



NIBLEY CITY PLANNING AND ZONING COMMISSION AGENDA
THURSDAY, APRIL 16, 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 by 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 the March 19, 2026, Meeting Minutes and the Current Agenda
3. **Public Hearing:** Ordinance 26-06—Zone Assignment for Parcel 03-049-0010, Located at Approximately 3600 S 1500 W, to Residential (R-2A), and Parcel 03-049-0013, Located at Approximately 3701 S 1200 W, to Residential (R-M), in Conjunction with a Proposed Annexation
4. **Discussion and Consideration:** Recommendation for Ordinance 26-06—Zone Assignment for Parcel 03-049-0010, Located at Approximately 3600 S 1500 W, to Residential (R-2A), and Parcel 03-049-0013, Located at Approximately 3701 S 1200 W, to Residential (R-M), in Conjunction with a Proposed Annexation
5. **Public Hearing:** Ordinance 26-05—Zone Assignment for Parcels 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029, Located at Approximately 5325 Hollow Road, and a portion of Parcels 03-066-0034 and 03-066-0032, Located at Approximately 4950 Hollow Road, to Rural Estates (R-E), in Conjunction with a Proposed Annexation
6. **Discussion and Consideration:** Recommendation for Ordinance 26-05—Zone Assignment for Parcels 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029, Located at Approximately 5325 Hollow Road, and a portion of Parcels 03-066-0034 and 03-066-0032, Located at Approximately 4950 Hollow Road, to Rural Estates (R-E), in Conjunction with a Proposed Annexation
7. **Public Hearing:** Ordinance 26-04—Amending NCC 19.24.060 Accessory Buildings, Including Modifications to Regulate Setbacks of Small Accessory Buildings
8. **Discussion and Consideration:** Recommendation for Ordinance 26-04—Amending NCC 19.24.060 Accessory Buildings, Including Modifications to Regulate Setbacks of Small Accessory Buildings
9. **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, May 7, 2026, at 6:30 PM.

Nibley City's next scheduled Planning and Zoning Commission meeting will be on Thursday, May 14, 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
April 16, 2026**

**Agenda Items #3 & #4: Zone Assignment for Parcels
03-049-0010 and 03-049-0013 in Conjunction with a**

Description

Public Hearing: Ordinance 26-06—Zone Assignment for Parcel 03-049-0010, Located at Approximately 3600 S 1500 W, to Residential (R-2A), and Parcel 03-049-0013, Located at Approximately 3701 S 1200 W, to Residential (R-M), in Conjunction with a Proposed Annexation

Discussion and Consideration: Recommendation for Ordinance 26-06—Zone Assignment for Parcel 03-049-0010, Located at Approximately 3600 S 1500 W, to Residential (R-2A), and Parcel 03-049-0013, Located at Approximately 3701 S 1200 W, to Residential (R-M), in Conjunction with a Proposed Annexation

Department

City Planning

Action Type

Legislative

Recommendation

Recommend Zone Assignment for Parcel 03-049-0010, Located at Approximately 3600 S 1500 W, to Residential (R-2A), and Parcel 03-049-0013, Located at Approximately 3701 S 1200 W, to Residential (R-M), in Conjunction with a Proposed Annexation

Reviewed By

City Planner, City Manager

Background

A representative of K Holdings LLC (Kartchner Homes) filed an annexation petition to annex Parcels 03-049-0010 and 03-049-0013, located at approximately 3600 South 1500 West, which contains 42.81 acres, including all proposed rights of way, into Nibley City. The area is within the City's annexation declaration boundary of the annexation policy plan. This area was included in a previous annexation petition, which did not receive approval, and this petition includes an updated area. This consideration is for the new petition.

In conjunction with the annexation petition, the applicant has requested the following zoning for the property:

- R-2A (Residential) for Parcels 03-0049-0010, located at approximately 3600 S 1500 W
- R-M (Mixed Residential) for Parcel 03-049-0013, located at approximately 3701 S 1200 W

General Plan Guidance and Staff Analysis

At the time of this writing, The Future Land Use Map, an appendix to the general plan, designates the area which includes Parcel 03-049-0013 as 'Commercial and Medium to High Density Residential'. The R-M zone, which allows a mix of uses and residential density up to 10 units per net developable acre would support this future land use designation.

The Future Land Use Map designates Parcel 03-0049-0010 as 'Medium Density Residential'. The R-2A zone, with a base minimum lot size of 12,000 sq ft and an average lot size of 14,000 sq ft would support this future land use designation.

The designated area of Commercial and Medium to High Density Residential was planned as a transition area between the medium density residential area to the north and the planned industrial area to the south, which is generally planned for between 4400 S and 4000 S. Other than the existing Nibley Farms Subdivision to the north, the current land uses in this area are characterized by agricultural uses.

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.*

In addition, Strategy 4 of the adopted Moderate-Income Housing Plan, an appendix to the General is "Rezone for densities necessary to facilitate the production of moderate-income housing," with a specific benchmark to consider additional areas in which the R-M zone could apply.

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 and recommends approval of this zoning designation.


