

Mayor  
Larry Jacobsen



**Council Members**  
Norm Larsen  
Kay Sweeten  
Nathan Laursen  
Kathryn Beus  
Tom Bernhardt

November 18, 2022

## Planning Commission Public Hearing Notice

The Nibley City Planning Commission will hold a public hearing to receive comment on the following item which will be discussed and considered:

Ordinance 22-19: Transfer of Development Rights (TDR) Ordinance and zoning several parcels as a TDR Sending Overlay Zone or a TDR Receiving Overlay Zone.

**When: December 15 at 6:30 p.m.**

**Where: Nibley City Hall, 455 W 3200 S Nibley Utah**

A public hearing was previously held for this Ordinance, but substantial changes have since been made to the Draft TDR Overlay Map to be considered.

The Transfer of Development Rights (TDR) Ordinance is intended to preserve areas in Nibley City that have an agricultural or natural open space use. The ordinance provides a means whereby potential development rights may be voluntarily transferred from one area (sending areas) to another area (receiving areas). With such voluntary transactions, a permanent conservation easement would be placed upon the sending area property, which limits uses to agricultural, recreational and other open space-related uses, while the receiving area property may receive entitlement for additional development rights, including the allowance of additional housing units. The proposed TDR overlay zoning assignment does not impact the existing base zoning for the property. The specific proposed TDR Sending Overlay Zone and TDR Receiving Overlay Zone is included with this notice.

If you are an owner of real property which is affected by the proposed TDR overlay zoning designations, you may file a written objection to the inclusion of the proposed Overlay Zone assignment at the address noted below before December 26, which will be provided to the Nibley City Council.

For more information, please see [www.nibleycity.com](http://www.nibleycity.com) or visit Nibley City Hall. A full report will be posted on the City's website by December 9, 2022 as part of the Planning Commission's agenda and packet report. Any updates to the proposed ordinance will be posted on the City's website. You may submit comments in writing before the meeting either by mail to:

Nibley City Hall  
455 W 3200 S  
Nibley, UT 84321

or email to [levi@nibleycity.com](mailto:levi@nibleycity.com).

Levi Roberts, AICP  
Nibley City Planner



# DRAFT - Nibley TDR Overlay Zones

November 18, 2022

## TDR Overlay Zones (DRAFT)

- Zone
- TDR-R
  - TDR-S
  - Nibley\_Municipal\_Boundaries
  - Annexation Declaration Boundary
  - Parcels

