

1 A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South,  
2 Nibley, Utah, on Thursday, February 22, 2024.

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5 OFFICIAL MINUTES OF THE MEETING  
6 City Recorder Cheryl Bodily took minutes  
7

8 **Opening Ceremonies**

9 Councilmember Sweeten discussed how much she loved saying the Pledge of Allegiance  
10 and talked about being a naturalized citizen.

11  
12 Councilmember Sweeten led the meeting in the Pledge of Allegiance.

13  
14 Councilmember Sweeten noted that it was Nibley citizen, Angelica Gardner's birthday.  
15 The City Council and others present at the meeting sang Happy Birthday to Mrs.  
16 Gardner.

17  
18 **Call to Order and Roll Call**

19 Mayor Larry Jacobsen called the Thursday, February 22, 2024, Nibley City Council  
20 meeting to order at 6:30 p.m. Those in attendance included Mayor Larry Jacobsen,  
21 Councilmember Norman Larsen, Councilmember Nathan Laursen, Councilmember Kay  
22 Sweeten, Councilmember Erin Mann, and Councilmember Garrett Mansell. Justin  
23 Maughan, Nibley City Manager, Levi Roberts, Nibley City Planner, Chad Wright, Nibley  
24 City Recreation Director, and Amy Johnson, Nibley City Treasurer was also present.

25  
26 Mayor Jacobsen recognized Nibley City Council Planning Commission Chair, Claire  
27 Schenk in the meeting audience.

28  
29 **Approval of the Previous Meeting Minutes and Current Agenda**

30 Councilmember Larsen moved to approve the February 1, 2024, meeting minutes and  
31 the current evening's agenda. Councilmember Sweeten seconded the motion. The  
32 motion passed unanimously 5-0; with Councilmember Larsen, Councilmember Sweeten,  
33 Councilmember Laursen, Councilmember Mann and Councilmember Mansell all in  
34 favor.

35  
36 **Public Comment Period**

37 Mayor Jacobsen gave direction to the public present and opened the Public Comment  
38 Period at 6:34 p.m.

39  
40 Anthony Gardner of 2617 South Main discussed his problems with contacting the Nibley  
41 City offices and asked if the City had a new phone system. Mr. Gardner was informed  
42 that the phone system had not changed with staff inquiring when Mr. Gardner had  
43 attempted to contact Nibley City. City staff committed to follow up and find out why Mr.  
44 Gardner was unable to contact the City office.

1  
2 Mike Wigg a resident living the in the Mt. Vista subdivision thanked Nibley City for their  
3 response regarding speeding on his street. He noted there were speed limit signs placed  
4 and he noted the placement of the flashing speed indicator lights. He described  
5 circumstances that he believed made the flashing speed indicators not function  
6 correctly. He said there had been a little improvement but there was still speeding that  
7 was occurring. Mr. Wigg asked for a dip or permanent electronic signage. Mr. Wigg said  
8 the trees in the park strips in his neighborhood had not had the trunk wraps cut off. He  
9 also noted some trees that had died because there were no residents in the homes. He  
10 wanted the trees replaced. Mayor Jacobsen committed to follow up with the parks  
11 department and offered to meet with Mr. Wigg and Justin Maughan in a separate  
12 meeting. Mr. Roberts described that notification had been sent to the residents in the  
13 Mt. Vista area letting the residents know that they were in charge of taking care of the  
14 trees that had been planted.

15  
16 Seeing no further public comments, Mayor Jacobsen closed the Public Comment Period  
17 at 6:41 p.m.

### 18 19 **Planning Commission Report**

20 Mr. Schenk said the Planning Commission had gone over a rezoning ordinance for  
21 property at 1150 West and 3200 South form R-2 to R-2a, which had been approved  
22 unanimously 5-0. The Planning Commission had also discussed the same property doing  
23 a 1:1 land swap, which was also approved unanimously. Mr. Roberts said the item  
24 would be on the next City Council agenda. Mr. Schenk described the discussion the  
25 Planning Commission had on the Project Valor, which was on the City Council's agenda  
26 that night. He said the Ordinance had been approved 4-1. Lastly, Mr. Schenk described  
27 the Planning Commission's discussion on the Planning Commission goals for 2024.

