



NIBLEY CITY PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, FEBRUARY 26, 2026 – 6:30 PM

The anchor location for the meeting will be Nibley City Hall, 455 W 3200 S NIBLEY UT 84321-6337. In accordance with Utah Code Annotated §52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. In addition to attending in-person, the public may view the meeting live via the YouTube link provided on www.nibleycity.gov. Public comment should be submitted to talonb@nibleycity.gov no later than 5:00 PM on the Wednesday prior to the meeting to allow adequate time for review and consideration of the Planning and Zoning Commission. If applicants or interested parties would like to make comments after this time, please submit your comments during the public hearing at the meeting.

1. **Call to Order and Roll Call**
2. **Discussion and Consideration:** Approval of January 15, 2026, Meeting Minutes and the Current Agenda
3. **Public Hearing:** Ordinance 26-02: Rezone Parcel 03-017-0019, Located at 1405 W 3200 S, from Residential (R-2) to Residential (R-2A)
4. **Discussion and Consideration:** Recommendation for Ordinance 26-02: Rezone Parcel 03-017-0019, Located at 1405 W 3200 S, from Residential (R-2) to Residential (R-2A)
5. **Discussion and Consideration:** Conditional Use Permit for Utility Substation Located at 3425 S 1200 W
6. **Staff Report and Action Items**

Adjourn

*Nibley City Planning and Zoning Commission agenda items may be continued if either A) additional information is needed in order to take action on the item, or B) the Commission feels there are unresolved issues that may need further attention before they are ready to make a motion. **No agenda item will begin after 10:00 PM without a unanimous vote of the Commission.** The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

Nibley City's next scheduled City Council meeting will be on Thursday, March 12, 2026, at 6:30 PM.

Nibley City's next scheduled Planning and Zoning Commission meeting will be on Thursday, March 19, 2026, at 6:30 PM.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, please call (435) 752-0431.

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**Nibley City Planning and
Zoning Commission
Agenda Item Report
February 26, 2026**

**Agenda Items #3 & #4: 1405 W 3200 S Rezone – R-2
to R-2A**

Description

Public Hearing: Ordinance 26-02: Rezone Parcel 03-017-0019, Located at 1405 W 3200 S, from Residential (R-2) to Residential (R-2A)

Discussion and Consideration: Recommendation for Ordinance 26-02: Rezone Parcel 03-017-0019, Located at 1405 W 3200 S, from Residential (R-2) to Residential (R-2A) (Applicant: Hidden Valley Estates Project LLC)

Action Type

Legislative

Recommendation

Recommend Approval of Ordinance 26-02: Rezone Parcel 03-017-0019, Located at 1405 W 3200 S, from Residential (R-2) to Residential (R-2A) with the findings noted below.

Reviewed By

City Planner, City Manager

Background

Josh Low, representative of Hidden Valley Estates Project LLC, property owner of Parcel 03-0017-0019, located at 1405 W 3200 S has applied to Rezone the property from Residential (R-2) to Residential (R-2A). On September 14, 2023, the City Council Rezoned the property from Agricultural (A) to Residential (R-2). At the time, applicant proposed to rezone the properties as R-2A. However, the Planning Commission determined that R-2 was a more suitable zone for the property, citing that there would be more of an incentive to develop the property as an Open Space Subdivision. The City Council concurred with this assessment and rezoned the property R-2. After the Open Space Subdivision Ordinance was amended, incentivizing its use in the R-2A zone, the applicant re-applied to rezone the property to R-2A in conjunction with an Open Space Subdivision application. However, The City Council denied the request for rezone on August 21, 2025. With this denial, the proposed subdivision application could not move forward.

Although this application is essentially a reconsideration of this former request, the applicant has provided an updated justification and is submitting this updated application. The applicant has not provided a concept plan or specific subdivision application associated with this request.

Although this Rezone was previously denied, Staff is recommending approval, as the proposal is consistent with the General Plan, including the Future Land Use Map.

Applicant Statement

- What is the need for the proposed zone change, code change or master plan change?

To be given the same density that has been awarded to like parcels in the surrounding area.

- What will the public benefit be if the zone change, code change or master plan change is granted?

Smaller lot sizes that will be more affordable to consumers.

- How does the proposal comply with the goals and policies of the Nibley City General Plan?

We will create a beautiful subdivision that will beautify the area, continue the walking trails, and help with existing water flow issues.

- Please explain how the anticipated use is appropriate for the surrounding area.