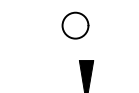
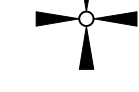

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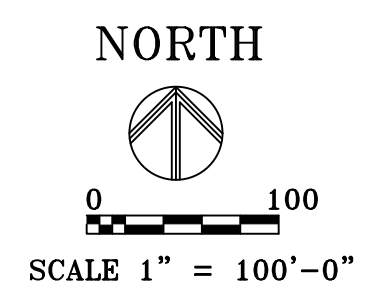
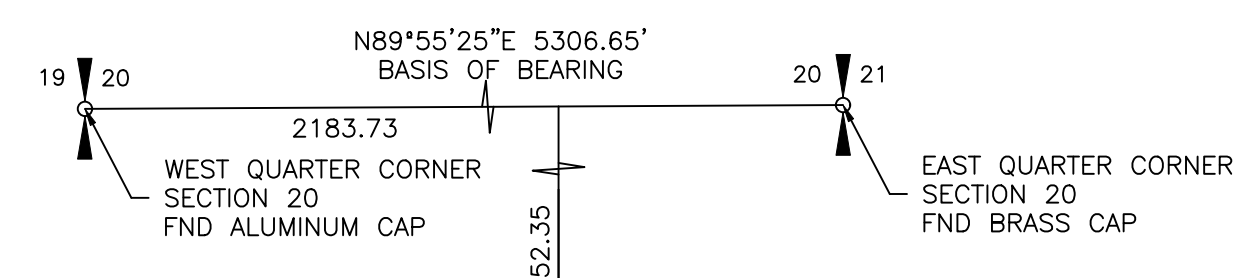
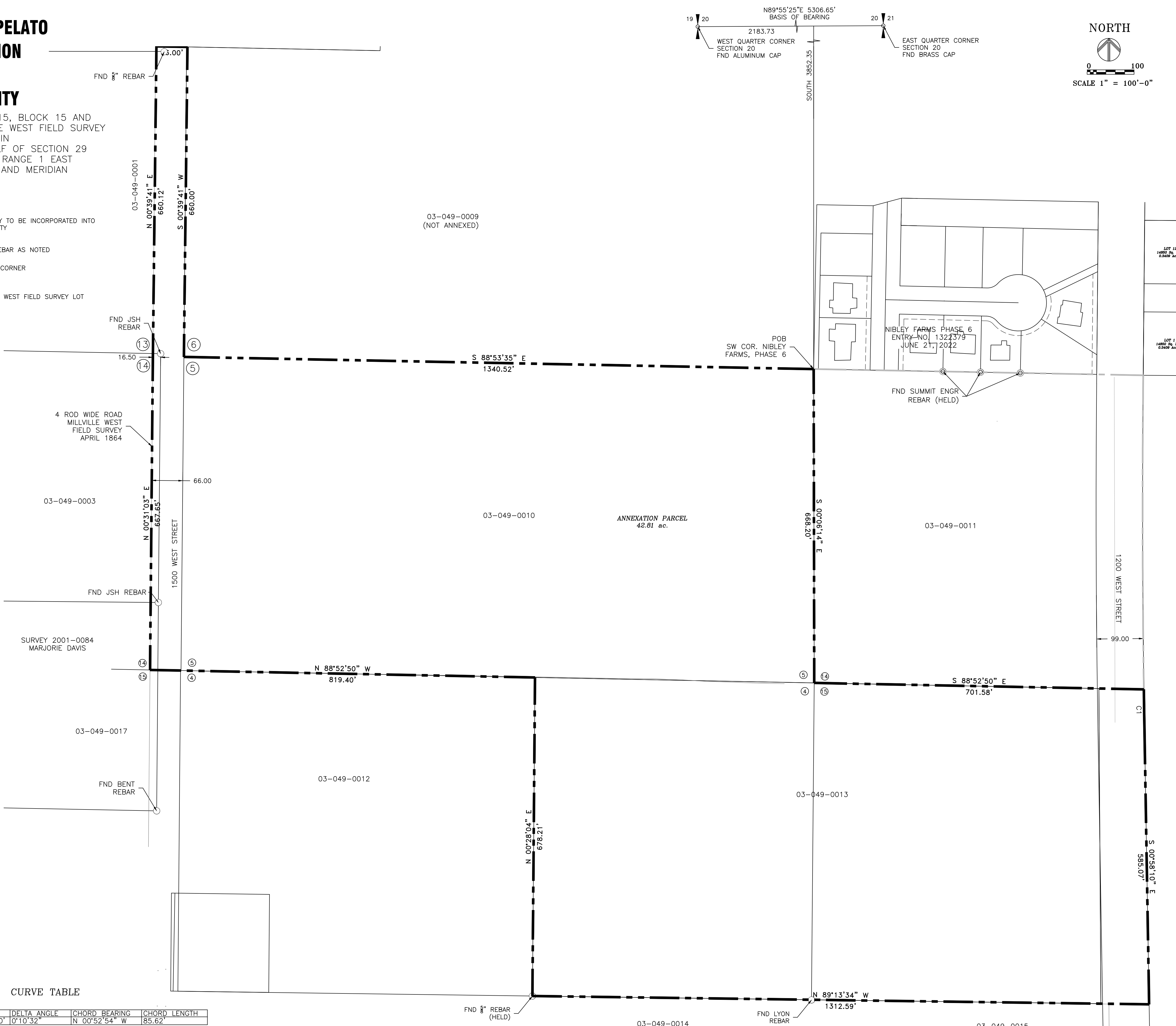
NIELSEN-ROPELATO ANNEXATION

TO THE NIBLEY CITY

PART OF LOT 4, 5, AND 15, BLOCK 15 AND ADJOINING STREETS, MILLVILLE WEST FIELD SURVEY LOCATED IN PART OF THE NORTH HALF OF SECTION 29 TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN

LEGEND

-  BOUNDARY TO BE INCORPORATED INTO NIBLEY CITY
-  FOUND REBAR AS NOTED
-  SECTION CORNER
-  MILLVILLE WEST FIELD SURVEY LOT



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	85.62'	27950.50'	0°10'32"	N 00°52'54" W	85.62'

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE NIBLEY CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO NIBLEY CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH THE UTAH CODE SECTION 10-2-403, AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

APPROVED: _____
MAYOR

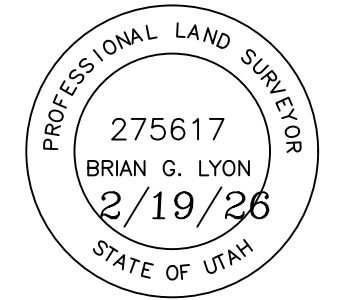
DEPUTY COUNTY SURVEYOR APPROVAL

This plat has been reviewed by the county surveyor's office and is hereby approved as a final local entity plat, pursuant to Utah Code Annotated 17-73-507.

