

The Meeting of the Nibley Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, February 13, 2013.

The following actions were made during the meeting:

**Commissioner Bliesner motioned to approve the conditional use permit and business license for Rick Jensen, Headlight Restoration, at 4191 Johnson Road with conditions that there be no client visits; that all work be performed off-site and not at the residence; and that all equipment not be parked in the public right of way and be stored behind the front setback line of the property. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Bliesner, Commissioner Green, Commissioner Beus, and Commissioner Lawver all in favor.**

**Commissioner Bliesner motioned to recommend approve of phase 7 of Sunrise Meadows, located at 2415 S. 1000 W. to City Council. Commissioner Beus seconded the motion. The motion passed unanimously 4-0; with Commissioner Bliesner, Commissioner Beus, Commissioner Green, and Commissioner Lawver all in favor.**

**Commissioner Bliesner motioned to table the request for final plat approval for phase 2 of a conservation subdivision located at 2800 South 1200 West until they had submitted correct subdivision drawings. Commissioner Beus seconded the motion. The motion passed unanimously 4-0; with Commissioner Bliesner, Commissioner Beus, Commissioner Green, and Commissioner Lawver all in favor.**

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Planning and Zoning Commission Chair Mark Lawver called the Wednesday, February 13, 2013. Commissioner Mark Lawver called the Nibley City Planning Commission meeting to order at 7:02 p.m. Those in attendance included Commissioner Mark Lawver, Commissioner Aaron Bliesner, Commissioner Kathryn Beus, and Commissioner Bill Green. The City Planner was also present. Commissioner Wayne Anderson was excused from the meeting.

**Approval of 1-23-13 meeting minutes and the evening's agenda**

There was general consent for the 1-23-13 meeting minutes and general consent for the evening's agenda.

**Conditional Use Permit/Business License**

**Katie Hamblin—request a conditional use permit and business license for a home occupation (salon) located at 2744 S Hwy 165 (Applicant: Katrina Hamblin)**

The City Planner said the Hamblin's had contacted her and were moving so there was no need for the applicant to apply for the conditional use permit and business license.

Commissioner Bliesner asked if there was a need to take action; because the application had been submitted and had been published in the agenda. The City Planner thought there was no need to take action.

**Night Vision Headlight Restoration—request a conditional use permit and business license for a home occupation (mobile headlight restoration) located at 4191 Johnson Rd. (Applicant: Rick Jensen)**

Commissioner Lawver noted that the applicant for Night Vision Headlight Restoration was not present but noted the work done was all mobile. Commissioner Bliesner said he saw nothing on the application that they would need to wait on

Commissioner Bliesner made a motion to approve the conditional use permit and business license for Rick Jensen, Headlight Restoration, at 4191 Johnson Road with conditions that there be no client visits; that all work be performed off-site and not at the residence; and that all equipment not be parked in the public right of way and be stored behind the front setback line of the property. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Bliesner, Commissioner Green, Commissioner Beus, and Commissioner Lawver all in favor.

**Final Plat Approval**

**Sunrise Meadows—request final plat approval for Phase 7 (7 lots) of a subdivision located at 2415 S. 1000 W. (Applicant: Sherwood Hirschi)**

The applicant, Mr. Sherwood Hirschi, was present at the meeting. The City Planner said this was the next phase of the subdivision and said the plat was fine. The City engineers had said there were some unclear things on the construction drawing that the applicant needed to fix; the construction drawings for 10<sup>th</sup> west only showed 19.5 feet of asphalt but when someone did a half road Nibley required 24 feet of asphalt. This would be given to the developer and would be fixed as soon as possible. The City Planner said the plat itself was fine.

Commissioner Lawver asked if everything from the previous phases was done. The City Planner said no. She was not sure if it had been recorded yet. Commissioner Bliesner asked what engineer's notes needed to be resolved. The City Planner discussed a fire hydrant that was called out in the construction drawing but there was not a water line that went to it, and the asphalt width. Commissioner Bliesner questioned if they had met the requirement for the submittal to the Planning & Zoning Commission. The City Planner said they submit the plat to the City Council and the plat itself was fine.

Commissioner Bliesner made a motion to recommend approve of phase 7 of Sunrise Meadows, located at 2415 S. 1000 W. to City Council. Commissioner Beus seconded the motion. The motion passed unanimously 4-0; with Commissioner Bliesner, Commissioner Beus, Commissioner Green, and Commissioner Lawver all in favor.

**Maple View Estates—request final plat approval for Phase 2 (29 lots) of a conservation subdivision located at 2800 S. 1200 W. (Applicant: Kim Datwyler/Neighborhood Non Profit)**

The City Planner said there was a miscommunication between Neighborhood Non-Profit and their engineers on the property. Mrs. Datwyler wanted to wait and submit this proposal when they had a correct plat.

Commissioner Bliesner made a motion to table the request for final plat approval for phase 2 of a conservation subdivision located at 2800 South 1200 West until they had submitted correct subdivision drawings. Commissioner Beus seconded the motion. The motion passed unanimously 4-0; with Commissioner Bliesner, Commissioner Beus, Commissioner Green, and Commissioner Lawver all in favor.

### **Staff Reports**

The City Planner reminded the Commissioners of the strategic planning meeting to be held with the City Council next Thursday at 6:30. The Mayor had asked the Commissioners to come with goals they had for Nibley City. The City Planner summarized the agenda for that meeting.

The City Planner said she would be doing the Public Notification Ordinance to comply with State standards.

The City Planner said the Mayor wanted a Dark Sky Ordinance and that it had been moved up on her priority list and would be coming shortly.

The City Planner reported on work done by their new engineers.

The City Planner discussed the Charter School adding 10 new classrooms. She said they had sat with them and discussed ongoing parking issues. She thought they had come to an amicable solution. Commissioner Bliesner asked about the speed limit and that the area wasn't posted as a school zone. He believed the County posted the speed limit signs at the other schools in Nibley. He wondered who would be responsible for putting up signs at the Charter Schools.

There was general consent to adjourn at 7:37.