### 28 29 **Discussion & Consideration: Resolution 24-04— Accepting the Nibley City Audit for** 30 **Fiscal Year 2022-23**

31 John Haderly with Larson & Co. reported on Nibley City's 2022-23 audit. He described  
32 the scope of the audit and that the audit report succeeded the financial statements. Mr.  
33 Haderly described new audit requirements. Mr. Haderly described the auditor's opinion  
34 of the State of Utah's fraud risk assessment and internal controls. He commended  
35 Nibley City for what they had done as far as internal controls. He said the auditor's  
36 opinion on Nibley City's compliance was an unmodified or unqualified opinion and  
37 Nibley City was complying in all areas the auditor was required to test. Mr. Haderly  
38 Described a quick overview of the audit including the following significant risk areas:  
39 Improper revenue recognition, cash disbursements, internal controls and management  
40 bias and management's ability to override controls or ability to edit journal entries.

41  
42 Mr. Haderly described the auditor's plan for specific tests aimed right at any risks to  
43 ensure they are controlled and decreasing liability. Mr. Haderly said Nibley City had no  
44 internal control findings and Nibley City had no State compliance findings.

1  
2 Councilmember Mann asked for a copy of the audit to review. Mr. Maughan apologized  
3 for not providing the audit in the current meeting packet. He said staff would be happy  
4 to continue the item and bring the audit report documents back to the City Council at  
5 their next meeting.

6  
7 *Councilmember Larsen moved to continued Resolution 24-04— Accepting the Nibley City*  
8 *Audit for Fiscal Year 2022-23. Councilmember Sweeten seconded the motion. The motion*  
9 *passed 5-0; with Councilmember Larsen, Councilmember Sweeten, Councilmember*  
10 *Laursen, Councilmember Mann and Councilmember Mansell all in favor.*

11  
12 **Discussion & Consideration: Resolution 24-02—A Resolution Appointing Nibley City’s**  
13 **Representative to the Cache Mosquito Abatement District Board of Trustees (First**  
14 **Reading)**

15 Mayor Jacobsen asked the City Council to consent to the appointment of Gregory  
16 Shannon to fill the remainder of Tom Davis’s term on the Cache Mosquito Abatement  
17 District (CMAD) board. He reminded the City Council that Mr. Shannon had been  
18 Nibley’s representative on the Cache Valley Transit District board, but the CVTD had  
19 combined city’s and reduced the size of the CVTD board. Mr. Shannon was still wanting  
20 to service Nibley City.

21  
22 Amy Johnson left at 7:06 p.m.

23  
24 Mr. Shannon said mosquito abatement for the area was represented by peoples from  
25 the district. The district discussed the appropriateness of spray by capture rates, and  
26 they discussed studies of when it was appropriate to spray for both larvae and adult  
27 stage mosquitos. The CMAD checked all areas of the valley. Mayor Jacobsen said the  
28 citizens of Cache Valley voted to adopt a self-imposed property tax for a special service  
29 district called the Cache mosquito Abatement District and with any taxing authority they  
30 had to provide oversight to professional staff. Richard Rigby was the professional staff  
31 on the CMAD. Mayor Jacobsen said the CMAD board was a mixture of elected officials  
32 and canal company representatives and had a strong representation from agricultural  
33 landowners. Mr. Shannon said he enjoyed serving for the City.

34  
35 *Councilmember Sweeten moved to approve Resolution 24-02—A Resolution Appointing*  
36 *Nibley City’s Representative to the Cache Mosquito Abatement District Board of Trustees*  
37 *and waived the second reading. Councilmember Mann seconded the motion.*

38  
39 *Voting on the motion to approve Resolution 24-02 was as follows:*

40 *Councilmember Larsen voted in favor.*

41 *Councilmember Laursen voted yes.*

42 *Councilmember Mann voted in favor.*

43 *Councilmember Mansell voted in favor.*

44 *Councilmember Sweeten voted yes.*

1  
2 *The motion passed unanimously 5-0; with Councilmember Sweeten, Councilmember*  
3 *Mann, Councilmember Larsen, Councilmember Laursen, and Councilmember Mansell all*  
4 *in favor.*

5  
6 **Public Hearing: Ordinance 24-03—Development Agreement with R & W ENTERPRISES**  
7 **INC, Together With PROJECT VALOR to Allow Construction of One (1) Casita on Parcel**  
8 **03-020-0018, Located at 110 W 2600 S, to House Transitioning and/or Homeless**  
9 **Veterans Within a Legally Non-Conforming Mobile Home Park, Setting Forth**  
10 **Conditions and Standards for Its Construction**

11 Mr. Roberts gave background information regarding this agenda item. He used an  
12 electronic presentation entitled *Development Agreement for Casita in Mobile Home*  
13 *Park* (a printed version of the presentation is included in the printed meeting minutes).  
14 The topics included in his presentation included the following: Background, an image of  
15 the proposed Boxabl unit, a Cache County Parcel Viewer image of the existing mobile  
16 home park, the housing site plan, Summary of Applicant Justification, Summary of  
17 Terms & Conditions, General Plan Guidance, Recommended Findings, and Planning  
18 Commission Recommendation and Additional Staff Recommendation.

