

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Wednesday, June 8, 2011.

The following actions were made during the meeting:

Commissioner Anderson motioned to approve the conditional use permit and business license for RA Washing and Remy Ames located at 55 E. 2900 S. per the application as filled out. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Heidt, and Commissioner Bliesner all in favor.

Commissioner Anderson motioned to approve the application for a conditional use permit and business license for Bloomer Studios/Jennifer Thomas located at 2765 S. 600 W. as per the conditions on the application and with the condition that if they did have a sign they come in and talk to city staff to make sure it met with city ordinance. Commissioner Heidt seconded the motion. The motion passed 4-0; with Commissioner Anderson, Commissioner Heidt, Commissioner Green, and Commissioner Bliesner all in favor.

Commissioner Aaron Bliesner called the Wednesday, June 8, 2011 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Bill Green, Commissioner Aaron Bliesner, Commissioner Marina Heidt, and Commissioner Wayne Anderson. Commissioner Carrie Cook was excused from the meeting. City Planner, Shari Phippen, was also present.

Approval of 5-25-11 meeting minutes and agenda

There was general consent on the evening's agenda and the 5-25-11 meeting minutes.

Conditional Use Permit/Business License

RA Washing—request a conditional use permit and business license for a home occupation (window washing) located at 55 E. 2900 S. (Applicant: Remy Ames)

Mr. Remy Ames was present at the meeting. Commissioner Bliesner noted that Ms. Phippen noted that she didn't have any concerns with the application. Commissioner Bliesner said it was described as an off-site window washing business.

Commissioner Anderson made a motion to approve the conditional use permit and business license for RA Washing and Remy Ames located at 55 E. 2900 S. per the application as filled out. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Anderson, Commissioner Green, Commissioner Heidt, and Commissioner Bliesner all in favor.

Bloomer Studios—request a conditional use permit and business license for a home occupation (art classes) located at 2765 S. 600 W. (Applicant: Brent & Jennifer Thomas)

Ms. Phippen said this applicant was not present. They had been informed that the meeting was at today at 7:00. Ms. Phippen said she felt the applicant needed to be present because of the concerns about where the classes would be held. Commissioner Bliesner said this seemed a very benign activity; there were several art groups throughout the valley that go out on site to do art and you would never know they were there.

Mrs. Jennifer Thomas arrived at 7:11. Ms. Phippen questioned that there was a lot of stuff in the shop right now and was concerned with the classes being held in there because it was against their ordinance to run a business out of an accessory building. Mrs. Thomas said a lot of those items would be cleared out and the shop would be used as the classroom. Mrs. Thomas said her husband was a photographer as well. Ms. Phippen said they had a man off Hollow Road that used his shop as his art studio. Commissioner Bliesner said he did not have a lot of concern with people using out buildings or accessory buildings for a business and although they did not see a problem with it, the ordinance is strictly against it. Mrs. Thomas asked if the classes were held in her home. Commissioner Bliesner said they could approve that. Ms. Phippen said if she is holding her classes in her home or her attached garage then there was no problem. Commissioner Heidt asked if she would have a sign on her home. Mrs. Thomas said she was not sure at this point. Ms. Phippen advised Mrs. Thomas that when she decided if she wanted a sign then she should come in and they could discuss the sign dimension that she could have. Ms. Phippen told Mrs. Thomas about advertising her business at the Mayor's Dinner during Heritage Days next week.

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Ms. Phippen told the Planning & Zoning Commission that the City Council had decided they did not want planned unit developments in the city anymore. There would be a public hearing to repeal the planned unit development ordinance at the next meeting.

The Planning & Zoning Commission discussed ordinance and conditional use permit violations in the city that needed to be reviewed.

Workshop

Discussion/presentation on the Nibley City Emergency Management Plan

Ms. Phippen said she had been tasked with doing the emergency management plan. She had borrowed Hyrum's and made some changes but didn't like how bulky it was. She discussed condensing it and giving people a "Cliff's Notes" version of it. Commissioner Heidt in the event of an emergency and the Incident Command Committee being contacted; she wondered if that was a group that had already been formed or was the committee assigned right then. Ms. Phippen said it was designated beforehand; page 7

outlined the responsibilities of different people. Ms. Phippen asked the Planning & Zoning Commission what sort of things needed to be in the plan. Commissioner Green said they needed to make it as simple as possible; he said they should follow CFLOP (Command, Finance, Logistics, Operations, and Plans) and fill someone into each of those positions. They also need communications. Commissioner Green said all of these things fall under ICS (Incident Command System). He advised Ms. Phippen to call someone from the Logan City fire department and ask for an explanation of the ICS system. Commissioner Green said the biggest breakdown in the ICS system was communications. Commissioner Green said they needed to have an IAP (Incident Action Plan) for every kind of emergency.

There was general consent to adjourn at 8:03.