

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, September 18, 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, September 18, 2025. Those in attendance included Commission Chair Nick Kenczka, Commission Vice-Chair Clair Schenk, Commissioner Bret Swenson, and Alternate Commissioner Troy Ribao. A quorum was present. Commissioner Karina Brown joined the meeting at 6:32 PM. No Commissioners joined virtually during the duration of the meeting. Commissioner Tyler Obray was absent.

Mayor Larry Jacobsen, Councilmember Norman Larsen, Councilmember Nathan Laursen, and Councilmember Garrett Mansell. A quorum was present. No Councilmembers joined virtually during the duration of the meeting. Councilmember Kay Sweeten and Councilmember Erin Mann were absent.

Also present were Mayor Larry Jacobsen, Councilmember Norman Larsen, Councilmember Nathan Laursen, and Councilmember Garrett Mansell of the Nibley City Council; City Planner Levi Roberts, City Engineer Tom Dickinson, and Assistant City Recorder Talon Bigelow.

Discussion and Consideration: Approval of the Current Agenda

Commission Vice-Chair Clair Schenk moved to approve the current agenda as presented. Alternate Commissioner Troy Ribao 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.

Alternate Commissioner Troy Ribao voted in favor.

The motion passed unanimously 4-0; with Commission Chair Nick Kenczka, Commission Vice-Chair Clair Schenk, Commissioner Bret Swenson, and Alternate Commissioner Troy Ribao voting in the affirmative. No Commissioners voted in the negative.

Workshop: Town Center Design and Open Space/Natural Landscapes

City Planner Levi Roberts introduced the workshop agenda item and provided background information concerning the Town Center Master Plan.

Mr. Todd Johnson, of 4800 OLD MAIN HILL, LOGAN UT 84322, an Associate Professor in the Landscape Architecture and Environmental Planning Department at Utah State University, provided brief introduction and background of the workshop item.

Students enrolled in the Utah State University LAEP 6200 Studio Course used an electronic presentation titled *Designing Nibley's Future* (a printed copy of the presentation is included in the printed record copy of the meeting minutes). The topics the students addressed in their presentation included the following: introduction, conservation, open space, town center, Nibley Town Center Park Design, and residential development. Students provided maps, visual renderings, and informational graphics to aid in their detailed presentation to the Planning and Zoning Commission.

Commissioner Karina Brown and Commissioner Bret Swenson asked the students about renderings for potential future developments. The students shared that they are planning on providing renderings at a later date with the City Council and the Planning and Zoning Commission.

Commission Vice-Chair Clair Schenk asked clarifying questions concerning the boundaries of the town center design. Alternate Commissioner Troy Ribao asked about sharing their findings and designs with other municipal and county-wide government entities. Commission Chair Nick Kenczka expressed appreciation for the students and the work they put into their presentation.

Councilmember Nathan Laursen asked questions concerning the potential for other areas within Nibley for a town center design. Mayor Larry Jacobsen asked questions concerning the commercial and retail development of Nibley and the student's perspective on it.

Workshop: Nibley Forward – General Plan Update Discussion

City Planner Levi Roberts used an electronic presentation titled *Nibley Forward: General Plan Update* (a printed copy of the presentation is included in the printed record copy of the meeting minutes). The topics Mr. Roberts addressed in his presentation included the following: an introduction, a schedule of the general plan process, public engagement results, existing and draft future land use maps, commercial node development, annexation recommendations, the greenway design, and the town center.

The City Council and the Planning and Zoning Commission discussed the draft future land use map and provided feedback. Mr. Roberts provided clarification and answers to questions posed by members of the Council and Commission concerning the annexation plan and definitions of the zones identified on the draft future land use map.

Discussion and Consideration: Recommendation of Approval for the Site Plan of a Religious Meetinghouse for The Church of Jesus Christ of Latter-day Saints, Located at 3420 S 1200 W

City Planner Levi Roberts used an electronic presentation titled *Church Meetinghouse Site Plan* (a printed copy of the presentation is included in the printed record copy of the meeting minutes). The topics Mr. Roberts addressed in his presentation included the following: background, arial view of the property, a proposed landscaping plan, renderings of the proposed religious meetinghouse, architectural design, parking and access, signage, utilities, canals, and staff findings, conditions, and recommendations.

The Planning and Zoning Commission discussed fencing and the nearby trail corridor along the proposed site plan.

Alternate Commissioner Troy Ribao moved to recommend approval for the site plan of a religious meetinghouse for The Church of Jesus Christ of Latter-day Saints along with staff findings, conditions, and recommendations and require the applicant to submit a fence permit prior to the installation of any fencing. Commission Vice-Chair 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 Karina Brown voted in favor.

Commissioner Bret Swenson voted in favor.

Alternate Commissioner Troy Ribao voted in favor.

The motion passed unanimously 5-0; with Commission Chair Nick Kenczka, Commission Vice-Chair Clair Schenk, Commissioner Karina Brown, Commissioner Bret Swenson, and Alternate Commissioner Troy Ribao voting in the affirmative. No Commissioners voted in the negative.

Discussion and Consideration: Approval of a Conditional Use Permit for a Church/Place of Worship for The Church of Jesus Christ of Latter-day Saints, Located at 3420 S 1200 W

City Planner Levi Roberts used an electronic presentation titled *Conditional Use Permit for Church* (a printed copy of the presentation is included in the printed record copy of the meeting minutes). The topics Mr. Roberts addressed in his presentation included the following: background, the basis for issuance of a conditional use permit, potentially detrimental impacts, and staff findings, conditions, and recommendations.

Alternate Commissioner Troy Ribao moved to approve a conditional use permit for a church/place of worship for The Church of Jesus Christ of Latter-day Saints along with staff findings, conditions, and recommendations. Commission Vice-Chair 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 Karina Brown voted in favor.
Commissioner Bret Swenson voted in favor.
Alternate Commissioner Troy Ribao voted in favor.*

The motion passed unanimously 5-0; with Commission Chair Nick Kenczka, Commission Vice-Chair Clair Schenk, Commissioner Karina Brown, Commissioner Bret Swenson, and Alternate Commissioner Troy Ribao voting in the affirmative. No Commissioners voted in the negative.

Workshop: Open Space Subdivision Code

City Planner Levi Roberts used an electronic presentation titled *Open Space Subdivision* (a printed copy of the presentation is included in the printed record copy of the meeting minutes). Commission Chair Nick Kenczka and Alternate Commissioner provided suggestions for amendments to the Open Space Subdivision Code that Mr. Roberts provided within the presentation.

The Planning and Zoning Commission discussed issues with the current code, asked clarifying questions to one another to learn more about ideas, and provided general suggestions for amendments to staff.


Staff Report and Action Items

City Planner Levi Roberts discussed updates about a future presentation with undergraduate students from Utah State University. Mr. Roberts also talked about the upcoming Cache Summit, the temporary bike lane at 2600 South, and an upcoming subdivision tour near Plain City, Utah.

City Engineer Tom Dickinson provided updates concerning roadway construction projects in Nibley.

Assistant City Recorder Talon Bigelow talked about city website updates.

Seeing no objection, Commission Chair Nick Kenczka adjourned the meeting at 9:52 PM.

ATTEST: 
Talon Bigelow, Assistant City Recorder