19  
20 ***“Planning Commission Recommendation***

21 *Approval of Ordinance 24-03: Development Agreement with R & W ENTERPRISES*  
22 *INC, together with PROJECT VALOR to allow construction of one (1) casita on Parcel*  
23 *03-7020-0018, located at 110 W 2600 S, to house transitioning and/or homeless*  
24 *veterans within a legally non-conforming mobile home park, setting forth*  
25 *conditions and standards for its construction, adopting Staff’s recommended*  
26 *findings with the condition that the property owner receives no net profit from the*  
27 *lease of land for the Casita.*

28  
29 ***Additional Staff Recommendation***

30 *Include provision in Development Agreement that requires Water Efficiency*  
31 *Improvement Plan prior to certificate of occupancy.*

- 32 • *Both recommended amendments are included in Draft*  
33 *agreement.”*

34  
35 Mayor Jacobsen gave direction to the public present and opened the public hearing at  
36 7:27 p.m.

37  
38 Angelica Gardner said she had learned from the presentation given by Levi and had  
39 learned that the housing was for one transitioning homeless Veteran family. Mrs.  
40 Gardner verified the location of the dwelling. She thanked the City Council for being  
41 sensitive to the community around the proposed dwelling.

42  
43 Michael Fortune, a representative of Project Valor, described that Project Valor was  
44 focused on looking for homeless vets that need help. There was a specific criterion to

1 what help was given. If the veteran was physically or mentally struggling, they wanted  
2 to get the individual to a VA hospital. The second situation was if there were more  
3 individuals than the capacity of the site, then they were ineligible. There were strict  
4 criteria from the VA and BRAG's housing authority requirements to be eligible for the  
5 housing. The landowner would also have a background check on the individual.  
6 Individuals that were couch surfing, sleeping in their cars, or in a tent in the canyon and  
7 were currently trying to hold a job and save money would be eligible. The other type of  
8 individual was transitioning or aging veterans that might have a pension or Social  
9 Security, would be eligible. The housing was not meant to be permanent and was  
10 intended to be transitional if the vet were progressing with their case worker, they  
11 would be able to stay in the housing. This would help them get back on their feet and  
12 help them get back into the work environment and would also be an opportunity to  
13 receive education.

14  
15 Tony Gardner of 2617 South Main asked if there were any other places like this in Cache  
16 Valley and how long they had functioned? Mr. Fortune said there wasn't. This was the  
17 first facility of its kind and was statistically proven to be the best solution to helping  
18 veterans. He said they would look for the needs and go where the needs were and  
19 based off population. Mr. Gardner asked how they would encourage transition for aging  
20 Veterans? Mr. Fortune said they would look at project pods which would be more long-  
21 term for aging Veterans. Mr. Gardner asked about those who had been in the service  
22 and dishonorably discharged. Mr. Fortune said they would work through the VA and  
23 most individuals had received an honorable discharge and was a decision made through  
24 the Veteran's Affairs Association; they would determine if the veteran were eligible.

25  
26 Donna Cornell said she currently lived in Logan. She said Michael Fortune was her  
27 brother. She spoke to Mr. Fortune's character. She discussed different groups of people  
28 and some of the assistance available to varying groups but there were some groups that  
29 were self-sufficient but didn't quite have what they needed but also had too much to  
30 get what they needed to "get it all together". Mrs. Cornell said she was the wife of a  
31 military veteran and because of life situations that had happened their stability was  
32 considerably reduced. She was not destitute but was also not completely independent  
33 and just needed help. Mrs. Cornell said this program was a great way to show that  
34 people saw the veterans needed help and was a great way to get a veteran to be  
35 independent.

36  
37 Angelica Gardner said that veterans need a hand up and not a handout.

