Commissioner Heidt, Commissioner Green, and Commissioner Cook all in favor.

Action Item 2: Commissioner Cook motioned to approve a conditional use permit and business license for a residential concrete maintenance business located at 3975 S. Main Street. Commissioner Green seconded the motion. The motion passed 3-0; Commissioner Heidt, Commissioner Green, and Commissioner Cook all in favor. Commissioner Anderson abstained from voting due to arrival time.

Action Item 3: Commissioner Anderson motioned to approve a conditional use permit and business license for a tree service located at 205 Quarter Circle Drive with the following condition: the trailer must be stored beyond the plane of the house. Commissioner Green seconded the motion. The motion passed 4-0; Commissioner Heidt, Commissioner Anderson, Commissioner Green, and Commissioner Cook all in favor.

Action Item 4: Commissioner Anderson motioned to approve a 500 sq. ft. accessory building located at 3704 S. 100 W. Commissioner Green seconded the motion. The motion passed 4-0; Commissioner Heidt, Commissioner Anderson, Commissioner Green, and Commissioner Cook all in favor.

Action Item 5: Commissioner Anderson motioned to approve the final plat for a 7 lot subdivision located at approximately 1329 W. 3200 S. with the following conditions: before going to City Council have street addresses corrected, show the lot widths on the setback lines and make sure they are in compliance with ordinance, and show the city standard notes for high water table. Commissioner Green seconded the motion. The motion passed 3-0; Commissioner Heidt, Commissioner Anderson, and Commissioner Green in favor.

Commissioner Heidt called the Wednesday, May 28, 2008 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Marina Heidt, Commissioner Bill Green, and Commissioner Carrie Cook. Sheri Phippen, the zoning administrator, was present. Commissioner Bliesner was excused.

Item 1: Approval of 5-14 meeting minutes and agenda.

Commissioner Heidt and Commissioner Cook were unable to open the minutes on their computers. I will resend Commissioner Heidt and Commissioner Cook the minutes, not as an attached file, and follow up to see if they receive them. (Note: Commissioner Anderson received

the minutes without any problems. Commissioner Green doesn't want to review the minutes.)

Item 2: Kennel License-Spencer and Kim Tagg requested licenses for three dogs located at 415 W. 3400 S.

Ms. Phippen said the Taggs don't need to have a kennel license. One of the dogs is only 13 weeks old and they don't have to be licensed until 6 months. The Taggs can get the licenses now because they are going to keep the dogs. Commissioner Green stated the ordinance is 2 dogs without a kennel license. Commissioner Heidt said we're changing the ordinance to 2 dogs. Commissioner Green asked you're thinking the older two are going to die? Ms. Tagg answered yes, they are 11 years old. Commissioner Cook motioned to approve licensing for three dogs located at 415 W. 3400 S. Commissioner Green seconded the motion. The motion passed 3-0; Commissioner Heidt, Commissioner Green, and Commissioner Cook all in favor.

Item 3: Conditional Use Permit/Business license-R-E-R General Concrete & Maintenance requested a conditional use permit and business license for a residential concrete maintenance business located at 3975 S. Main Street. (Applicant: Ramon Gonzalez)

Mr. Gonzalez said he is an employee of Kartchner homes. He will be re-paving broken pieces of patio, driveways, and general maintenance. He stated his home will be the business address, but work is done at the customer's house. Commissioner Green stated any equipment needs to be in the back of the house, but you don't have a backyard. Mr. Gonzalez said he won't have any equipment. Ms. Phippen said the driveway is long enough that debris and equipment won't be in the road. Commissioner Cook motioned to approve a conditional use permit and business license for a residential concrete maintenance business located at 3975 S. Main Street. Commissioner Green stated any storage needs to be behind the house.

Commissioner Anderson arrived at 7:11 p.m.

Commissioner Green seconded the motion. The motion passed 3-0; Commissioner Heidt, Commissioner Green, and Commissioner Cook all in favor. Commissioner Anderson abstained from voting due to arrival time.

Item 3: Conditional Use Permit/Business license-Tazmanian Tree Service requested a conditional use permit and business license for a tree trimming, removal, and care business located at 205 Quarter Circle Dr. (Applicant: Ben J. Garner)

Mr. Garner said he'll have a truck and trailer. Commissioner Heidt asked where do the trees go after he cuts them down? Mr. Garner answered the land fill. Commissioner Green asked how much equipment? Mr. Garner answered a dump trailer and a truck is all, any lifts are rented. Commissioner Green asked where do you store it? Mr. Garner answered in the driveway. The trailer is parked in back. Commissioner Green stated we try to keep things stored in back. Commissioner Heidt said you can have a sign. Mr. Garner said he doesn't need or want a sign.

Commissioner Anderson motioned to approve a conditional use permit and business license located at 205 Quarter Circle Drive with the following condition: the trailer must be stored beyond the plane of house. Commissioner Green seconded the motion. The motion passed 4-0; Commissioner Heidt, Commissioner Anderson, Commissioner Green, and Commissioner Cook all in favor.

Item 4: Accessory Building-Boyd Bringhurst requested approval to construct a 500 sq. ft. accessory building located at 3704 S. 100 W.

Commissioner Heidt stated it seems little compared to what some people want. Commissioner Green stated it's a 1.1 acre lot. Mr. Bringhurst stated it will be right at the end of the driveway. Commissioner Anderson motioned to approve a 500 sq. ft. accessory building located at 3704 S. 100 W. Commissioner Green seconded the motion. The motion passed 4-0; Commissioner Heidt, Commissioner Anderson, Commissioner Green, and Commissioner Cook all in favor.

Item 4: Final Plat Approval-Hideaway Estates requested final plat approval of a 7 lot subdivision located at approximately 1329 W. 3200 S. (Applicant: Carrie Cook)

Commissioner Cook, "Due to my involvement in this development I would like to excuse myself from any discussion and or voting as a member of the Planning and Zoning."

Ms. Phippen stated it meets our ordinance. It hasn't been reviewed by the engineer. It appears that any changes needed would be minor, street addresses will need to be modified. To avoid cross-cuts in the new road, some initial work will be done before. Commissioner Green stated this will be a public road. How will you get rid of the steel cylinder? Ms. Cook said it will probably be cut apart. Commissioner Heidt said there was a concern with a neighbor about a boundary line? Ms. Cook said that's been shifted. Commissioner Heidt stated you've learned quite a bit doing this. I felt like you were frustrated and instead of being mad you got involved and here you are today. This will be nice and look nice. Commissioner Anderson motioned to approve the final plat for a 7 lot subdivision located at approximately 1329 W. 3200 S. with the following conditions: before going to the City Council have street addresses corrected, show the lot widths on the setback lines and make sure they are in compliance with ordinance, and show the city standard notes for high water table. Commissioner Green seconded the motion. The motion passed 3-0; Commissioner Heidt, Commissioner Anderson, and Commissioner Green in favor.

Item 5: A workshop presented by Ms. Phippen. (A visual preference survey.)

Each commissioner was given a survey to rank various pictures based on street scape appearance, architectural character, parking, and sign appearance. The surveys will be scored and will help determine what will and won't be allowed as Nibley develops.

Additional information from Ms. Phippen:

A developer has expressed interest in the Zollinger property. Preliminary plans are that it would be commercial with a big box retailer we don't already have in Cache Valley. Not all the land would be for commercial use, he also wants to do some high density housing. This is still very preliminary.

The bond election isn't going to happen in June. Due to some wording of the resolution it was rejected.

General consent to adjourn at 8:04 p.m.