

NIBLEY CITY CORPORATION
PLANNING & ZONING COMMISSION
Wednesday, March 12, 2008

The following actions were made during the meeting

Action Item 1: Commissioner Anderson made a motion to approve with the following conditions:

1. No more dogs are allowed
2. If neighbors complain, conditional use permit will be revoked.

Seconded by Commissioner Cook. Motion passed with Commissioners Heidt, Anderson, Green and Cook in favor of the motion. Commissioner Bliesner came in at 7:06 and abstained from vote.

Action Item 2: Commissioner Anderson made a motion to deny the conditional use permit and business license to. Seconded by Commissioner Green. Motion passed unanimously.

Action Item 3: Commissioner Bliesner made a motion to approve concept plan for Pleasant Haven Subdivision. Seconded by Commissioner Anderson. Motion passed unanimously.

MINUTES OF THE MEETING

Minutes were taken by Shari Phippen and prepared by Deputy City Recorder Jessica Lawes

The following members of the Nibley City Planning and Zoning Commission were in attendance: Commissioners Aaron Bliesner, Bill Green, Carrie Cook, Marina Heidt and Wayne Anderson. Also in attendance was Zoning Administrator Shari Phippen. The meeting took place in the Nibley City Hall, 625 West 3200 South. Chairperson Bliesner called the March 12, 2008 meeting to order at 7:00 p.m.

Item 1: Approval of evening’s agenda and previous meetings minutes.

General consent was given to approve the agenda.

Approval of Minutes- no minutes to approve- continued by general consent

Item 2: KENNEL LICENSE

Kevin & Cindy Lundberg- request a kennel license for three (3) dogs located at 366 W. 3300 S. Clarification of what a kennel license is required.

Commissioner Anderson made a motion to approve with the following conditions:

- 3. No more dogs are allowed**
- 4. If neighbors complain, conditional use permit will be revoked.**

Seconded by Commissioner Cook. Motion passed with Commissioners Heidt, Anderson, Green and Cook in favor of the motion. Commissioner Bliesner came in at 7:06 and abstained from vote.

Item 3: CONDITIONAL USE PERMITS, BUSINESS LICENSES

Smitty’s Auto Body- request a conditional use permit and business license for an auto repair business located at 4700 Hollow Rd. Applicant: Lex Smith met before the commission. Commissioner Anderson said the Planning Commission has been looking into changing the land uses chart and that auto body shops will not be allowed in residential areas. Lex Smith said this will be a small shop only 14’ x 26’ and that it is a small garage next to a burnt out house on the property. Commissioner Green said that since the ordinance was getting ready to be changed and is under discussion, and if he had filed before the process started was he in standing. Commissioner Bliesner said the current ordinance does not allow a home occupation in an accessory building. It was stated that the Smith’s are in an R-E zone and they are in the process of dividing their land. Commissioner Anderson read the definition of a home occupation from code and said that what the Planning Commission has done in the past, in these situations is reject the application and give the applicant the option to appeal to the City Council to have them reexamine the Commission’s decision.

Commissioner Bliesner said what will be decided on should not be speculated and then asked Mr. Smith how many vehicles he planned on doing per year. Mr. Smith said he would estimate about two cars per week and that it would be just him doing the work. Commissioner Anderson said he is inclined to fall within the new ordinance and this is one thing residence have complained about. Mr. Smith said he is not looking to make this issue drag on and asked the Commission to take into consideration the area he is in and the land that he has. Commissioner Bliesner said the issue is whether or not the new ordinance will allow for it.

Commissioner Anderson made a motion to deny the conditional use permit and business license to. Seconded by Commissioner Green. Motion passed unanimously.

Item 4: CONCEPT PRESENTATION/APPROVAL

Pleasant Haven Subdivision- request for concept approval of a 50.9 acre subdivision located at approximately 3575 South 450 West. Applicant: Bill Matthews for Dell Johnson met before the Commission. Bill Matthews is the project manager from property. A discussion of what will be done with open space was held- likely it will be an equestrian facility or it could just be used for growing hay. Mitch M. from Ashbury development is also in on open space ownership and management.

Mr. Matthews said they have been working with the irrigation district to re-direct irrigation canals and will be finalized when TOPO survey is done to see how they wind. He said that as last resort, they would have easement under some of the lots. He said that for the sewer they may have to move a good deal of earth to get the sewer to flow in the proper direction. As for the road alignment, Commissioner Bliesner gave Mr. Matthews recommendations about when and how to line up roads.

Commissioner Bliesner made a motion to approve concept plan for Pleasant Haven Subdivision. Seconded by Commissioner Anderson. Motion passed unanimously.

Item 5: WORKSHOP/DISCUSSION ITEMS

Discussions were held for the following items:

- ♦ Multi-Family Design Standards
- ♦ Animal Rights
- ♦ Parking Regulations
- ♦ Role of the Nibley City Planner and relationship between Planning Department and the City Manager.
 - Aaron will put together a formal letter consisting of everyone’s comments, suggestions and recommendations about my position.
 - Each commissioner will put together a recommendation for what the function should be of the Planning Department, autonomous of the City Manager, under the direction of the Planning Commission.

Item 6: Adjournment.

General consent was given to adjourn.

Signed _____
Planning & Zoning Chairman

Attest _____
Assistant Deputy Recorder