

A Meeting of the Nibley City Planning and Zoning Commission held at Nibley City Hall, 455 W 3200 S, NIBLEY UT 84321-6337, on Thursday, June 5, 2025.

OFFICIAL MINUTES OF THE MEETING
Assistant City Recorder Talon Bigelow took minutes.

Call to Order and Roll Call

Commission Chair Nick Kenczka called the Nibley City Planning and Zoning Commission meeting to order at 6:30 PM on Thursday, June 5, 2025. A quorum was present.

Those in attendance included Commission Chair Nick Kenczka, Commission Vice-Chair Clair Schenk, and Commissioner Bret Swenson. City Engineer Tom Dickinson and Assistant City Recorder Talon Bigelow were also present.

No Commissioners joined virtually during the duration of the meeting. Commissioner Karina Brown, Commissioner Tyler Obray, and Alternate Commissioner Troy Ribao were absent.

Approval of May 15, 2025, Meeting Minutes and the Current Agenda

Seeing no discussion, Commission Chair Nick Kenczka called for a vote. Commissioner Bret Swenson moved to approve the May 15, 2025, meeting minutes and the current agenda as presented. Commissioner Clair Schenk seconded the motion. Seeing no further discussion, Commission Chair Nick Kenczka called for a vote.

*Voting on the motion was as follows:
Commission Chair Nick Kenczka voted in favor.
Commission Vice-Chair Clair Schenk voted in favor.
Commissioner Bret Swenson voted in favor.*

The motion passed unanimously 3-0; with Commission Chair Nick Kenczka, Commission Vice-Chair Clair Schenk, and Commissioner Bret Swenson voting in the affirmative. No Commissioners voted in the negative.

Public Hearing: Ordinance 25-21 -- Rezone Parcels 03-178-0004, 03-178-0003, and 03-178-0010, Located at 2440, 2485, & 2490 S 1350 W from Commercial (C) to Industrial (I)

City Engineer Tom Dickinson used an electronic presentation titled *2449-2490 S 1350 W Rezone — C to I* (a printed copy of the presentation is included in the printed record copy of the meeting minutes). The topics Mr. Dickinson addressed in his presentation included the following: background information, applicant statements, site context, general plan guidance, and staff recommendations.

Commission Chair Nick Kenczka opened the public hearing at 6:38 PM. Assistant City Recorder Talon Bigelow read aloud an emailed public comment from Mr. Eric Bohne of

2449 S 1275 W, NIBLEY UT 84321. Mr. Bohne expressed his voice of dissent for this rezone application. Mr. Bigelow read aloud another emailed public comment from Mr. Rob Jones and Ms. Rose Mary Jones of 2466, 2470, and 2474 S 1240 W, NIBLEY UT 84321. Mr. and Ms. Jones voiced opposition for the approval of the rezone application. Mr. Dirk Howard of 2490 S 1350 W, NIBLEY UT 84321, one of the applicants for the rezone request, introduced himself, explained why he was seeking a rezone of properties, and provided his rebuttal to the previous public comments. Mr. Jason Crook of 2485 S 1350 W, NIBLEY UT 84321, one of the applicants for the rezone request, introduced himself and provided his rebuttal to the previous public comments.

Seeing no further public comment, Commission Chair Nick Kenczka closed the public hearing at 6:50 PM.

Discussion and Consideration: Recommendation for Ordinance 25-21 -- Rezone Parcels 03-178-0004, 03-178-0003, and 03-178-0010, Located at 2440, 2485, & 2490 S 1350 W from Commercial (C) to Industrial (I)

Commissioner Bret Swenson expressed appreciation for the public comments made and asked clarifying questions of the City Engineer Tom Dickinson. Mr. Dickinson provided prior insight from the City Attorney Joel Yellowhorse. Commissioner Bret Swenson shared concerns with the rezone request and the future of the properties. Mr. Dickinson also talked about an improperly denied business license of one of the applicants that is germane to the rezone request. Commission Chair Nick Kenczka asked questions of the applicants. Mr. Dirk Howard, an applicant, provided some context as to the speculative future for his vacant parcel. Mr. Jason Crook, an applicant, also provided some contextual information.

Commissioner Bret Swenson motioned to recommend denial of Ordinance 25-21 – Rezone Parcels 03-178-0004, 03-178-0003, and 03-178-0010, Located at 2440, 2485, & 2490 S 1350 W from Commercial (C) to Industrial (I). Commission Vice-Chair Clair Schenk seconded the motion.

Commission Vice-Chair Clair Schenk pointed out that if ownership of the vacant parcel was to change, the new owner(s) could also seek a rezone at that time or any time.

Seeing no further discussion, Commission Chair Nick Kenczka called for a vote.

Voting on the motion was as follows:

Commission Chair Nick Kenczka voted in favor.

Commission Vice-Chair Clair Schenk voted in favor.

Commissioner Bret Swenson voted in favor.

The motion passed 3-0; with Commission Chair Nick Kenczka, Commission Vice-Chair Clair Schenk, and Commissioner Bret Swenson voting in the affirmative. No Commissioners voted in the negative.

Discussion and Consideration: Concept Plan for The Church of Jesus Christ of Latter-day Saints Meetinghouse, Located at Approximately 3420 S 1200 W

City Engineer Tom Dickinson used an electronic presentation titled *3420 S 1200 W Church Concept Plan* (a printed copy of the presentation is included in the printed record copy of the meeting minutes). The topics Mr. Dickinson addressed in his presentation included the following: background information, a copy of the concept plan, and staff recommendations, conditions, and findings.

Commission Chair Nick Kenczka, Commission Vice-Chair Clair Schenk, and Commissioner Bret Swenson asked clarifying questions about the concept plan, fences, and roadway accesses for the property.

Commissioner Clair Schenk motioned to approve the Concept Plan for The Church of Jesus Christ of Latter-day Saints Meetinghouse, Located at Approximately 3420 S 1200 W along with staff recommendations, conditions, and findings. Commission Vice-Chair Bret Swenson seconded the motion. Seeing no further discussion, Commission Chair Nick Kenczka called for a vote.

Voting on the motion was as follows:

Commission Chair Nick Kenczka voted in favor.

Commission Vice-Chair Clair Schenk voted in favor.

Commissioner Bret Swenson voted in favor.

The motion passed 3-0; with Commission Chair Nick Kenczka, Commission Vice-Chair Clair Schenk, and Commissioner Bret Swenson voting in the affirmative. No Commissioners voted in the negative.


Staff Report and Action Items

City Engineer Tom Dickinson provided updates with the construction of Phase 5 of the 1200 W roadway. Mr. Dickinson also talked about updates from the legislative session earlier this year.

Assistant City Recorder Talon Bigelow spoke to a request from the City Planner Levi Roberts to change next Nibley City Planning and Zoning Commission meeting from the proposed Thursday, July 17, 2025 to Wednesday, July 16, 2025.

Seeing no objection, Commission Chair Nick Kenczka adjourned the meeting at 7:37 PM.

ATTEST:


Talon Bigelow, Assistant City Recorder