

Nibley City Planning Commission Meeting

APRIL 16, 2026

Agenda

1. Call to Order and Roll Call (Chair)
2. General Consent of March 19, 2026, Meeting Minutes and the Current Agenda (Chair)
3. **Public Hearing:** Zone designation for Parcel 03-049-0010, located at approximately 3600 S 1500 W, to Residential (R-2A) and 03-049-0013, located at approximately 3701 S 1200 W to Residential (R-M), in conjunction with proposed annexation
4. **Discussion and Consideration:** Zone designation for Parcel 03-049-0010, located at approximately 3600 S 1500 W, to Residential (R-2A) and 03-049-0013, located at approximately 3701 S 1200 W to Residential (R-M), in conjunction with proposed annexation
5. **Public Hearing:** Recommendation for Zone Assignment to the Nibley City Council: Rural Estates (R-E) Zone for 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, in Conjunction with an Annexation Petition
6. **Discussion and Consideration:** Recommendation for Zone Assignment to the Nibley City Council: Rural Estates (R-E) Zone for 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, in Conjunction with an Annexation Petition
7. **Public Hearing:** Ordinance 26-04: Amending 19.24.060 Accessory Buildings, including modifications to regulate setbacks of small accessory buildings
8. **Discussion and Consideration:** Ordinance 26-04: Amending 19.24.060 Accessory Buildings, including modifications to regulate setbacks of small accessory buildings
9. **Staff Report and Action Items**

Zone Designation for Kartchner Annexation

Background

- Annexation petition to annex parcel 03-049-0010 and 03-049-0013, located at approximately 3600 South 1500 West, which contains 42.81 acres into Nibley City.
- Planning Commission Role: recommend zoning to City Council.
- Applicant Request for zoning
 - Zone parcel 03-049-0013- R-M
 - Zone parcels 03-049-0010 – R-2a

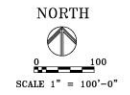
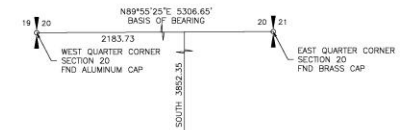
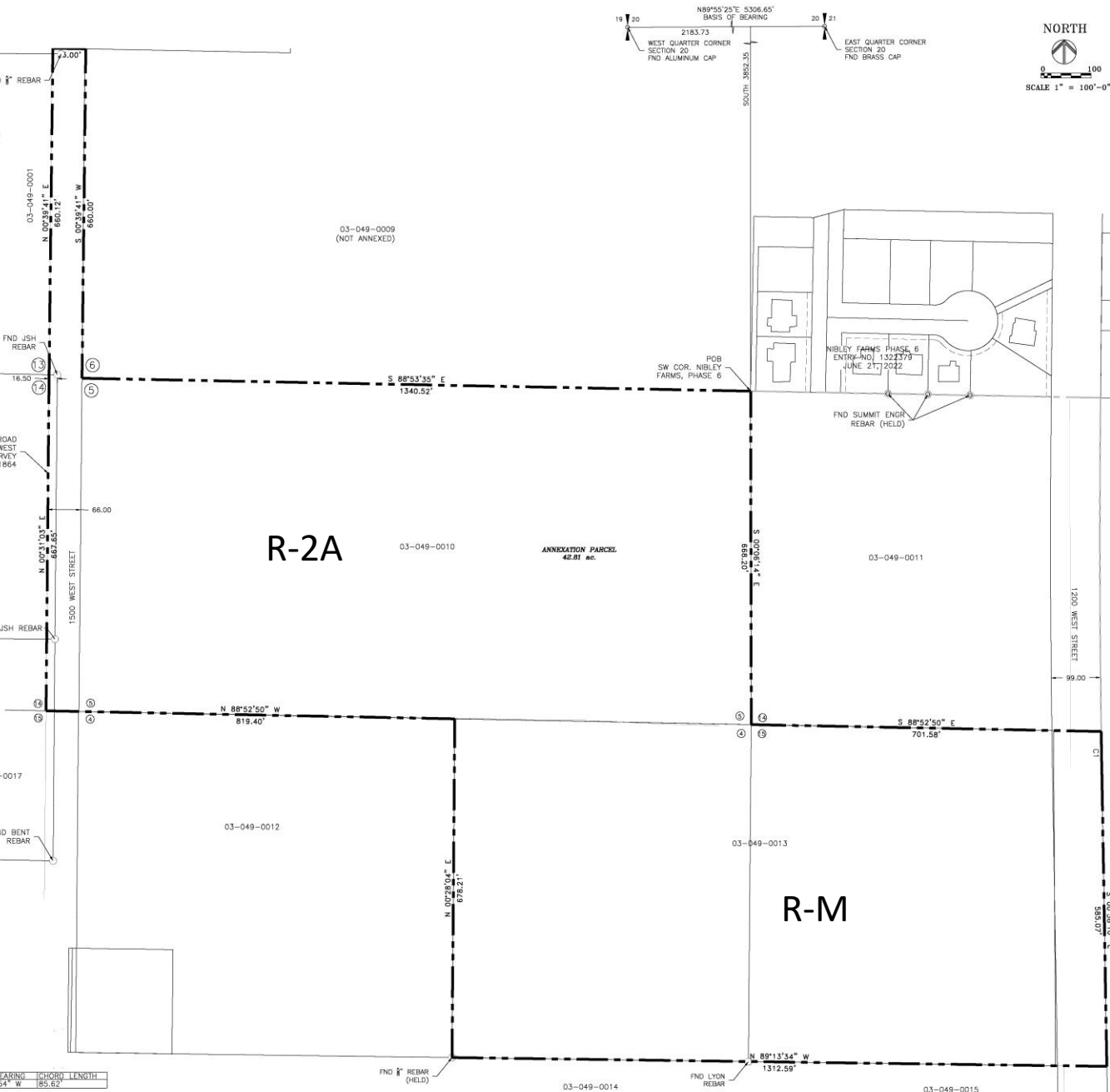
**NIELSEN-ROPELATO
ANNEXATION**