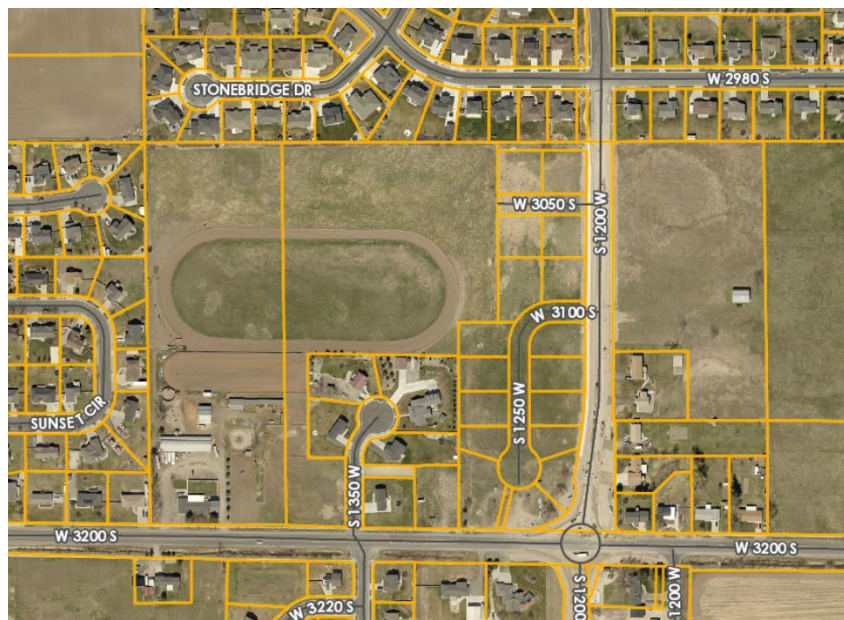
The use is similar to the surrounding areas with the exception of the 5 lots in the Hideaway Estates which has larger lots.

- What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

The land is surrounded by infrastructure.

Site Context

The two properties together total 19.49 acres. The property has been historically used as an equine facility with outbuildings, stalls, racetrack, pasture and other training facilities and equipment. The property is bordered by Maple Valley Estates to the west (R-2, PUD Overlay), Hideaway Estates to Southwest (R2), Stonebridge to the North and Heritage Crossing to the east (both R2A). Each of these bordering subdivisions are detached, single-family developments. Malouf Industries is located to the Northwest. The properties could be serviced by two arterial roadways, 1200 West to the East and 3200 South to the South. These two corridors also provide access for the properties to both water and sewer facilities. The north end of the property has been master-planned for a storm water drainage corridor and a trail.



General Plan Guidance

The Future Land Use Map designates this area as “medium-density residential”. Other provisions of the General Plan related to this request include:

- *Land Use Goal 1: Encourage development that respects and preserves the character of the City and provides a mix of commercial, residential housing and some light industrial uses. Carefully plan for growth within the City, ensuring that development occurs in suitable locations and can be efficiently served over the long term.*

- *Land Use Goal 2: Guide land use and growth decisions through application of the General Plan, the Future Land Use Map, and relevant goals, principles, and projects.*
- *Residential Development and Housing Goal 1: Ensure that new residential development is compatible with existing development and protects Nibley's rural character and natural resources.*
- *Residential Development and Housing Goal 2: Preserve existing housing and neighborhoods where appropriate.*

Based upon the context of the site and the guidance provided in the Future Land-Use Map and goals of the general plan, Staff has determined that this application is in support of the General Plan.

Recommended Findings

1. The application is in support of the Nibley City General Plan and Future Land Use Map.
2. The zoning is compatible and consistent with zoning and development in the surrounding area.

Nibley

Printed: 02/20/2026

LLC

Permit/License #

02/11/2026 - 02/10/2126

**Rezone, Code Change, or Master
Plan Change Application**

Reference Number

Plan Check

Status

Application Status

Active

Awaiting Payment

Application Review Status

Final-Review

Not Reviewed

Date Submitted

02/11/2026

Fees

Plan Check \$500.00

Public Notice Fee \$150.00

Subtotal \$650.00

Amount Paid \$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

First Name

Hidden Valley Estates Project

Last Name

LLC

Address Street

850 N 200 W

City

Logan

State

UT

Zip Code

84321

Phone

Email

Is the property owner representative different from the listed property owner

yes

First Name

Last Name

Address Street

850 N 200 W

City

Logan

State

UT

Zip Code

84321

Phone

Email

Request Type:

Rezone

Rezone Address Street

1400 W 3200 S Nibley, UT 84321 (Approx)

Tax I.D. Number(s)

03-017-0019

Area of Rezone Request (Acres)

19.23

Current Zoning (check all that apply)

R-2- Residential

Proposed Zoning (check all that apply)

R-2A- Residential

Site Plan and Map (please attach)

 HiddenValleyArea.jpg

What is the need for the proposed zone change, code change or master plan change?

To be given the same density that has been awarded to like parcels in the surrounding area.

What will the public benefit be if the zone change, code change or master plan change is granted?

Smaller lot sizes that will be more affordable to consumers.

How does the proposal comply with the goals and policies of the Nibley City General Plan?

We will create a beautiful subdivision that will beautiful the area, continue the walking trails, and help with existing water flow issues.

Is there any annexation of property necessary?

