

1 The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200  
2 S. Nibley, Utah, on Wednesday, July 11, 2012.

3  
4 The following actions were made during the meeting:

5  
6 **Commissioner Lawver motioned to recommend amending the fence ordinance to**  
7 **City Council as stated and with the discussed change included. Commissioner Green**  
8 **seconded the motion. The motion passed 3-0; with Commissioner Lawver,**  
9 **Commissioner Green, and Commissioner Anderson all in favor.**  
10  
11

---

12  
13 Vice-Commission Chair Wayne Anderson called the Wednesday, July 11, 2012 Nibley  
14 City Planning Commission meeting to order at 7:03 p.m. Those in attendance included  
15 Commissioner Bill Green, Commissioner Mark Lawver, Commissioner Wayne  
16 Anderson, and Commissioner Kathryn Beus. The City Planner was also present.

17  
18 **Approval of 6-6-12 and 6-27-12 meeting minutes and agenda**

19 Commissioner Lawver noted a correction in the 6-6-12 minutes. There was then general  
20 consent of the June 6, 2012 and June 27, 2012 meeting minutes. There was general  
21 consent for the evening's agenda.

22  
23 **Discussion and consideration of an ordinance amending the Nibley City fence**  
24 **ordinance.**

25 The City Planner had a drawing showing an example of a corner lot with a fence and the  
26 positioning of driveways. She had notes that said property with side yard adjacent to  
27 corner lots rear will have driveway access on interior property lines not shared with  
28 corner lot; and driveway access for corner lot may not encroach into 40' clear view.  
29 Commissioner Lawver asked about lot sizes and if this would affect the high-density  
30 zone. The Planning & Zoning Commission discussed the logistics of fencing in high-  
31 density zones. The City Planner said those lots would be sufficiently deep but they would  
32 have to set the house further back. The City Planner referred to the current fence  
33 ordinance and said the notations in red were the proposed changes which included a  
34 clear-view definition of intersecting streets. She reviewed the other changes and  
35 omissions to the ordinance. Commissioner Anderson suggested she included the wording  
36 "Typical corner lot layout" on her drawing if it was intended to be attached to the  
37 ordinance. Commissioner Lawver asked if the street right-of-way line was the curb.  
38 Commissioner Anderson said it was 1 foot inside the sidewalk usually. The City Planner  
39 said the clear view was from the back of the curb. Commissioner Anderson suggested  
40 they calculate it from the top-back of curb where the two streets intersected.  
41 Commissioner Anderson said typical site triangles were based from the back of the curb.  
42 The City Planner thought they had been doing it from the back of the sidewalk; if the  
43 point was to increase the length then they needed to calculate from the point of the  
44 sidewalk. The Planning & Zoning Commission generally agreed that it should be from  
45 the back of the curb.  
46

**7:30—Public Hearing— A public hearing to consider an ordinance amending the Nibley City fence ordinance.**

Vice-Chair Anderson opened the public hearing at 7:30 and seeing no public comment, closed the public hearing at 7:30.

The City Planner edited the proposed wording to say “triangular area formed by starting at the top back of curb where the two streets intersect, going out 40’ along the two streets and connecting the two pints.”

Commissioner Lawver made a motion to recommend amending the fence ordinance to City Council as stated and with the discussed change included. Commissioner Green seconded the motion. The motion passed 3-0; with Commissioner Lawver, Commissioner Green, and Commissioner Anderson all in favor.

The City Planner asked the Planning & Zoning Commissioners if they had thought of any other questions for the sign representative that would be at their next meeting. Commissioner Lawver wanted to know the costs associated with light output measuring devices and Commissioner Anderson wanted to know what the up and coming technology was.

There was general consent to adjourn at 7:42.