



Nibley City
PLANNING COMMISSION AGENDA
Wednesday, November 12, 2008
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

Immaculate Cakes- request a conditional use permit and business license to have an in-home cake decorating/bakery located at 834 W. Forest Lane. (Applicant: Becky Mendoza)

Ashlie Mae Photography- request a conditional use permit and business license to have a home office for a photography business located at 2382 S. 1275 W. (Applicant: Ashlie Mae McKnight)

ACCESSORY BUILDING PERMIT

Norm Edler- request approval to construct a 26 x 20 greenhouse at 105 Quarter Circle Drive.

ANNEXATION PETITION

Consideration of a petition to annex 2.36 acres of previously unincorporated land located South and West of 4333 Hollow Rd. into Nibley City. (Applicant: Vere H. Johnson Trust/Steve Stowers)

ORDINANCE AMENDMENT

Consideration of a proposed amendment to the Nibley City ordinance regarding fence regulations. (Applicant: Dustin & Shelley Cazier)

WORKSHOP ITEMS

Review and discuss updated Design Standards for Commercial & Institutional Use.

Review and discuss approval process for updated Design Standards for Commercial & Institutional Use.

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.