No


Please explain how the anticipated use is appropriate for the surrounding area.

The use is similar to the surrounding areas with the exception of the 5 lots in the Hideaway Estates which has larger lots.

What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

The land is surrounded by infrastructure.

Please attach a statement from the County treasurer showing the current tax status of the property.

 CORE - Parcel #03-017-0019 in 2027.pdf

Signature

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me concerning this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I understand that any cost of engineering, legal, fire, or other review incurred by the City shall be my responsibility to pay. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.

Posting. Not less than ten (10) days before the public hearing, Applicant is responsible for posting a sign in a prominent place on the property containing, in lettering that may be reasonably read by passersby, the time, date, and location of the public hearing. The posting shall not be required before the application being accepted. However, the City shall require that, not less than ten (10) days before the public hearing, the Applicant provides the City with evidence of compliance with this requirement.

With my signature, I give consent to receive service of process at the email listed on this application.

SCAM ALERT

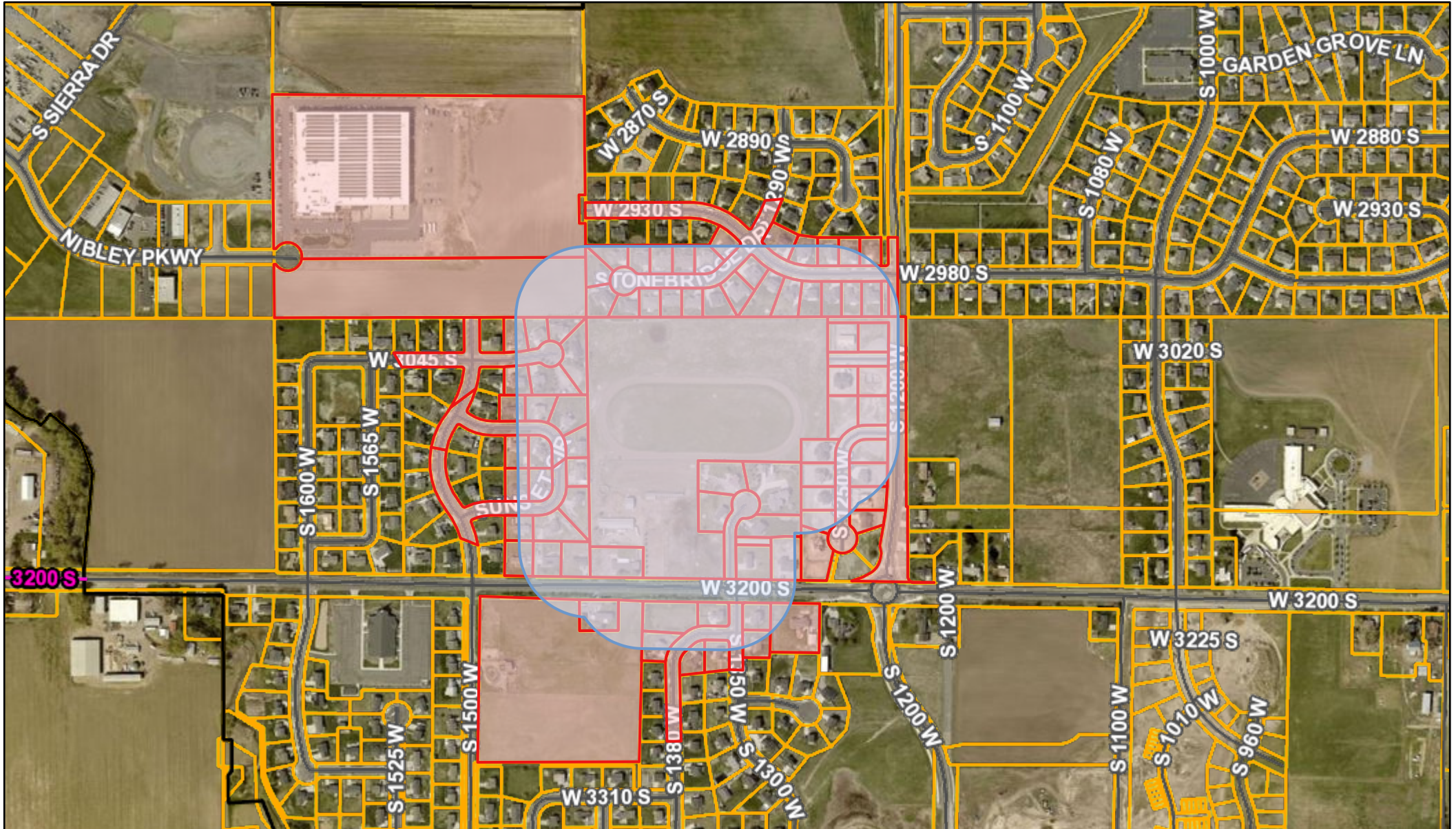
Public records are increasingly being exploited by scammers who use the information to send applicants fraudulent invoices for supposed fees tied to applications. Please use extreme caution when making online payments, particularly if you are asked to wire funds. These scams are becoming more sophisticated and may appear legitimate.

