

Nibley City Planning Commission

FEBRUARY 26, 2026

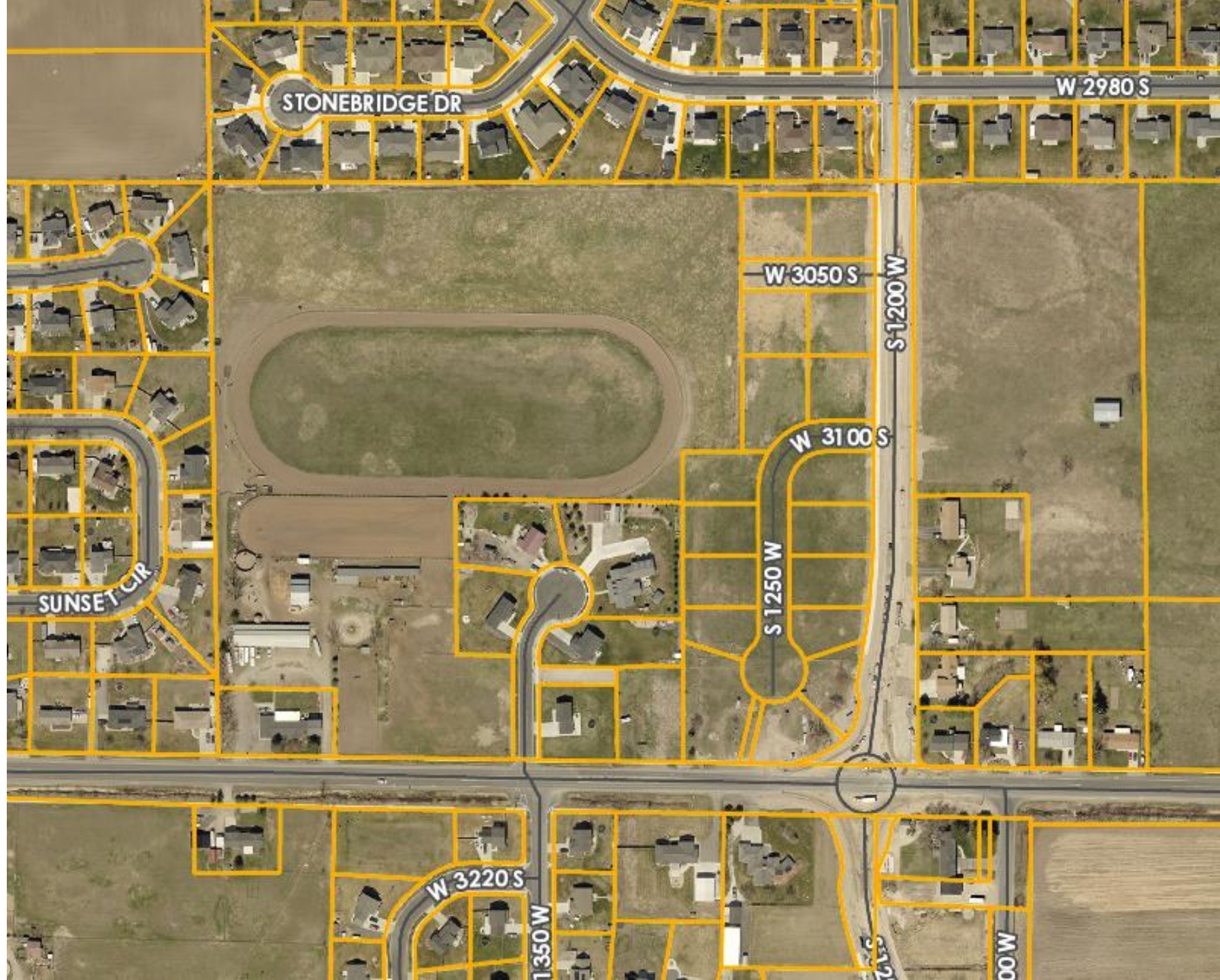
Agenda

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

1405 W 3200 S Rezone

Background

- Applicant requests rezone from Residential (R-2) to Residential (R-2A)
- Applicant previously petitioned for Rezone to R-2A, but R-2 was approved.
- 19.49 acres
- Current use: agricultural
- Previous proposal was in conjunction with subdivision.
- Current proposal is limited to rezone request.



