

NIBLEY CITY CORPORATION  
PLANNING & ZONING COMMISSION  
Wednesday, March 26, 2008

The following actions were made during the meeting

**Action Item 1: Commissioner Anderson made a motion to approve conditional use permit and business license following condition:**

1. Permit will not be approved until Shari Phippen verifies proponent has provided a hard surface to park vehicles on behind the front plane of the home.

**Seconded by Commissioner Green. Motion passed unanimously.**

**Action Item 2: Commissioner Anderson made a motion to recommend adoption of the ordinance of sexually-oriented business to City Council. Seconded by Commissioner Bliesner. Motion passed unanimously.**

**Action Item 3: Commissioner Anderson made a motion to recommend to City Council the approval of the Land Use Chart. Seconded by Commissioner Bliesner. Motion passed unanimously.**

**Action Item 4: Commissioner Anderson made a motion to recommend to City Council the approval of the ordinance for parking regulations. Seconded by Commissioner Green. Motion passed unanimously.**

## MINUTES OF THE MEETING

Minutes were taken 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, 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 26, 2008 meeting to order at 7:00 p.m.

### **Item 1: Call to Order**

**Approval of Agenda was given by general consent.**

**Approval of Minutes was given by general consent.**

**Item 2: CV Hauling & Lawn Care**- request a conditional use permit and business license for a service business located at 273 W. 3400 S. (Applicant: Chad Barlow).

**Commissioner Anderson made a motion to approve conditional use permit and business license following condition:**

- 2. Permit will not be approved until Shari Phippen verifies proponent has provided a hard surface to park vehicles on behind the front plane of the home.**

**Seconded by Commissioner Green. Motion passed unanimously.**

### **Item 3: PUBLIC HEARING**

**A public hearing regarding the following proposed ordinances:**

- ♦ An ordinance regarding the regulation of sexually-oriented businesses

Shari Phippen said state law required the distance between a sexually-oriented business and schools or churches to be 660 to 1500 feet. She said they came to a happy medium at 1000 feet. Commissioner Green asked that with all the schools and new churches going in, where are they going to go? Shari Phippen said it leaves the industrial zones open. Commissioner Bliesner asked about writing a conditional use permit to the owner and not the business. Shari Phippen said that is not allowed in Nibley ordinances and state law will dictate.

**Commissioner Cook opened the public hearing at 7:30, with no public in attendance, hearing was closed at 7:30 p.m..**

**Commissioner Anderson made a motion to recommend adoption of the ordinance of sexually-oriented business to City Council. Seconded by Commissioner Bliesner. Motion passed unanimously.**

- ♦ An ordinance regarding permitted, conditional and not permitted land uses

Shari Phippen said that nothing has changed from the current chart except the format.

**Commissioner Anderson made a motion to recommend to City Council the approval of the Land Use Chart. Seconded by Commissioner Bliesner. Motion passed unanimously.**

- ♦ An ordinance regarding design standards for multi-family housing

Shari Phippen will correct revisions and then rewrite for future review.

- ♦ An ordinance regarding parking regulations in Nibley City

**Commissioner Anderson made a motion to recommend to City Council the approval of the ordinance for parking regulations. Seconded by Commissioner Green. Motion passed unanimously.**

**Item 4: WORKSHOP/DISCUSSION ITEMS**

**Presentation/Discussion: City Center concept and financing options**

Shari Phippen said the concept is to trade 30 acres with the school district is interested in 10 acres of Ropelato's property and that her main concern is that the City already has to bond for a new reservoir and if they bond for this, will it be overextending. Commissioner Bliesner brought up concerns about the elementary school going in on 3200 South. Commissioner Ander said he is concerned about the space usage and thinks more imagination needs to be used and that more can be done with the designs. Commissioner Bliesner said there is no organization to the big scheme of it all and realizes it is a ruff draft but would like to see commercial along 3200 South and the school further away from 3200 South. Commissioner Anderson said he would like the City offices to be where you know it is the city office, that it is a functional centerpiece and there could be a better way to arrange the parks and roads. Commissioner Cook said she likes the connection of the roads and also does not like the City Center that far back.

Shari Phippen then brought up the financing and bonding. She said the City Council would like the Planning Commissions thoughts before they hold a public hearing the following week. She said they are trying to decide weather or not to have a bonding election. Commissioner Anderson asked were the current money for park upgrades is coming from and would like a breakdown to see where the \$1.3 million will be going towards. Commissioner Cook asked if the City will be able to maintain these parks. Shari Phippen said the bond does not include maintenance of parks, which comes from other resources. Commissioner Bliesner said that urgency is a big factor, does it have to be done or will they loose the chance later. Commissioner Anderson said it takes years to see the benefits and the public wants it done all at once. Commissioner Bliesner said it will be hard to convey to the public when there are already parks that are not done. Commissioner Green said even though Nibley is a growing community it is still a small community and does not want to see it bonded to the ground.

**Item 5: Adjourn**

General consent was given to adjourn at 9:00 p.m.

Signed \_\_\_\_\_  
Planning & Zoning Chairman

Attest \_\_\_\_\_  
Assistant Deputy Recorder