Nibley City does not request payment by wire transfer and cannot be held responsible or liable for any losses incurred if a contractor or customer chooses to send payment to a fraudulent source. If you have any questions about a fee, payment method, or the validity of a request, please contact City offices directly before submitting payment so we can verify it with you.



Electronically Signed

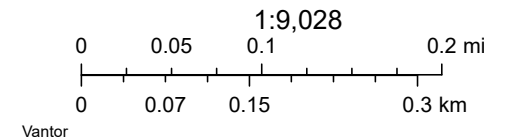
[redacted] - 02/11/2026 3:10 pm

ArcGIS Web Map



2/20/2026, 2:10:09 PM

- | | | | |
|--|---|---|--|
|  Buffer | Class B Surface Type |  Dirt |  Municipal Boundaries |
|  Neighboring Parcels |  Asphalt |  Future |  County Boundary |
|  Gravel |  Private |  Cache Parcels | |



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Agenda Item #5: Conditional Use Permit for Utility Substation

Description

Discussion and Consideration: Conditional Use Permit for Utility Substation Located at 3425 S 1200 W (Applicant: Nibley City)

Action Type

Administrative

Recommendation

Approval of the Conditional Use Permit for Utility Substation at 3425 S 1200 W with the conditions and findings noted below.

Reviewed By

City Planner, City Engineer, Public Works Director

Background

Nibley City is proposing to construct a City Well House on Parcel #03-205-8009 at approximately 3425 S 1200 W. There is a planned City Park on this property, and the well house has been planned to be integrated into the park design.

Staff has classified this use as a 'Utility Substation,' which is listed as a conditional use in the R-2 zone in which the parcel is located. The purpose of this facility is to facilitate the operation of a new City well. The facility will include a small building that houses the well pump.

NCC 19.28.050(A) provides the following as the basis for issuance of a conditional use permit:

A conditional use permit shall be approved if reasonable conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, then the conditional use may be denied. Substantial mitigation shall not mean complete elimination of all detrimental effects.

NCC 19.24.180 provides the following requirements for utility substations in residential zones:

In all residential zones, public utility substations shall meet the following requirements:

- A. Lot Area: Each public utility substation in a residential zone shall be located on a lot not less than two thousand (2,000) square feet in area.*
- B. Yards: Each public utility substation in a residential zone shall be provided with a yard on each of the four (4) sides of the building not less than five feet (5') in width, except that for such stations located on lots fronting on a street abutted by one or more residential lots, the front yard, side yards and rear yard shall equal those required for a single-family residence in the same zone.*
- C. Street Access: Each public utility substation in a residential zone shall be located on a lot which has adequate access from a street, alley or easement.*
- D. Location To Be Approved: The location of a public utility substation in a residential zone shall be subject to approval by the planning commission.*

Based upon the site plan submitted, the lot area requirement and yard requirement described in sections A and B have been met. The plan proposes to grade the site and install an 8' tall chain link security fence with 3 strands of barbed wire. The plans show adequate access.