Date _____ Deputy County Surveyor _____

SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO NIBLEY CITY, CACHE COUNTY, UTAH.



BOUNDARY CERTIFICATE

Part of Lot 4, 5 and 15, Block 15 and adjoining streets, Millville West Field Survey located in the North Half of Section 29, Township 11 North, Range 1 East of the Salt Lake Baseline and Meridian described as follows:

Commencing at the West Quarter Corner of Section 20, Township 1 East of the Salt Lake Baseline and Meridian monumented with an Aluminum Cap (East Quarter Corner of said Section 20 monumented with a Brass Cap bears N 89°55'25" E 5306.65 feet) thence N 89°55'25" E 2183.73 feet along the Quarter Section line; thence South 3852.35 feet to the Southwest Corner of Nibley Farms, Phase 6 recorded in the Cache County Recorder's Office under Entry No. 1322379 on June 21, 2022 and the POINT OF BEGINNING and running thence S 00°06'14" E 668.20 feet along the west line of east line of Lot 5, Block 15, Millville West Field Survey to the Southeast Corner of said Lot 5,

thence S 88°52'50" E 701.51 feet along the north line of Lot 15, Block 15, Millville West Field Survey and its projection thereof to the east right of way line of 1200 East Street; thence along said east right of way line the next three courses:

thence along a non-tangential curve 85.62 feet along a curve to the left (radius point bears N 89°12'22" E), with a central angle of 00°10'32", a radius of 27950.50 feet, and a chord that bears S 00°52'54" E 85.62 feet;

thence S 00°58'10" E 585.07 feet;

thence N 89°13'34" W 1312.59 feet along the south line of Parcel 03-049-0013 to a 5/8" rebar ;

thence N 00°28'04" E 678.21 feet along the west line of Parcel 03-049-0013 to the south line of Lot 5, Block 15, Millville West Field Survey;

thence N 88°52'50" W 819.40 feet along the south line of Lot 5, Block 15, Millville West Field Survey and its projection thereof;

thence N 00°31'03" E 667.65 feet (North 660 feet, By Record);

thence N 00°39'41" E 660.12 feet (North 660 feet, By Record);

thence S 88°53'58" E 66.00 feet to the Southwest Corner of Open Space PH1 B, Nibley Farms, Phase 1 recorded in the Cache County Recorder's Office under Entry No. 1247073 on May 20, 2020;

thence S 00°39'41" W 660.00 feet;

thence S 88°53'35" E 1340.52 feet to the point of beginning, containing 42.81 acres, more or less.

NIELSEN-ROPELATO ANNEXATION

TO THE NIBLEY CITY

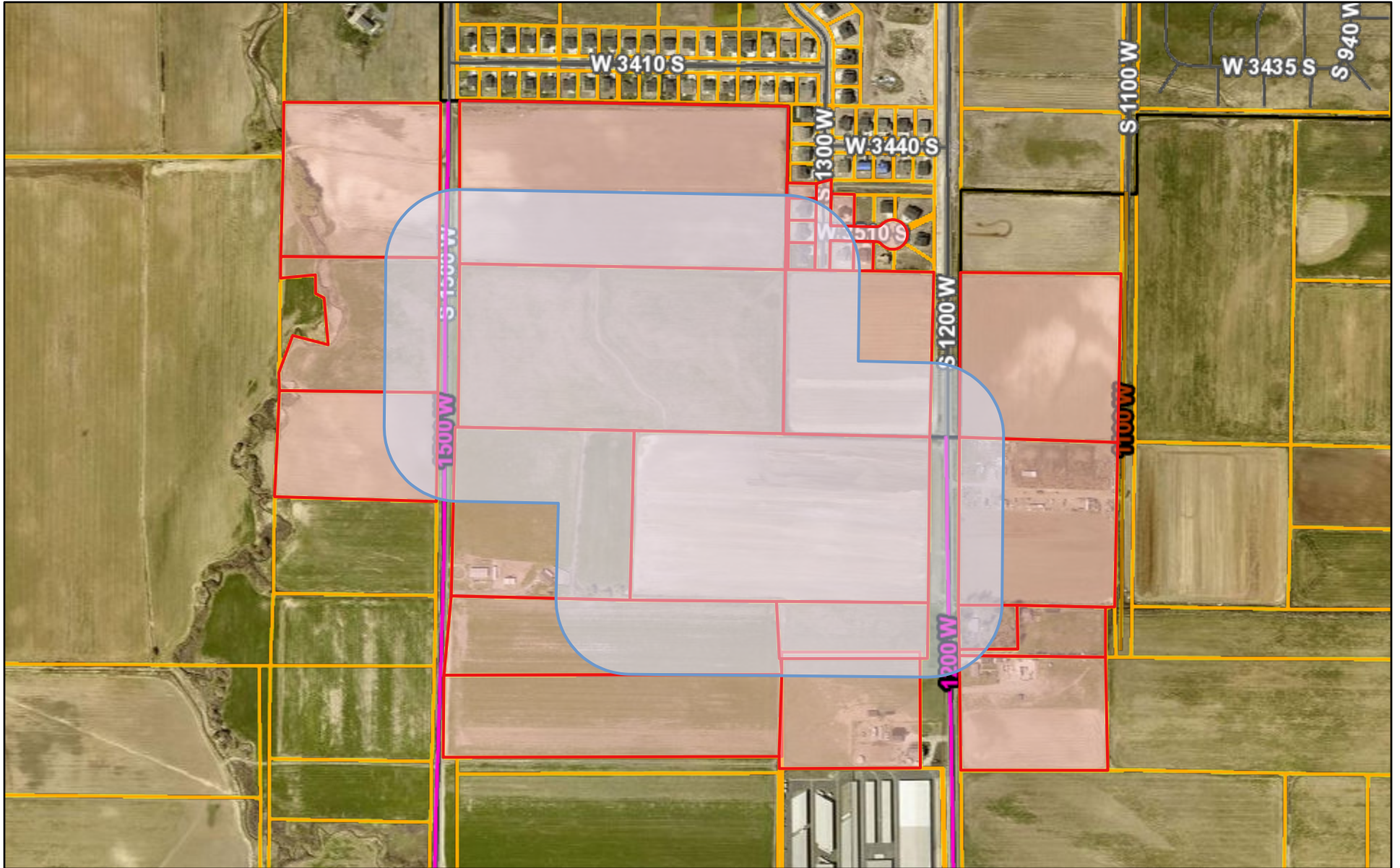
PART OF LOT 4, 5, 14 AND 15, BLOCK 15 AND ADJOINING STREETS, MILLVILLE WEST FIELD SURVEY LOCATED IN PART OF THE NORTH HALF OF SECTION 29 TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASELINE AND MERIDIAN

