



## NIBLEY CITY COUNCIL MEETING AGENDA

Thursday, August 1, 2024 – 6:30 p.m.

*In accordance with Utah Code Annotated 52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 West 3200 South, Nibley, Utah. The public may also participate in the meeting via the Zoom meeting link provided at [www.nibleycity.com](http://www.nibleycity.com). Public comment should be submitted to [cheryl@nibleycity.com](mailto:cheryl@nibleycity.com) by 6:30 p.m. and will be read into the public record.*

1. Opening Ceremonies (Councilmember Larsen)
2. Call to Order and Roll Call (Chair)
3. Approval of the July 11, Meeting Minutes and the Current Agenda (Chair)
4. Public Comment Period<sup>1</sup> (Chair)
  
5. **Training:** Cache County Assessor, Brett Robinson
6. **Cache County Council Report:** Update with Cache County Council Representative, Kathryn Beus
7. **Discussion & Consideration:** Resolution 24-16 – Creation of the Nibley Morgan Farm 501(c)(3) (Second Reading)
8. **Discussion & Consideration:** Resolution 24-17 – Adopting the Nibley City Parks, Recreation and Open Space Master Plan (Second Reading)
9. **Discussion & Consideration:** Resolution 24-18 – A Resolution Indicating the Intent to Adjust the Municipal Boundary Between the City of Logan and Nibley City (First Reading)
  
10. Council and Staff Report

Adjourn

*Nibley City's next scheduled Council meeting will be on Thursday, Aug 22, 2024, at 6:30 p.m.*

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<sup>1</sup> *Public input is welcomed at all City Council Meetings. 15 minutes have been allotted to receive verbal public comment. Verbal comments shall be limited to 3 minutes per person. A sign-up sheet is available at the entrance to the Council Chambers starting 15 minutes prior to each council meeting and at the rostrum for the duration of the public comment period. Commenters shall identify themselves by name and address on the comment form and verbally for inclusion in the record. Comment will be taken in the order shown on the sign-up sheet. Written comment will also be accepted and entered into the record for the meeting if received prior to the conclusion of the meeting. Comments determined by the presiding officer to be in violation of Council meeting rules shall be ruled out of order.*

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## **Agenda Item #5**

<b>Description</b>	<b>Training:</b> Cache County Assessor, Brett Robinson
<b>Presenter</b>	Brett Robinson, Cache County Assessor
<b>Recommendation</b>	Receive the training and ask clarifying questions.
<b>Reviewed By</b>	

### **Background:**

It was requested by a Council member in a previous meeting, that the Cache County Assessor come to a meeting and answer some questions about the process of assessing homes in Nibley. The Cache County Assessor, Bret Robinson, will be in attendance to discuss and answer questions.

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## **Agenda Item #6**

<b>Description</b>	<b>Cache County Council Reprot:</b> Update with Cache County Council Representative, Kathryn Beus
<b>Presenter</b>	Justin Maughan, City Manager
<b>Planning Commission Recommendation</b>	NA
<b>Staff Recommendation</b>	Discuss Nibley City's needs regarding Cache County and what representation is needed.
<b>Reviewed By</b>	

### **Background**

Cache County Council member Kathryn Beus requested a few minutes at a City Council meeting to discuss what is going on with the County.

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## Agenda Item #7

<b>Description</b>	<b>Discussion:</b> Resolution 24-16—Creation of the Nibley Morgan Farm 501-3C (Second Reading)
<b>Presenter</b>	Justin Maughan, City Manager
<b>Planning Commission Recommendation</b>	NA
<b>Staff Recommendation</b>	Move to continue Resolution 24-16—Creation of the Nibley Morgan Farm 501-3C, for first reading.
<b>Reviewed By</b>	City Manager, Mayor

### **Background:**

Some progress has been made on the By-laws, but they are still in process, and will need to be reviewed by the City Attorney.

