

A Meeting of the Nibley City Planning Commission held at Nibley City Hall, 455 W. 2 3200 S. Nibley, Utah, on Wednesday, January 28, 2015.

The following actions were made during the meeting:

Commissioner Davenport nominated Commissioner Mark Lawver to act as the 2015 Nibley City Planning and Zoning Commission Chair. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Davenport, Commissioner Bliesner, and Commissioner Lawver all in favor.

Commissioner Davenport nominated Commissioner Bliesner to act as the 2015 Nibley City Planning and Zoning Commission Vice-Chair. Commissioner Bliesner consented to the nomination. The motion passed unanimously 3-0; with Commissioner Davenport, Commissioner Lawver, and Commissioner Bliesner all in favor.

Commissioner Bliesner motioned to adopt the 2015 Nibley City Planning Commission Bylaws as presented by staff. Commissioner Davenport seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Davenport, and Commissioner Lawver all in favor.

Commissioner Davenport made a motion to continue discussion and consideration of a conditional use permit and business license for Precision Steel Detailing located at 1414 West 3045 South; applicant, Kody Archibald, until the February 11, 2015 Planning and Zoning Commission meeting. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Davenport, Commissioner Bliesner, and Commissioner Lawver all in favor.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for a home occupation (electrical contractor) located at 3061 South 800 West; applicant Corey Jensen. Commissioner Davenport seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Davenport, and Commissioner Lawver all in favor.

Planning and Zoning Commission Chair Mark Lawver called the Wednesday, January 28, 2015 Nibley City Planning Commission meeting to order at 5:36 p.m. Those in attendance included Commissioner Aaron Bliesner, Commissioner Dave Davenport, and Commissioner Mark Lawver. Shari Phippen, the City Planner, was also present. Commissioner Bill Green was excused from the meeting.

Approval of 1-14-15 meeting minutes and the evening's agenda

General consent was given for the evening's agenda. General consent was given for the 1-14-15 meeting minutes.

Election of a Chair and Vice-Chair for 2015

Commissioner Davenport nominated Commissioner Mark Lawver to act as the 2015 Nibley City Planning and Zoning Commission Chair. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Davenport, Commissioner Bliesner, and Commissioner Lawver all in favor.

Commissioner Bliesner made a motion to nominate Commissioner Dave Davenport to act as the 2015 Nibley City Planning and Zoning Commission Vice-Chair. Commissioner Davenport declined the nomination. He said he was appreciative and flattered.

Commissioner Davenport nominated Commissioner Bliesner to act as the 2015 Nibley City Planning and Zoning Commission Vice-Chair. Commissioner Bliesner consented to the nomination. The motion passed unanimously 3-0; with Commissioner Davenport, Commissioner Lawver, and Commissioner Bliesner all in favor.

Adoption of Nibley City Planning Commission Bylaws for 2015

Miss Phippen said she didn't know that bylaws had to be passed multiple times and in the past they hadn't had a very in depth set of bylaws and there had not been any procedural rules. She thought they should adopt the bylaws, with the inclusion of some procedural rules, and then they shouldn't have to adopt the bylaws every year moving forward.

Commissioner Bliesner made a motion to adopt the 2015 Nibley City Planning Commission Bylaws as presented by staff. Commissioner Davenport seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Davenport, and Commissioner Lawver all in favor.

Conditional Use Permit/Business License

Precision Steel Detailing--consideration of a request for a conditional use permit and business license for a home occupation (structural steel detailing) located at 1414 West 3045 South (Applicant: Kody Archibald)

Miss Phippen said Mr. Archibald had contacted her and had asked to be put off until the February 11, 2015 meeting.

Commissioner Davenport made a motion to continue discussion and consideration of a conditional use permit and business license for Precision Steel Detailing located at 1414 West 3045 South; applicant, Kody Archibald, until the February 11, 2015 Planning and Zoning Commission meeting. Commissioner Bliesner seconded the motion. The motion passed unanimously 3-0; with Commissioner Davenport, Commissioner Bliesner, and Commissioner Lawver all in favor.

CJ Electrical, Inc.--consideration of a request for a conditional use permit and business license for a home occupation (electrical contractor) located at 3061 South 800 West (Applicant: Corey Jensen)

Mr. Corey Jensen was present at the meeting. She said Mr. Jensen had a shop in Logan where he kept all of his supplies and tools. She said Mr. Jensen did have employees however all employees worked off-site and did not report to his home. Miss Phippen said Mr. Jensen was establishing a home base for the business.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for a home occupation (electrical contractor) located at 3061 South 800 West; applicant Corey Jensen. Commissioner Davenport seconded the motion. The motion passed unanimously 3-0; with Commissioner Bliesner, Commissioner Davenport, and Commissioner Lawver all in favor.

Workshop

Discussion of an ordinance regarding dangerous/vicious animals in Nibley City.

Commissioner Lawver asked if there were any other municipalities, other than South Jordan, that had this type of legislation on the books. Miss Phippen said they were working on amending the legislation and summarized the outright ban of certain breeds. She said animal rights activists had prevailed up the State which had passed house bill 97 which prohibited cities from enacting breed specific legislation. Miss Phippen said she hadn't looked into other city's restrictions. Miss Phippen stated her concerns with the ordinance; she thought there were ways to step up their regulations on vicious animals without getting breed specific. However, Nibley City did not have their own police department and they contracted for animal control services which came on a reactive basis. She said taking this to the extent that South Jordan had gone was extreme. Miss Phippen said the enforceability and designation of a designated dangerous animal was tricky. Commissioner Bliesner said he didn't understand how this issue connected to land-use. Miss Phippen thought it included issues with what people could do with their property concerning fences or the inclusions of cement pads on property. Miss Phippen said she and Mayor Dustin had wanted the Planning and Zoning Commission's input on the issue. Miss Phippen and the Commissioners discussed dog/person bite incidents and dog/dog bite incidents. Commissioner Bliesner requested data from the Sherriff's office. He felt it would help them understand what was being asked for. Commissioner Lawver and Commissioner Bliesner discussed that they felt there were laws that already covered this area of enforcement. Miss Phippen discussed the sections of the South Jordan ordinance she felt would be useful. Commissioner Davenport agreed that he would like to see data from the Sherriff's office on dog bites. Commissioner Davenport said he would like to know the precipitating event that had made this consideration come about. Miss Phippen said she would gather more data but said she wouldn't be at the next Planning and Zoning meeting.

Staff Reports

Miss Phippen and the Planning and Zoning Commissioners discussed the need for additional Planning and Zoning training. They discussed when and how often the training should occur.

Miss Phippen summarized the next steps in the Nibley General Plan update.

Commissioner Lawver asked Miss Phippen for an update on the sewer which she and the Commissioners discussed.

Miss Phippen notified the Commissioners that the City Council would be interviewing 10 candidates for the open City Council seat the following evening at 6:30 p.m. Miss Phippen updated the Commissioners on the procedure that would be followed.

There was general consent to adjourn at 6:35.