38  
39 Trey Edwards said he was a Cache Valley resident who lives in an RV full-time. He  
40 described being in the service and living in his car for five-years. He described how  
41 helpful this type of service would have been for him. He would have been better off in  
42 the long-term. He hoped the City would decide to do right by veterans. Mr. Edwards  
43 said there were many, many in need in the Ogden area.

44

1 Seeing no further public comment, Mayor Jacobsen closed the public hearing at 7:50  
2 p.m.

3  
4 **Discussion & Consideration: Ordinance 24-03—Development Agreement with R & W  
5 ENTERPRISES INC, Together With PROJECT VALOR to Allow Construction of One (1)  
6 Casita on Parcel 03-020-0018, Located at 110 W 2600 S, to House Transitioning and/or  
7 Homeless Veterans Within a Legally Non-Conforming Mobile Home Park, Setting Forth  
8 Conditions and Standards for Its Construction (First Reading)**

9 *Councilmember Larsen moved to approve Ordinance 24-03—Development Agreement  
10 with R & W ENTERPRISES INC, Together With PROJECT VALOR to Allow Construction of  
11 One (1) Casita on Parcel 03-020-0018, Located at 110 W 2600 S, to House Transitioning  
12 and/or Homeless Veterans Within a Legally Non-Conforming Mobile Home Park, Setting  
13 Forth Conditions and Standards for Its Construction for first reading. Councilmember  
14 Laursen seconded the motion.*

15  
16 Councilmember Larsen asked how many bedrooms and baths were in the dwelling. Mr.  
17 Fortune said it was one bedroom and two bath. He described the layout of the dwelling  
18 and the wheelchair accessibility they had included in the layout. Mr. Fortune described a  
19 couple of individual circumstances of a few veterans in Cache Valley. Mr. Fortune  
20 described the veterans he foresaw fitting into the category that qualified for the  
21 dwelling.

22  
23 Councilmember Mann questioned the requirement in place for the property owner to  
24 update the water pipes on the property. she asked when this project would have to be  
25 complete. Mr. Roberts said they would have to deliver on the project before the  
26 dwelling was issued a certificate of occupancy. Mr. Fortune described that they had  
27 reached out to BRAG and Brian Carver regarding the funding. They already had a family  
28 they would like to move into the unit. They would have a plan in place on February 28<sup>th</sup>.  
29 Mr. Fortune said they intended to move quickly and getting things done. Mr. Fortune  
30 described that there was also the option of each home being privately metered with a  
31 tracking unit so they could receive data for the units which could be specifically  
32 addressed. He believed they would receive substantial improvement. Mr. Maughan said  
33 staff had discussed if they needed to put “more teeth” in the development agreement  
34 but just wanted to work with the project and offer suggestions and offer help where  
35 they could. Ultimately, the water was being metered but they were also paying their bill,  
36 but it was to their advantage to pay a lower bill. Councilmember Mann asked if the  
37 other trailers in the park only had one parking space each. She questioned if the  
38 proposed dwelling needed more than one parking space. Mr. Roberts said the parking  
39 hadn’t come up at the Planning Commission and based on the size of the unit, he felt  
40 one parking space was sufficient. Mr. Fortune felt most individuals in the unit would be  
41 single but there may be a couple.

42  
43 Councilmember Larsen asked if there had been issues with the sewer system in the  
44 area. Mr. Maughan said he was not aware of any sewer issues. Mayor Jacobsen said the

1 Boxable and Project Valor project could go in any residential lot in Nibley and the only  
2 reason they were going through this process was because they had eliminated this  
3 trailer park land use in Nibley City. The proposal could go into any of their back yards or  
4 their neighbors back yards. Mr. Roberts described the Emergency service response as  
5 related to the entire trailer park. Staff was directed to take emergency service response  
6 for the property up for second reading.

7  
8 Councilmember Mansell said the dwelling was being put in a storage area and asked if  
9 the residents no longer needed storage. Rod Rounds, the trailer park owner said there  
10 was currently nothing on the lot. Councilmember Mansell asked about barbed wire  
11 fencing around the property. Mr. Rounds described the location of two fences on the  
12 property. He said one would be taken out. Councilmember Mansell asked if the location  
13 met the needs of the veteran's as far as access to mass transit and a grocery store. Mr.  
14 Fortune described the location of a nearby bus stop.

