

ORDINANCE 25-15

AMENDING 19.12.040 MIXED RESIDENTIAL ZONE R-M, 19.20.030 MIXED USE, 19.32 RESIDENTIAL PLANNING UNIT DEVELOPMENTS (R-PUD), 19.48 TRANSFER OF DEVELOPMENT RIGHTS, AND 21.10.020 OPEN SPACE SUBDIVISION, INCLUDING MODIFICATIONS TO MINIMUM/MAXIMUM PROJECT ACREAGE, SETBACKS, AMENITY REQUIREMENTS, REAR-LOADED HOUSING, MIXED-USE DEVELOPMENT, REMOVING R-M APPLICATION MAP, AND ALLOWING FEE IN-LIEU OF OPEN SPACE REQUIREMENTS

WHEREAS, Nibley City regulates land use within Nibley City boundaries; and

WHEREAS, The Nibley City General Plan focuses on using the Future Land Use Map for growth and zoning decisions; and

WHEREAS, Nibley City Parks, Recreation and Open Space Master Plan emphasizes acquiring and maintaining new open space in strategic locations, while focusing on maintaining existing resources; and

WHEREAS, Nibley City promotes commercial and economic development in appropriate areas; and

WHEREAS, the Nibley City Moderate Income Housing Plan promotes zoning for densities necessary to facilitate the production of moderate-income housing.

NOW, THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The attached amendments to Nibley City Code 19.20.030, 19.32, 19.48, 21.10.020 be adopted.
2. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
3. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Nibley City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
4. This ordinance shall become effective upon posting as required by law.

PASSED BY THE NIBLEY CITY COUNCIL THIS 10 DAY OF July 2025.

ATTEST:

Cheryl Bodily
Cheryl Bodily, City Recorder



LARRY JACOBSEN
Larry Jacobsen, Mayor