### **Previous Background information**

The operations of Morgan Farm have been evolving over the last couple of years, as the city has tried to figure out a way to make it more open to the community. Mike and Roxie Christensen have taken over as the managers. In conjunction with City staff, City Attorney and The Utah Local Government Trust, it is recommended that the farm would be better suited to be run as a separate entity from Nibley City. This can be accomplished by the creation of a 501-3C entity with the State of Utah. The main reason for doing so is to limit the liability of the City as more and more residents visit and use the farm. In addition, there are some grant opportunities that are more readily available for 501-3C entity than municipalities. This recommendation came to be after the Christensen's and staff visited the Wheeler Historical Farm in Murray City, and This is the Place Heritage Park in Salt Lake City. Ideas were gathered and discussed while touring the facilities and talking to the directors about their operations, funding as well as governance structure.

The Articles of Incorporation and Bylaws are intended to be a basic structure at this time. Once the entity is created, it will need to be governed by a board of directors as outlined in the Articles of Incorporation. The Council will have to appoint the members of the board, and it will be responsible for reviewing and amending the by-laws as necessary and creating a budget and policies on the use of the farm. The names listed in the documents are mere placeholders, and no one to date has been approached about serving in any position on the board.

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**NIBLEY CITY  
CACHE COUNTY, UTAH  
CREATING RESOLUTION NON-PROFIT CORPORATION**

**\_\_\_\_\_ , 2024**

**RESOLUTION NO. 24-16**

**A RESOLUTION PROVIDING FOR THE CREATION OF A NON-PROFIT CORPORATION, AUTHORIZING OFFICIAL ACTION, AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Nibley City, Cache County, Utah (the “City”), is a political subdivision existing as such by virtue of the Constitution and laws of the State of Utah; and

WHEREAS, the City owns real property known as Morgan Farms and other associated private property that it desires to be managed separately from the City for the purpose of benefiting the community and hosting of community events; and

WHEREAS, the City desires to create a nonprofit corporation to be known as the “Nibley Morgan Farm Corporation” (the “Corporation”), under the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended (the “Act”) for the purpose of managing, caring for and improving land and property leased to the Corporation by the City including Morgan Farms and the associated private property; and

WHEREAS, it is in the best interests of the citizens of the City that the creation of the Corporation be authorized in the manner and for the purposes hereinafter set forth; and

WHEREAS, it is necessary to authorize the establishment of the Corporation under and in compliance with the laws of the State of Utah and to authorize other actions in connection therewith.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NIBLEY CITY, CACHE COUNTY, UTAH (THE “CITY COUNCIL”), AS FOLLOWS:**

1. All actions previously taken (not inconsistent with the provisions of this Resolution) by the City Council and by other officers of the City directed toward the creation and establishment of the City, are hereby ratified, approved and confirmed.

2. It is hereby found and determined by the City Council that the creation of the Corporation as a nonprofit corporation under the provisions of the Act is appropriate to the general welfare, order and security of the City and is in the best interests of the citizens of the City, and the organization of the Corporation pursuant to the Act is hereby approved.

3. The Articles of Incorporation and the Bylaws of the Authority in the forms presented to this meeting and attached hereto as Exhibit A and B, respectively, are hereby authorized and approved and the Officers of the City are hereby authorized and directed to execute and file Articles of Incorporation in substantially the form attached as Exhibit A, to hold an organizational meeting for such corporation, to adopt bylaws in substantially the form attached as Exhibit B, and the City Council is authorized and directed to appoint members of the Board of

the Corporation (the “Board”) under the bylaws and to take all other action necessary and appropriate to properly organize the Authority under the laws of the State of Utah.

4. The governing board of the Authority shall initially be comprised as shown in the Articles of Incorporation in Exhibit A but after organization shall be appointed by the City Council according to the bylaws attached as Exhibit B.

5. The City Council and other City officials are hereby authorized and directed to take all other action necessary or appropriate to carry out the provisions of this Resolution.

6. Upon filing of the Articles of Incorporation, the City Council hereby appoints the City Manager as the Chair/President of the Corporation and the City Recorder as the Secretary of the Corporation.

7. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

8. All acts, orders and resolutions, and parts thereof in conflict with this Resolution are hereby rescinded.

9. This Resolution becomes effective immediately after its adoption.

PASSED AND ADOPTED by the City Council of Nibley, Cache County, Utah this  
\_\_\_\_\_, 2024.

