

NIBLEY CITY
PLANNING COMMISSION AGENDA

Wednesday 27 June 2007

7:00 p.m.

Nibley City Council Chambers
625 West 3200 South
Nibley Utah 84321

7:00 Call to Order

Approval of Minutes & Agenda

CONTINUED ITEMS

7:05 "Christopher Cokinos and Kathe Lison" - Request a discussion for consideration to modify the Conditional Use Permit issued to Blacksmith Fork Height Subdivision (Applicants; Christopher Cokinos and Kathe Lison)

PUBLIC HEARING - REQUEST FOR RE-ZONE

7:30 "M.V. Developments" request a consideration to amend the Nibley City Master Land Use Plan to re-zone 42 acres, more or less, to the R-2A Zone which permits a residential use of 1/3 acre lots. The property is located approximately South of 3200 South, West of 1200 West and East of 1500 West. (Applicant: Steve Edwards)

CONCEPT SUBDIVISION REVIEW

7:40 M.V. Developments request a consideration for a concept review of a 42 acres subdivision comprised of ninety-two lots containing restrictive covenants. (Applicant: Steve Edwards)

DESIGN STANDARD APPROVALS AND BUILDING PERMIT

7:50 "Heritage Business Park" - request consideration for a design approval of a Monument Signage and building permit.

8:00 "YESCO" request a consideration for a design approval of a Dark Sky Compliant Sign for Maverik Country Stores and conformance to the Design standards (Applicant: Matt Wren for Young Electric Sign Company)

PRELIMINARY SUBDIVISION REVIEW

8:00 "Hideaway Estates" request a preliminary plat review of the subdivision of property into seven lots. The property is located at approximately 3200 South 1271 West to approximately 1405 West 3200 South and contains approximately 4.5 Acres in an R-2 Zone (Applicants: Carrie Cook & Willie Floyd)

CONDITIONAL USE PERMIT/S, BUSINESS LICENSE and /or BUILDING PERMIT

8:45 "Adam Gilsdorf" request a consideration for a conditional use permit and business license to be located at 993 West 2880 South for the operation of a irrigation sprinkler installation and repair. (Applicant: Adam Gilsdorf)

- City Council Report
- Workshop - Discussion of Draft of General Plan update

Planning Commission applications 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 pm 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 regular 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.