15  
16 Councilmember Sweeten clarified that while the veteran was living in the home, they  
17 were required for caring for the property? Mr. Fortune said Project Valor maintained  
18 the home and the lot. Project Valor would take care of yard maintenance and upkeep  
19 that may be needed on the Boxabl unit. Councilmember Sweeten recommended the  
20 trailer park community be notified of the project and what the objectives of the project  
21 were.

22  
23 Councilmember Laursen asked for understanding of the development agreement,  
24 Compliance with Regulations section. Mr. Roberts clarified that the section said if there  
25 was something in Nibley City code that conflicted with the development agreement,  
26 that the agreement took precedence. Councilmember Laursen asked for clarification on  
27 "but only to the extent of the express modification or direct conflict" for the next  
28 meeting. Mr. Roberts clarified this for Councilmember Laursen. Councilmember Laursen  
29 asked staff to double check that the signage that was proposed that faced the highway  
30 followed Nibley City's sign code.

31  
32 Councilmember Larsen asked if there were a breach it this didn't work out. If they took  
33 the building out. Mr. Roberts said it only spelled out that it needed to be occupied by a  
34 veteran. Mr. Roberts said he would at this in more detail.

35  
36 Councilmember Laursen asked if Nibley City anticipated viewing the dwelling as an  
37 Accessory Dwelling Unit (ADU) and he questioned how the dwelling would be viewed  
38 moving forward and asked for some clarification of the unit moving forward. Mr.  
39 Roberts said he viewed this as a unique case and that the ADU provisions didn't really  
40 apply.

41  
42 *The motion to approve Ordinance 24-03 passed unanimously 5-0; with Councilmember*  
43 *Larsen, Councilmember Laursen, Councilmember Sweeten, Councilmember Mann, and*  
44 *Councilmember Mansell all in favor.*

1  
2 Seeing no objection, Mayor Jacobsen called for a meeting recess at 8:28 p.m. The  
3 meeting resumed at 8:38 p.m.

4  
5 **Discussion: Next steps with RFP for Indoor Recreation Feasibility Study**

6 The following members of the Nibley City Parks and Recreation Committee were  
7 present for this discussion: Committee Chair Josh Nelson, Michael Stokes, Kendal  
8 Welker,

9  
10 Mayor Jacobsen gave background information regarding this agenda item. He used an  
11 electronic presentation entitled *Indoor Rec Feasibility Study Status Update and Next*  
12 *Steps Feb 22<sup>nd</sup>, 2024* (a printed version of the presentation is included in the printed  
13 meeting minutes). The topics included in his presentation included the following: Project  
14 Status, Regional Meetings, Regional Meeting: Proposed Next Steps, 1. Nibley Continued  
15 Feasibility Study, 2. Stop & Wait for Regional Scale Option, 3. Nibley Participates in  
16 Regional Scale, 4. Other Option?

17  
18 Mayor Jacobsen told the City Council that Cache County was not interested in  
19 participating in providing indoor recreation space for Cache County. Councilmember  
20 Mann questioned the public reaching out to Cache County representatives expressing  
21 their desire for an indoor recreation facility. Councilmember Laursen expressed his  
22 support for option 3. Councilmember Sweeten asked for the support for indoor  
23 recreation space from surrounding communities. Mayor Jacobsen said Richmond, and  
24 Logan had expressed support. Councilmember Sweeten also expressed her support for  
25 option 3. She did not want to wait for other organizations to commit and said they could  
26 be brought on board as the process proceeded. Mayor Jacobsen felt Hyrum had shown  
27 indifference. Mr. Wright discussed the process of collecting data and that Hyrum had  
28 expressed that they would be cooperative. Wellsville City also said they could help in  
29 collecting data. Mayor Jacobsen reported that Providence said their citizens were not  
30 interested in anything besides organized baseball. Mayor Jacobsen said he was of the  
31 opinion that a regional indoor recreation facility should be in Nibley. The City Council  
32 discussed the location of a proposed indoor recreation facility; that Nibley City had land,  
33 it was centralized, and was between two highways so it was a great location. Mayor  
34 Jacobsen said, "We're on the verge of greatness!"

35  
36 Josh Nelson asked about a private-public partnership. Mr. Maughan said it was a  
37 possibility and could be worked into their solution. Mr. Wright they were interested in  
38 exploring it if it offered something to the community and he saw it as part of the  
39 equation and ultimately the City Council would decide. Mr. Nelson discussed his  
40 participation at the RSL facility in North Logan. He said indoor space was an opportunity  
41 for just field space and he discussed that all sport were now year-round and high school  
42 and comp times were looking for field space year-round. Mayor Jacobsen and Mr.  
43 Stokes discussed and debated economies of scale.



