

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, May 26, 2010.

**The following actions were made during the meeting:**

**Commissioner Green motioned to approve the conditional use permit and business licensee for Sheba Stevens at 3236 S. 250 W. for Halua Apo Ohana. Commissioner Anderson seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Anderson, and Commissioner Cook all in favor.**

**Commissioner Green motioned to approve the conditional use permit and business license for Jamie Fields, Little Rascal Preschool at 3119 S. 1500 W. with the condition it not go on past September 1st and with a maximum of 20 kids at one time. Commissioner Anderson seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Anderson, and Commissioner Cook all in favor.**

**Commissioner Anderson motioned to approve the final plat for Zollinger Acres, Phase 5 with the condition that they have the engineer re-review and his comments are recognized before it goes to City Council. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Anderson, Commissioner Green, and Commissioner Cook all in favor.**

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Commissioner Carrie Cook called the Wednesday, May 26, 2010 Nibley City Planning Commission meeting to order at 7:28 p.m. Those in attendance included Commissioner Carrie Cook, Commissioner Bill Green, and Commissioner Wayne Anderson. Shari Phippen, the City Planner, was also present.

Commissioner Anderson was present for the meeting via telephone conferencing.

**Approval of 4-28-10 meeting minutes and agenda.**

There was general consent for the evening's agenda and the April 28, 2010 meeting minutes.

**CONDITIONAL USE PERMIT/BUSINESS LICENSE**

**Halau Apo Ohana—request a conditional use permit and business license for a home occupation (hula lessons) located at 3236 S. 250 W. (Applicant: Sheba Stevens)**

Mrs. Sheba Stevens was present at the meeting. Commissioner Green asked how long she had done the classes. Mrs. Stevens said about two years. Commissioner Green said he never observed those classes went on. She has made no dent on the neighborhood. Commissioner Green made a motion to approve the conditional use permit and business licensee for Sheba Stevens at 3236 S. 250 W. for Halua Apo Ohana. Commissioner

Anderson seconded the motion. The motion passed unanimously with Commissioner Green, Commissioner Anderson, and Commissioner Cook all in favor.

**Little Rascal Preschool—request a conditional use permit and business license for a preschool located at 3119 S. 1500 W. (Applicant: Jamie Fields)**

Ms. Fields was present at the meeting. Commissioner Cook asked if there was another person at her home to help with that many children. Ms. Fields said yes. Ms. Phippen said she had no concerns with it because it was a temporary thing; she was not asking for an ongoing home occupation, it was a very limited day camp. As long as they attach a stipulation that it expires once school ends in the fall she has no problem with it. Commissioner Green asked what they do if it is raining. Ms. Fields said they have three canopies. Commissioner Cook asked if they put the condition on there that it only runs through the summer if she was alright. Ms. Fields said she was. Commissioner Green made a motion to approve a conditional use permit and business license for Jamie Fields, Little Rascal Preschool at 3119 S. 1500 W. with the condition it not go on past September 1st and with a maximum of 20 kids at one time. Commissioner Anderson seconded the motion. The motion passed unanimously with Commissioner Green, Commissioner Anderson, and Commissioner Cook all in favor. Mrs. Fields asked if she wanted to do this again next year if she would have to come back. She was instructed that she would need to come back in.

The applicant for SWPics was not present at the meeting. Commissioner Green made a motion to suspend the agenda and move on to Zollinger Acres. Commissioner Cook seconded the motion which passed unanimously with Commissioner Green, Commissioner Cook, and Commissioner Cook all in favor.

**FINAL PLAT APPROVAL**

**Zollinger Acres-Phase 5— request final plat approval for 11 lots located at approximately 3300 S. 1400 W. (Applicant: Jared Neilsen/MV Properties)**

Mr. Neilsen and Mr. Jeremy Wilcox were present at the meeting. Ms. Phippen said ?they meet the minimum lot size, they have a copy of the engineer's comments and have made them or are working on them. The only issue before it goes to City Council was the engineer needed to re-review the changes and make sure they were done. Commissioner Green asked if everything was sold now. Mr. Neilsen said they were not but they were trying to be prepared. Commissioner Cook asked what changes were required on the engineer review. Ms. Phippen said 99% of it was constructions plans and there was a minor technicality with a legal description.

Commissioner Anderson made a motion to approve the final plat for Zollinger Acres, Phase 5 with the condition that they have the engineer re-review and his comments are recognized before it goes to City Council. Commissioner Green seconded the motion. The motion passed unanimously with Commissioner Anderson, Commissioner Green, and Commissioner Cook all in favor.

There was general consent to adjourn at 7:35 p.m.