



NIBLEY GENERAL PLAN UPDATE

General Plan Summary

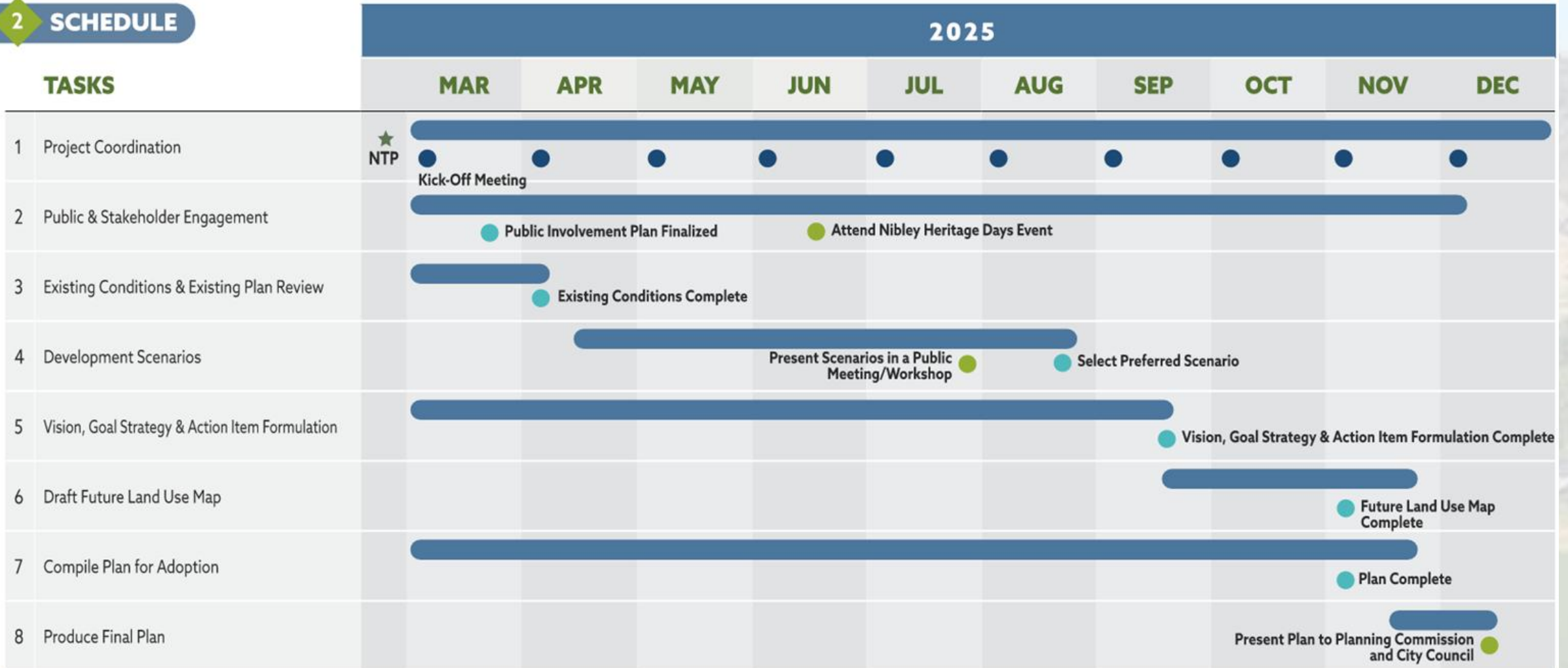


AGENDA

1. Introduction
2. Growth Scenarios
3. Survey Summary
4. Future Land Use Map Review
5. Implementation Items
6. Mission Statement / Vision and Goals

