



NIBLEY CITY PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, MARCH 19, 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 February 26, 2026, Meeting Minutes and the Current Agenda
3. **Discussion and Consideration:** Conditional Use Permit and Electronic Message Display (EMD) Sign Permit for a 28.8 Sq. Ft. Monument EMD Sign Located at 3090 S HWY 165
4. **Workshop:** Accessory Building Regulations
5. **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, April 9, 2026, at 6:30 PM.

Nibley City's next scheduled Planning and Zoning Commission meeting will be on Thursday, April 16, 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
March 19, 2026**

Agenda Item #3: Maverik EMD Sign Permit & CUP

Description

Discussion and Consideration: Conditional Use Permit and Electronic Message Display (EMD) Sign Permit for a Monument EMD Sign Located at 3090 S HWY 165

Action Type

Administrative

Recommendation

Approval of Conditional Use Permit and Electronic Message Display (EMD) Sign Permit for a Monument EMD Sign Located at 3090 S HWY 165 with the conditions and findings noted below.

Reviewed By

City Planner

Background

Yesco, representative of Maverik, has submitted a building permit application to construct an on-premise Electronic Message Display (EMD) monument sign at Maverik on 3090 S HWY 165.

NCC 19.24.150(M) lists 'EMD, Monument sign' as a conditional use in the C-N zone in which the parcel is located. The classification of sign is limited to properties along Hwy 165 and 89/91.

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 19.24.150(L) provides several requirements for EMD signs related to transitions, frame effects, dwell time, sign brightness and area.

At the time of this writing, there are several deficiencies of the proposed sign to adherence to these standards. The conditions noted below address these deficiencies. Staff recommends conditionally approving the sign to address these deficiencies.

Provided that such deficiencies are addressed prior to issuance of the building permit, Staff finds that all potentially detrimental effects of the sign related to light, aesthetics and traffic safety would be reasonably mitigated.

Recommended Findings

1. The proposed sign type (EMD, Monument) is an allowed conditional use in a C-N zone along Hwy 165.
2. The propose EMD display dwell time of 3 seconds does not adhere to minimum display time of NCC 19.24.150(L)(6)
3. Not enough detail is provided on plans to determine if sign complies with brightness/intensity requirements of NCC 19.24.150(L)(7)
4. Not enough detail is provided to determine is proposed sign complies with minimum setback requirements.
5. Not enough detail is provided to determine if EMD portion of sign is below maximum square footage requirements.

Recommended Conditions

1. Each scene, message, or advertisement displayed on an EMD shall remain "on" and static for at least four (4) seconds.
2. The square footage of the sign is limited to 20 sq ft on each side. Provide updated design that reduces the square footage below this limit.
3. Sign must comply with brightness/intensity requirements of NCC 19.24.150(L)(7). Provide details on plan that indicate adherence to these standards.
4. Sign must be setback at least 10' from front property line. Provide setback distance on plot plan showing adherence to this standard.

5. Include dimensions of electronic message display portion of sign, showing adherence to Section (L)(7) which limits EMD area to no more than 66% of the sign.

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Agenda Item #4: Accessory Building Regulations

Description

Workshop: Accessory Building Regulations

Background

After recent code enforcement, permitting and resident input regarding the allowed placement of sheds on residential lots, the City Council has directed Staff to work with the Planning and Zoning Commission to draft revisions to Nibley City Code (hereinafter “NCC) regarding accessory buildings. Potential revisions include the following:

- Allowing accessory buildings that do not require a building permit and are not on a permanent foundation to be placed in a public utility easement.
- Relaxed setback requirements for accessory buildings that do not require a building permit or are below a certain size.
- Considering a zoning clearance permit requirement for all accessory buildings, regardless of size to ensure compliance.
- Consider allowance of small buildings/structures for fruit stands, etc. in the front yard area.

The purpose of this workshop is to discuss these and any other potential revisions to NCC 19.24.060.

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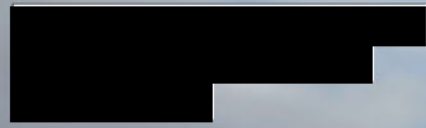


Nitro Update by



Salt Lake Region

Salt Lake Office



Version

OPY-76694-R0
Date: 02.02.2026

Address

[Redacted]
3090 S Highway 165
Nibley UT 84321-8518

TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap-line of an uppercase letter 'i'. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



COLOR MATCHING NOTE

Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match.