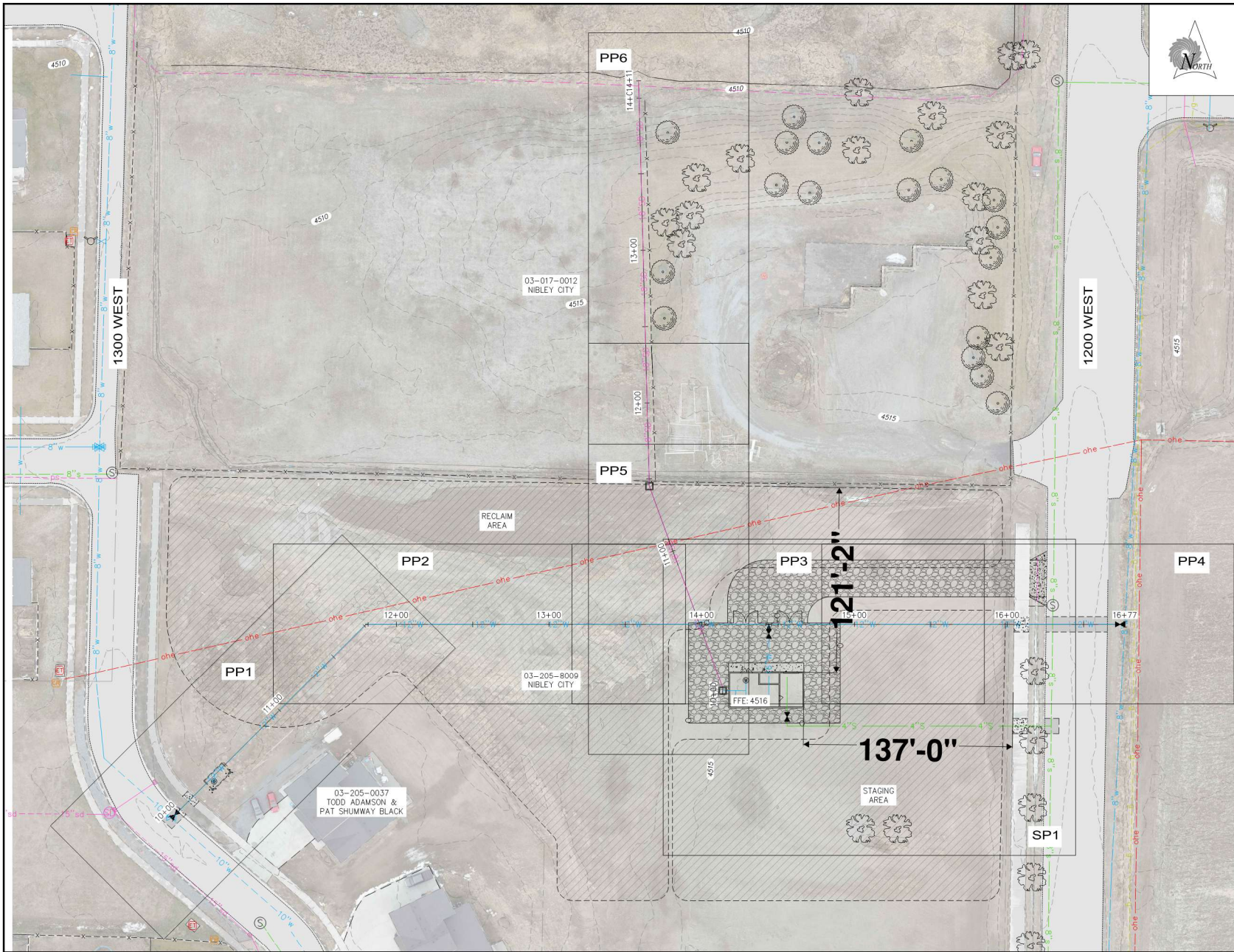
The well is necessary to effectively serve the City and surrounding area with clean water. However, the fence on the site, as proposed, does impose visual impacts that may be reasonably mitigated. NCC 19.28.050-C-2-g provides 'The City may require the placement of fences or walls to enhance security and mitigate aesthetic or other impacts at facilities adjacent to residential areas.' It is Staff's opinion that the proposed chain link fence with barbed wire is visually obtrusive and proposes that the applicant install a more aesthetically appropriate fence, such as iron wrought, steel mesh gridlock, or pre-cast concrete.

Recommended Findings

1. The proposed well house meets the setback and lot area requirements.
2. There is adequate street access proposed for the project.
3. The proposed fence treatment is visually obtrusive to the surrounding residential area and planned park. A fence treatment with a more aesthetically appropriate treatment would reasonably mitigate this impact.

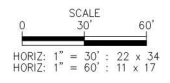
Recommended Condition

1. The fence treatment is required to be updated to a more aesthetically appropriate fence, such as iron wrought, steel mesh gridlock, or pre-cast concrete to mitigate the impacts to the park and adjacent residential area.



GENERAL NOTES

1. RELAIM AREA: THE DISTURBE AREA FROM THE DRILLING PROCESS IS TO BE LEVELLED AND ROUGH GRADED SO THAT THE GENERAL SLOPE OS FALLING TO THE NORTHWEST - THE AREA IS TO BE FREE OF DEBRIS, CONSTRUCTION WASTE, AND VEGETATION AS FILL - AREA IS TO BE RE-SEEDED - APPROXIMATE ACRES: 1.7
2. STAGING AREA: THIS AREA CAN BE USED FOR THE STAGING FOR THE COMPLETION OF THE PROJECT - AFTER COMPLETION OF THE PROJECT, THIS AREA IS TO BE RECLAIMED FOLLOWING THE SAME REQUIREMENTS AS THE RECLAIM AREA - APPROXIMATE ACRES: .75
3. THE FOLLOWING PARCELS WERE SURVEYED FOR BOUNDARY FOR THIS PROJECT:
 - 03-017-0012
 - 03-205-8009