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Mayor

ATTEST:

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City Recorder

( S E A L )

EXHIBIT A

ARTICLES OF INCORPORATION

EXHIBIT B

BYLAWS

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**ARTICLES OF INCORPORATION**  
**OF NIBLEY MORGAN FARM CORPORATION, UTAH**

We, the undersigned citizens of the United States (the "Incorporators") have associated ourselves together with the purpose of incorporating as a nonprofit corporation under the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, (the "Act"), and the Constitution and other laws of the State of Utah, and do hereby execute, adopt and acknowledge in duplicate originals the following Articles of Incorporation:

**ARTICLE I**

**NAME OF CORPORATION**

The name of the corporation created hereunder shall be the "**Nibley Morgan Farm Corporation**" (the "Corporation").

**ARTICLE II**

**PLACE OF BUSINESS**

The principal place of business of the Corporation shall be located in Nibley, Utah and the initial principal office of the Corporation shall be located at 455 West 3200 South, Nibley, Utah 84321.

**ARTICLE III**

**PERIOD OF DURATION**

The Corporation is hereby declared to have a perpetual duration unless dissolved as provided in accordance with Article X hereof.

**ARTICLE IV**

**OBJECTS, PURPOSES AND POWERS**

The objects and purposes for which the Corporation is founded and incorporated are to manage, care for and improve land and other property deeded or leased to the Corporation by Nibley City, Cache County, Utah (the "City").

In furtherance thereof, the Corporation has all of the powers set forth in the Act and the Constitution and other laws of the State of Utah. The Corporation is hereby

mandated to consult regularly with the governing body of the City but all decisions shall be made by the Board of the Corporation.

The purpose and essence of the Corporation are purely civic, benevolent, charitable and philanthropic. The Corporation will not possess or exercise any power or authority either expressly, by interpretation, or by operation of law that would prevent it at any time from qualifying and continuing to qualify as a corporation described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, nor will it engage directly or indirectly in any activity which would cause the loss of such qualification. It is expressly declared that this Corporation has been organized not for gain, and that no loans, dividends or other distributions shall ever be declared or paid to any of its trustees or officers. The Corporation will have no shareholders and will not issue shares of stock and none of its property, real or personal, will ever be used or expended except in carrying into effect the legitimate ends and aims of the Corporation.

The Corporation shall have no members, other than those serving on the Board, which are voting members, and shall not issue shares of stock. None of the Corporation's property, real or personal, shall ever be used or expended except in carrying into effect the legitimate ends and aims of the Corporation.

At no time will the Corporation engage in any activities which are unlawful under the laws of the United States of America, the State of Utah, or any other jurisdiction wherein it conducts its activities. No substantial part of the activities of the Corporation will include the carrying on of propaganda, or otherwise attempting to influence legislation and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

## ARTICLE V

### THE BOARD

The initial membership of the Board shall be comprised of five members/trustees. The names and addresses of the persons who are to serve as the initial members/trustees of the Board of the Corporation are as follows:

<u>Name</u>	<u>Street Address</u>
Roxie Christensen	455 West 3200 South, Nibley, Utah 84321
Mike Christensen	455 West 3200 South, Nibley, Utah 84321
Larry Jacobsen	455 West 3200 South, Nibley, Utah 84321

Erin Mann

455 West 3200 South, Nibley, Utah 84321

Norman Larsen

455 West 3200 South, Nibley, Utah 84321

## ARTICLE VI

### REGISTERED OFFICE; REGISTERED AGENT

The address of the initial registered office of the Corporation shall be 455 West 3200 South, Nibley, Utah 84321; the name of the initial registered agent for the Corporation at that address is Justin Maughan, who by his signature accepts this appointment:

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\_\_\_\_\_  
Registered Agent

## ARTICLE VII

### DISPOSITION OF PROPERTY

The Corporation shall not sell, transfer, mortgage, convey or otherwise dispose of all or any major part of the property and assets of the Corporation, nor shall the Corporation be dissolved, merged or consolidated with any other corporation or other legal entity, except on an affirmative vote of a majority of the Board.

No part of the net earnings of the Corporation shall inure to the benefit or be distributable to its trustees, officers or other persons, except that the Corporation shall be authorized to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein.

