



**NIBLEY CITY PLANNING AND ZONING COMMISSION AND NIBLEY CITY COUNCIL AGENDA  
THURSDAY, MAY 14, 2026 – 6:30 PM MT**

*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](http://www.nibleycity.gov). Public comments should be submitted to [talonb@nibleycity.gov](mailto:talonb@nibleycity.gov) no later than 5:00 PM on the Wednesday prior to the meeting to allow adequate time for review and consideration. If applicants or interested parties would like to provide comments after this time, please submit your comments during the public hearing at the meeting.*

**NIBLEY CITY PLANNING AND ZONING COMMISSION**

1. **Call to Order and Roll Call**
2. **Discussion and Consideration:** Approval of April 16, 2026, Meeting Minutes and Current Agenda

**NIBLEY CITY COUNCIL**

3. **Call to Order and Roll Call**
4. **Discussion and Consideration:** Approval of Current Agenda

**JOINT NIBLEY CITY PLANNING AND ZONING COMMISSION AND NIBLEY CITY COUNCIL**

5. **Workshop:** Residential Zoning Framework

Adjourn Meeting

*No agenda item shall begin after 10:00 PM MT without a unanimous vote of the Nibley City Planning and Zoning Commission. Agenda items scheduled late in the evening that are not heard may be continued to the next regularly scheduled meeting. Agenda items may be continued if the Commissioners determine that unresolved issues require further consideration before a motion is made.*

*Nibley City's next scheduled City Council meeting will be on Thursday, May 28, 2026, at 6:30 PM MT.*

*Nibley City's next scheduled Planning and Zoning Commission meeting will be on Thursday, June 4, 2026, at 6:30 PM MT.*

*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 & Nibley  
City Council  
Agenda Item Report  
May 14, 2026**

## **Agenda Item #5: Residential Zoning Framework**

### **Description**

**Workshop:** Residential Zoning Framework

### **Department**

City Planning

## **Background**

During the adoption process of the recent General Plan, the City Council discussed the possibility of adding additional residential zones to Nibley City Code. To frame the discussion, Staff will present the existing residential zoning framework in Nibley City and review the policy direction discussed in the recently adopted General Plan.

### **Existing Residential Zoning Framework**

Standard residential zoning in Nibley is organized based upon lot size minimums of approximately 1/3 acre to 2 acre lot minimums (R-E, R-1, R-1A, R-2, R-2A). Also regulated are frontage, setbacks and land use. The R-M (mixed residential) zone is the only base zone which allows multi-family housing at up to 10 units per net developable acre. This zone includes several requirements for open space, amenities, and architectural design among other standards. It is only allowed in areas defined as high-density residential or town center on the future land

use map (no longer designations with updated general plan). The size of an R-M zone must be between 10-40 acres.

The R-PUD (Residential- Planned Unit Development) overlay zone is an overlay zone with many of the same requirements of the R-M zone, but with a lower base density of 7 units/net developable acre. The location of a R-PUD zone is limited to specifically designated locations in the code. The minimum size of an R-PUD development is 20 acres. The R-PUD overlay zone is a legislative approval that is tied to a specific master plan and development agreement.

For most residential zones, there are options to reduce lot sizes through a cluster subdivision (all residential zones) or open space subdivision (R-1, R-1A, R-2). The open space subdivision includes more specific standards for the preservation of open space, lot sizes and setbacks and allows a density bonus. The cluster subdivision provides flexibility with lot sizes, frontages and setbacks, through the dedication of open space.

The Transfer of Development Rights (TDR) overlay zones allows for additional residential density through the transfer of development rights from designated sending zones to receiving zones. Within commercial zones, residential uses are only allowed in the town center as part of a mixed-use project with an allowance of up to 15 units per net developable acre. At this point in time, no developments have utilized TDR or the mixed-use option noted above.

## **General Plan Guidance**

The recently adopted General Plan includes the following implementation steps related to reforming zoning, listed as implementation step 4 in the land use chapter:

- 4. Encourage a wider range of residential uses, specifically in attached residential and mixed-use designated areas to accommodate future population growth*
  - a. Update the City's zoning code to establish a framework with clearly defined residential land use categories that align with the community's vision, market realities, and evolving household needs. This framework should encourage innovative and desirable residential development types.*
  - b. Product types to consider providing an updating definition and intent for may include townhomes, duplexes, cottage courts, accessory dwelling units (ADUs) on smaller lots, condos and apartments in mixed-use areas. Aspects to consider include a reevaluation of the existing minimum and maximum densities for each zone, building height, lot size/coverage, setback requirements, building form and design, parking requirements, and transitions/ adjacent land use compatibility.*

In considering this guidance, the Planning Commission and City Council may discuss deficiencies in the existing code and a process framework for updating. This process should consider opportunities for stakeholder engagement to ensure that the updated code aligns with the communities vision, market realities and housing needs in the community.