

NIBLEY CITY CORPORATION
PLANNING AND ZONING COMMISSION
Wednesday, March 14, 2007

The following motions were made during the meeting:

Motion #1: Commission member Curtis Rudd made a motion to approve a Conditional Use Permit and Business License for a home office at 704 West 3200 South, Nibley at this address by this homeowner with conditions as indicated on the license application. Commission member Marina Heidt made a second to the motion which was approved unanimously.

Motion #2: Wayne Anderson made a motion to approve a Conditional Use Permit and Business License for a Winward Construction and Design, INC home office to be located at 227 West 3300 South for Brad Winward at this address with conditions as outlined on the application with the following conditions:

- 1. Construction trailer to be parked behind the front plane of the house.**
- 2. Deliveries cannot be delivered by semi-truck trailer, but must be made by small delivery vehicles.**

Commission member Curtis Rudd made a second to the motion which was approved unanimously.

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MINUTES OF THE MEETING

Minutes taken by Deputy City Recorder Kerry Bringhurst.

The following members of the Nibley City Planning and Zoning Commission were in attendance: Commission members Marina Heidt, Wayne Anderson, Curtis Rudd, and Shaun Dustin. Chairman Aaron Bliesner proceeded over the meeting. Also in attendance was City Planner Conley Thompson. The meeting took place in the Nibley City Hall, 625 West 3200 South.

Deputy City Recorder Kerry Bringhurst took the minutes.

Item 1: Approval of Minutes- Commission Chairman Aaron Bliesner asked for General Consent to approve minutes from the commission's February 13 and February 28 meetings with necessary changes. The motions was approved.

Item 2: Approval of Evening's Agenda- Commission member Wayne Anderson made a motion to approve evening's agenda. Shaun Dustin made a second to the motion which was approved unanimously.

Item 3: Farewell address by Councilman Scott Wells: Councilman Wells made an announcement to the commission that this will be his final meeting with the commission as a representative of the city council. April 1st Councilman Wells will officially resign his position as a member of the Nibley City Council as he will be changing jobs and moving to Las Vegas. Councilman Wells has served Nibley City for more than eleven years. The commission expressed their appreciation for the years of service Mr. Wells has offered to the city. He will be greatly missed.

CONDITIONAL USE PERMITS/and-or/BUSINESS LICENSE:

Item 4: "RLM Investment Inc."-Request a Conditional Use Permit and Business License for a home office to be located at 704 West 3200 South. Applicant Raymond M. Clark met before the commission. Mr. Clark appeared before the commission to make the request. Mr. Thompson said the investment business will support Mr. Clark's work to make personal investments for he and his wife. There will not be any transactions being made for anyone not living at the home. Mr. Clark said all of the transactions will take place over the telephone or over the internet through an investment broker based in Salt Lake City.

Commission member Curtis Rudd made a motion to approve a Conditional Use Permit and Business License for a home office at 704 West 3200 South, Nibley at this address by this homeowner with conditions as indicated on the license application. Commission member Marina Heidt made a second to the motion which was approved unanimously.

Item 5: "Winward Construction and Design, INC."- Request a Conditional Use Permit and Business License for a home business to be located at 227 West 3300 South. Brad Winward met before the commission to make the request. Mr. Thompson said the home will be used as a business office and there will not be any business transactions taking place in the accessory building.

Wayne Anderson made a motion to approve a Conditional Use Permit and Business License for a Winward Construction and Design, INC home office to be located at 227 West 3300 South for Brad Winward at this address with conditions as outlined on the application with the following conditions:

- 1. Construction trailer to be parked behind the front plane of the house.**
- 2. Deliveries cannot be delivered by semi-truck trailer, but must be made by small delivery vehicles.**

Commission member Curtis Rudd made a second to the motion which was approved unanimously.

Item 6: City Council Report- Commission member Dustin asked for the council to clarify the intent of a motion made at their last meeting regarding a rezone request. Mr. Dustin said the motion appeared to indicate the council will approve the request for the rezone once the draft of changes to the city General Plan is presented. Commission member Dustin wondered if the intent of the motion was to consider the request for approval of a rezone, not to automatically allow a rezone. Mr. Thompson said he will ask for clarification at tomorrow nights council meeting, and commented that the suggestion that the city hold off on allowing rezones prior to a draft of the General Plan recommended changes is available is a wise recommendation.

Item 7: WORKSHOP

The commission reviewed an outline of Land Use Category Revisions and Parking Requirements. During discussion there were comments by Mr. Dustin regarding requirements for a buffer in an industrial zone. He also asked several questions about the city's zoning map and how it relates to Industrial Zones. Mr. Thompson suggested the city could decide not to allow for any more industrial type businesses in Nibley, considering it is not a source of revenue and will not add to the aesthetics of the city. Commission member Anderson said he would not go as far as not allowing any industrial business because they do provide jobs and improve the economy. Chairman Bliesner said he does not necessarily agree that having an industrial zone serve as a buffer between commercial and residential is a good idea and needs some readdressing. Members of the commission agreed. During discussion it was decided by the commission that some areas already zoned industrial are not appropriate because of nearby residential zones. It was suggested by some members of the commission that it would be in the commission's right to begin the process to have the property rezoned if it was decided that would be in the city's best interest.

Oh...and one more thing...the Planning and Zoning Commission would like their own copies of the Nibley City Ordinances and City Code in order to make educated decisions regarding city matters. Otherwise, a personal lap top will do the job. Commission member Wayne Anderson has requested his yearly planning and zoning wages be used to purchase three books for use by the commission.

Item 6: Adjourn-Meeting adjourned through general consent at 10:00 p.m.

Signed _____
Planning & Zoning Chairman

Attest _____
Assistant Deputy Recorder