
**City of Nibley
Planning Commission
Held at Nibley City Hall
455 West 3200 South
Nibley, UT 84321
Thursday October 19, 2023**

Call to Order – Roll Call – Approval of Agenda – Approval of Minutes

Commission Chair Garrett Mansell called the meeting to order at 6:33 p.m.

Present: Commission Chair Garrett Mansell, Commissioner Bret Swenson, and Alternate Commissioner Clair Schenk

Absent: Commissioner Tyler Obray, Commissioner Matt Logan and Commissioner Karina Brown

Staff Present: City Planner Levi Roberts, Assistant Recorder Jamie Ann Gonzales and City Clerk Taelor Ogden

Guests Present: Mayor Larry Jacobsen, Cache County School District Scott Rigby and Gary Thomas

Animal Land Use Committee Present: Holly Fronk, Roxie and Mike Christensen, Ross Jacobson and Eldon Buchanan via Zoom

Applicants:

There was general consent for the evening's agenda.

There was general consent for October 5, 2023, meeting minutes.

Public Hearing: Ordinance 23-35: Amendments to NCC 19.34 Animal Land Use Regulations and 9.02.030 Animal Control Officer

Mr. Roberts utilized an electronic presentation entitled *Animal Land Use Ordinance* (a printed copy of the presentation is included in the printed, record copy of the meeting minutes).

His presentation included:

- **Background**
- **Summary of Recommended ordinance changes**
- **Updates since 10/5/23 workshop**
- **Specific adjustments to points**
- **New species added**

47 • **Staff Recommendation**

48 Recommend approval of Ordinance 23-35: Amendments to NCC 19.34 Animal Land Use
49 Regulations and 9.02.030 Animal Control Officer

50
51 Commissioner Mansell read aloud the rules for public comment (a printed copy of the rules is
52 included in the printed, record copy of the meeting minutes).

53
54 Commissioner Mansell opened the public hearing at 6:50 p.m.

55
56 **Holly Fronk – 302 W Meadow View Lane**

- 57 • One (1) horse on .5 acres without a primary dwelling unit

58
59 **Brian Benson – 3970 Hollow Rd**

- 60 • Intent and Means of Enforcement
61 • Fines

62
63 **Kimberly Jenson – 499 W 3220 S**

- 64 • Conservation Lots
65 • 4H Animals
66 • Grandfathering
67 • Temporary Land Use Permit

68
69 **Ross Jacobson – 3904 Hillside Dr**

- 70 • 4H Animals
71 • Swine

72
73 **Brent Thomas – 2875 S 600 W**

- 74 • Grandfathering

75
76 **Kade Vollmer – 1371 W 3390 S**

- 77 • Quail
78 • Points

79
80 **Shelby Sorenson – 3238 S 470 W**

81
82 **Kate Brandley – 3923 S Hillside Dr.**

83
84 **Roxie Christensen – 2480 S 660 W**

- 85 • Morgan Farm
86 • Agricultural Zoning
87 • Supported Amendments

88
89 Commissioner Mansell closed the public hearing at 7:14 p.m.

91 **Discussion and Consideration: Ordinance 23-35: Amendments to NCC 19.34 Animal Land Use**
92 **Regulations and 9.02.030 Animal Control Officer**

93
94 Mr. Roberts addressed the public comment questions.

95
96 There was discussion regarding the suggested changes by the committee and trying to find a
97 balance.

98
99 Mayor Jacobson reported on his recollection of the 4H animal discussion in the committee. He
100 pointed out that the impact was the same.

101
102 Commissioner Swenson suggested a lease agreement for vacant lots next to an adjacent lot with a
103 primary dwelling unit, that did not have the same property owner.

104
105 **Action:** Recommend approval of Ordinance 23-35: Amendments to NCC 19.34 Animal Land
106 Use Regulations and 9.02.030 Animal Control Officer

107 **Motion:** Commissioner Swenson

108 **Second:** Commissioner Schenk

109 **Vote:** Unanimous; 3-0
110

111 Commissioner Mansell called for a break at 7:55 p.m.

112
113 Commissioner Mansell resumed the meeting at 8:00 p.m.

114
115 **Presentation: Cache County School District**

116 Mr. Rigby utilized an electronic presentation entitled *ROOM TO learn & grow* (a printed copy of
117 the presentation is included in the printed, record copy of the meeting minutes).
118

119 His presentation included:

- 120 • **Background**
- 121 • **27 Communities Served**
- 122 • **2013 Bond \$129 Million**
- 123 • **District Growth**
- 124 • **School Buildings Over Capacity and Portable Classrooms**
- 125 • **All-Day Kindergarten**
- 126 • **Building Task Force**
- 127 • **2023 Bond Resolution \$139 Million**
- 128 • **Advantages**
- 129 • **What Exactly Are The Building Projects Proposed By This Bond?**
- 130 • **New Hyde Park Middle School**
- 131 • **New Nibley Middle School**
- 132 • **New Hyde Park Elementary School**
- 133 • **Spring Creek Middle To Elementary Conversion**
- 134 • **School Safety**

- **Bond Resolution**
- **Will My Tax Rate Increase?**
- **Questions?**

Addressed by Mr. Thomas

Workshop: Subdivision Code Amendments

Mr. Roberts utilized an electronic presentation entitled *Subdivision Code Updates* (a printed copy of the presentation is included in the printed, record copy of the meeting minutes).

His Presentation included:

- **Background**

Staff Report and Action Items

Mr. Roberts reported on the following:

- Wesley Nelson Farms Subdivision
- Groundwater and Finished Floor Regulations Ordinance
- Subdivision Ordinance
- Applications Pending:
 - Johnson Meadows
 - Apple Creek Amendment, a Subdivision of lot 35
 - Ridgeline Park Phases 7-9
 - Nibley Coach

Commissioner Mansell adjourned the meeting at 9:03 p.m.

ATTEST:

Jamie Ann Gonzales, Assistant Recorder