STONEBRIDGE DR

W 2980 S

W 3050 S

S 1200 W

W 3100 S

S 1250 W

SUNSET CIR

W 3220 S

S 1350 W

W 3000 S

1405 W 3200 S Rezone

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.

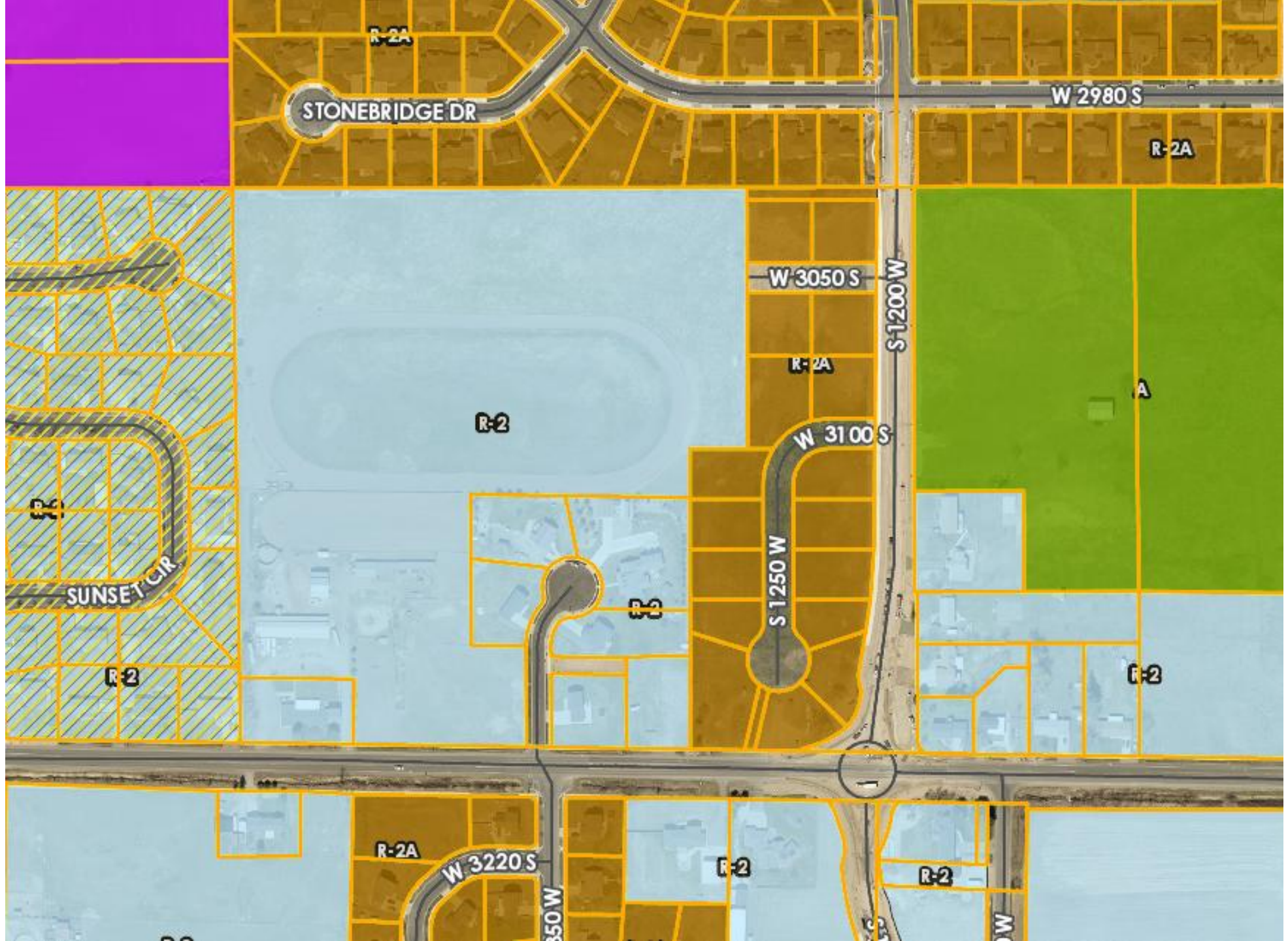
The use is similar to the surrounding areas with the exception of the 5 lots in the Hideaway Estates which has larger lots.

