

A Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 West 3200 South, Nibley, Utah on Thursday, September 16, 2021.

The following actions were made during the meeting:

Planning Commission Chair, Tyler Obray called the Thursday, September 16, 2021, Planning Commission meeting to order at 6:32 p.m. Those in attendance included Commissioner Tyler Obray, Commissioner Karina Brown, and Alternate, Commissioner Ryan Werner. Commissioner Matt Logan arrived at 6:35 p.m. Mr. Levi Roberts, Nibley City Planner was present. Jamie Ann Gonzales, Office Specialist was present to record the minutes.

Approval of the evening's agenda and 9-2-2021 meeting minutes

Commissioner Brown moved to approve the evening's agenda. Alternate, Commissioner Werner seconded the motion. The motion passed unanimously 3-0; with Commissioner Obray, Commissioner Brown and Alternate, Commissioner Werner all in favor.

Commissioner Brown moved to approve the previous meeting minutes. Alternate, Commissioner Werner seconded the motion. The motion passed unanimously 3-0; with Commissioner Obray, Commissioner Brown and Alternate, Commissioner Werner all in favor.

Workshop: Short-term Rental Regulations

Mr. Roberts recapped the previous meetings discussion and gave Background as described in the Agenda Item Report September 2, 2021 (a printed copy of this report is included in the printed meeting minutes).

Commissioner Logan arrived at 6:35 p.m.

He started discussion on five (5) different components which are included in the ordinance draft *19.20.020 Land Use Chart*, *19.28.50 Basis For Issuance Of Conditional Use Permit*, *19.24.250 Accessory Dwelling Unit Standards* and *19.24.260 Short-term Rental Housing* (a printed copy of these components are included in the printed meeting minutes). He suggested clarification on residential vs. commercial fire inspections. Mrs. Gonzales mentioned that fire inspections were required annually for commercial business licenses. Alternate, Commissioner Werner brought up discussion regarding fees and questioned the impact a commercial business license would have on building code. Commissioner Obray said they were not prepared to answer that question without further knowledge of the commercial business license requirements. The Commission discussed it.

Commissioner Brown asked if there were specific ADA (American Disabilities Act) requirements for a commercial business license. Commissioner Obray asked about the benefit for the city of a commercial vs. home occupation business license. Mr. Roberts said there was not that much of a benefit, but it was based on how it was defined. Commissioner Obray suggested creating a

different type of license for short-term rentals because they did not seem to fit in either business license category. The Commission discussed it. Mrs. Gonzales brought up state requirements for business licenses. Mr. Roberts clarified that for a home occupation business license, the operator of the business needed to live in the home and discussed the fees.

The Planning Commission discussed regulation objectives. Alternate, Commissioner Werner did not have any concerns and did not want to regulate until there was a need. Commissioner Obray received clarification on ordinance updates and compliance with current business licenses.

Mr. Roberts continued his discussion on the requirements in the draft. There was general consent to omit the trash can requirement. Commissioner Logan thought there needed to be a minimum of two (2) off-street parking spaces plus occupancy requirements to accommodate winter restrictions. The Commission discussed it. Commissioner Obray liked the way Mr. Roberts drafted it. Commissioner Logan pointed out that because of the way it was written, the two parking spots in front of the garage would not count. Mr. Roberts realized he wrote it the same as the Accessory Dwelling Unit (ADU) ordinance and it could not obstruct the access. Alternate, Commissioner Werner thought it was reasonable but liked the minimum of one in addition to the occupancy. There was general consent for the parking spaces and to add winter parking in section G.

Alternate, Commissioner Werner brought up dialogue regarding RV rentals at the residence.

Staff Report and Action Items

Mr. Roberts reported on the following:

- ULCT Conference on 9/29 & 9/30
- Cancellation of October 07, 2021, PZ Meeting
- APA Conference
- ADUs on the next agenda
- 2600 Subdivision

Commissioner Obray adjourned the meeting at 7:17 p.m.

Attest: _____
Office Specialist