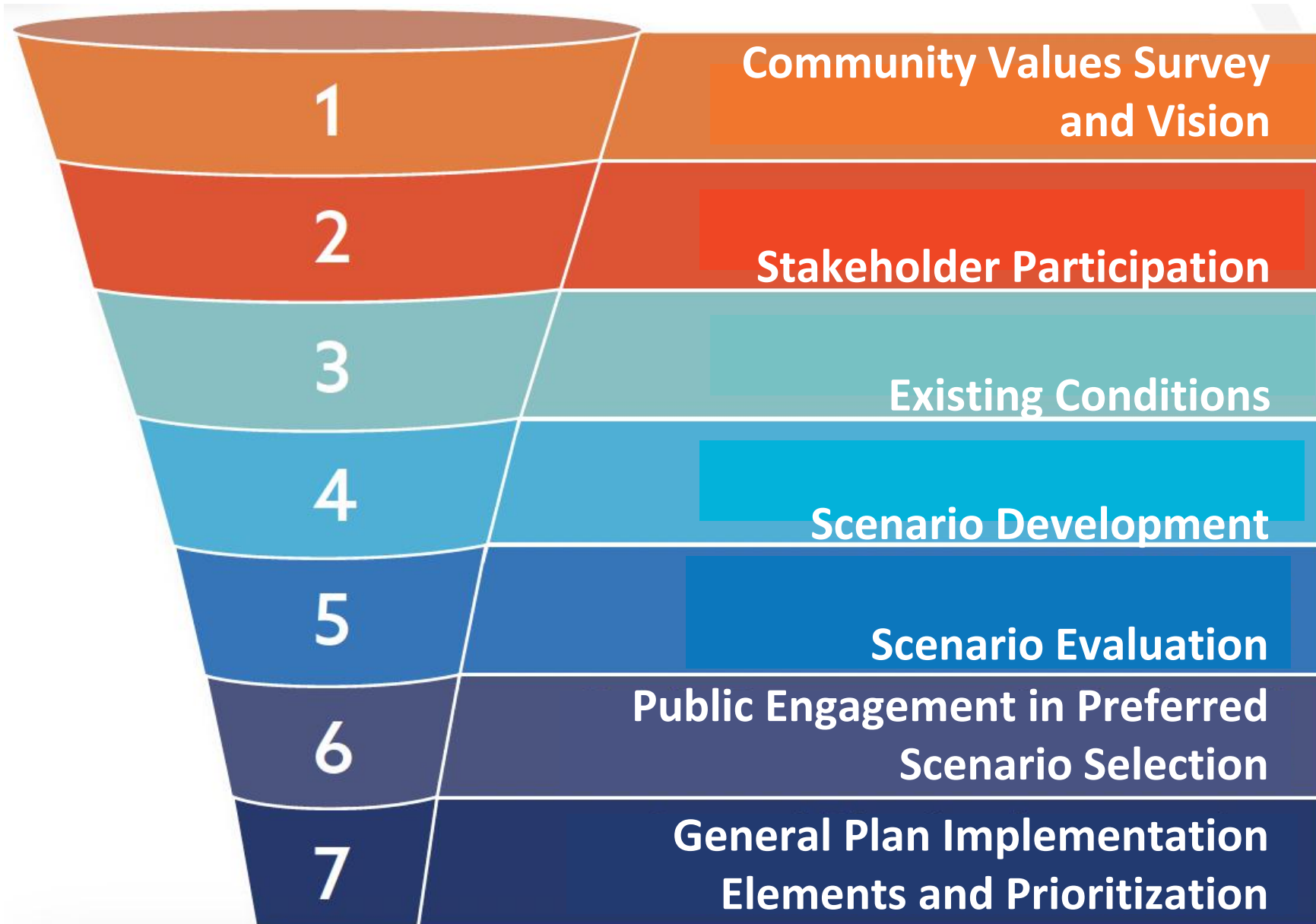
SCHEDULE

2 SCHEDULE



KEY: ● Project Team Meetings ● Key Deliverables Complete ● Public Meetings

GROWTH SCENARIO PROCESS



GROWTH SCENARIOS

Workshop

- 15-20 attendees
- Feedback on growth scenarios
- Mapping exercise

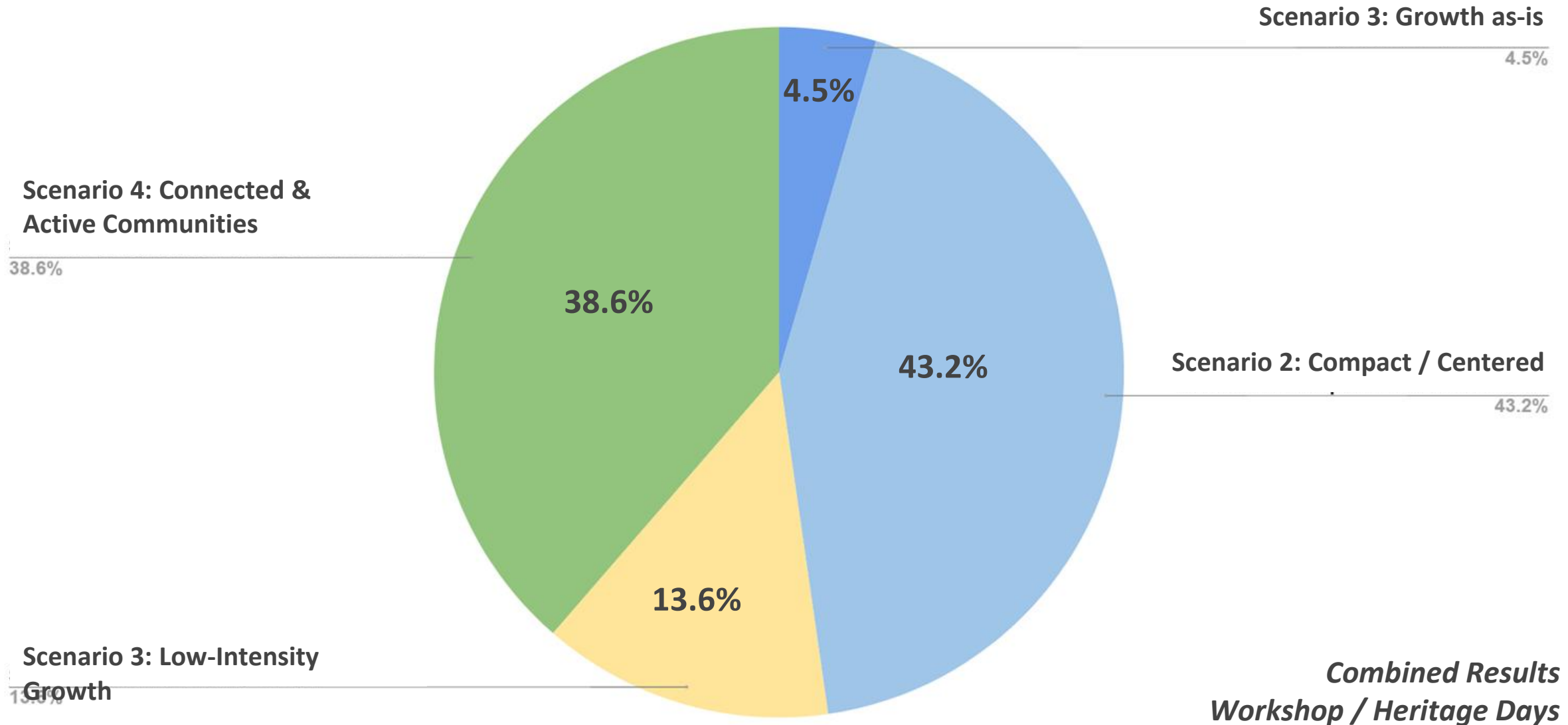
Heritage Days / Parade

- ~30 residents engaged
- Growth scenario preferences exercise



June 17th Growth Scenarios Workshop

GROWTH SCENARIO OVERALL RESULTS



*Combined Results
Workshop / Heritage Days*

SURVEY RESULTS (440 Responses)

Key Takeaways

- Growth Management: Residents want development that protects the City's character while supporting connected, walkable neighborhoods.
- Parks and Recreation: Trails, parks, and outdoor recreation remain top community priorities
- Housing: Focus on preserving Nibley's charm while planning for targeted, infrastructure-supported housing diversity.
- Economic Development: Support for a balanced, locally focused approach by encouraging small businesses, local dining, and retail that serve residents
- Open Space: Indicated a desire for diverse, balanced open space

VISION & GOALS

CITY MISSION STATEMENT

- Nibley City's mission is to improve quality of life by working together as a community to grow in harmony with the natural environment, historical surroundings, and shared values while providing fiscally responsible municipal services that create a safe, attractive, and thriving community.