**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
- ⑤ MILLVILLE WEST FIELD SURVEY LOT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	85.62	127950.50	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 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____.

RECORDER

DEPUTY COUNTY SURVEYOR APPROVAL

This plot has been reviewed by the county surveyor's office and is hereby approved as a final local entity plot, pursuant to Utah Code Annotated 17-75-507.

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, COACHE 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 Coache 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 0°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 Plot B, Nibley Farms, Phase 1 recorded in the Coache 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

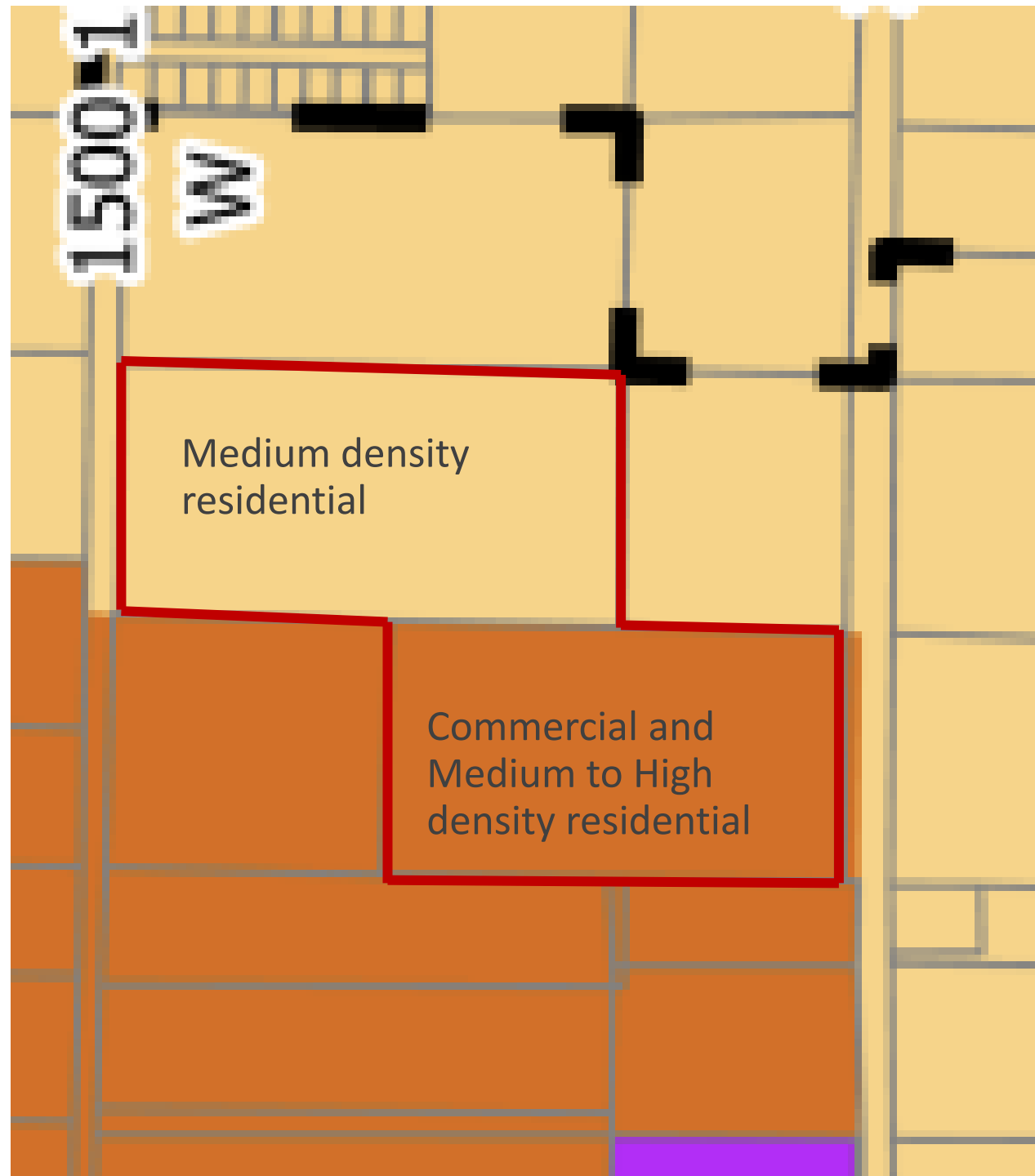
DATE FEB-2026

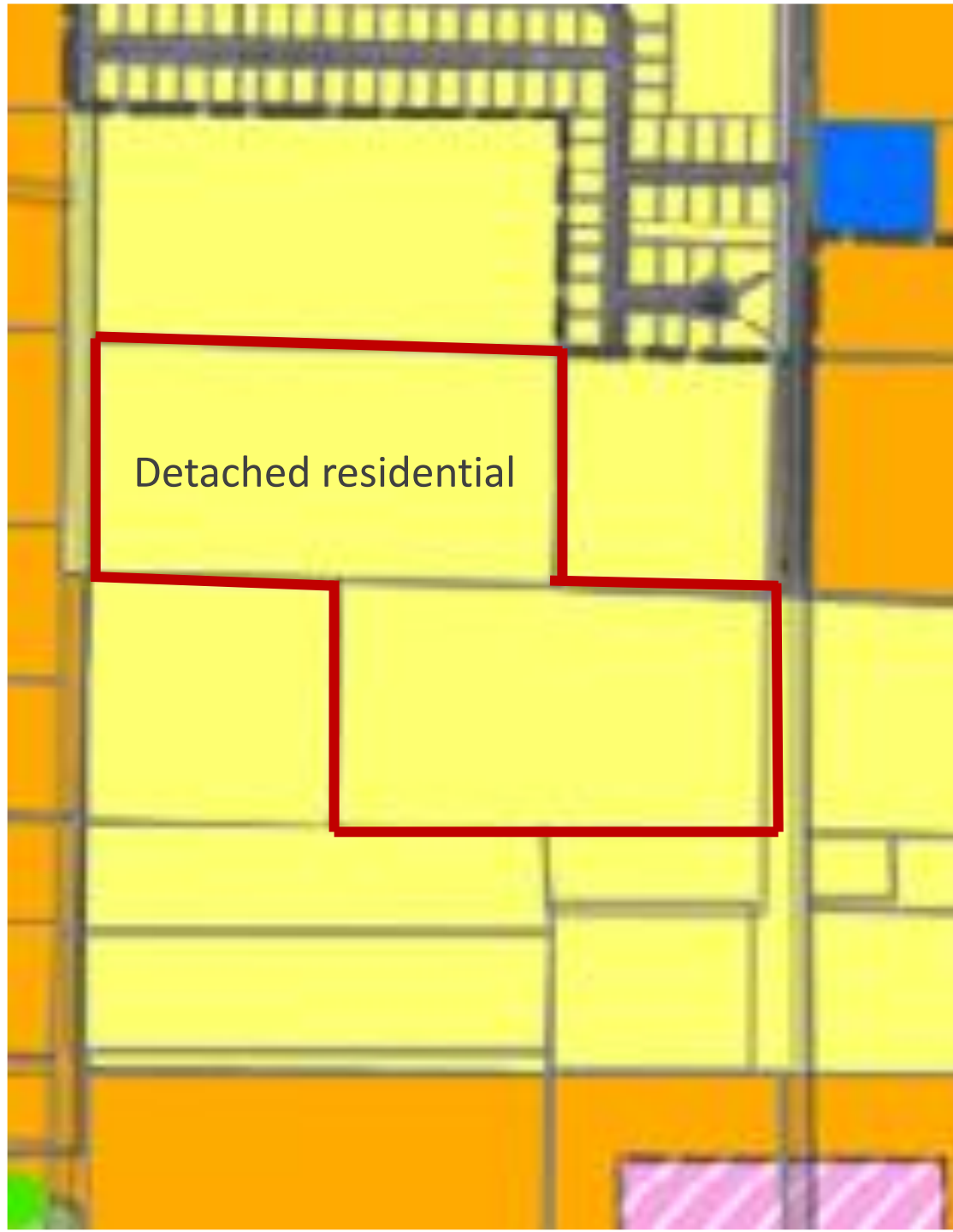
1500-1

W

Medium density residential

Commercial and Medium to High density residential





Detached residential

Zone Designation for Kartchner Annexation

Staff Recommendation

