

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, June 6, 2012.

The following actions were made during the meeting:

**Commissioner Lawver motioned to approve the final site plan for CampSaver, LLC, located at 2280 S. Heritage Dr. as stated on the agenda, and recommended it to City Council for approval. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Lawver, Commissioner Bliesner, and Commissioner Beus all in favor.**

**Commissioner Beus motioned to recommend the beautification plan for 3200 South to City Council. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Beus, Commissioner Lawver, and Commissioner Bliesner all in favor.**

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Commissioner Aaron Bliesner called the Wednesday, June 6, 2012 Nibley City Planning Commission meeting to order at 7:07 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Mark Lawver, and Commissioner Kathryn Beus. City Manager, David Zook, was also in attendance. The City Planner, was excused from the meeting. Commissioner Bill Green and Commissioner Wayne Anderson were expected later in the meeting.

#### **Approval of 5-9-12 meeting minutes and agenda**

There was general consent for the evening's agenda. There was general consent for the previous meeting (May 9, 2012) minutes.

#### **Final Site Plan**

##### **Review and approve final site plan for CampSaver, LLC, located at 2280 S. Heritage Dr. (Applicant: Tyler Shurtleff/Andy Stroman)**

Mr. Andy Stroman was present at the meeting. Commissioner Bliesner noted that the City Planner had said the plan was ready for final site plan approval. The applicants had made the required changes to the design of the building that was required at the last Planning and Zoning meeting. There were a few grading and drainage issues that had to be signed off by the engineer before the engineer would sign off on the plat. An agreement had been reached between the developers of Heritage Park subdivision and the city for the outstanding items. The city attorney had looked over the agreement and approved it. The City Council had tied the outstanding items to the occupancy on the building and the developer had agreed.

Commissioner Lawver made a motion to approve the final site plan for CampSaver, LLC, located at 2280 S. Heritage Dr. as stated on the agenda, and recommended it to City Council for approval. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Lawver, Commissioner Bliesner, and Commissioner Beus all in favor.

### **Discussion and recommendation of beautification plan for 3200 South**

This was a plan and a non-ordinance so no public hearing was required. Commissioner Beus asked if the irrigation system was curb and gutter and noted that was a large area for curb and gutter. Commissioner Bliesner said the Planning & Zoning Commission should only be concerned with weather this was the appropriate treatment for that corridor and that the cost fell to the elected officials. It mattered if the desired outcome was appropriate for that corridor. Commissioner Lawver said it made sense to him and matched what they already had there. He said in his mind, 3200 was Nibley's main street. Commissioner Beus noted the lack of a time frame. Mr. Zook said he did not think it was intended to have a time frame before the Planning & Zoning Commission. The main purpose was the plan and implementation and the time frames would vary for different sections. The Planning & Zoning Commission and Mr. Zook discussed a time frame. Commissioner Lawver said they should get it done as soon as possible. Commissioner Beus noted her concern with the maintenance of improvements done by the city from the residents whose property had been improved. Barbara Wilden discussed how maintaining those improvements had increased her property value and thought added value to the city. Commissioner Lawver asked if this was essentially a plan to get the trees planted before curb and gutter said they should get the trees planted as soon as possible.

Commissioner Beus made a motion to recommend the beautification plan for 3200 South to City Council. Commissioner Lawver seconded the motion. The motion passed unanimously 3-0; with Commissioner Beus, Commissioner Lawver, and Commissioner Bliesner all in favor.

### **Discussion of updates to the Nibley City sign ordinance**

Items that had been removed from the proposed ordinance had been appended back in and definitions of direct and indirect lighting had been included in the proposed ordinance since it last appeared before the Planning & Zoning Commission. Both Commissioner Lawver and Commissioner Beus discussed needing a frame of reference for lighting output. Commissioner Bliesner said this version of the ordinance showed the kinds of numbers they would be looking for as they were establishing a frame of reference and suggested that they needed to familiarize themselves with lighting output such as lumens and foot candles; that would prime them for what they would be looking at in a technical presentation.

Commissioner Green arrived at 7:40.

Commissioner Bliesner said it would be a stretch for him to vote for a version of any EMD (electronic message display) and noted his comments were for facilitating discussion and not arguing for them. The Planning & Zoning Commission was concerned that anything they sent on that included references to EMDs would get shot down. Commissioner Lawver wanted to include a distance requirement to avoid having a sign every quarter of a mile. Commissioner Bliesner noted that the Commission had discussed having a technical presentation, to use as a frame of reference, before passing the ordinance along to City Council.

Commissioner Anderson arrived at 7:49.

Commissioner Bliesner said they needed to add definition of a foot candle.  
Commissioner Anderson summarized the history of the sign ordinance for  
Commissioners who were not on the Commission at that time.

There was general consent to adjourn at 7:55.