Values / Vision from '24 - '25 budget serve as basis for the plan

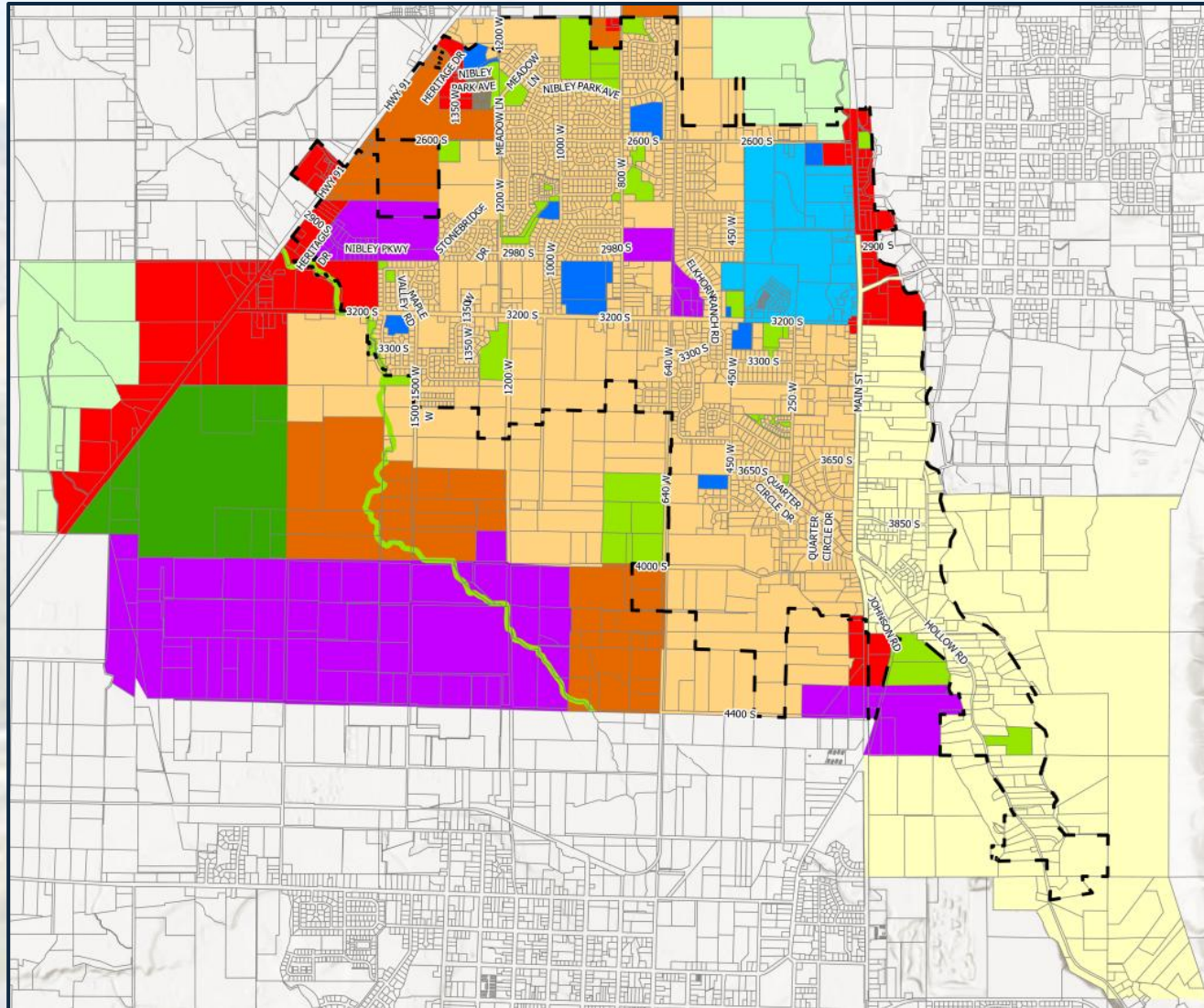
- Land Use / Growth, Transportation and Mobility, Commercial and Economic Development etc.

VISION & GOALS



Residential Development and Housing

- While retaining the character and form of established neighborhoods, residential development in Nibley will prioritize the inclusion of open space and incorporate a variety of housing forms. Future growth will balance the rights of property owners to develop with the community's desire to maintain the overall character and identity of the city.