PRODUCTION NOTE

The PDF format of this package may contain graphics which have been down-sampled for proofing purposes and should not be used for production purposes. Source files for this package are available upon request for production purposes.

DESIGN

www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.

The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	02.02.2026
R1	---
R2	---
R3	---
R4	---
R5	---
R6	---
R7	---
R8	---
R9	---

J0 #

Approval

A/E Sign / Date

Client Sign / Date

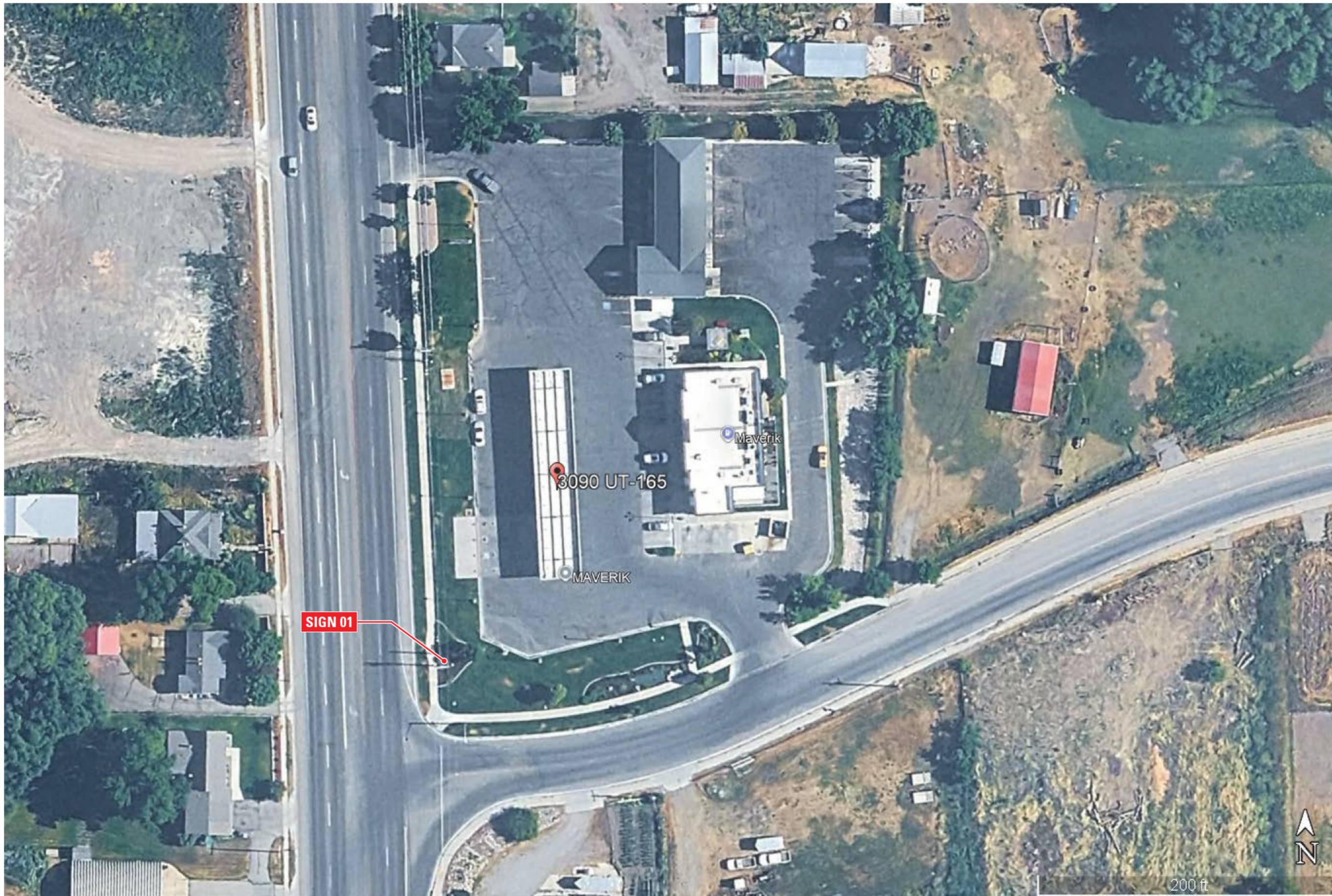
Maverik #368

3090 S Highway 165
Nibley UT 84321-8518

Acct. Exec:
Designer:

OPY-76694 R0

ART 0.1



EXISTING CONDITIONS



SCOPE OF WORK

REMOVE AND DISPOSE OF EXISTING CABINET. RECIEVE & INSTALL **ONE (1)** D/F PRICE CHANGER CABINET.