1405 W 3200 S Rezone

Site Context

Property is bordered by:

- Maple Valley Estates to west (R-2 PUD)
 - Hideaway Estates to southwest (R-2)
 - Stonebridge to north (R-2A Cluster)
 - Heritage Crossing to east (R-2A)
 - Malouf to northwest (I)
-
- Access from 3200 S & 1200 W
 - Master-planned trail and stormwater drainage on north edge of property



R-2A

STONEBRIDGE DR

W 2980 S

R-2A

W 3050 S

S 1200 W

R-2A

R-2

A

W 3100 S

R-2

SUNSET CIR

R-2

S 1250 W

R-2

R-2

R-2A

W 3220 S

S 1250 W

R-2

R-2

W

1405 W 3200 S Rezone

General Plan Guidance

- The Future Land Use Map designates this property as “medium-density residential”.
- Applicable General Plan Goals
 - *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.*
 - *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.*



1405 W 3200 S Rezone

Planning Commission 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

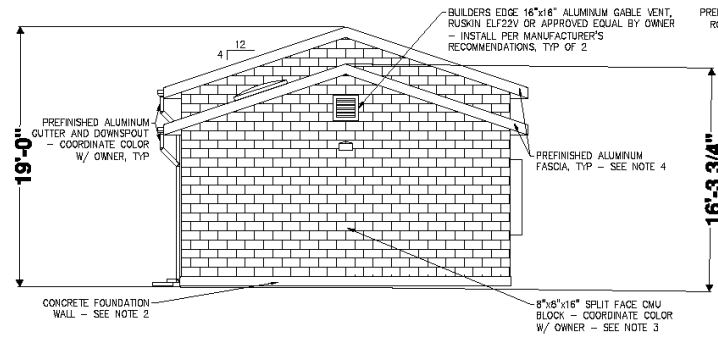
Recommended Findings

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.

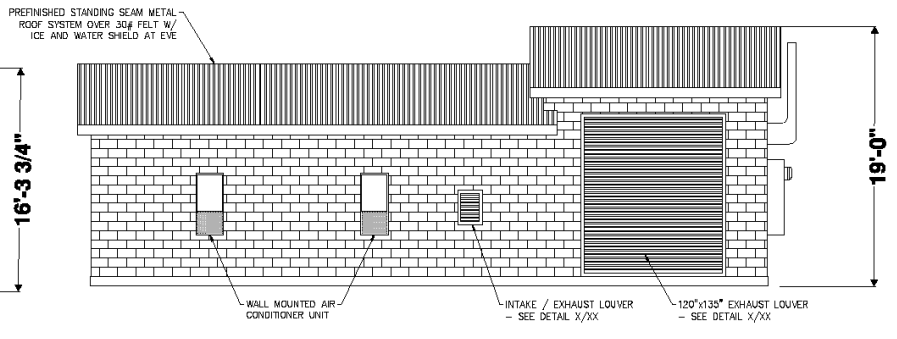
City Well House- CUP

Background

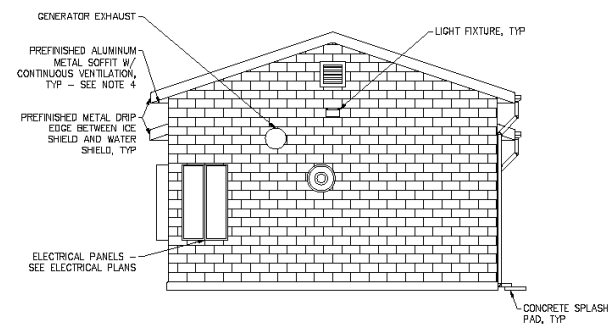
- Nibley City is proposing to construct a City Well House on Parcel #03-205-8009 at approximately 3425 S 1200 W.
- Use classified as 'Utility Substation,' a conditional use in the R-2 zone in which it is located.



