
**City of Nibley
Planning Commission
Held at Nibley City Hall
455 West 3200 South
Nibley, UT 84321
Thursday June 1, 2023**

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

Meeting called to order at 6:33 p.m.

Present: Commission Chair Garrett Mansell, Commissioner Matt Logan and
Commissioner Karina Brown

Alternate Commissioner Clair Schenk arrived at 6:36 p.m.

Absent: Commission Vice Chair Bret Swenson and Commissioner Tyler O Bray

Staff Present: City Planner Levi Roberts, Assistant Recorder Jamie Ann Gonzales and
City Engineer Tom Dickinson

Guests Present: Mayor Larry Jacobsen

Applicants: Al Bingham

There was general consent for the evening's agenda.

There was general consent for May 18, 2023, meeting minutes.

Public Hearing: Ordinance 23-26: Rezone of Parcel #03-007-0019, located at 2352 S Hwy 89/91 and containing approximately 25.6 acres, from Residential (R-2) to Commercial(C) (Applicant: Al Bingham)

Mr. Roberts utilized an electronic presentation entitled *2352 S Hwy 89/91 Rezone* (a printed copy of the presentation is included in the printed, record copy of the meeting minutes). His presentation included:

- **Background**

Alternate Commissioner Schenk arrived at 6:36 p.m.

- **Preliminary Site Plan**
- **Aerial View**
- **Image of Future Land Use Map**
- **Staff Recommendation**

Recommend approval of Ordinance 23-26: Rezone of Parcel #03-007-0019, located at 2352 S Hwy 89/91 and containing approximately 25.6 acres, from Residential (R-2) to Commercial(C) with the following condition:

The Rezone does not go into effect until the property is legally subdivided according to Nibley City Code Chapter 21.

Commissioner Mansell went over the rules for public comment.

He opened the public hearing at 6:39 p.m.

Al Bingham – 3334 W 775 N Layton, UT

[00:06:34] *We were just getting this ready for commercial development. So obviously Levi asked for an updated plat ... We don't have it cause they've gone back for reworks ... other than that, it's, you know, trying to get into that position to go here in the next couple of months. So I think you'll probably see something in the next sixty to ninety days on that. Al Bingham 3334 West 775 North Layton, Utah.* [00:07:09][34.6]

Commissioner Mansell closed the public hearing at 6:40 p.m.

Discussion and Consideration: Ordinance 23-26: Rezone of Parcel #03-007-0019, located at 2352 S Hwy 89/91 and containing approximately 25.6 acres, from Residential (R-2) to Commercial(C) (Applicant: Al Bingham)

Commissioner Schenk received clarification on the location of the parcel.

Commissioner Brown received a response on the timeline for the legal subdivision.

Trent Williams, Ensign Engineering asked for clarification on the type of subdivision. Mr. Roberts replied that the intent was for the commercial piece to be divided from the rest of the parcel.

In response to Commissioner Logan, Mr. Roberts responded that there were no concerns. He believed it was in the city's best interest, in an area that had potential for commercial and economic development. He said they would review traffic issues when there was an actual development proposal. He thought that Hwy 89/91 was the ideal place.

Commissioner Mansell confirmed that it was in line with the General Plan Map.

Action:	Recommend approval of Ordinance 23-26: Rezone of Parcel #03-007-0019, located at 2352 S Hwy 89/91 and containing approximately 25.6 acres, from Residential (R-2) to Commercial(C) (Applicant: Al Bingham) with staff recommendation
Motion:	Commissioner Logan
Second:	Commissioner Schenk
Vote:	Unanimous; 4-0

Mr. Roberts informed the applicant that it would be considered at the City Council meeting next week on June 8, 2023.

Workshop: Land Use Chart Review

Mr. Roberts informed the Commission that he would address the draft comments before next meeting. He 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 *Industrial Use* and recommended changes to the zones. Mr. Roberts made track edits to the ones generally agreed upon.

Mr. Roberts informed the Commission that there would be a public hearing next meeting.

Staff Report and Action Items

Mr. Roberts reported on the following:

- City Council Declaration Period
- Turf Buyback Program/Water Wise Ordinance
- WaterMark Property in Logan
 - Mayor Jacobsen gave a recap
- Mid-Year Cache Summit Training
- Parks and Recreation Master Plan

Commissioner Mansell asked about the Todd Stimpson development. Mr. Roberts said that staff was waiting for a response to the submitted comments.

- Future Applications
 - Ridgeline Park Phase 5 and 6
 - Nibley Meadows
 - Heritage Parkway

Commissioner Mansell adjourned the meeting at 7:43 p.m.

ATTEST:

Jamie Ann Gonzales, Assistant Recorder