

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, January 15, 2026

OFFICIAL MINUTES OF THE MEETING
Assistant City Recorder Talon Bigelow took minutes

Call to Order and Roll Call

Commission Chair Troy Ribao called the meeting of the Nibley City Planning and Zoning Commission to order at 6:31 PM on Thursday, January 15, 2026. Those in attendance included Commission Chair Troy Ribao, Commission Vice-Chair Clair Schenk, Commissioner Jess Bradfield, Commissioner Michael Wing, and Alternate Commissioner Kyle Audd. A quorum was present. Alternate Commissioner Kyle Audd participated virtually for the duration of the meeting. No other Commissioners participated virtually. Commissioner Tyler O Bray joined the meeting at 6:57 PM.

City Planner Levi Roberts, City Engineer Tom Dickinson, and Assistant City Recorder Talon Bigelow were also present.

General Consent Approval of the December 11, 2025, Meeting Minutes and the Current Agenda

Commission Chair Troy Ribao requested unanimous consent to approve the December 11, 2025, meeting minutes and the agenda as presented. There being no objection, Commission Chair Troy Ribao declared the December 11, 2025, meeting minutes and the current agenda approved.

Training: General Powers and Duties of the Land Use, Development, and Management Act

Ms. Meg Ryan, Senior Land Use Manager with the Utah League of Cities and Towns, 50 S 600 E STE 150 SALT LAKE CITY UT 84102, gave a brief introduction and background regarding the workshop item.

Ms. Meg Ryan invited the Commissioners present to share their reasons for serving on the Nibley City Planning and Zoning Commission. Each Commissioner stated their name and briefly described their background and reasons for service. She also invited Commission Chair Troy Ribao and Commission Vice-Chair Clair Schenk to share insights they wished they had known upon their initial appointment to the Commission.

Ms. Meg Ryan used an electronic presentation titled *Nibley PC* (a printed copy of the presentation is included in the printed record copy of the meeting minutes). The topics she addressed in her presentation included the powers and duties of municipal planning and zoning commissions, planning for growth, the Utah Land Use, Development, and Management Act, the purpose of general and capital improvement plans, and different training resources for Commissioners.

Workshop: 2026 Planning and Zoning Commission Goals


City Planner Levi Roberts used an electronic presentation titled *Nibley City Planning Commission January 15, 2026* (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 progress updates on 2025 Nibley City Planning and Zoning Commission goals, other accomplishments, and a list of goals for 2026. City Planner Levi Roberts and City Engineer Tom Dickinson provided background information on the list of goals for 2026. Commissioner Tyler Obray recommended adding a goal of updating Nibley City’s Future Annexation Plan for 2026.

Staff Report and Action Items

City Planner Levi Roberts encouraged the new Commissioners to complete their training in order to comply with state statute. Mr. Roberts informed the Commissioners that they would be receiving emails from the city.

Assistant City Recorder Talon Bigelow encouraged the Commissioners to speak clearly into the microphones, to limit side conversations, and to email details of completed training.

There being no objection, Commission Chair Troy Ribao adjourned the meeting at 8:28 PM.

ATTEST: 

Talon Bigelow, Assistant City Recorder