## ARTICLE VIII

### BYLAWS

The Board shall have the power to make such prudent bylaws not inconsistent with the Constitution and laws of the State of Utah and these Articles of Incorporation as it may deem necessary or proper for the management of the business and affairs of the Corporation.

## ARTICLE IX

### AMENDMENTS

These Articles of Incorporation may be amended on approval of a majority vote of the Board, except on actions where more than a majority vote of the Board is required, in which case the same higher level of Board approval shall be required for any such amendment.

## ARTICLE X

### DISSOLUTION

Upon the dissolution of the Corporation, and after paying or making provisions for the payment of all of its liabilities, the Corporation shall convey any of its remaining assets to charitable purposes consistent with its status as a charitable Corporation; provided, however, that the Corporation may not be dissolved unless all outstanding debts and other obligations of the Corporation are paid in full as to principal, interest, and redemption premiums, if any, or unless provision for the payment of the same when due has been made.

## ARTICLE XI

### INCORPORATORS

The names and addresses of the incorporators of the Corporation are:

<u>Name</u>	<u>Street Address</u>
Roxie Christensen	455 West 3200 South, Nibley, Utah 84321
Mike Christensen	455 West 3200 South, Nibley, Utah 84321
Larry Jacobsen	455 West 3200 South, Nibley, Utah 84321
Erin Mann	455 West 3200 South, Nibley, Utah 84321
Norman Larsen	455 West 3200 South, Nibley, Utah 84321

**ARTICLE XII**  
**LIABILITIES FOR DEBTS**

The members of the Board and officers of the Corporation shall not be personally liable for the debts or any other obligations of the Corporation.

DATED \_\_\_\_\_, 2024.

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(Incorporator)

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(Incorporator)

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(Incorporator)

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(Incorporator)

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(Incorporator)

STATE OF UTAH )  
: ss.  
COUNTY OF CACHE )

The foregoing instrument was acknowledged before me this \_\_\_\_day of  
\_\_\_\_\_, 2024, by **Roxie Christensen**.

## NOTARY PUBLIC

( S E A L )

STATE OF UTAH )  
: ss.  
COUNTY OF CACHE )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by **Mike Christensen**.

## NOTARY PUBLIC

( S E A L )

STATE OF UTAH )  
: ss.  
COUNTY OF CACHE )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by **Larry Jacobesn**.

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## NOTARY PUBLIC

( S E A L )

STATE OF UTAH )  
: ss.  
COUNTY OF CACHE )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by **Erin Mann**.

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## NOTARY PUBLIC

( S E A L )

STATE OF UTAH )  
: ss.  
COUNTY OF CACHE )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by **Norman Larsen**.

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## NOTARY PUBLIC

( S E A L )

**BYLAWS**  
**OF NIBLEY MORGAN FARM CORPORATION**  
**OF**  
**NIBLEY CITY, UTAH**

**ARTICLE I**

**OFFICES**

The principal corporate offices of Nibley Farms Corporation (the “Corporation”) are located at 455 West 3200 South, Nibley, Utah 84321.

**ARTICLE II**

**PURPOSE**

The objects and purposes for which the Corporation is founded and incorporated are to manage, care for and improve land and other property deeded or leased to the Corporation by Nibley City, Cache County, Utah (the “City”).

In furtherance thereof, the Corporation has all of the powers set forth in the Utah Revised Nonprofit Corporation Act Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, (the “Act”), and the Constitution and other laws of the State of Utah. The Corporation is hereby mandated to consult regularly with the governing body of the City, but all decisions shall be made by the Governing Board of the Corporation.

The purpose and essence of the Corporation are purely civic, benevolent, charitable and philanthropic. The Corporation will not possess or exercise any power or authority either expressly, by interpretation, or by operation of law that would prevent it at any time from qualifying and continuing to qualify as a corporation described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, nor will it engage directly or indirectly in any activity which would cause the loss of such qualification. It is expressly declared that the Corporation has been organized not for gain, and that no loans, dividends or other distributions shall ever be declared or paid to any of its Board members or officers. The Corporation will have no shareholders and will not issue shares of stock and none of its property, real or personal, will ever be used or expended except in carrying into effect the legitimate ends and aims of the Corporation.

