

1 The Meeting of the Nibley City Planning Commission held at Nibley City Hall, 455 W.  
2 3200 S. Nibley, Utah, on Wednesday, May 14, 2014.

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4 The following actions were made during the meeting:

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6 **Commissioner Anderson motioned to approve the business license and conditional**  
7 **use permit for Lawver Trucking located at 3205 South 1500 West; applicant Mark**  
8 **Lawver. Commissioner Davenport seconded the motion. The motion passed 4-0;**  
9 **with Commissioner Anderson, Commissioner Davenport, Commissioner Green, and**  
10 **Commissioner Bliesner all in favor.**

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12 **Commissioner Davenport motioned to recommend preliminary and final approval**  
13 **for the Brian D. Anderson minor subdivision located at 780 West 3200 South.**  
14 **Commissioner Anderson seconded the motion. The motion passed unanimously 4-0;**  
15 **with Commissioner Davenport, Commissioner Anderson, Commissioner Green, and**  
16 **Commissioner Bliesner all in favor.**

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19 Acting Planning and Zoning Commission Chair, Aaron Bliesner called the Wednesday,  
20 May 14, 2014 Nibley City Planning Commission meeting to order at 7:05 p.m. Those in  
21 attendance included Commissioner Aaron Bliesner, Commissioner Dave Davenport,  
22 Commissioner Wayne Anderson, and Commissioner Bill Green. Shari Phippen, the City  
23 Planner was also present. Commissioner Mark Lawver was excused from the meeting.

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25 **Approval of 4-23-14 meeting minutes and the evening's agenda**

26 Commissioner Bliesner noted that the agenda had been revised. Commissioner Bliesner  
27 summarized the items that were on the agenda.

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29 There was general consent on the evening's agenda. There was also general consent for  
30 the previous meeting's minutes.

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32 **Conditional Use Permit/Business License**

33 **Lawver Trucking—consideration of a request for a conditional use permit and**  
34 **business license for a home office located at 3205 S 1500 W. (Applicant: Mark**  
35 **Lawver)**

36 Commissioner Anderson made a motion to approve the business license and conditional  
37 use permit for Lawver Trucking located at 3205 South 1500 West; applicant Mark  
38 Lawver. Commissioner Davenport seconded the motion. The motion passed 4-0; with  
39 Commissioner Anderson, Commissioner Davenport, Commissioner Green, and  
40 Commissioner Bliesner all in favor.

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42 Miss Phippen described and summarized the approved business for the benefit of the  
43 public present.

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1 **7:15—Public Hearing—A public hearing to receive comment concerning a plat for**  
2 **the Brian Anderson Subdivision, a minor subdivision located at 780 West 3200**  
3 **South.**

4 Miss Phippen said this applicant was for one lot being split off and Nibley had  
5 historically allowed preliminary and final approval at the same time. Miss Phippen  
6 displayed the proposed plat and described the homes in that area. She said the property  
7 was currently accessed by a strip of land that was just under 25 ft. running through two  
8 parcels but actually belonged to a larger parcel in the back property. Miss Phippen said  
9 the applicant was granted a variance because of a variety of unique circumstances on the  
10 property; they were given permission to have a narrow access back to the half-acre lot.  
11 She said the property would be accessed by an ingress/regress easement. Miss Phippen  
12 summarized the engineer's review and noted items that would need to be removed from  
13 the plat prior to the mylar being printed (contour lines, utility location). Miss Phippen  
14 said this plat met all lot size requirements and had the appropriate frontage across the  
15 front of the lot and across the easement. She said the lot would need to connect to the  
16 sewer. Miss Phippen recommended the applicant be granted preliminary and final plat  
17 approval.

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19 Commissioner Bliesner opened the public hearing at 7:15. Commissioner Bliesner gave  
20 directions to the public present.

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22 Barbara Wilden asked what would happen with 800 West once it went south of 3200.  
23 Miss Phippen described the master road plan.

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25 Brian Anderson said he felt they had met all the Nibley requirement and were anxious to  
26 move forward.

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28 Commissioner Bliesner closed the public hearing at 7:18.

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30 **Preliminary Plat/Final Plat**

31 **Discussion and consideration of a preliminary and final plat for the Brian Anderson**  
32 **Subdivision, a minor subdivision located at 780 West 3200 South. (Applicant: Brian**  
33 **& Dustin Anderson)**

34 Commissioner Davenport made a motion to recommend preliminary and final approval  
35 for the Brian D. Anderson minor subdivision located at 780 West 3200 South.  
36 Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with  
37 Commissioner Davenport, Commissioner Anderson, Commissioner Green, and  
38 Commissioner Bliesner all in favor.

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40 **Staff Reports**

41 Miss Phippen said they had put in an application for help in funding the 2600 South  
42 intersection. Commissioner Anderson said he felt there was a good likelihood they would  
43 get the funding.

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45 Miss Phippen said the Request for Proposals was out for the study of the realignment of  
46 the 3200 intersection. She said the proposal were due the next week.

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Miss Phippen said they would be updating the general plan in the upcoming fiscal year. She said they had applied for funding from the Community Impact Board-CIB. She said the first reading next year's budget would be at the next City Council meeting.

Commissioner Davenport asked if the funding for the 3200 South realignment was already in place. Miss Phippen said it was not and discussed several options that could be utilized for funding depending on what the realignment study determined was appropriate.

Miss Phippen said there would be a retirement open house for Bill Saunders in June.

Miss Phippen said Nibley City was hosting the Cache Valley Relay for Life.

Commissioner Bliesner asked when the General Plan was last revised. Miss Phippen said it was last revised in 2007. Commissioner Bliesner said he would be very interested in what the public had to say with the current climate taken into account.

There was general consent to adjourn at 7:33.