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121

DATE FEB-2026


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ArcGIS Web Map



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 Buffer

 Neighboring Parcels


Class B Surface Type


 Asphalt

 Gravel


 Dirt

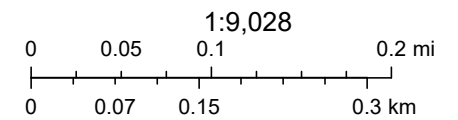
 Future

 Private

 Municipal Boundaries

 County Boundary

 Cache Parcels



Vantor

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Agenda Items #5 & #6: Zone Assignment for Parcels 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029, 03-066-0034, and 03-066-0032, In Conjunction with a Proposed Annexation

Description

Public Hearing: Ordinance 26-05—Zone Assignment for Parcels 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029, Located at Approximately 5325 Hollow Road, and a portion of Parcels 03-066-0034 and 03-066-0032, Located at Approximately 4950 Hollow Road, to Rural Estates (R-E), in Conjunction with a Proposed Annexation

Discussion and Consideration: Recommendation for Ordinance 26-05—Zone Assignment for Parcels 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029, Located at Approximately 5325 Hollow Road, and a portion of Parcels 03-066-0034 and 03-066-0032, Located at Approximately 4950 Hollow Road, to Rural Estates (R-E), in Conjunction with a Proposed Annexation

Department

City Planning

Action Type

Legislative

Recommendation

Recommend Zone Assignment for Parcels 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029, Located at Approximately 5325 Hollow Road, and a portion of Parcels 03-066-0034 and 03-066-0032, Located at Approximately 4950 Hollow Road, to Rural Estates (R-E), in Conjunction with a Proposed Annexation

Reviewed By

City Planner

Background

An annexation petition was filed to annex Parcels 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029 at Approximately 5325 Hollow Road and a portion of Parcels 03-066-0034 and 03-066-0032 at 4950 Hollow Road, which contains 31.09 acres, including all proposed rights of way, into Nibley City. The area is within the City's annexation declaration boundary of the annexation policy plan. This area was included in a previous annexation petition, which did not receive approval, and this petition includes an updated area. This consideration is for the new petition.

In conjunction with the annexation petition, the applicant has requested to zone the properties Rural Estate (R-E):

General Plan Guidance and Staff Analysis

The Future Land Use Map, an appendix to the general plan, designates this area as 'Low Density Residential'. The R-E zone, which allows up to one lot per 2 acres would support this future land use designation. This zoning matches that of the area directly north, along Hollow Road.

This low density designation for Hollow Road helps minimize impacts in an area with limited infrastructure capacity (including roads and water). According to the Regional Pre-disaster Mitigation Plan, this area has also been found to be of high risk for a number of natural hazards, including wildfire and flooding. Limiting the intensity of development will help minimize the potential risk posed by such hazards.

Based upon the context of the site and the guidance provided in the General Plan, Staff has determined that this application is in support of the General Plan.

HANSEN ANNEXATION
 TO NIBLEY CITY, CACHE COUNTY, UTAH
 PART OF SE 1/4 OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 1 EAST
 & PART OF NE 1/4 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST
 SALT LAKE MERIDIAN

LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 1 EAST AND PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3;
 THENCE S89°54'28"W 1314.95 FEET TO THE EAST 1/16 CORNER COMMONS TO SAID SECTIONS 34 AND 3 AND THE POINT OF BEGINNING, SAID POINT BEING ON THE EXISTING NIBLEY CITY CORPORATE LIMIT LINE;

THENCE S89°54'28"W 13.89 FEET ALONG THE NORTH LINE OF SAID SECTION 3 AND SAID CORPORATE LIMIT LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF HOLLOW ROAD;
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID EXISTING NIBLEY CITY CORPORATE LIMIT LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTHERLY 79.12 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 482.00 FEET AND A LONG CHORD BEARING S12°06'08"E 79.03 FEET;
2. S16°48'18"E 114.37 FEET;
3. SOUTHERLY 138.62 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 518.00 FEET AND A LONG CHORD BEARING S9°08'19"E 138.21 FEET;
4. S1°28'20"E 166.50 FEET;
5. SOUTHERLY 28.16 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 282.00 FEET AND A LONG CHORD BEARING S4°19'59"E 28.15 FEET;