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1-800-662-4111

REV NO.	COMMENT	DATE

LICENSED PROFESSIONAL ENGINEER
No. 455-0029-2025-0011
TODD ADAMSON & PAT SHUMWAY
BLACK
STATE OF UTAH



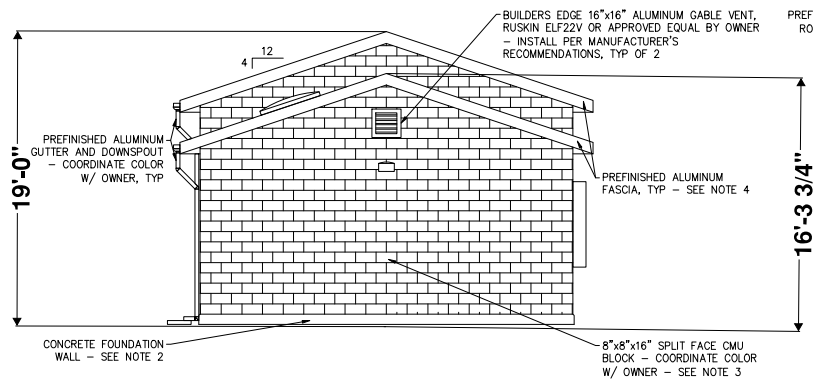
SUNRISE ENGINEERING

2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL 435-563-3734
WWW.SUNRISE-ENG.COM

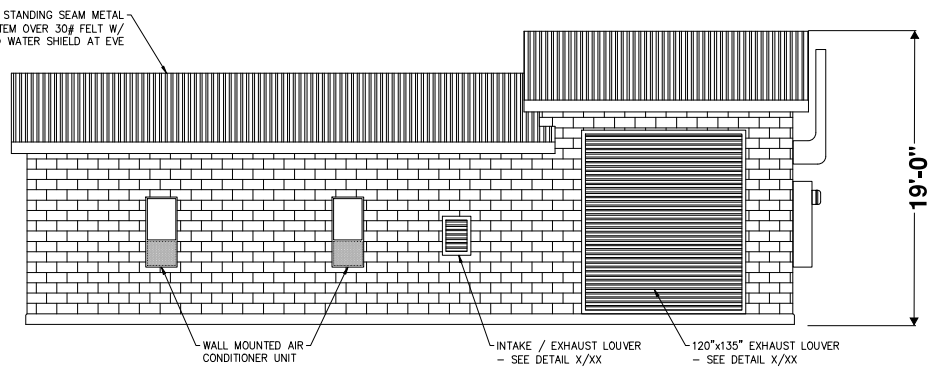
NIBLEY CITY
CULINARY 2.0 MG TANK
GENERAL
PROJECT OVERVIEW MAP AND INDEX

SET NO. 10404	DESIGNED JH	DRAWN JA	CHECKED SKW	SHEET NO. 5 of 100	GN5
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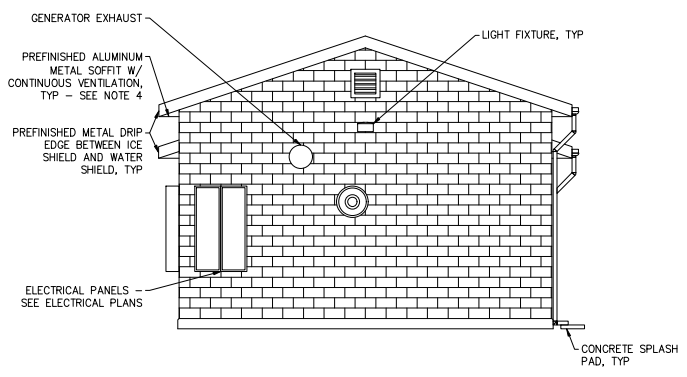
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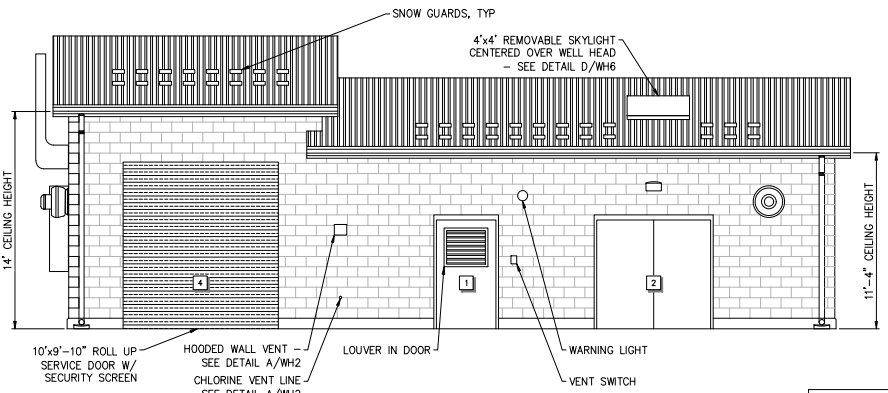
A ELEVATION - WEST SIDE
NOT TO SCALE



B ELEVATION - SOUTH SIDE
NOT TO SCALE



C ELEVATION - EAST SIDE
NOT TO SCALE



D ELEVATION - NORTH SIDE
NOT TO SCALE

NOTES:

- MINOR ROOF AND WALL PENETRATIONS NOT SHOWN
- CONCRETE FOUNDATION WALL: SACK AND STONE RUB FINISHED ON ALL EXPOSED SURFACES - PROVIDE WATER PROOFING MEMBRANE
- MASONRY WALL - 8"x8"x16" SPLITFACE CMU BLOCK - REFER TO STRUCTURAL DRAWINGS FOR REINFORCING - FINISH WITH CLEAR COAT WATER REPELLANT AT EXTERIOR AND INTERIOR SURFACES-ADD GRAFFITI TREATMENT TO 8 FT ABOVE FINISHED GRADE
- SOFFIT AND FASCIA SHALL NOT BE LESS 26-GA GALVANIZED STEEL WITH INTERLOCKING, FLUSH PANEL SEAMS - COLOR TO BE DETERMINED BY OWNER - PAINT ALL METAL ON BUILDING TO MATCH
- SEE DRAWING XX FOR DOOR SCHEDULE
- COORDINATE COLOR OF BLOCK, PAINT, ROOF AND SOFFIT WITH OWNER

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REV. NO.	COMMENT	DATE

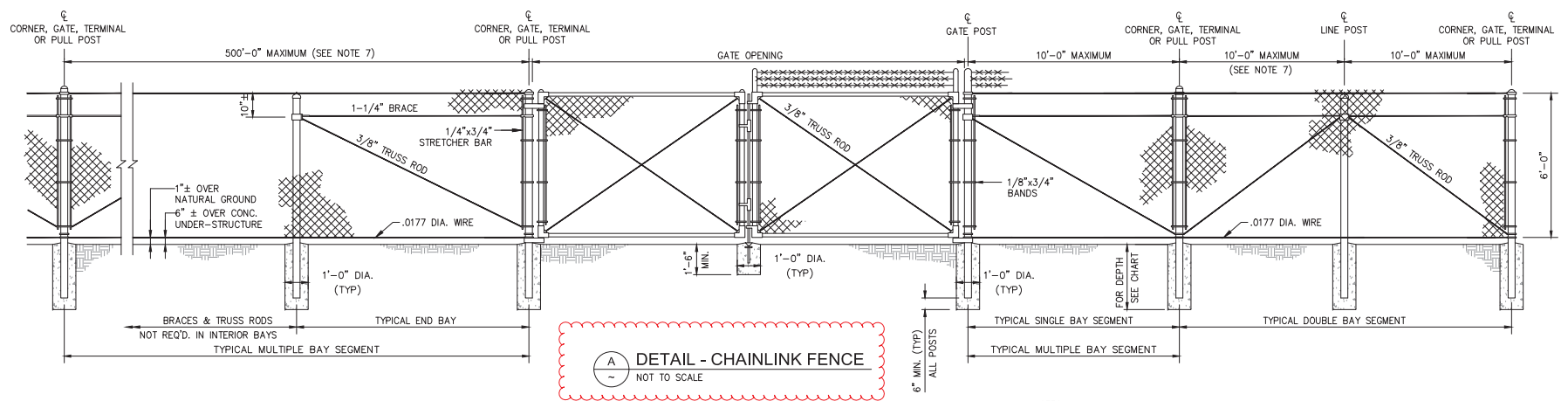
UTAH PROFESSIONAL SEAL
1584 025-220
ALISON HARRISON
STATE OF UTAH

SUNRISE ENGINEERING
2100 NORTH MAIN STREET
NORTH LOGAN, UTAH 84341
TEL: 435.563.3714
WWW.SUNRISE-ENG.COM

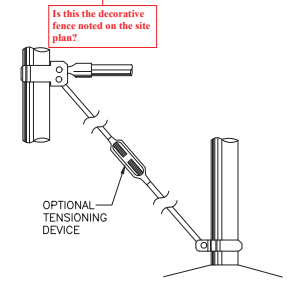
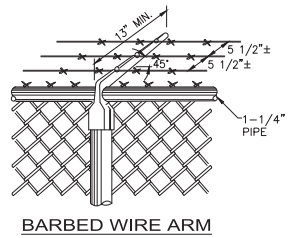
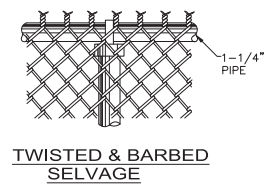
NIBLEY CITY
CULINARY 2.0 MG TANK
WELL HOUSE CIVIL PLANS
EXTERIOR ELEVATIONS

SET NO. 10404	DESIGNED JH	DRAWN JJ	CHECKED SDW	SHEET NO. 13 of 000	WH1
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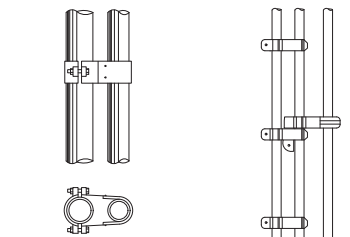
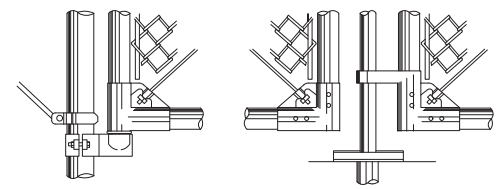
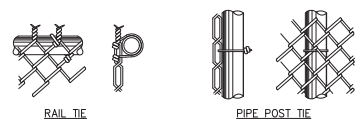
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DETAIL - CHAINLINK FENCE
NOT TO SCALE



