
**City of Nibley
Planning Commission
Held at Nibley City Hall
455 West 3200 South
Nibley, UT 84321
Thursday May 4, 2023**

Call to Order – Roll Call – Approval of Agenda – Approval of Minutes

Meeting called to order at 6:31 p.m.

Present: Commission Chair Garrett Mansell, Commission Vice Chair Bret Swenson, Commissioner Tyler Obray and Commissioner Matt Logan via Zoom

Absent: Commissioner Karina Brown and Alternate Commissioner Clair Schenk

Staff Present: City Planner Levi Roberts and Assistant Recorder Jamie Ann Gonzales

Guests Present:

Applicants: Quinn Johnson

There was general consent for the evening's agenda.

There was general consent for April 13, 2023, meeting minutes.

Public Hearing: Rezone Parcel 03-026-0014 & 03-026-0016, located at approximately 35 West 3200 South from R-2 (Residential) to C (Commercial)(Applicant: Quinn Johnson)

Mr. Roberts gave an update on the applicant's rezone request submitted last year and the condition to subdivide the property. He utilized the Cache County Parcel and Zoning Viewer to discuss the parcels (a printed copy of the parcel viewer is included in the printed, record copy of the meeting minutes). He stated that it was staff's recommendation to approve the rezone with the condition to combine parcel 03-026-0014 and 03-026-0016. He informed the Commission that it was against city code to split this type of lot without doing a subdivision.

Commissioner Mansell went over the rules for public comment. He opened the public hearing at 6:35 p.m.

Seeing no public comment, Commissioner Mansell closed the public hearing at 6:35 p.m.

Discussion and Consideration: Rezone Parcel 03-026-0014 & 03-026-0016, located at approximately 35 West 3200 South from R-2 (Residential) to C (Commercial)(Applicant: Quinn Johnson)

Commissioner Obray confirmed that it was in conjunction with the landscaping company and had no concerns.

Commissioner Swenson received clarification on the discrepancy between the applicant's name on the online agenda and the printed version. Mr. Roberts explained that Quinn Johnson was the representative, business owner and Shane Johnson was the property owner. Commissioner Swenson thought it was consistent with other properties in the past and did not have an issue with it.

Commissioner Logan said it looked good and did not see any problems with the way it was submitted.

Mr. Roberts pointed out that it was shown as town center in the general plan but there was no town center zone. He said it was meant to be mixed-use. Because of the existing residential, Commissioner Mansell asked about additional setbacks for commercial. Mr. Roberts confirmed that any commercial buildings would need to be setback thirty (30) feet.

Action: Recommend approval to rezone parcel 03-026-0014 & 03-026-0016, located at approximately 35 West 3200 South from R-2 (Residential) to C (Commercial) (Applicant: Quinn Johnson) with staff recommendation.

Motion: Commissioner Swenson

Second: Commissioner Obray

Commissioner Obray received clarification on the combining of parcels 03-026-0014 and 03-026-0016 and the commercial rezone. Mr. Roberts confirmed that it would not be rezoned until the two properties were combined.

Commissioner Obray asked the applicant if Shane Johnson considered what the rezone would do to his tax base. Quinn Johnson responded that he has looked into it.

Vote: Unanimous; 4-0

Workshop: Land Use Chart Review

Mr. Roberts asked the Commission if they agreed with the review to the *Residential Uses* (a printed copy of those changes is included in the printed, record copy of the meeting minutes). There was no disagreement from the Commissioners.

Mr. Roberts utilized *NCC 19.20.020 Land Use Chart* to highlight the recommended changes submitted by Commissioner Mansell, Commissioner Swenson, and Commissioner Schenk (a printed copy of the chart is included in the printed, record copy of the meeting minutes).

The Planning Commission went on to discuss each *Agricultural/Animal Use* and recommended

changes to the zones. Mr. Roberts made track changes to the ones generally agreed upon.

Mr. Roberts announced that *Morgan Farm* would be on the next agenda for consideration to rezone agricultural.

After reviewing and discussing *Agricultural/Animal Use*, the Commission moved on to *Public, Institutional, and Civic Uses*.

Staff Report and Action Items

Mr. Roberts reported on the following:

- Morgan Farm Rezone
- Legislative Changes
- Mid-Year Cache Summit

Commissioner Mansell adjourned the meeting at 7:32 p.m.

ATTEST:

Jamie Ann Gonzales, Assistant Recorder