- Recommend zone designation for Parcel 03-049-0010, located at approximately 3600 S 1500 W, to Residential (R-2A) and 03-049-0013, located at approximately 3701 S 1200 W to Residential (R-M), in conjunction with proposed annexation

Zone Assignment for Hansen Annexation

Background

- City Received annexation petition for 29 acres at approximately 5320 Hollow Rd, south of Nibley's current border.
- In conjunction with annexation petition, applicant requests Rural Estates (R-E) zone.
- Planning Commission's Role: recommend zoning.

General Plan Guidance

- Area designated as "Low density residential". (recently adopted plan- detached residential, large lot)
- R-E zone, which allows 1 lot per 2 acres supports this future land use designation.
- This zoning density limits impacts in area with limited infrastructure capacity and high risk of natural hazards.

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 SECTION 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:

- 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;
- S12°06'08"E 114.37 FEET;
- SOUTHERLY 136.62 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 518.00 FEET AND A LONG CHORD BEARING S9°08'19"E 136.21 FEET;
- S12°06'08"E 166.50 FEET;
- SOUTHERLY 28.16 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 282.00 FEET AND A LONG CHORD BEARING S49°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°29'24"E 28.51 FEET TO THE CENTER OF THE LITTLE HYRUM CANAL;

THENCE ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWELVE (12) COURSES:

- S89°53'53"E 25.29 FEET; 2. S31°29'59"E 25.76 FEET; 3. S57°44'10"E 74.90 FEET; 4. S89°09'05"E 62.91 FEET; 5. S84°55'49"E 38.00 FEET; 6. S67°10'31"E 70.57 FEET; 7. S73°25'10"E 56.41 FEET; 8. S84°50'54"E 38.14 FEET; 9. S78°08'15"E 85.63 FEET; 10. S86°19'41"E 122.88 FEET; 11. S85°21'47"E 159.62 FEET; 12. S61°18'40"E 33.00 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF THAT CERTAIN PARCEL, AS DESCRIBED AS PARCEL 17 IN ENTRY 1367654 IN THE RECORDS OF SAID COUNTY;

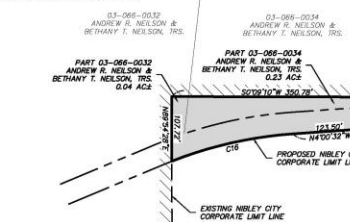
THENCE N03°06'08"E 117.09 FEET ALONG SAID WEST BOUNDARY; THENCE S89°53'54"E 525.00 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL 1 TO THE EAST LINE OF SAID SECTION;

