

The Meeting of the Nibley City Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, January 14, 2015.

The following actions were made during the meeting:

Commissioner Green motioned to approve the conditional use permit and business license for Tacos El Rey located at 25 West 3200 South; applicant Evaristo Rios. Commissioner Davenport seconded the motion. The motion passed unanimously 4-0; with Commissioner Green, Commissioner Davenport, Commissioner Bliesner, and Commissioner Anderson all in favor.

Commissioner Davenport motioned to approve the conditional use permit and business license for Fenton Distribution located at 65 West 3335 South; applicant, Joshua Fenton. Commissioner Green seconded the motion. The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Anderson, and Commissioner Bliesner all in favor.

Commissioner Green motioned to approve the proposed lot split located at approximately 3500 South 450 West; applicant, Jim Anderson. Commissioner Davenport seconded the motion. The motion passed 3-1; with Commissioner Green, Commissioner Davenport, and Commissioner Bliesner all in favor. Commissioner Anderson abstained from the vote.

Commissioner Davenport motioned to recommend approval of the revised final plat for River Meadows Estates Subdivision—Phase 1, a 3 lot subdivision located at approximately 3700 South 250 East; applicant, Tyler O Bray. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Anderson, Commissioner Green, and Commissioner Bliesner all in favor.

Acting Planning and Zoning Commission Chair, Aaron Bliesner called the Wednesday, January 14, 2015 Nibley City Planning Commission meeting to order at 5:30 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Dave Davenport, and Commissioner Bill Green. Shari Phippen, the City Planner, was also present. Commissioner Mark Lawver was excused from the meeting.

Approval of 12-10-14 meeting minutes and the evening's agenda
General consent was given for the evening's agenda.

General consent was given for the previous meeting's minutes.

Conditional Use Permit/Business License

Tacos El Rey—consideration of a request for a conditional use permit and business license for a mobile food operation located at 25 West 3200 South (Applicant: Evaristo Rios)

The applicant, Evaristo Rios, was not present at the meeting. Commissioner Bliesner asked if they could reinstate the previous conditional use permit that was issued for this applicant. Miss Phippen said that once a business moved out of the city then a license automatically terminated and once the applicant returned to the city they must reapply for a conditional use permit and business license and be governed by the current Nibley laws.

Commissioner Green made a motion to approve the conditional use permit and business license for Tacos El Rey located at 25 West 3200 South; applicant Evaristo Rios. Commissioner Davenport seconded the motion.

Commissioner Davenport asked for any listed conditions on the previous application.

Commissioner Anderson arrived at 5:34

Commissioner Bliesner said he was unable to recall any conditions. He said there were quite a number of conditions on the property because of the other business listed on the site.

The motion passed unanimously 4-0; with Commissioner Green, Commissioner Davenport, Commissioner Bliesner, and Commissioner Anderson all in favor.

Fenton Distribution—consideration of a request for a conditional use permit and business license for a home occupation (food distribution) located at 65 West 3335 South (Applicant: Joshua Fenton)

Commissioner Davenport made a motion to approve the conditional use permit and business license for Fenton Distribution located at 65 West 3335 South; applicant, Joshua Fenton. Commissioner Green seconded the motion.

Miss Phippen summarized her understanding of the proposed business.

The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Green, Commissioner Anderson, and Commissioner Bliesner all in favor.

Public Hearing

A public hearing to receive comment concerning a proposed lot split by Jim Anderson, located at approximately 3500 South 450 West (Applicant: Jim Anderson)

Miss Phippen gave point-of-reference for the property location. She said Jim Anderson was requesting the separation of just over an acre of land so that the remainder of the property could be put back in to green belt. Miss Phippen said she had reviewed the proposed changes with the city engineer and public works director. Miss Phippen said there were easements on the property for the canal and utility companies that need to be reflected on the plat. She said that Mr. Anderson also needed to reflect the building setbacks. Miss Phippen said Mr. Anderson was intending to dedicate the road on the property to the City and she noted that the road had been built to city standards. Miss Phippen said the applicant had provided the necessary turn-around on the road. Miss

Phippen recommended the Planning & Zoning Commission recommend this lot split to City Council.

Commissioner Bliesner opened the public hearing at 5:42. Miss Phippen described the public concerns she had received via phone. She note that there would be no further development on the site because of the lot split. Seeing no public comment, Commissioner Bliesner closed the hearing at 5:42.

Discussion and consideration of a proposed lot split located at approximately 3500 South 450 West (Applicant: Jim Anderson)

Commissioner Anderson stated that he would be abstaining from voting on this proposed lot split.

Commissioner Green made a motion to approve the proposed lot split located at approximately 3500 South 450 West; applicant, Jim Anderson. Commissioner Davenport seconded the motion. The motion passed 3-1; with Commissioner Green, Commissioner Davenport, and Commissioner Bliesner all in favor. Commissioner Anderson abstained from the vote.

Final Plat

Discussion and consideration of a revised final plat for River Meadows Estates Subdivision—Phase 1, a 3 lot subdivision located at approximately 3700 South 250 East (Applicant: Tyler Obray)

The applicant was not present at the meeting. Miss Phippen said this plat had been previously approved by the City Council and Planning & Zoning Commission with four (4) lots but the applicant had indicated that they now only wanted three lots. She stated that this was a significant enough change that the plat needed to come back before the Planning & Zoning Commission and City Council. The road alignment was identical but one lot would be absorbed into two other lots. She said the setbacks were still proper and in place and that the city engineer had reviewed the revision and had no issues with the revision.

Commissioner Davenport made a motion to recommend approval of the revised final plat for River Meadows Estates Subdivision—Phase 1, a 3 lot subdivision located at approximately 3700 South 250 East; applicant, Tyler Obray. Commissioner Anderson seconded the motion. The motion passed unanimously 4-0; with Commissioner Davenport, Commissioner Anderson, Commissioner Green, and Commissioner Bliesner all in favor.

Workshop Discussion

Discussion of an ordinance regulating cell phone towers in Nibley City

Miss Phippen asked the Planning & Zoning Commission to give her more time to prepare her presentation on this ordinance.

Staff Reports

The Planning & Zoning Commission discussed postponing election of a Chair and Vice-Chair for the Nibley 2015 Planning & Zoning Commission and adoption of Nibley City Planning Commission Bylaws for 2015 until Commissioner Lawver could be present at the meeting.

Miss Phippen told the Planning & Zoning Commission about the General Plan update open house being held on Saturday, January 24 from 10-11:45 a.m.

Miss Phippen told the Planning & Zoning Commission about the birth of Commissioner Kathryn Beus' baby girl.

Miss Phippen thanked Commissioner Anderson for his service on the Planning & Zoning Commission for the past 10 years. She expressed her appreciation to him.

There was general consent to adjourn at 5:57.