PERMITTING INFO

AREA: 28.8 FT² (Rounded to the nearest 0.1 ft²)
METHOD: BOUNDING BOX

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT.



DESIGN



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R1	---
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R5	---
R6	---
R7	---
R8	---
R9	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #368

3090 S Highway 165
 Nibley UT 84321-8518

Acct. Exec:
 Designer:

OPY-76694 R0

ART 1.0

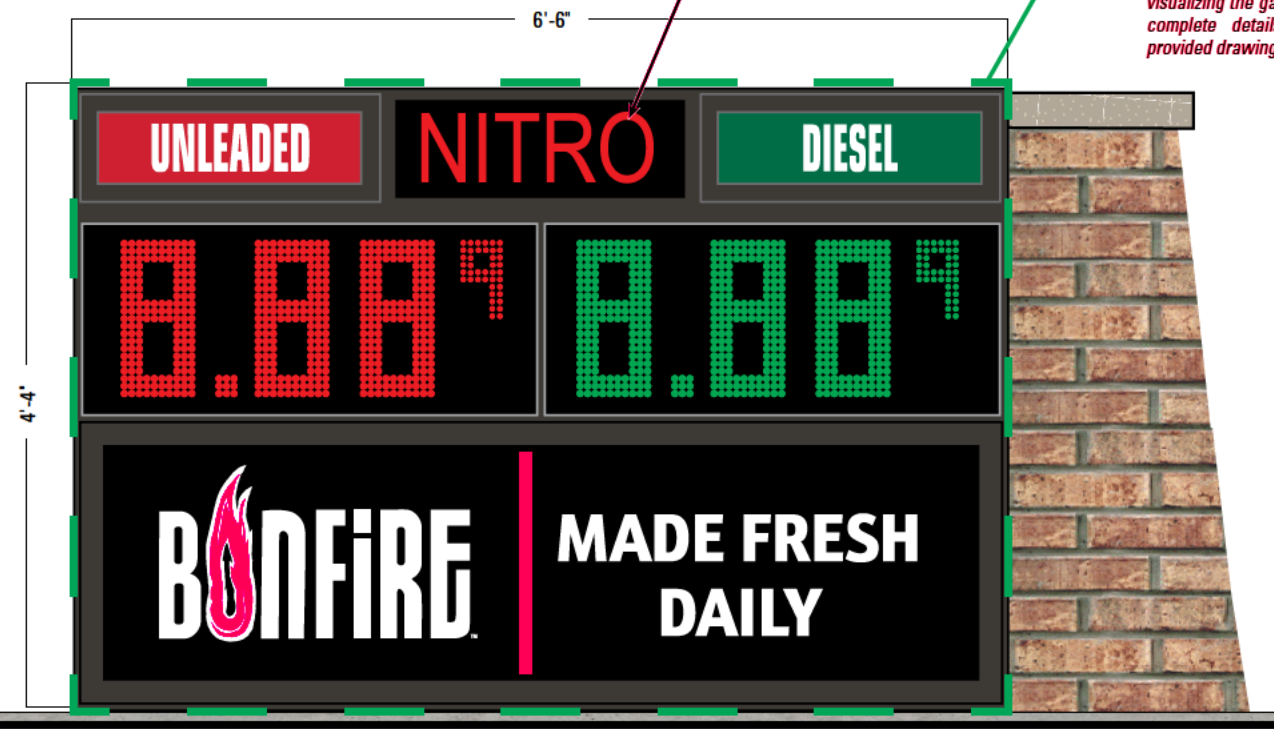
6" Red Programmable Labels
 Program to alternate message "NITRO" - "CREDIT" every 3 seconds.

Sunshine Provided Price Changer Cabinet
 Price Changer Digit Size: 13"
 This drawing was created to assist you in visualizing the gas price changer cabinet. For complete details, refer to the Sunshine provided drawings.

ATTENTION:
 UNLEADED PRICE CHANGER DIGITS TO BE ON STREET SIDE. ←



SIDE VIEW



FRONT VIEW

1 SIGN 01 - NITRO UPDATE
 SCALE: 3/4" = 1'-0"

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