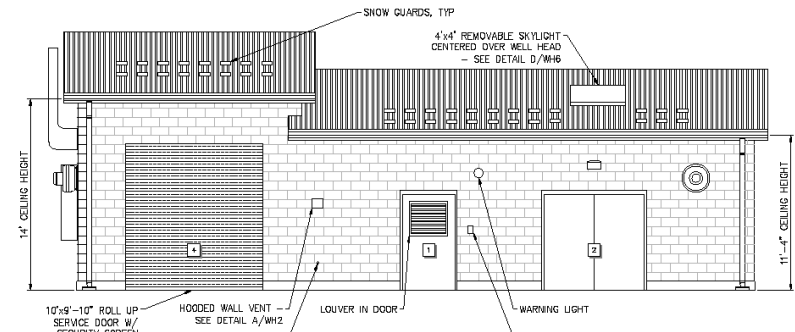
A ELEVATION - WEST SIDE
NOT TO SCALE



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"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

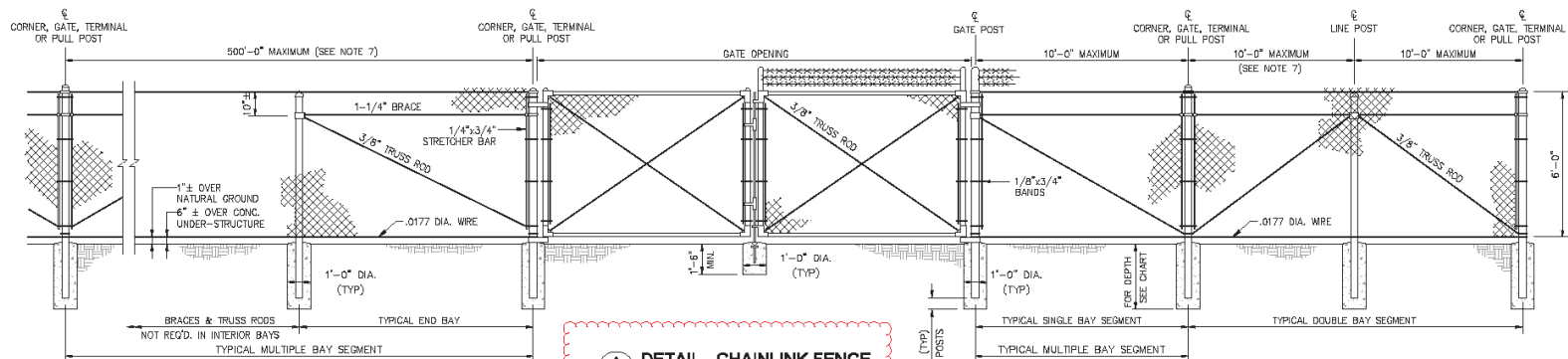
SUNRISE ENGINEERING
2000 NORTH MAIN STREET
NORTH CAROLINA, USA 27604
TEL: 438-662-3134
WWW.SUNRISE-ENG.COM

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

REV. NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	WHI
10/04	JH	JW	SDW	13 of 100	

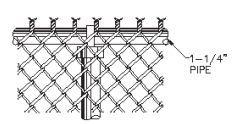
60% SUBMITTAL

P:\nibley_city\mtdade_city_well_house\DWG\100001\100001.dwg, Jan 22, 2025, 3:27pm, jphay

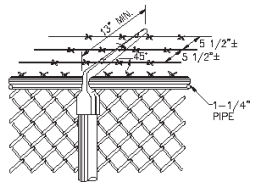


DETAIL - CHAINLINK FENCE
NOT TO SCALE

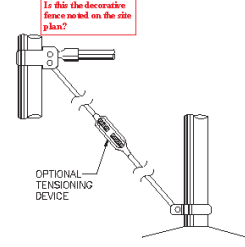
- NOTES:**
1. MATERIALS, CONSTRUCTION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE WRITTEN SPECIFICATIONS.
 2. THE TOP SUPPORT SHALL BE TUBULAR RAIL.
 3. BARBED WIRE SHALL BE USED. THE EXTENSION ARM SHALL EXTEND TO THE OUTSIDE OF FENCE.
 4. TWISTED AND BARBED SELVAGE, TOP AND BOTTOM, SHALL BE USED.
 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.