EXISTING FUTURE LAND USE



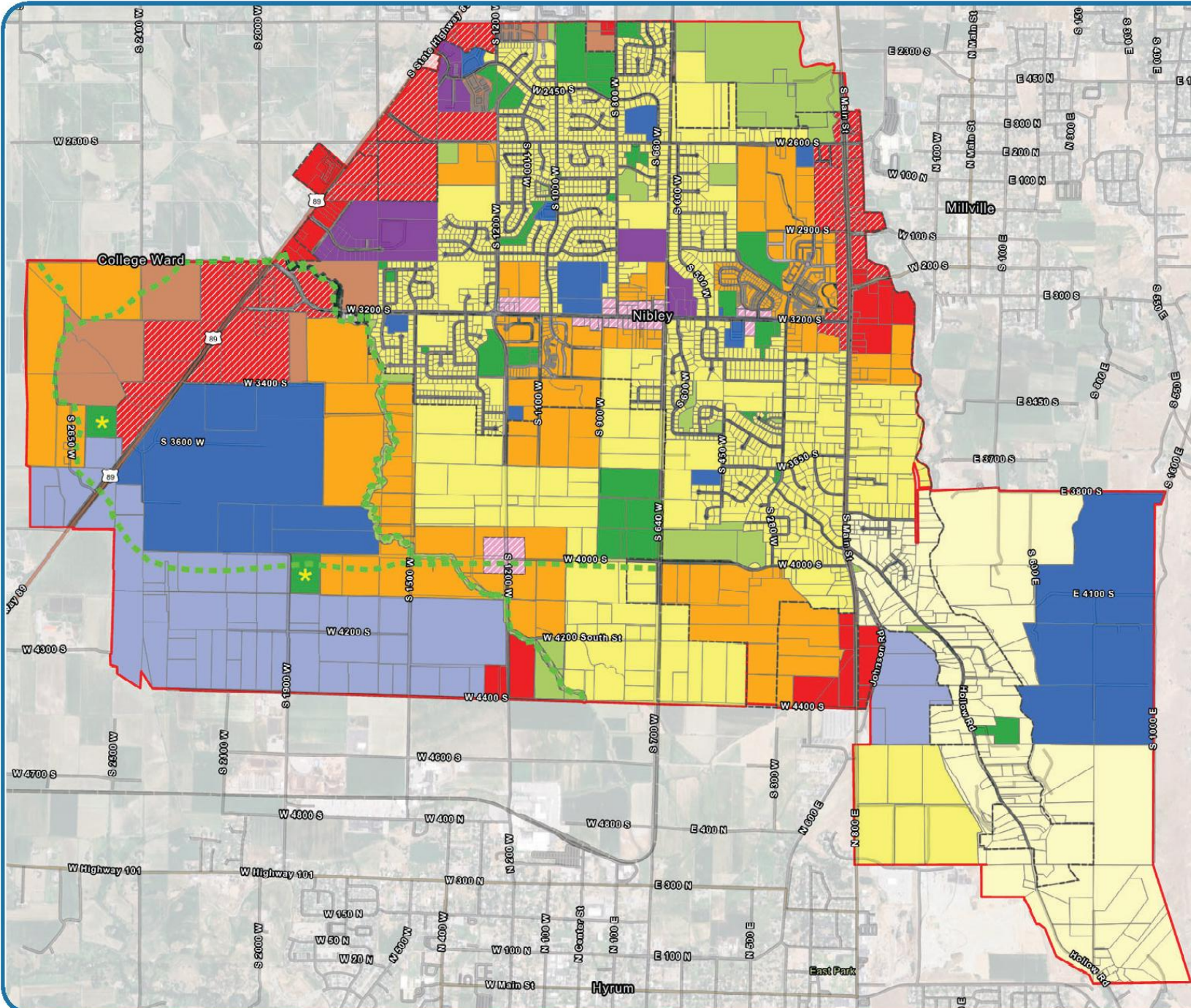
Legend

-  Nibley Municipal Boundaries
-  Parcels

Future Land Use

-  Commercial
-  Commercial and Medium to High Density Residential
-  Industrial
-  Town Center
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Open Space, Agriculture, and Low Density Residential
-  Agriculture
-  Parks, Open Space, and Trails
-  Municipal, Schools, and Churches

FUTURE LAND USE MAP

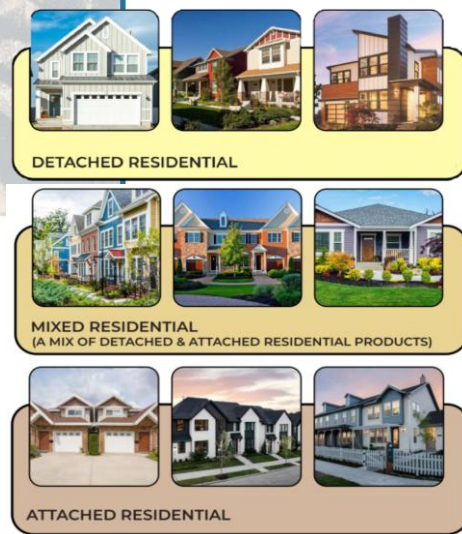
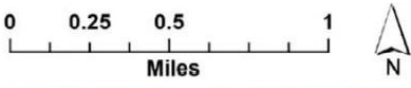


Legend

- Current Boundary
- Proposed Annexation

Future Land Use

- Attached Residential
- Detached Residential
- Detached Residential - Large Lot
- Mixed Residential
- Civic / Institutional
- Commercial
- Employment
- Industrial
- Mixed Use (Commercial)
- Mixed Use (Neighborhood Commercial)
- Open Space
- Park
- Greenway Concept



FUTURE LAND USE

Nibley Gateway

- Consider completing a Small Area Plan for the 3200 South/US-89 node
- Define a cohesive vision for land use, transportation access, design elements, infrastructure requirements, and potential funding strategies
- Integrated with Town Center Plan, emphasize creating gathering places, neighborhood services and walkable streets.

