

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, March 21, 2012.

The following actions were made during the meeting:

**Commissioner Green motioned to approve the conditional use permit and business license for Demler Photography, Chavonne Demler at 910 Garden Circle.**

**Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.**

**Commissioner Green motioned to approve the conditional use permit and business license for Eilia, applicant Brenda Ellis, located at 3125 S. 1600 W. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.**

**Commissioner Green motioned to approve the conditional use permit and business license for Laura Frandsen and Buy the Bulk at 3556 S. 250 W. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver and Commissioner Bliesner all in favor.**

**Commissioner Green motioned to approve the conditional use permit and business license for Jones & Company at 2862 S. 450 W. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver and Commissioner Bliesner all in favor.**

**Commissioner Lawver motioned to approve the conditional use permit and business license for the Body Pillow Shop.com located at 3586 S. 450 W. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Lawver, Commissioner Green, and Commissioner Bliesner all in favor.**

**Commissioner Green motioned to approve the conditional use permit and business license for BJB construction, applicant Ivan Tamariz, located at 2785 S. 600 W. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.**

**Commissioner Lawver motioned to approve the conditional use permit for an accessory building for Jack Doxey located at 4563 Hollow Road. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Lawver, Commissioner Green, and Commissioner Bliesner all in favor.**

**Commissioner Green motioned to approve the conditional use permit for an accessory building located at 3020 S. 800 W.; applicant Jim Rock. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.**

**Commissioner Lawver motioned to continue discussion on the high density residential zone proposal until the next meeting. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Lawver, Commissioner Green, and Commissioner Bliesner all in favor.**

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Commissioner Aaron Bliesner called the Wednesday, March 21, 2012 Nibley City Planning Commission meeting to order at 7:00 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Mark Lawver, and Commissioner Bill Green. Commissioner Wayne Anderson and Commissioner Kathryn Beus were excused from the meeting. Shari Phippen, the City Planner, was also excused from the meeting.

**Approval of 2-22-12 meeting minutes and agenda**

There was general consent on the agenda and the previous meeting minutes.

**Conditional Use Permit/Business License**

**Demler Photography, LLC—request a conditional use permit and business license for a home occupation (photography) located at 910 Garden Circle. (Applicant: Chavonne Demler)**

Ms. Chavonne Demler was present at the meeting. Commissioner Bliesner said this was a business license request for a home occupation described as a photography business; this was essentially a home office and staff had recommended approval.

Commissioner Green made a motion to approve the conditional use permit and business license for Demler Photography, Chavonne Demler at 910 Garden Circle. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.

**Eilia—request a conditional use permit and business license for a home occupation (health/beauty products sales) located at 3125 S. 1600 W. (Applicant: Brenda Ellis)**

Ms. Brenda Ellis was present at the meeting. Commissioner Bliesner said this was a request for a conditional use permit and business license described as home and beauty sales and that city staff had recommended approval. Ms. Ellis said this was stuff she would make and sell at internet and trade shows. She said her shipments would be taken to the post office. Commissioner Green asked how many deliveries to her home she anticipated. Ms. Ellis said one to two a week. Commissioner Lawver said he assumed the manufacturing took place inside. Ms. Ellis said that was correct.

Commissioner Green made a motion to approve the conditional use permit and business license for Eilia, applicant Brenda Ellis; located at 3125 S. 1600 W. Commissioner

Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.

**Buy the Bulk—request a conditional use permit and business license for a home occupation (bulk ordering/resale) located at 3556 S. 250 W. (Applicant: Laura Frandsen)**

Commissioner Bliesner said this was a request for a conditional use permit and business license for a home occupation located at 3556 S. 250 W described as bulk ordering and resale with applicant Laura Frandsen. Commissioner Bliesner noted questions that were on the application from Ms. Phippen about storing inventory and what they would want for a sign. Mrs. Frandsen said there would not be any storage; it would be delivered and picked up the same day or the day after. She said it would be delivered via UPS or Fed Ex. Commissioner Green asked about a sign. Mrs. Frandsen said so far she did not see the need for a sign. Commissioner Bliesner noted that she would have to get approval for a sign and that any sign she did have would need to come into compliance with city ordinance.

Commissioner Green made a motion to approve the conditional use permit and business license for Laura Frandsen and Buy the Bulk at 3556 S. 250 W. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver and Commissioner Bliesner all in favor.