The Corporation shall have no members, other than those serving on the Governing Board, which are voting members, and shall not issue shares of stock. None of the Corporation's property, real or personal, shall ever be used or expended except in carrying into effect the legitimate ends and aims of the Corporation.

At no time will the Corporation engage in any activities which are unlawful under the laws of the United States of America, the State of Utah, or any other jurisdiction wherein it conducts its activities. No substantial part of the activities of the Corporation will include the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of any candidate for public office.

The overall vision and scope of the Nibley Morgan Farm is to preserve and promote the unique historical space of the farm; while promoting experiential learning opportunities to the community members encouraging them to learn, think, and do; and to provide community members with opportunities surrounding agricultural education but to provide a learning center that serves all ages within the community through various experiential learning options. The Nibley Morgan Farm provides a unique historical setting that lends itself to the community as a place of reflection, learning, and doing.

## ARTICLE III

### THE BOARD

Section 1. General Powers. The affairs of the Corporation shall be managed by the Board.

Section 2. Number, Tenure and Qualifications. The number of Board members on the Board will be five and will be chosen by the Governing Body of the City (the "City Council"). The City Council shall choose two members of the Board from the City Council, one designated by Utah State University Extension Office, and two members from the citizens of the City. The initial Board members are designated in the Articles of Incorporation, and shall serve until the City Council meets to appoint a new board. Each appointed Board member, after the initial Board is replaced, shall serve as a member of the Board for a 2 year period or until his/her death, incapacity, resignation or removal from such office.

Section 3. Regular Meetings. Regular meetings of the Board shall be held in compliance with the laws of the State of Utah, at such times and places as the Board may by resolution designate. Members of the City Council and City Staff shall be allowed to attend.

Section 4. Special Meetings. Special meetings of the Board may be called by or at the request of the Chair of the Board (the "Chair/President") or any two Board

members and shall be held at the principal office of the Corporation or at such other place as the Chair/President may determine.

Section 5. Notice. Notice to the Board members of any regular meeting of the Board shall be deemed given upon the enactment of the resolution scheduling such meeting. Notice to the Board members of any special meeting of the Board shall be given at least 24 hours previously thereto by written notice delivered personally.

Section 6. Quorum. A majority of the then current membership of the Board shall constitute a quorum for the transaction of business at any meeting of the Board; but if fewer than a majority of the Board members of the Board are present at any meeting, a majority of the Board members present may adjourn the meeting from time to time without further notice.

Section 7. Board Decisions. The act of a majority of the Board members present at a meeting at which a quorum is present shall be the act of the Board, unless the act of a greater number is required by law or by these bylaws (the "Bylaws").

Section 8. Compensation. Board members as such shall not receive any compensation for their services, but by resolution of the Board, expenses of attendance, if any, may be allowed for attendance at any regular or special meeting of the Board. Nothing herein contained shall be construed to preclude any Board member from serving the Corporation in any other capacity and receiving compensation therefor.

## ARTICLE IV

### OFFICERS

Section 1. Officers. The officers of the Corporation shall be a Chair/President of the Board, who shall also serve as Chair/President of the Corporation (the "Chair" or "President"), a Secretary, a Treasurer and such other officers as may be elected in accordance with the provisions of this Article. Upon their election by the Board or other qualification for office, each officer shall serve a term of four years or until his/her death, incapacity, resignation or removal from such office. Unless otherwise expressly decided by the Board, the Mayor of the City Council will serve as the Chair/President of the Board and the City Recorder will serve as the Secretary of the Board and the City Treasurer will serve as the Treasurer of the Board.

Section 2. Election. The officers of the Corporation shall be elected by the Board. New offices may be created and filled at any meeting of the Board.

Section 3. Removal. Any officer elected or appointed by the Board may be removed by the Board whenever in its judgment the best interests of the Corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Section 4. Vacancies. A vacancy in any office because of death, resignation, disqualification, or otherwise, may be temporarily filled by another member of the Board for the unexpired portion of the term.

