

The Meeting of the Nibley City Planning Commission held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Wednesday, February 11, 2015.

The following actions were made during the meeting:

Commissioner Bliesner motioned to approve the conditional use permit and business license for Precision Steel Detailing located at 1414 West 3045 South; applicant, Kody Archibald. Commissioner Davenport seconded the motion. The motion passed unanimously 4-0; with Commissioner Bliesner, Commissioner Davenport, Commissioner Lawver, and Commissioner Bernhardt all in favor.

Commissioner Bliesner motioned to continue discussion of a conditional use permit and business license for The Wiberg Corporation located at 101 East 3700 South; applicant, Jacob Wiberg. Commissioner Davenport seconded the motion. The motion passed unanimously 4-0; with Commissioner Bliesner, Commissioner Davenport, Commissioner Lawver, and Commissioner Bernhardt all in favor.

Planning and Zoning Commission Chair Mark Lawver called the Wednesday, February 11, 2015 Nibley City Planning Commission meeting to order at 5:31 p.m. Those in attendance included Commissioner Mark Lawver, Commissioner Aaron Bliesner, Commissioner Thomas Bernhardt, and Commissioner Dave Davenport. David Zook, Nibley City Manager, and Justin Maughn, Nibley City Public Works Director, were in attendance.

Approval of 1-28-15 meeting minutes and the evening's agenda

The Commissioners gave general consent for the evening's agenda.

The Commissioners gave general consent for the previous meeting's minutes.

Commissioner Lawver welcomed Commissioner Thomas Bernhardt and asked Commissioner Bernhardt to introduce himself.

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)

Kody Archibald was present at the meeting.

Commissioner Bliesner made a motion to approve the conditional use permit and business license for Precision Steel Detailing located at 1414 West 3045 South; applicant, Kody Archibald. Commissioner Davenport seconded the motion.

Commissioner Lawver asked Mr. Archibald if he had any equipment he used. Mr. Archibald stated that he only used a computer and that the business license was essentially for a home office.

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

The Wiberg Corporation—Consideration of a request for a conditional use permit and Commissioner Lawver for a home occupation (general contractor) located at 101 East 3700 South (Applicant: Jacob Wiberg)

Commissioner Lawver noted that the applicant was not present and said the FYI from city staff was very open ended. Commissioner Bliesner said that it hadn't been stated whether city staff recommended approval of the conditional use permit and business license so he felt he wasn't ready to act. Commissioner Davenport agreed.

Commissioner Bliesner made a motion to continue discussion of a conditional use permit and business license for The Wiberg Corporation located at 101 East 3700 South; applicant, Jacob Wiberg. Commissioner Davenport seconded the motion. The motion passed unanimously 4-0; with Commissioner Bliesner, Commissioner Davenport, Commissioner Lawver, and Commissioner Bernhardt all in favor.

Commissioner Bliesner made a motion to suspend the agenda to move the annual Utah Open & Public Meetings Act discussion to the next item on the agenda. Commissioner Davenport seconded the motion.

Commissioner Green arrived at 5:36.

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

Annual training on the Utah Open & Public Meetings Act

Mr. Zook had present a PowerPoint presentation entitled "Doing the Business of the Public in the Public" which he presented to the Planning & Zoning Commission and public present. He said the information based off of Utah State code.

Mr. Zook and Commissioner Bliesner discussed the letter of the law regarding a chance or social gathering of a public body. Mr. Zook discussed the circumstances that would merit a meeting being closed to the public, how a meeting is closed, what is forbidden during a closed meeting, how the public must be notified about a meeting, exceptions to giving meeting notice, and meeting minute requirements, how the open meetings law is broken, and who enforces the law and determines if the law has been broken.

Commissioner Lawver asked Mr. Zook to include his presentation on the Nibley City website under their agenda items. Commissioner Bliesner also requested that the previous meeting minutes be included in their meeting packets.

Discussion with the Rural Planning Group regarding the status of the General Plan update

Shannon Elsworth, a Planning Consultant with the Rural Planning Group was present at the meeting. Mike Hansen the lead planner with the Rural Planning Group was also present. She updated the Planning & Zoning Commission where they were regarding Nibley's General Plan update. She said the RPG was currently gathering data.

Ms. Elsworth gave the Planning & Zoning Commissioners the dates and meeting times for various General Plan focus group meetings; public services, safety, and infrastructure, transportation, economic development, and housing. Ms. Elsworth described what would take place after the focus groups were completed.

Commissioner Lawver asked if any member of the Planning & Zoning Commission were members of any of the focus groups. Commissioner Lawver felt they should take the same approach as the City Council not swaying discussion. Mr. Zook said they had specifically nominated Commissioner Green for the public services, safety, and infrastructure focus group, not because he was a Commissioner, but because he was an avid runner.

Staff Reports

There was no staff report.

After seeing no further comment, Commissioner Lawver closed the meeting at 6:05.