THENCE LEAVING SAID EXISTING CORPORATE LIMIT LINE AND CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE SOUTHERLY 28.52 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 282.00 FEET AND A LONG CHORD BEARING S10°05'28"E 28.51 FEET TO THE CENTER OF THE LITTLE HYRUM CANAL;

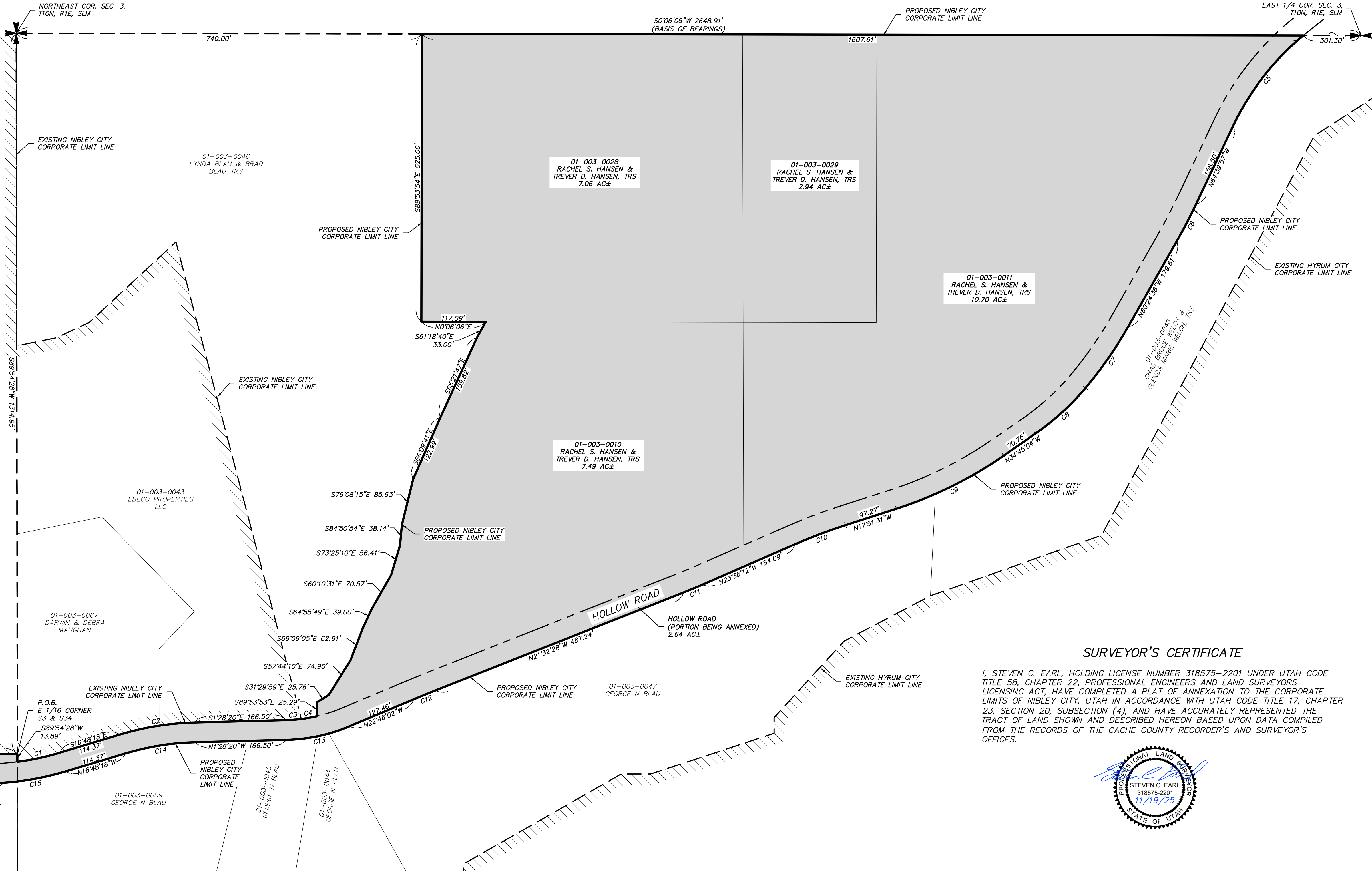
THENCE ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWELVE (12) COURSES:
 1. S89°53'53"E 25.29 FEET; 2. S31°29'59"E 25.76 FEET; 3. S57°44'10"E 74.90 FEET;
 4. S69°09'05"E 62.91 FEET; 5. S64°55'49"E 39.00 FEET; 6. S60°10'31"E 70.57 FEET;
 7. S73°25'10"E 56.41 FEET; 8. S84°50'54"E 38.14 FEET; 9. S76°08'15"E 85.63 FEET;
 10. S66°09'41"E 122.99 FEET; 11. S65°21'47"E 159.82 FEET; 12. S61°18'40"E 33.00 FEET,
 MORE OR LESS, TO THE WEST BOUNDARY OF THAT CERTAIN PARCEL, AS DESCRIBED AS "PARCEL 1" IN ENTRY 1367654 IN THE RECORDS OF SAID COUNTY;

THENCE N0°06'08"E 117.09 FEET ALONG SAID WEST BOUNDARY;
 THENCE S89°53'54"E 525.00 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL 1 TO THE EAST LINE OF SAID SECTION;