Section 5. Powers and Duties. The several officers shall have such powers and shall perform such duties as may from time to time be specified in resolutions or other directives of the Board. In the absence of such specifications, each officer shall have the powers and authority and shall perform and discharge the duties of officers of the same title serving in nonprofit corporations having the same or similar general purposes and objectives as this Corporation. The powers and the duties of the Chair/President shall be to make application and implementation of policies and procedures for the day to day operation of the Corporation and for the operation and administration of any real or personal property owned or controlled by the Corporation. The Chair/President shall also implement the policies as adopted by the Board; and provide a liaison between the Corporation and the City Council and the citizens of the City. In the absence of the Chair/President, the Mayor Pro Tem is hereby authorized by these bylaws to act in his place.

## ARTICLE V

### COMMITTEES

The Board, in its discretion, may constitute and appoint committees to assist in the supervision, management and control of the affairs of the Corporation with responsibilities and powers appropriate to the nature of the several committees and as provided by the Board in the resolution of appointment or in subsequent resolutions and directives. Each committee so constituted and appointed by the Board shall serve at the pleasure of the Board. In addition to such obligations and functions as may be expressly provided by the Board, each committee constituted pursuant to these Bylaws and appointed by the Board shall from time to time report to and advise the Board on corporate affairs within its particular area of responsibility and interest. The Board may provide by general resolution applicable to all such committees for the organization and conduct of the business of the committees. Such committees as provided in this section of these Bylaws shall not have nor exercise the authority of the Board in the management of the Corporation. Any member of such committee may be removed by the Board whenever in its judgment the best interests of the Corporation shall be served by such removal.

## ARTICLE VI

### CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 1. Contracts. The Board may authorize any officer or officers, agent or agents of the Corporation to enter into any contract, to execute and deliver any instrument in the name of and on behalf of the Corporation and such authority may be general or may be confined to specific instances.

Section 2. Checks, Drafts or Orders. All checks, drafts, orders for payment of money, notes or other evidences of indebtedness issued in the name of the Corporation shall be signed by such officer or officers, agent or agents of the Corporation, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Chair/President and countersigned by the Secretary.

Section 3. Deposits. All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositaries as the Board may select.

Section 4. Gifts. The Board may accept on behalf of the Corporation any contribution, gift, bequest, or devise for any purpose of the Corporation.

## ARTICLE VII

### BOOKS AND RECORDS

The Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Board and committees.

## ARTICLE VIII

### SEAL

The corporate seal for the Corporation shall be circular in shape with the word “SEAL” in bold face type in the center and with the words “**Nibley Morgan Farm Corporation**” on the perimeter of the seal.

## ARTICLE IX

### WAIVER OF NOTICE

Whenever a notice is required to be given to a member of the Board under the provisions of the statutes of the State of Utah or under the provisions of these Bylaws of the Corporation or under the Articles of Incorporation of this Corporation, a waiver thereof in writing by each Board member entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

## ARTICLE X

### MANNER OF OPERATION

Section 1. Operation to be for the Public Good. The Corporation shall at all times conduct its operations in a manner consistent with the best interests of the City and the citizens thereof.

Section 2. Compliance with Other Requirements of Law. The Corporation has been created under and pursuant to the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, and shall operate in strict accordance therewith. The officers of the Corporation shall at all times do such things as are required of corporations created under such acts and as may be necessary and proper to preserve and protect the existence of the Corporation thereunder.

Section 3. Compliance with Certain Federal Income Tax Revisions. The Corporation has been created with the intent that it would qualify as a corporation described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, as well as under any similar provision of the Internal Revenue Code subsequently enacted. Accordingly, the Corporation shall undertake no action which would result in the Corporation failing to qualify as a corporation described under said Section of the Internal Revenue Code subsequently enacted.

The undersigned, being the Secretary of the Corporation, certifies that the foregoing Bylaws have been duly adopted as Bylaws of the Corporation and are the full and complete Bylaws of the Corporation as of this date.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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Secretary

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**BYLAWS**  
**OF NIBLEY MORGAN FARM CORPORATION**  
**OF**  
**NIBLEY CITY, UTAH**

**ARTICLE I**

**OFFICES**

The principal corporate offices of Nibley Farms Corporation (the “Corporation”) are located at 455 West 3200 South, Nibley, Utah 84321.