THENCE S01°06'08"W 1607.61 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF HOLLOW ROAD;

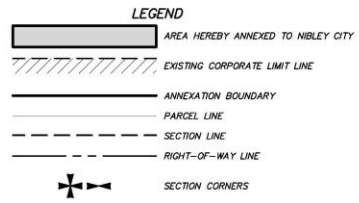
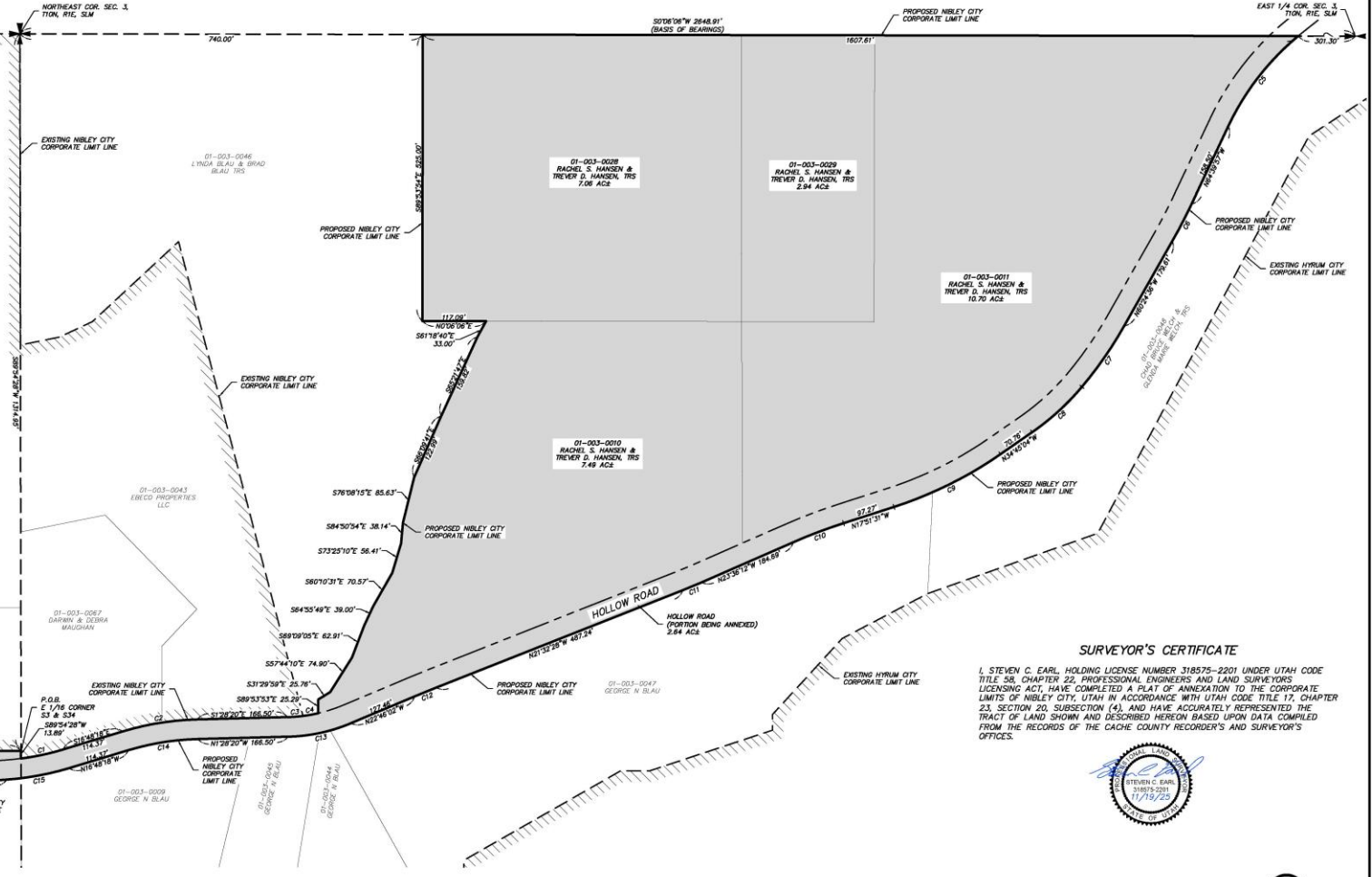
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWENTY-TWO (22) COURSES:

- 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;
- N64°39'57"W 158.50 FEET;
- 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;
- N60°24'36"W 179.61 FEET;
- NORTHWESTERLY 135.88 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 743.00 FEET AND A LONG CHORD BEARING N55°10'11"W 135.79 FEET;
- NORTHWESTERLY 123.94 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 488.00 FEET AND A LONG CHORD BEARING N42°20'15"W 123.57 FEET;
- N54°50'04"W 70.76 FEET;
- 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;
- N173°19'11"W 87.17 FEET;
- NORTHWESTERLY 98.46 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 882.00 FEET AND A LONG CHORD BEARING N20°43'52"W 98.42 FEET;
- N23°36'12"W 184.69 FEET;
- NORTHWESTERLY 36.64 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1018.00 FEET AND A LONG CHORD BEARING N23°24'20"W 36.64 FEET;
- N21°32'28"W 487.24 FEET;
- 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;
- N22°46'02"W 127.46 FEET;
- 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;
- N128°20'16"W 166.50 FEET;
- NORTHERLY 126.89 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;
- N16°18'18"W 114.37 FEET;
- 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;
- N48°15'11"W 123.60 FEET;
- NORTHERLY 207.45 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 682.00 FEET AND A LONG CHORD BEARING N1°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 31.08 ACRES, MORE OR LESS.



CURVE	LENGTH	RADIUS	Δ	LONG CHORD
C1	79.12'	482.00'	92°47'	S12°06'08"E 79.03'
C2	136.62'	518.00'	157°53'	S9°08'19"E 136.21'
C3	28.16'	282.00'	234°18'	S49°19'59"E 28.15'
C4	28.52'	282.00'	234°18'	S10°29'24"E 28.51'
C5	210.58'	482.00'	250°15'	N52°08'59"W 208.91'
C6	75.62'	1018.00'	475°31'	N62°32'17"W 75.60'
C7	135.88'	743.00'	1029°09'	N55°10'11"W 135.79'
C8	123.94'	488.00'	157°02'	N42°20'15"W 123.57'
C9	219.06'	743.00'	163°33'	N26°18'18"W 218.26'
C10	98.46'	882.00'	234°41'	N20°43'52"W 98.42'
C11	36.64'	1018.00'	210°44'	N23°24'20"W 36.64'
C12	42.42'	1982.00'	173°34'	N22°09'15"W 42.42'
C13	118.19'	318.00'	217°42'	N12°07'11"W 117.51'
C14	128.89'	482.00'	157°53'	N9°08'19"W 128.60'
C15	115.69'	518.00'	124°45'	N10°24'25"W 115.44'
C16	207.45'	682.00'	173°40'	N1°43'22"W 206.65'



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.

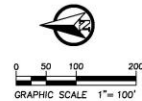
 NIBLEY CITY MAYOR

 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 _____
 BY _____
 THIS _____ DAY OF _____, 2025.
 PROJECT NUMBER: 250578WAL
 COUNTY RECORDER



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'

CHECKED BY: S. EARL
 PROJECT NUMBER: 250578WAL

S84 T11N R1E S1M
 S3 T10N R1E S1M

HANSEN ANNEXATION
 NIBLEY CITY, CACHE COUNTY, UTAH

1/19/2025 9:34 AM 2:10:00 PROJECT:250578WAL SURV:185118212527 - SURVEYORS - NIBLEY CITY/CACHE COUNTY/HANSEN/ANNEXATION PLAT/SECTION 34/SECTION 3

Zone Assignment for Hansen Annexation

Recommendation

- Recommend Zone Assignment to the Nibley City Council: Rural Estates (R-E) Zone for 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, in conjunction with an Annexation Petition

Accessory Building Regulations

Background

- Current code requires all accessory buildings regardless of size or permanence to adhere to setback requirements.
- All buildings must be placed outside of all restrictive easements, including public utility easements.
- Due to restrictions, it is very difficult to locate small sheds on properties, particularly on smaller lots
- Recommendations are primarily based upon workshop discussion.



Accessory Building Regulations

Summary of amendments

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

Accessory Building Regulations

Recommendation

Recommend approval of Ordinance 26-04: Amending 19.24.060 Accessory Buildings, including modifications to regulate setbacks of small accessory buildings