1 The City Council and staff discussed competition over the awarding of RAPZ funds.

2  
3 Mayor Jacobsen summarized that from the discussion, he felt they were moving forward  
4 with the Request for Proposals with a possibility of participating on a regional scale.  
5 Councilmember Laursen liked the idea of specifically asking adjoining communities if  
6 they were willing to participate with data and perhaps some buy in to the regional data.  
7 Councilmember Laursen said he was willing to address this with other cities.

8  
9 **Discussion & Consideration: Ordinance 24-01—Amending NCC 3.02.040, 17.06.050,**  
10 **19.20, 19.22 and 19.24; Removing Owner Occupation Requirements for Accessory**  
11 **Dwelling Units and Two-Family Housing, Amending Impact Fee Provisions, Height**  
12 **Requirements and Other Provisions for Accessory Dwelling Units and Setback**  
13 **Requirements for Accessory Buildings (Second Reading)**

14 Mr. Roberts gave background information regarding this agenda item. He used an  
15 electronic presentation entitled *ADU Ordinance Update* (a printed version of the  
16 presentation is included in the printed meeting minutes). The topics included in his  
17 presentation included the following: Background, Follow-up Items, Permits, Potential  
18 Ordinance Changes, and Planning Commission Recommendation

19  
20 *“Recommend approval of Ordinance 24-01: Amending NCC 3.02.040, 17.06.050,*  
21 *19.20, 19.22 and 19.24; removing owner occupation requirements for accessory*  
22 *dwelling units and two-family housing, amending impact fee provisions, height*  
23 *requirements and other provisions for accessory dwelling units and setback*  
24 *requirements for accessory buildings with the following findings with the*  
25 *amendment of striking 19.24.50(c)(9), regarding separate meters and hookups.”*  
26

27 Councilmember Mansell questioned if the accessory dwelling unit had to compare to  
28 the primary dwelling unit in color so that it blended. Mr. Roberts said this never adopted  
29 but was included in a draft. They didn’t have design standards for private homes, so it  
30 didn’t make sense to have them for accessory dwelling units.

31  
32 *Councilmember Sweeten moved to approve Ordinance 24-01—Amending NCC 3.02.040,*  
33 *17.06.050, 19.20, 19.22 and 19.24, Removing Owner Occupation Requirements for*  
34 *Accessory Dwelling Units and Two-Family Housing, Amending Impact Fee Provisions,*  
35 *Height Requirements and Other Provisions for Accessory Dwelling Units and Setback*  
36 *Requirements for Accessory Buildings. Councilmember Larsen seconded the motion.*  
37

38 *Councilmember Larsen made a motion to amend Ordinance 24-01 to include with*  
39 *staff’s recommendations on accessory dwelling units and water meters:*

40  
41 *“Impact Fees: Accessory dwelling units that install a separate water or*  
42 *sewer meter shall be subject to 100% of the impact fee of a multi-family*  
43 *dwelling units. Accessory dwelling units that do not install a separate water*  
44 *or sewer meter shall be subject to 50% of the impact fee of a multi-family*

1 dwelling units as set forth in the latest associated Impact Fee Ordinance  
2 adjustment.”

3  
4 Councilmember Mansell seconded the motion. The amendment passed 5-0; with  
5 Councilmember Larsen, Councilmember Mansell, Councilmember Laursen,  
6 Councilmember Sweeten, and Councilmember Mann all in favor.

7  
8 Councilmember Mann directed staff to correct a few typographical errors on the  
9 Ordinance 24-01 coversheet. General consent was given by the City Council to make  
10 those changes.

11  
12 Voting on the amended motion to approve Ordinance 24-01 was as follow:

13 Councilmember Larsen voted in favor.

14 Councilmember Laursen voted yes.

15 Councilmember Mann in favor.

16 Councilmember Mansell voted yes.

17 Councilmember Sweeten in favor.

18  
19 The motion to approve Ordinance 24-01 passed unanimously 5-0; with Councilmember  
20 Sweeten, Councilmember Larsen, Councilmember Laursen, Councilmember Mann and  
21 Councilmember Mansell all in favor.

