

# Nibley City Planning Commission

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JANUARY 15, 2026

# Planning Commission Goals Progress – 2025

Goal	Status
<b>Review and update access, connectivity and intersection spacing standards.</b>	Not Complete
<b>Partner with Cache County, Millville and Providence on a Hwy 165 Corridor Study that explores alternatives for future HWY 165 function, access, etc. and a regional real estate economics study of future population and travel patterns to identify likely market demand for retail, services, and jobs along the corridor.</b>	Not Complete
<b>Partner with Cache County to develop a Nibley Town Center Master Plan. Utilize USU Landscape Architecture Department to assist with development.</b>	In Progress
<b>Implement Strategies of Moderate-Income Housing Plan.</b>	Complete
<b>Complete Development of General Plan.</b>	Complete
<b>Update R-M and R-PUD Zoning Standards.</b>	Complete
<b>Review and Update Design Standards for Commercial and Institutional Uses.</b>	Not Complete

# Other Accomplishments

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- Updated Minimum Parking Standards
- Land swap for additional park space at Nibley Meadows Park
- Updated R-M/P-PUD zoning standards
- Updated Open Space Subdivision standards
- Amended fence standards
- Reviewed several applications, including 6 rezone/zone assignments, 4 development agreements, 3 commercial site plans, 2 conditional use permits, and 2 subdivision preliminary plats (and a partridge in a peer tree)

# Planning Commission Goals- 2026

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## Recommendations for discussion

1. Review and Implement Strategies of General Plan and Moderate-Income Housing Plan.
2. Review and Update Nibley City's Zoning, Subdivision, Architectural Design Standards and Transportation Design Standards for consistency with General Plan, Town Center Vision, Active Transportation Plan, and Transportation Master Plan.
  - a. Update access, connectivity and intersection spacing standards.
3. Partner with Cache County, Millville and Providence on a Hwy 165 Corridor Study that explores alternatives for future HWY 165 function, access, etc. and a regional real estate economics study of future population and travel patterns to identify likely market demand for retail, services, and jobs along the corridor.
4. Complete Development of Transportation Master Plan.
5. As necessary, update Nibley City Code for compliance with State Code.