

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, April 27, 2011.

The following actions were made during the meeting:

Commissioner Heidt motioned to approve the application for a conditional use permit and business license for Brittanie Pignataro and Brittanies Buddies at 844 Garden Circle. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Heidt, Commissioner Green, and Commissioner Bliesner all in favor.

Commissioner Green motioned to approve the building permit for Dennis Cook at 4065 Hollow Road for a 30 x 45 shop. Commissioner Heidt seconded the motion. The motion passed 3-0; with Commissioner Green, Commissioner Heidt, and Commissioner Bliesner all in favor.

Commissioner Heidt motioned to approve the conditional use permit and business license for Ronda Needham at 3810 S. Main for Nana Moselle. Commissioner Green seconded the motion. The motion passed 4-0; with Commissioner Heidt, Commissioner Green, Commissioner Anderson, and Commissioner Bliesner all in favor.

Commissioner Aaron Bliesner called the Wednesday, April 27, 2011 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Marina Heidt, Commissioner Bill Green, and Commissioner Wayne Anderson. Shari Phippen, the City Planner, was also present. Commissioner Carrie Cook was excused from the meeting.

Approval of 3-23-11 meeting minutes and agenda.

There was general consent on the March 23, 2011 meeting minutes and the evening's agenda.

Conditional Use Permit/Business License

Brittanies Buddies—request a conditional use permit and business license for a home-occupation (preschool) located at 844 Garden Circle. (Applicant: Brittanie Pignataro)

Mrs. Brittanie Pignataro was present at the meeting. Commissioner Bliesner said this looked pretty basic. Ms. Phippen said she wanted to have a small day care/preschool in her home. Her only question was if this would be an all day situation or if she would hold classes. The applicant lived in a cul-de-sac so she did not foresee a problem with drop off/pick up. Mrs. Pignataro said she was going to do a daycare for whoever needs it. She said the maximum she would do was between 6 and 8. Ms. Phippen said their ordinance did not allow for more than eight. Mrs. Pignataro said it would be five days a week.

Commissioner Heidt made a motion to approve the application for a conditional use permit and business license for Brittanie Pignataro and Brittanies Buddies at 844 Garden Circle. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Heidt, Commissioner Green, and Commissioner Bliesner all in favor.

Commissioner Green made a motion to suspend the agenda and move to the Cook's application. Commissioner Heidt seconded the motion. The motion passed 2-1; with Commissioner Green and Commissioner Bliesner in favor. Commissioner Heidt was opposed.

Accessory Building Permit

Dennis Cook—request approval for a building permit for a 30 x 45 shop located at 4065 Hollow Rd.

Mr. and Mrs. Cook were present at the meeting. Mr. Cook said this would be a farm/ag building; the only farm equipment would be trailers. Ms. Phippen recommended they approve it but noted to the applicant that if it was not at least ten feet off the back of his house then it had to be ten feet off the side property line. Commissioner Bliesner said he interpreted it that it had to be ten feet eave to eave in any direction. Ms. Phippen read ordinance that said "lesser distance allowed when the accessory building is at least ten feet behind the rear of the main building". Commissioner Bliesner said his understanding was that the buildings had to be at least ten feet from each other; that was the way they had interpreted it before. Commissioner Green said he was replacing a building that was already there. The Planning & Zoning Commission determined the applicant would be fine on the distance. Mr. Cook said he had a small wood shed building which he was tearing down. Ms. Phippen said she did not have any problems with the height or size.

Commissioner Green made a motion to approve the building permit for Dennis Cook at 4065 Hollow Road for a 30 x 45 shop. Commissioner Heidt seconded the motion. The motion passed 3-0; with Commissioner Green, Commissioner Heidt, and Commissioner Bliesner all in favor.

Ms. Phippen showed the Planning & Zoning Commission and the public present the interior and exterior material choices for the new city hall.

Commissioner Anderson arrived at 7:17.

Conditional Use Permit/Business License

Nana Moselle—request a conditional use permit and business license for a home-occupation (sewing) located at 3810 S. Main. (Applicant: Ronda Needham)

Ronda Needham was not present at the meeting. Ms. Phippen had talked to Mrs. Needham and she intended to make rice bag heating pads. No one would be coming to her house. Ms. Phippen said she had no problems with the application and gave staff recommendation for approval.

Commissioner Heidt made a motion to approve the conditional use permit and business license for Ronda Needham at 3810 S. Main for Nana Moselle. Commissioner Green

seconded the motion. The motion passed 4-0; with Commissioner Heidt, Commissioner Green, Commissioner Anderson, and Commissioner Bliesner all in favor.

Workshop Items

Report on American Planning Association conference

Ms. Phippen reported on her experiences at the American Planning Association conference in Boston. She said they talked a lot about sustainability and improving livability in cities.

Commissioner Bliesner took personal privilege at 7:40 and returned at 7:43.

Ms. Phippen said she also attended a workshop on better decision making for planning commissioners and a workshop dealing in water issues.

Commissioner Bliesner asked if he had the authority as Chairman of the Planning Commission to enroll the Planning & Zoning Commission in the APA. Ms. Phippen said she would do that personally. Commissioner Bliesner said it was his feeling that he should have the authority but he is alright doing it by a motion of the Commissioners. He believed, as their own entity, they should have that power and the budgetary resources to take care of that. They should have access to some current literature as a Commission.

There was general consent to adjourn at 8:07 p.m.