

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, December 11, 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 5:38 PM on Thursday, December 11, 2025. Those in attendance included Commission Chair Nick Kenczka, Commissioner Tyler Obray, and Alternate Commissioner Troy Ribao. A quorum was present. No Commissioners joined virtually during the duration of the meeting. Commissioner Karina Brown and Commissioner Bret Swenson were absent. Commission Vice-Chair Clair Schenk joined the meeting at 5:40 PM.

Also present were Councilmember Norman Larsen, Councilmember Kay Sweeten, and Councilmember Erin Mann of the Nibley City Council; City Manager Justin Maughan, City Planner Levi Roberts, and Assistant City Recorder Talon Bigelow were also present. Mayor Larry Jacobsen joined the meeting at 5:44 PM.

#### **Approval of November 13, 2025, Meeting Minutes and the Current Agenda**

*Alternate Commissioner Troy Ribao moved to approve the November 13, 2025, meeting minutes and to approve the agenda as presented. Commissioner Tyler Obray seconded the motion. There being no discussion, Commission Chair Nick Kenczka called for a vote.*

*Voting on the motion was as follows:*

*Commission Chair Nick Kenczka voted in favor.*

*Commissioner Tyler Obray voted in favor.*

*Alternate Commissioner Troy Ribao voted in favor.*

*The motion passed unanimously 3-0; with Commission Chair Nick Kenczka, Commissioner Tyler Obray, and Alternate Commissioner Troy Ribao voting in favor. No Commissioners voted against the motion. No Commissioners abstained from voting on the motion.*

#### **Workshop: USU LAEP 6200 Student Project—Nibley's Growing Community – Assets, Identity, and Responsible Design**

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's LAEP 6200 Bioregional Analysis, Planning, and Design Studio Course used an electronic presentation titled *Strengthening Nibley's Identity* (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 comments on natural systems and open space in Nibley, a Nibley City Center Park design, discussion with residential and commercial development, and a town center design. Students provided maps, visual renderings, and informational graphics to aid in their detailed presentation to the City Council.

Commission Chair Nick Kenczka, Commission Vice-Chair Clair Schenk, Commissioner Tyler O Bray, Alternate Commissioner Troy Ribao, Mayor Larry Jacobsen, Mayor Pro Tempore Norman Larsen, Councilmember Kay Sweeten, Councilmember Erin Mann, and City Planner Levi Roberts, individually expressed gratitude for the detailed presentation provided by the students and highlighted aspects such as natural resource integration, trail networks, and commercial development.

Mr. Todd Johnson and the enrolled students thanked the Planning and Zoning Commission for the opportunity to present.

*There being no objection, Commission Chair Nick Kenczka called for a recess of the meeting at 6:37 PM. City Manager Justin Maughan left the meeting at 6:37 PM. The meeting resumed at 6:42 PM.*

**Public Hearing: Ordinance 26-01—Adoption of the Nibley City General Plan**

City Planner Levi Roberts used an electronic presentation titled *Nibley 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, growth scenarios, survey summaries, a proposed Future Land Use Map, and mission statements and goals.

Commission Chair Nick Kenczka opened the public hearing at 7:08 PM.

Mr. Frank Smith, of 3760 S 1500 W NIBLEY UT 84321, provided public comment regarding the proposed Nibley City General Plan. He asked questions concerning the design of the proposed Future Land Use Map. Mr. Smith voiced concern with the potential for residential development bordering his property. He provided the Commissioners with a photo calendar. A copy of the calendar he provided is included in the printed record copy of the meeting minutes.

Commission Chair Nick Kenczka noted that staff received an emailed public comment sent by Mr. Kenneth Tommie Martin Jr. of 3115 S 200 E APT 204 NIBLEY UT 84321. A copy of his public written comment is included in the printed record copy of the meeting minutes.

There being no further public comment, Commission Chair Nick Kenczka closed the public hearing at 7:13 PM.

**Discussion and Consideration: Recommendation for Ordinance 26-01—Adoption of the Nibley City General Plan**

City Planner Levi Roberts addressed Mr. Frank Smith's questions concerning the design of the proposed Future Land Use Map.

Commissioner Tyler O Bray asked questions about coordination with Hyrum City in the development of the General Plan and updates concerning the 4400 S and HWY 165 roadways. Mr. Roberts provided clarification with visual aids from his presentation. Commissioner Tyler O Bray expressed his recommendation for fostering future commercial development within Nibley City and future annexation areas.