22  
23 **Discussion: Planning Commission Goals**

24 Mr. Roberts gave background information regarding this agenda item. He used an  
25 electronic presentation entitled *Nibley City Council February 22, 2024* (a printed version  
26 of the presentation is included in the printed meeting minutes). The topics included in  
27 his presentation included the following: Planning Commission Goals – 2023, 2023 Other  
28 accomplishments, Planning Commission Goals- 2024

- 29  
30 1. Review and update access, connectivity and intersection spacing  
31 standards  
32 2. Complete update of Parks, Recreation and Open Space Master Plan  
33 3. Develop Active Transportation Master Plan to replace and update Trail  
34 Master Plan and active transportation elements of Transportation Master  
35 Plan  
36 4. Implement Strategies of Moderate-Income Housing Plan  
37 5. Commence development of General Plan Update  
38 6. Update Annexation Policy Plan, including analyzing areas to  
39 accommodate future growth in which utilities can be efficiently provided.  
40 7. Partner with Cache County, Millville and Providence on a Hwy 165  
41 Corridor Study that explores alternatives for future HWY 165 function,  
42 access, etc. and a regional real estate economics study of  
43 future population and travel patterns to identify likely market demand for  
44 retail, services, and jobs along the corridor.

1           8. *Partner with Cache County to develop a Nibley Town Center Master Plan*

2  
3 Councilmember Laursen questioned the relationship between the City Council and the  
4 Planning Commission and if it was the role of the City Council to get onboard with the  
5 Planning Commission goals; to help carry some of the lifting and create some goals of  
6 their own? Mayor Jacobsen felt his was so. The Planning Commission was an advisory  
7 committee to the City Council, and he hoped the City Council was giving enough  
8 direction to the Planner and the Planning Commission to get advice on what the City  
9 Council wanted advice on. Councilmember Laursen and Mr. Roberts discussed proposed  
10 State legislative changes. Councilmember Laursen discussed his goals of the Council's  
11 strategy in moderate income housing and looking at their setbacks and reducing them  
12 and parking; if they were asking for too much parking as far as affordability went. Mayor  
13 Jacobsen discussed incorporating more workshop sessions between the City Council and  
14 the Planning Commission or the Parks and Recreation Advisory Committee.

15  
16 **Council and Staff Report**

17 Mayor Jacobsen, Councilmember Larsen, and Councilmember Mansell committed to  
18 attend the Utah League of Cities and Towns conference.

19  
20 Mr. Maughan reported on Nibley City employee's recent employee wellness meeting.

21  
22 Mr. Maughan reported on preparations for the upcoming budget preparation period.

23  
24 Mr. Maughan reported on the number of employees that had responded to Nibley City's  
25 request for proposals for attorney services. He said the candidates were high quality  
26 candidates and they would be holding interviews in the next week.

27  
28 Mr. Maughan reported that staff were still putting together options for the road at 2900  
29 south.

30  
31 Mr. Maughan reported on a Nibley citizen that wanted to put up kestrel boxes. He asked  
32 for direction from the City Council on what direction he could give to the citizen.  
33 Councilmember Laursen said he would also add bat boxes. The consensus was that Mr.  
34 Maughan should give the citizen the "go ahead."

35  
36 Mr. Maughan reported on issues that were currently being debated at the State  
37 legislature.

38  
39 Mr. Roberts reported on items that would be considered by the Planning Commission at  
40 their next meeting but wouldn't be coming to the City Council because of recent  
41 changes to Nibley City code.

42  
43 Councilmember Larsen thanked Nibley City staff for their recent snow removal efforts.

44

1 Councilmember Larsen reported on “antiques” (run down cars) in Tennessee.

2

3 Councilmember Laursen expressed his appreciation of local officials and that they were  
4 so active. He perceived them as being more reasonable than others.

5

6 Councilmember Mann expressed her appreciation of the job public works had done on  
7 the sidewalks along 2600 South.

8

9 Councilmember Mansell said there hadn’t been anymore issues with snow being pushed  
10 into the street. He thanked staff for their efforts.

11

12 Councilmember Mansell asked for an update on the status of the plan for the park at  
13 Ridgeline Park. Mr. Maughan gave a brief update.

14

15 Councilmember Sweeten said a resident had asked about more information regarding  
16 Waste Management and reminders of expected delays.

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18 Councilmember Sweeten reported on her participation at Ridgeline High Schools  
19 governments class.

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21 Mayor Jacobsen said he’d received a compliment from a UPS driver about

22

23 Seeing no objection, the meeting was adjourned at 10:53 p.m.

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Attest: \_\_\_\_\_  
City Recorder