THENCE S0°06'08"W 1607.61 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF HOLLOW ROAD;
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTHWESTERLY 210.58 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 482.00 FEET AND A LONG CHORD BEARING N52°08'59"W 208.91 FEET;
2. N64°39'57"W 158.50 FEET;
3. NORTHWESTERLY 75.62 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1018.00 FEET AND A LONG CHORD BEARING N62°32'17"W 75.60 FEET;
4. N60°24'36"W 179.61 FEET;
5. NORTHWESTERLY 135.98 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 743.00 FEET AND A LONG CHORD BEARING N55°10'01"W 135.79 FEET;
6. NORTHWESTERLY 123.94 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 468.00 FEET AND A LONG CHORD BEARING N42°20'15"W 123.57 FEET;
7. N34°45'04"W 70.76 FEET;
8. NORTHWESTERLY 219.06 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 743.00 FEET AND A LONG CHORD BEARING N26°18'18"W 218.26 FEET;
9. N17°51'31"W 97.27 FEET;
10. NORTHWESTERLY 98.46 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 982.00 FEET AND A LONG CHORD BEARING N20°43'52"W 98.42 FEET;
11. N23°36'12"W 184.69 FEET;
12. NORTHEASTERLY 36.64 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1018.00 FEET AND A LONG CHORD BEARING N22°34'20"W 36.64 FEET;
13. N21°32'28"W 487.24 FEET;
14. NORTHWESTERLY 42.42 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1982.00 FEET AND A LONG CHORD BEARING N22°09'15"W 42.42 FEET;
15. N22°46'02"W 127.46 FEET;
16. NORTHERLY 118.19 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 318.00 FEET AND A LONG CHORD BEARING N12°07'11"W 117.51 FEET;
17. N1°28'20"W 166.50 FEET;
18. NORTHERLY 128.99 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 482.00 FEET AND A LONG CHORD BEARING N9°08'19"W 128.60 FEET;
19. N16°48'18"W 114.37 FEET;
20. NORTHERLY 115.69 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 518.00 FEET AND A LONG CHORD BEARING N10°24'25"W 115.44 FEET;
21. N4°00'32"W 123.50 FEET;
22. NORTHERLY 207.45 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 682.00 FEET AND A LONG CHORD BEARING N12°43'22"W 206.65 FEET TO SAID EXISTING CORPORATE LIMIT LINE;

THENCE N89°54'28"E 107.72 FEET ALONG SAID EXISTING CORPORATE LIMIT LINE TO THE EAST 1/16 LINE OF SAID SECTION 34;
 THENCE S0°09'10"W 350.78 FEET ALONG SAID EAST 1/16 LINE AND SAID CORPORATE LIMIT LINE TO THE POINT OF BEGINNING,
 CONTAINING 31.09 ACRES, MORE OR LESS.



CURVE	LENGTH	RADIUS	A	LONG CHORD
C1	79.12'	482.00'	92°41'19"	S12°06'08"E 79.03'
C2	138.62'	518.00'	151°19'57"	S9°08'19"E 138.21'
C3	28.16'	282.00'	54°31'18"	S4°19'59"E 28.15'
C4	28.52'	282.00'	54°7'39"	S10°05'28"E 28.51'
C5	210.58'	482.00'	25°01'56"	N52°08'59"W 208.91'
C6	75.62'	1018.00'	4°15'21"	N62°32'17"W 75.60'
C7	135.98'	743.00'	10°29'09"	N55°10'01"W 135.79'
C8	123.94'	468.00'	15°10'23"	N42°20'15"W 123.57'
C9	219.06'	743.00'	16°53'33"	N26°18'18"W 218.26'
C10	98.46'	982.00'	5°44'41"	N20°43'52"W 98.42'
C11	36.64'	1018.00'	2°03'44"	N22°34'20"W 36.64'
C12	42.42'	1982.00'	1°13'34"	N22°09'15"W 42.42'
C13	118.19'	318.00'	21°17'42"	N12°07'11"W 117.51'
C14	128.99'	482.00'	15°19'57"	N9°08'19"W 128.60'
C15	115.69'	518.00'	12°47'45"	N10°24'25"W 115.44'
C16	207.45'	682.00'	17°25'40"	N12°43'22"W 206.65'

LEGEND

- AREA HEREBY ANNEXED TO NIBLEY CITY
- EXISTING CORPORATE LIMIT LINE
- ANNEXATION BOUNDARY
- PARCEL LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- SECTION CORNERS

DEPUTY CACHE COUNTY SURVEYOR APPROVAL

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20.

SEALED AND SIGNED THIS _____ DAY OF _____, 2025 _____ DEPUTY CACHE SURVEYOR

NIBLEY CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT WE, THE NIBLEY CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO NIBLEY CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

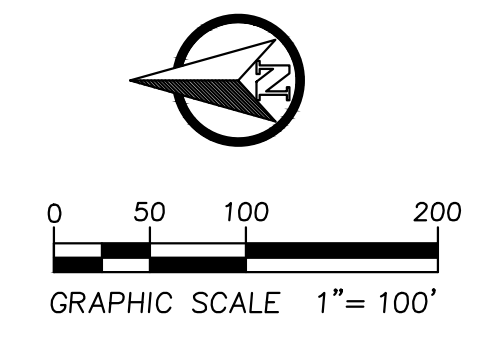
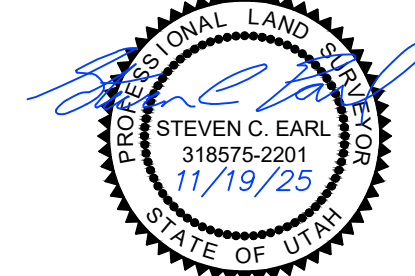
NIBLEY CITY MAYOR

ATTEST

NIBLEY CITY RECORDER

SURVEYOR'S CERTIFICATE

I, STEVEN C. EARL, HOLDING LICENSE NUMBER 318575-2201 UNDER UTAH CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF NIBLEY CITY, UTAH IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20, SUBSECTION (4), AND HAVE ACCURATELY REPRESENTED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON BASED UPON DATA COMPILED FROM THE RECORDS OF THE CACHE COUNTY RECORDER'S AND SURVEYOR'S OFFICES.