Commission Chair Nick Kenczka and City Planner Levi Roberts discussed the importance of the adopted General Plan. Commissioner Chair Nick Kenczka spoke about the need for revision to Nibley City's zoning code concerning residential developments.

*Commission Vice-Chair Clair Schenk moved to recommend approval of Ordinance 26-01—Adoption of the Nibley City General Plan to the Nibley City Council. Alternate Commissioner Troy Ribao seconded the motion.*

Alternate Commissioner Troy Ribao and Commission Chair Nick Kenczka asked Mr. Roberts about the process going forward if the City Council were to deny the proposed General Plan. City Planner Levi Roberts explained that if the City Council were to deny the proposed General Plan, they would likely provide comments and direction for improvements.

*There being 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 Tyler O Bray 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 Tyler O Bray, and Alternate Commissioner Troy Ribao voting in favor. No Commissioners voted against the motion. No Commissioners abstained from voting on the motion.*

**Public Hearing: Ordinance 26-02—Amending the Nibley City Active Transportation Plan, Removing the Trail Adjacent to the Scott Farms Subdivision**

City Planner Levi Roberts used an electronic presentation titled *Active Transportation Plan Amendment* (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 information, an excerpt from the currently adopted

Active Transportation Plan zoomed into the area concerning the application, a map of the proposed amendment to the Active Transportation Plan, applicant justification, staff analysis, and staff recommendations.

Commission Chair Nick Kenczka opened the public hearing at 7:42 PM.

Mr. Danny Jackson, of 667 W 3430 S NIBLEY UT 84321, provided public comment regarding the application to amend the currently adopted Active Transportation Plan. He expressed gratitude for the Planning and Zoning Commission, Nibley City staff, and his neighbors that were present at the meeting in the audience. He provided the Commission two packets of public comment for their review. A copy of the two packets he provided is included in the printed record copy of the meeting minutes. Mr. Jackson provided comments in response to the recommendations presented by Nibley City staff. He discussed his concerns with privacy and the design on the currently Active Transportation Plan.

Mr. John Krebs, of 685 W 3430 S NIBLEY UT 84321, provided public comment regarding the application to amend the currently adopted Active Transportation Plan. He discussed his concerns with privacy.

There being no further public comment, Commission Chair Nick Kenczka closed the public hearing at 7:56 PM.

**Discussion and Consideration: Ordinance 26-02—Amending the Nibley City Active Transportation Plan, Removing the Trail Adjacent to the Scott Farms Subdivision**

The Planning and Zoning Commissioners asked for further clarification between the difference from the currently adopted Active Transportation Plan, staff recommendation, and the applicant's recommendation. Utilizing the Cache County Parcel and Zoning Viewer, City Planner Levi Roberts provided clarification between the recommendations. Mr. Danny Jackson, the applicant, provided further background surrounding the cause for the application.

Commissioner Tyler O Bray and Commission Chair Nick Kenczka discussed the proposed design and their views of potential drawbacks and benefits for connectivity.

*Alternate Commissioner Troy Ribao moved to recommend approval of Ordinance 26-02—Amending the Nibley City Active Transportation Plan, Removing the Trail Adjacent to the Scott Farms Subdivision with an amendment to realign the neighborhood byway from about 3500 S to align with 3480 S and to realign the trail from about 3400 S to about 3600 S. Commissioner Tyler O Bray seconded the motion. There being no 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 Tyler Obray 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 Tyler Obray, and Alternate Commissioner Troy Ribao voting in favor. No Commissioners voted against the motion. No Commissioners abstained from voting on the motion.*

**Workshop: Fee In-Lieu of Open Space**

City Planner Levi Roberts used an electronic presentation titled *Fee In-lieu of Open Space* (a printed copy of the presentation is included in the printed record copy of the meeting minutes). Mr. Roberts addressed questions from staff concerning fee in-lieu of open space. The Planning and Zoning Commission commenced in discussion concerning potential benefits and drawbacks with allowing for fee in-lieu of open space. Commissioner Tyler Obray encouraged staff to bring a proposal to the City Attorney to ensure it complies with applicable state code.


**Staff Report and Action Items**

City Planner Levi Roberts talked about the incoming Planning and Zoning Commissioners and his desire to discuss goals for the next year during the next regularly scheduled meeting.

Assistant City Recorder Talon Bigelow talked about the 2026 Planning and Zoning Commission Meeting Schedule.

Commission Chair Nick Kenczka expressed gratitude for the ability to serve on the Planning and Zoning Commission.

There being no objection, Commission Chair Nick Kenczka adjourned the meeting at 8:56 PM.

ATTEST:   
Talon Bigelow, Assistant City Recorder