Commercial Development

- Encourage community-serving commercial uses along US-89 and US-165 within Nibley
- Coordinate with UDOT on access and intersection improvements to enhance commercial viability
- Explore targeted incentives for potential development projects that align with city's economic goals

Neighborhood Commercial Nodes

- Support and incentivize the creation of small-scale, neighborhood serving commercial nodes along 3200 South and 1200 West

FUTURE LAND USE

Zoning Recommendations for Alignment with the General Plan

Mixed Use

- Define a new mixed-use and neighborhood mixed-use overlays in Zoning Code
- Establish clear standards for desired development form, phasing, and development agreements to require the inclusion of commercial components

Residential

- Establish an updated residential zoning framework that aligns with the community's vision, market realities, and enables a greater variety of housing product types

Open Space

- Consider a zoning category for non-AG open spaces that emphasizes natural resource conservation, defines maintenance responsibilities and establishes clear standards for permitted uses, and long term intent

TRANSPORTATION

Transportation Policy

- Install curb extensions (bulb-outs) at local intersections to slow traffic and improve pedestrian safety.
- Encourage alley-loaded residential lots to reduce driveway conflicts and create safer, walkable streets.
- Adopt a Zero Fatalities policy as the City's guiding principle for roadway planning and design.

Street Connectivity

- Improve connectivity standards that promote a well-connected street grid, limit cul-de-sacs, and ensure new developments align with the city's long-term roadway network.

Street Master Plan

- Regularly update functional classification map.
- Use roundabouts or mini-roundabouts as the preferred intersection control at unsignalized intersections.

HOUSING

Zoning

- Rezone to facilitate production of moderate-income housing
- Focus on in planned commercial and mixed-use areas
- Implement zoning incentives for moderate-income units

ADUs

- Continue to track ADUs and potential barriers
- Consider eliminating impact fees for ADUs

Partner

- Partner with BRAG, Neighborhood Non-profit Housing and other entities to provide additional affordable housing opportunities.

PARKS, OPEN SPACE, & REC

Recreation facilities and programmed events

- Expand public facilities and community programming by exploring opportunity for a recreation center and supporting events, organizations, and activities.

Promote Tools that Incentivize Open Space Preservation

- Educate property owners and developers about available options such as open space subdivisions and TDR
- Explore additional tools and density bonus programs to conserve priority open space areas such as natural features and trail corridors

Support Connected Trails and Greenways

- Expand and link trails, greenways, and natural corridors using guidance from the city's Active Transportation Plan

ECONOMIC

Ensure Financial Sustainability

- Address revenue and expenses in the City's general fund and financial plan.

Coordinate with Economic Development Entities

- Increase coordination with economic development and planning entities (BRAG) with a focus on the local workforce (USU & Bridgerland).

Focus Commercial Growth in Key Nodes, with Buffers

- Existing and future key development areas include Highway 89, Main Street, the Town Center, 3200 South, and the 4400 South corridor.

ECONOMIC

Maintain Economic Development Focus

- Complete and update Economic Development Strategic plan with established resources and partnerships.

Increase Housing Supply to Match Demand

- Increase housing through higher densities near commercial areas with mixed-use and other residential as indicated in the proposed future land use map.
- City should promote housing options to ensure sustainable growth.

WATER USE & PRESERVATION

Public Education & Outreach

- Educate residents on indoor/outdoor water conservation and progress toward goals

Water Use & Conservation

- Encourage landscape and conservation ordinances for new developments.
- Support rate structures and rebate programs that reward conservation.
- Promote efficient fixtures, leak repair, and smart irrigation systems.
- Encourage measurable water goals for single-family developments.

Watershed & System Protection

- Consider conducting regular water audits - these help to accurately quantify waste and identify targeted solutions.
- Continue implementing low-impact development to recharge groundwater