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF CACHE, RECORDED AND FILED AT THE REQUEST OF _____

OF _____

THIS _____ DAY OF _____

20 _____ AT _____ IN BOOK OF PLATS _____

INDEX _____

FEE _____

COUNTY RECORDER

CL
 Cache • Landmark
 Engineers
 Surveyors
 Planners

95 W. Golf Course Rd.
 Suite 101
 Logan, UT 84321
 435.713.0099

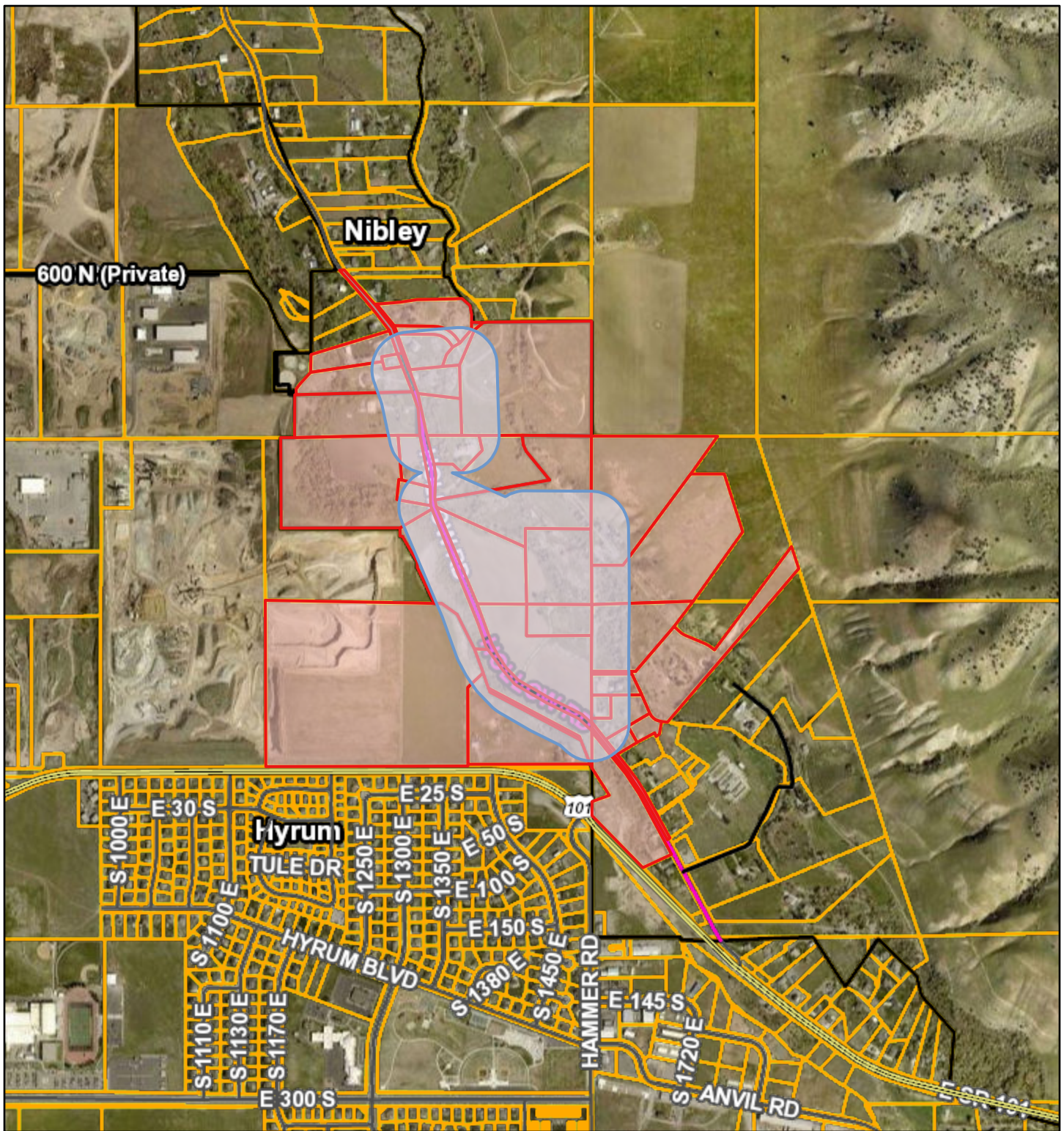
DATE: 19 NOVEMBER 2025
 SCALE: 1" = 100'
 DRAFTED BY: S. EARL
 CHECKED BY: W. HENDRICKSON
 APPROVED BY: S. EARL
 PROJECT NUMBER: 25057BAL

1 / 1

11/19/2025 8:44 AM Z:\2025 PROJECTS\25057BAL - NIBLEY UTAH\ACCD SURVEY\ANNEXATION PLAT\25057BAL ANNEXATION PLAT.DWG











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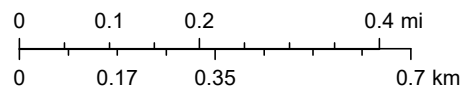
ArcGIS Web Map



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



Vantor

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Agenda Items #7 & #8: Accessory Building Regulations

Description

Public Hearing: Ordinance 26-04—Amending NCC 19.24.060 Accessory Buildings, Including Modifications to Regulate Setbacks of Small Accessory Buildings

Discussion and Consideration: Recommendation for Ordinance 26-04—Amending NCC 19.24.060 Accessory Buildings, Including Modifications to Regulate Setbacks of Small Accessory Buildings

Department

City Planning

Action Type

Legislative

Recommendation

Recommend Approval of Ordinance 26-04—Amending NCC 19.24.060 Accessory Buildings, Including Modifications to Regulate Setbacks of Small Accessory Buildings

Reviewed By

City Planner

Background

In light of recent enforcement activity for accessory buildings, City Council has directed Staff and the Planning Commission to review the existing Code and recommend appropriate amendments. With respect to setbacks, the current code requires all accessory buildings, regardless of size or permanence to adhere to setback requirements. In addition, all buildings must be placed outside of all restrictive easements, including public utility easements. Due to the restrictiveness of these requirements, it is very difficult for many property owners to locate even a small tool shed on their properties.