**Jones Company—request a conditional use permit and business license for a home occupation (e-commerce) located at 2862 S. 450 W. (Applicant: Krista & John Jones)**

Mrs. Krista Jones was present at the meeting. She said they bought things at thrift stores and garage sales and resold them on eBay. Commissioner Bliesner asked about storage of the items. Mrs. Jones said they were stored in a spare bedroom. Commissioner Green asked about traffic to the home. Mrs. Jones said there would be no traffic; she would take the items to the post office.

Commissioner Green made a motion to approve the conditional use permit and business license for Jones & Company at 2862 S. 450 W. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver and Commissioner Bliesner all in favor.

**TheBodyPillowShop.com—request a conditional use permit and business license for a home occupation (e-commerce) located at 3586 S. 450 W. (Applicant: Garth & Karlie Philpott)**

Mr. and Mrs. Kennington were present representing Garth and Karlie Philpott. Mrs. Kennington said this was an online business and they had moved; her daughter had included her as a registered principal of the business. Commissioner Green asked the Kennington's about storage. Mr. Kennington said there would be no storage.

Commissioner Lawver made a motion to approve the conditional use permit and business license for the Body Pillow Shop.com located at 3586 S. 450 W. Commissioner Green

seconded the motion. The motion passed unanimously 3-0; with Commissioner Lawver, Commissioner Green, and Commissioner Bliesner all in favor.

Commissioner Bliesner noted that staff had recommended approval.

Mrs. Kennington discussed that at the last meeting she was directed to look at the city website. She said she had done so and had not found any information on being a resident of Nibley to get a business license. Commissioner Bliesner described a related situation in Nibley. Mrs. Kennington asked where it was specifically written and the Commissioners did not have that information. Mr. Kennington suggested they include that online.

**BJB Construction—request a conditional use permit and business license for a home occupation (residential remodeling/home office) located at 2785 S. 600 W. (Applicant: Ivan Tamariz)**

Mr. Ivan Tamariz was present at the meeting. Commissioner Bliesner said this was a request for a business license for residential remodeling/home office. Commissioner Bliesner asked if he would be doing work offsite. Mr. Tamariz said all work would be done offsite. Commissioner Bliesner asked if the applicant had any equipment and about equipment storage. Mr. Tamariz said he only had hand tools. Commissioner Bliesner said city staff had recommended approval.

Commissioner Green made a motion to approve the conditional use permit and business license for BJB construction, applicant Ivan Tamariz; located at 2785 S. 600 W. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.

**Building Permit/Accessory Building**

**Jack Doxey—request approval for a building permit to construct a 42' x 60' accessory building located at 4563 Hollow Rd.**

Mr. Jack Doxey was present at the meeting. Commissioner Bliesner said that Ms. Phippen had gone through and checked for all setbacks and height limits and she understood it was not being used for any business activities. Commissioner Lawver asked about driveway access. Mr. Doxey located and described that access.

Commissioner Lawver made a motion to approve the conditional use permit for an accessory building for Jack Doxey located at 4563 Hollow Road. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Lawver, Commissioner Green, and Commissioner Bliesner all in favor.

**Jim Rock—request approval for a building permit to construct a 44' x 40' accessory building located at 3020 S. 800 W.**

Mr. Jim Rock was present at the meeting. Mr. Rock and the Commissioners discussed the logistics of his building and the drawing Mr. Rock had submitted.

Commissioner Green made a motion to approve the conditional use permit for an accessory building located at 3020 S. 800 W.; applicant Jim Rock. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Green, Commissioner Lawver, and Commissioner Bliesner all in favor.

**Other Business**

**Discussion and consideration of an ordinance creating a high density zone.**

Commissioner Bliesner, Commissioner Lawver, and Commissioner Green discussed the drawing provided by Ms. Phippen and their concerns with the items included in the drawings. Commissioner Green discussed that they needed some additional non-lot parking to address emergency vehicle access. Commissioner Bliesner described his experiences with parking and this type of development. Commissioner Bliesner said he believed one way they mitigated the impact of this type of development was to keep the parking off the street; it limited the impact.

The Commissioners were unclear about the intent of the drawings and the total project sizes.

Commissioner Lawver made a motion to continue discussion on the high density residential zone proposal until the next meeting. Commissioner Green seconded the motion. The motion passed unanimously 3-0; with Commissioner Lawver, Commissioner Green, and Commissioner Bliesner all in favor.

There was general consent to adjourn at 8:05.

Attest: \_\_\_\_\_  
Deputy City Recorder