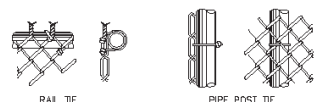
TWISTED & BARBED SELVAGE



BARBED WIRE ARM



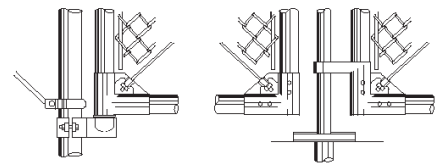
BRACE & TRUSS CONNECTIONS



TYPICAL TIE DETAILS

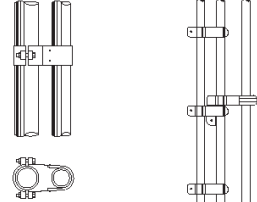


GATE HOLD BACK



BOTTOM GATE HINGE & GATE DETAILS

CENTER GATE STOP & GATE DETAILS



TOP GATE HINGE

DROP ROD ASSEMBLY

(NOTE: OPTIONAL WELDED OR RIVETED CONSTRUCTION)

GATES			
GATE POSTS AND GATE FRAMES			
HEIGHT	GATE OPENING	GATE POST	GATE FRAME
UNDER 6 FEET	SINGLE TO 6' OR DOUBLE TO 12'	2"	1"
	SINGLE OVER 6' TO 8' OR DOUBLE OVER 12' TO 16'	2-1/2"	1-1/2"
	SINGLE OVER 8' TO 12' OR DOUBLE 15' TO 24'	3-1/2"	1-1/2"
6 FEET AND OVER	SINGLE TO 6' OR DOUBLE TO 12'	2"	1"
	SINGLE OVER 6' TO 12' OR DOUBLE OVER 12' TO 24'	3-1/2"	1-1/2"
	SINGLE OVER 12' TO 18' OR DOUBLE OVER 24' TO 36'	4"	1-1/2"

GAGE OF FABRIC	HEIGHT OF FABRIC	DEPTH OF POSTS	LENGTH OF END, CORNER OR PULL POSTS	LENGTH OF LINE POSTS	SIZE OF POSTS					
					END/CORNER & PULL PIPE OPTION		RECTANGULAR PIPE OPTION		LINE POSTS(MIN SIZE) H POST OPTION	
					PIPE	RECTANGULAR	PIPE	PIPE	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. 10/24/24 DESIGNED JH DRAWN JH CHECKED BOW SHEET NO. 11 OF 100 **D3**

60% SUBMITTAL

P:\nibley\c2\0\102424\city_wk & tank\DWG\102424\chainlink\CD.dwg Jun 22 2:08 PM 2/28/24



City Well House- CUP

Basis for Conditional Use Permit issuance

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.

City Well House- CUP

NCC Conformance

- Conforms with NCC 19.24.180 regarding lot area, setbacks and street access.
- 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.’
 - Staff’s interpretation: proposed chain link fence with barbed wire is visually obtrusive to residential area and planned park that may be mitigated with a different fence design.
 - Recommendation: install a more aesthetically appropriate fence, such as iron wrought, steel mesh gridlock, or pre-cast concrete to mitigate the aesthetic impact of the proposed facility.



Potential alternative fences

City Well House- CUP

Staff Recommendation

Approval of Conditional Use Permit for Utility Substation at 3425 S 1200 W (Applicant: Nibley City) with the condition and findings noted below.

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 grid-lock, or pre-cast concrete to mitigate aesthetic impacts to the park and adjacent residential area.