Many cities allow sheds that do not require a building permit to encroach on minimum setback requirements. Based upon a recent workshop with Planning Commission, a desire was expressed to move in this direction.

The proposed ordinance includes the following amendments:

1. Remove rear and side yard setback requirements for accessory buildings that do not require a building permit.
2. Allow accessory buildings that do not require a building permit if they are placed on removable skids.
3. Allow accessory buildings in agricultural zones prior to a principal building.
4. Remove section on prohibited accessory building and structures. These restrictions on tents, trailers and mobile homes are not very enforceable or impractical.
5. Remove section on 'nonconforming uses.' This section includes some inaccuracies and is redundant with 19.26.

19.24.060 Accessory Buildings

A. Definitions: For the purpose of this section, the following will be used as definitions:

1. ACCESSORY BUILDINGS: An "accessory building" for both residential and nonresidential development is defined as a building that:
 - a. Is detached from the principal building, and
 - b. Is clearly a supplementary use to the principal building, and
 - c. Is not intended for human habitation.

Examples include storage buildings, residential greenhouses, detached garages, etc. Attached accessory buildings must comply with all setbacks and zoning regulations of the principal structure.

2. ACCESSORY STRUCTURES: A structure that does not provide shelter from the elements. Examples include swimming pools and pool screening and decking, barbecue pits, decks, etc. Not included in this definition and not regulated by this section are driveways, fences, walls, birdbaths, decorative ponds, and at grade patios.
3. DETACHED GARAGE/CARPORT/STRUCTURE: Any garage or structure that is not attached as defined in 19.04.010 shall be considered detached and an accessory building and shall be subject to the provisions of this section:

B. General Requirements:

1. A zoning clearance permit and a building permit is required for accessory buildings greater than one hundred twenty (120) square feet in industrial, commercial or neighborhood commercial zone; or two hundred (200) square feet in a residential zone. A permit may be required for accessory buildings under the size stated above if improvements of the structure require further review from Nibley City Building Inspector as stated in the adopted building code. Accessory buildings in excess of 15' in height must obtain a building permit.
- ~~2.~~ All accessory buildings that require a building permit, regardless of size, shall comply with all the setback requirements found in NCC 19.22.010. Setbacks shall be measured from the foundation, wall or main frame of the building, roof footprint or outermost section of the building, including any roof overhangs, porches or other features of the building. In no case shall any portion of the building be located within 1 ft of an adjacent lot.
- ~~3.~~ In no case shall the roof of any building, regardless of size or permanence, extend over or toward an adjacent property in a manner that will direct water from said roof onto an adjacent property regardless of permitted setbacks.
- ~~2-4.~~ Easements: Accessory buildings and structures which require a building permit shall be located outside of all public utility easements or other restrictive easements. Unless placed on the ground on movable skids, accessory buildings and structures which do not require a building permit may not encroach onto any public utility or other easement.
- ~~3-5.~~ The total square footage of all accessory buildings shall not occupy more than twenty five percent (25%) of the rear yard.
- ~~4-6.~~ Accessory buildings must be anchored to a concrete slab, or other methods approved by the building inspector.
- ~~5-7.~~ All Accessory buildings, regardless of size or permanence, shall not be built within the minimum front yard setback area of the principal building.
- ~~6-8.~~ Except in agricultural zones, nNo accessory building or use shall be constructed or developed on a lot prior to construction of the principal building.

C. Size Restrictions: In order to preserve the residential character, the following shall serve as size restrictions on accessory buildings located in residential zones in Nibley City. Height restrictions are governed by NCC 19.22.

Lot Size	Maximum Square Footage	Maximum Building Height (Feet)
0 - 14,000 square feet	1,000	20
0.33 - 0.49 acre	1,200	20
0.5 - 0.74 acre	1,500	20
0.75 - 0.99 acre	3,000	30
1.0 - 1.99 acre	5,000	30
2.0 acres and above	No Limit	30

D. Use Regulations: The following uses are prohibited in accessory buildings:

1. Living space, except for permitted Accessory Dwelling Units governed by Section 19.24.250.
2. Hazardous chemical storage.

E. Supplemental Regulations:

1. Carports: Detached or attached carports shall be located in either the side or rear yard. An attached carport is considered part of the building it is attached to and must comply with all setbacks and other zoning regulations applicable to the property that apply to the building the carport is attached to. Detached carports must comply with all setbacks and other zoning regulations for accessory buildings of the zoning district of the property.

~~2. Accessory Structures: All accessory structures that require a building permit (i.e., structures that do not offer shelter from the weather such as barbecue pits, decks, swimming pools, residential doghouses, etc.) are required to comply with the location criteria and setback regulations as identified for accessory buildings.~~

~~2. Prohibited Accessory Buildings And Structures: The following accessory buildings and structures are prohibited in all zones:~~

~~a. Tents (when used longer than a 2 week period unless approved by the planning commission).~~

~~b. Trailers and mobile homes (when used as an accessory building).~~

~~3. Nonconforming Uses: All other accessory buildings and structures not in compliance at the time of the adoption hereof are hereby vested or grandfathered and notwithstanding the nonconforming chapter of this title may be allowed to continue to exist.~~

Commented [LR1]: Suggest removing. Tents are not buildings and the process to approve for longer than 2 weeks is not defined. The trailers and mobile homes prohibition for the purpose of accessory buildings seems unnecessary.

Commented [LR2]: This section has some inaccuracies and is redundant with 19.26. Suggest removing.