- NOTES:**
1. MATERIALS, CONSTRUCTION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE WRITTEN SPECIFICATIONS.
 2. THE TOP SUPPORT SHALL BE TUBULAR RAIL.
 3. BARBED WIRE SHALL BE USED. THE EXTENSION ARM SHALL EXTEND TO THE OUTSIDE OF FENCE.
 4. TWISTED AND BARBED SELVAGE, TOP AND BOTTOM, SHALL BE USED.
 5. ALL STEEL PIPE MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION A-120, SCHEDULE 40, HOT DIPPED ZINC COATED STEEL PIPE.
 6. OPTIONS EXERCISED SHALL BE UNIFORM THROUGHOUT THE PROJECT.
 7. LINE POSTS SHALL BE LOCATED AT EQUAL SPACINGS FOR EACH SEGMENT WITH MAXIMUM SPACING AS FOLLOWS: A) TANGENT SECTIONS TO 500 FEET RADIUS-NOT MORE THAN 10 FEET. B) UNDER 500 FEET RADIUS TO 200 FEET RADIUS-NOT MORE THAN 8 FEET. C) UNDER 200 FEET RADIUS TO 100 FEET RADIUS-NOT MORE THAN 6 FEET. D) UNDER 100 FEET RADIUS-NOT MORE THAN 5 FEET.
 8. THE MINIMUM HEIGHT OF FABRIC ON FENCES AND GATES SHALL BE 6 FEET.
 9. ALL CONCRETE SHALL HAVE A MINIMUM OF 5 SACKS OF CEMENT PER CUBIC YARD.
 10. FASTEN FABRIC TO TOP RAIL AND BOTTOM TENSION CABLE AT 24 INCH INTERVALS. FASTEN TO LINE POSTS AT 14 INCH INTERVALS.



(NOTE: OPTIONAL WELDED OR RIVETED CONSTRUCTION)

GATES			
GATE POSTS AND GATE FRAMES			
HEIGHT	GATE OPENING		GATE POST
	UNDER 6 FEET	SINGLE TO 6' OR DOUBLE TO 12'	
6 FEET AND OVER	SINGLE OVER 6' TO 8' OR DOUBLE OVER 12' TO 16'	2-1/2"	1-1/2"
	SINGLE OVER 8' TO 12' OR DOUBLE OVER 16' TO 24'	3-1/2"	
	SINGLE TO 6' OR DOUBLE TO 12'	2-1/2"	
6 FEET AND OVER	SINGLE OVER 6' TO 13' OR DOUBLE OVER 12' TO 24'	3-1/2"	1-1/2"
	SINGLE OVER 13' TO 18' OR DOUBLE OVER 24' TO 36'	6"	
	SINGLE OVER 18' OR DOUBLE OVER 36'	8"	

GAGE OF FABRIC	HEIGHT OF FABRIC	DEPTH OF POSTS	LENGTH OF END, CORNER OR PULL POSTS	LENGTH OF LINE POSTS	SIZE OF POSTS				GATE POST
					END, CORNER & PULL		LINE POSTS (MIN SIZE)		
					PIPE OPTION	RECTANGULAR OPTION	PIPE OPTION	H POST OPTION	
	7'	3'	10'	9'-8"	2-1/2"	3-1/2"	2"	1-7/8"x1-5/8"	
	6'	3'	9'	8'-8"	2-1/2"	3-1/2"	2"	1-7/8"x1-5/8"	
	5'	3'	8'	7'-8"	2"	3-1/2"	1-1/2"	1-5/16"x1-1/2"	
	4'	2'	6'	5'-8"	2"	3-1/2"	1-1/2"	1-5/16"x1-1/2"	
	3'	2'	5'	4'-8"	2"	3-1/2"	1-1/2"	1-5/16"x1-1/2"	

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NIBLEY CITY
CULINARY 2.0 MG TANK
DETAILS
CHAINLINK FENCE DETAILS

REV NO. _____ COMMENT _____ DATE _____

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____ SHEET NO. _____ OF 000

D3

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1200 WEST PARK

This neighborhood park is divided into three sections. The first section, to the east of S 1200 W, will include amenities for all ages and purposes like a dog park, a small splash pad, a (Change format of content on Right Margin for better readability) playground, a pavilion, a skate park, some shade trees, and a parking lot. The second section maximizes the open space opportunity to the west of 1200 W with sports fields and trails circulating delineated wetlands.



FIGURE 48 - 1200 W PARK (EAST)

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