

1 The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200
2 S. Nibley, Utah, on Wednesday, June 27, 2012.

3
4 The following actions were made during the meeting:

5
6 **Commissioner Green motioned to approve the final plat request for phase 5 of**
7 **Sunrise Meadows, located at 1100 W. and 2600 S. Commissioner Lawver seconded**
8 **the motion. The motion passed unanimously 4-0; with Commissioner Green,**
9 **Commissioner Lawver, Commissioner Beus, and Commissioner Anderson all in**
10 **favor.**

11
12 **Commissioner Beus motioned to approve the business license and conditional use**
13 **permit for Blum Body Butter, as written in the application, applicant Kimberli**
14 **Harrison, located at 1222 W. 2415 S. Commissioner Green seconded the motion.**
15 **The motion passed unanimously 4-0; with Commissioner Beus, Commissioner**
16 **Green, Commissioner Lawver, and Commissioner Anderson all in favor.**

17
18
19 Acting Commission-Chair Wayne Anderson called the Wednesday, June 27, 2012 Nibley
20 City Planning Commission meeting to order at 7:07 p.m. Those in attendance included
21 Commissioner Wayne Anderson, Commissioner Kathryn Beus, Commissioner Mark
22 Lawver, and Commissioner Bill Green. The City Planner, was also present.
23 Commissioner Aaron Bliesner was excused from the meeting.

24
25 **Approval of the evening's agenda**

26 There was general consent on the evening's agenda.

27
28 Because the applicant for Blum Body Butter was not present at 7:09 there was general
29 consent to suspend the agenda.

30
31 **Final Plat**

32 **Sunrise Meadows—request approval for Phase 5 (3 lots) located at approximately**
33 **1100 W. 2600 S. (Applicant: Sherwood Hirschi)**

34 The applicant, Mr. Sherwood Hirschi was present at the meeting. The City Planner said
35 this was a small phase and noted the location of the development. She said the lot sizes
36 were fine and were consistent with what was presented at the preliminary plat except for
37 the sewer service size which would be taken care of by the engineer before the
38 construction drawings were signed off. The City Planner noted to Mr. Hirschi that they
39 would be required to reimburse the city for the asphalt that had been finished on 2600,
40 which he agreed with. The City Planner said there was no reason this request shouldn't
41 be recommended to City Council. Mr. Hirschi discussed the remaining lots in the
42 development. The City Planner asked who owned the remainder parcels of land. Mr.
43 Hirschi said he still owned all of them.

44
45 Commissioner Green made a motion to approve the final plat request for phase 5 of
46 Sunrise Meadows, located at 1100 W. and 2600 S. Commissioner Lawver seconded the

2
otion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Lawver, Commissioner Beus, and Commissioner Anderson all in favor.
The Planning & Zoning Commission made the decision to go back to the conditional use permit for Blum Body Butter.

Conditional Use Permit/Business License

Blum Body Butter—request a conditional use permit and business license for a home occupation (homemade lotion/soap) located at 1222 W. 2415 S. (Applicant: Kimberli Harrison)

The applicant was not present for the discussion. The City Planner summarized the applicant's business. Commissioner Anderson thought the application looked great.

Commissioner Beus made a motion to approve the business license and conditional use permit for Blum Body Butter, as written in the application, applicant Kimberli Harrison, located at 1222 W. 2415 S. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Beus, Commissioner Green, Commissioner Lawver, and Commissioner Anderson all in favor.

Discussion and recommendation of beautification plan for 3200 South

Commissioner Anderson said he liked option B. The City Planner agreed; she thought it was cheaper and would phase in more easily with long term growth. She thought this would be a good document to give to the Beautification Committee to provide them with ideas. Commissioner Anderson thought the plan would give Nibley an identity. Commissioner Green said he had concerns with maintenance and "encouraging" the residents to water the trees. He would hope they would come across positive attitudes from the residents. The City Planner said the Tree Board wanted the input of the Planning & Zoning Commission on the beautification plan.

Commissioner Green, Commissioner Lawver, Commissioner Beus, and Commissioner Anderson all stated they liked option B.

Discussion regarding updates to the Nibley City fence ordinance

The City Planner thought they needed to change their regulations on fences on corner lots. Another resident was recently given a variance on their corner lot fence. The City Planner drew a picture of the house in Zollinger Acres that was given a variance. The City Planner gave the Planning & Zoning Commission examples of what other cities in Utah did. She thought as long as there was an increased site triangle then there would be adequate site and time to stop a vehicle. The City Planner discussed a scenario of a house abutting a corner lot and the driveway being blocked by the corner fence. She discussed that they could require the driveway for the adjacent house be on the other side. Commissioner Anderson was concerned with remembering the requirements for each instance. The City Planner said it could be built in to their engineering standards.

Commissioner Beus said she would like to see more information like what was wrong with the four feet combined with the two feet of lattice. The City Planner said it didn't look as nice and was more expensive. Commissioner Anderson said if they could figure

1 out the driveway issues then he would be in favor of changing the ordinance.

2 Commissioner Green said he agreed with Commissioner Anderson.

3

4 The City Planner said she intended to put together a formal proposal and schedule a
5 public hearing to change the ordinance. She asked the Planning & Zoning
6 Commissioners to inform her of any questions or proposals they had. She asked the
7 Planning & Zoning Commission to think about what they could do when property lines
8 are adjacent to a canal and how they handle the placement of a fence.

9

10 The City Planner said she would be inviting the City Council to the July 25th meeting
11 because they would be having a presentation by the national sale rep of YESCO. She
12 asked the Commissioners for specifics questions she could give to the presenter in
13 advance. Commissioner Lawver said he wanted to know how other cities were measuring
14 light output. He said he also wanted to know the lighting output for the Peterson sign.

15

16 There was general consent to adjourn at 8:11.