

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Tuesday, September 24, 2008.

**The following actions were made during the meeting:**

**Action Item #1: Commissioner Bliesner motioned to approve a conditional use permit and business license for a residential personal fitness training business located at 881 W. 2840 S. with the conditions that it be limited to 5 days a week and 2 sessions a day and a maximum of 3 clients per session. Commissioner Green seconded the motion. Motion passed 3-0; Commissioner Bliesner, Commissioner Green, and Commissioner Heidt all in favor.**

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Commissioner Heidt called the Tuesday, September 24, 2008 Nibley City Planning Commission meeting to order at 7:02 p.m. Those in attendance included Commissioner Marina Heidt, Commissioner Bill Green, and Commissioner Aaron Bliesner. Commissioner Carrie Cook and Commissioner Wayne Anderson were excused. Shari Phippen, the zoning administrator, was also present.

**Item 1: Approval of 9-9 meeting minutes and agenda.**

Commissioner Heidt approved the minutes from the September 9th, 2008 meeting and the tonight's meeting agenda. General consent on minutes and agenda.

**Item 2: Conditional Use Permit-Business License**

**Training by Ashlie**-request a conditional use permit and business license for a personal fitness training business located at 881 W. 2840 S. (Applicant: Ashlie Stroman).

Applicant Ashlie Stroman is requesting to do personal training out of her house. She can facilitate 1 person at a time, possibly 2 or 3 at a time. Commissioner Green asks about parking for 2-3 people. Mrs. Stroman states in her driveway. Commissioner Bliesner asks how many days a week she will be seeing customers. Mrs. Stroman states it depends on how many clients she has. Her limit is five days a week, 2 sessions a day. Commissioner Bliesner asks how long the sessions are. Mrs. Stroman states about an hour each. Commissioner Green states he is concerned with parking in the streets and asks about the size of the facility. Mrs. Stroman states 7-½ ft by 12 ½ ft. Commissioner Heidt asks about putting up a sign. It would need to be attached to the house. Commissioner Bliesner states she would need a different permit for the sign. Commissioner Bliesner makes a motion to approve with the conditions that it be limited to 5 days a week, 2 sessions a day, and a maximum of 3 clients per session. Commissioner Green seconds. The motion passed unanimously.

**Workshop Items**

**Review and discuss updated land use chart and associated use definitions.**

The Planning Commission discussed the additional land uses that were added at the last City Council meeting. They include a bakery, beauty salon, plumbing, video rental, welding and machine shop, ice cream shop, and mineral extraction. Ms. Phippen also thought of an artisan shop and found a land use definition from Montana that included artisan shops. An artisan shop is a place, and or building, or portion thereof used or intended for creating works of art and or production of handmade craft items on a small. Examples of such items include paintings, sculptures, pottery, jewelry, hand blown glass, small wooden items, candles, soaps, and lotion. Commissioner Heidt states that would cover a lot of home occupations. Ms. Phippen states they need to go through 5 or 6 land uses that were added and decided where they can be permitted, not permitted and so on.

#### Artisan shop

The Commission decides conditional in all residential, permitted in commercial, neighborhood commercial, and not permitted in industrial. Commissioner Bliesner states they should limit it to the types of production that don't require industrial machinery. Ms. Phippen states they can alter the definition.

#### Bakery

The Commission decides permitted in commercial, industrial, and neighborhood commercial. Not permitted in ag or residential.

#### Beauty Salons

The Commission decides permitted in commercial and neighborhood commercial. Not permitted in industrial.

#### Ice Cream and Novelty Shop

The Commission decides permitted in commercial and neighborhood commercial.

#### Mineral Extraction/Gravel Pits

Commissioner Bliesner states mineral extraction is governed by state and federal laws. Just because you own a property does not mean you own the mineral rights. The Commission decides not permitted except in industrial. Mrs. Phippen states if there are laws that govern it then they can't really regulate it.

#### Auto-Parts and Sales

The Commission decides conditional in neighborhood commercial. Permitted in commercial and industrial.

#### Plumbing

Commissioner Bliesner thinks they need a more specific definition than just plumbing. The Commission decides permitted in industrial and commercial. Not permitted in ag or any residential or neighborhood commercial.

#### Sign Shop

The Commission decides permitted only in industrial.

Video Rental and Sales

The Commission decides permitted in commercial and neighborhood commercial.

Welding and Machine Shop

The Commission decides permitted only in industrial.

**Review and discuss updated PUD ordinance.**

Ms. Phippen states that there is nothing to discuss further on the PUD ordinance at this time. Ms. Phippen did not get anything back from Josh.

**Planning & Zoning reports**

Ms. Phippen has new draft of the design standards. They focus on the form of the development. It is split into three categories; the architectural character, the site design, and the streetscape. This does require that if the back of the building is to the street then the back of the store need to look like the front of the store. There are six historic building forms and within each form there are certain elements. It also includes a color pallet. Ms. Phippen states that she really likes it. It does a good job and is easier to understand. Commissioner Green believes it is well done. Ms. Phippen would like the commission to take it home and review it noting likes and dislikes for later discussion.

General consent to adjourn at 8:08 p.m.