



Nibley City  
PLANNING COMMISSION AGENDA  
Wednesday, May 27, 2009  
7:00 p.m.

Nibley City Council Chambers  
625 West 3200 South  
Nibley, Utah 84321

7:00 Call to Order  
Approval of Agenda  
Approval of Minutes

### **CONDITIONAL USE PERMIT/BUSINESS LICENSE**

**Wings of Peace-** request a conditional use permit and business license for a home-office for a homing pigeon business located at 205 Quarter Circle Drive (Applicant: Carol Garner)

### **ACCESSORY BUILDING**

**Aaron Nielsen-** request approval to construct a 36' x 33' accessory building located at 3844 S. 250 E.

### **ANIMAL LAND USE**

**Craig & Carol Bond-** request approval for a conditional user permit to have 6-12 hen chickens located at 2506 S. 860 W.

### **PUBLIC HEARING**

7:30 A public hearing to receive comments on a proposed modification to the land use code regarding the definition of a corner lot and of the regulations for fences.

Discussion regarding a proposed modification to the land use code regarding the definition of a corner lot and of the regulations for fences.

### **PUBLIC HEARING**

8:00 A public hearing to receive comments on a proposed ordinance regulating animal land use in Nibley City.

Discussion regarding a proposed ordinance regulating animal land use in Nibley City.

### **PRELIMINARY PLAT**

**Pleasant Haven Subdivision-** request preliminary approval for a 79 lot conservation subdivision located at approximately 3575 S. 450 W. (Applicant: Bill Matthews/Dell Johnson)

### **FINAL PLAT APPROVAL**

**Foxborough Estates- Phase 2-** request for final approval of Phase 2 (22 lots) of Foxborough Estates, located at approximately 1500 West and 3350 South. (Applicant: Brian Seamons)

### **WORKSHOP ITEMS**

Planning & Zoning reports

*Planning Commission agenda items may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.** The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

*IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.*