**ARTICLE II**

**PURPOSE**

The objects and purposes for which the Corporation is founded and incorporated are to manage, care for and improve land and other property deeded or leased to the Corporation by Nibley City, Cache County, Utah (the “City”).

In furtherance thereof, the Corporation has all of the powers set forth in the Utah Revised Nonprofit Corporation Act Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, (the “Act”), and the Constitution and other laws of the State of Utah. The Corporation is hereby mandated to consult regularly with the governing body of the City, but all decisions shall be made by the Governing Board of the Corporation.

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Section 1. General Powers. The affairs of the Corporation shall be managed by the Board.

Section 2. Number, Tenure and Qualifications. The number of Board members on the Board will be five and will be chosen by the Governing Body of the City (the "City Council"). The City Council shall choose two members of the Board from the City Council, one designated by Utah State University Extension Office, and two members from the citizens of the City. The initial Board members are designated in the Articles of Incorporation, and shall serve until the City Council meets to appoint a new board. Each appointed Board member, after the initial Board is replaced, shall serve as a member of the Board for a 2 year period or until his/her death, incapacity, resignation or removal from such office.

Section 3. Regular Meetings. Regular meetings of the Board shall be held in compliance with the laws of the State of Utah, at such times and places as the Board may by resolution designate. Members of the City Council and City Staff shall be allowed to attend.

Section 4. Special Meetings. Special meetings of the Board may be called by or at the request of the Chair of the Board (the "Chair/President") or any two Board

members and shall be held at the principal office of the Corporation or at such other place as the Chair/President may determine.

Section 5. Notice. Notice to the Board members of any regular meeting of the Board shall be deemed given upon the enactment of the resolution scheduling such meeting. Notice to the Board members of any special meeting of the Board shall be given at least 24 hours previously thereto by written notice delivered personally.

Section 6. Quorum. A majority of the then current membership of the Board shall constitute a quorum for the transaction of business at any meeting of the Board; but if fewer than a majority of the Board members of the Board are present at any meeting, a majority of the Board members present may adjourn the meeting from time to time without further notice.

Section 7. Board Decisions. The act of a majority of the Board members present at a meeting at which a quorum is present shall be the act of the Board, unless the act of a greater number is required by law or by these bylaws (the "Bylaws").

Section 8. Compensation. Board members as such shall not receive any compensation for their services, but by resolution of the Board, expenses of attendance, if any, may be allowed for attendance at any regular or special meeting of the Board. Nothing herein contained shall be construed to preclude any Board member from serving the Corporation in any other capacity and receiving compensation therefor.

## ARTICLE IV

### OFFICERS

Section 1. Officers. The officers of the Corporation shall be a Chair/President of the Board, who shall also serve as Chair/President of the Corporation (the "Chair" or "President"), a Secretary, a Treasurer and such other officers as may be elected in accordance with the provisions of this Article. Upon their election by the Board or other qualification for office, each officer shall serve a term of four years or until his/her death, incapacity, resignation or removal from such office. Unless otherwise expressly decided by the Board, the Mayor of the City Council will serve as the Chair/President of the Board and the City Recorder will serve as the Secretary of the Board and the City Treasurer will serve as the Treasurer of the Board.

Section 2. Election. The officers of the Corporation shall be elected by the Board. New offices may be created and filled at any meeting of the Board.

Section 3. Removal. Any officer elected or appointed by the Board may be removed by the Board whenever in its judgment the best interests of the Corporation would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

Section 4. Vacancies. A vacancy in any office because of death, resignation, disqualification, or otherwise, may be temporarily filled by another member of the Board for the unexpired portion of the term.

Section 5. Powers and Duties. The several officers shall have such powers and shall perform such duties as may from time to time be specified in resolutions or other directives of the Board. In the absence of such specifications, each officer shall have the powers and authority and shall perform and discharge the duties of officers of the same title serving in nonprofit corporations having the same or similar general purposes and objectives as this Corporation. The powers and the duties of the Chair/President shall be to make application and implementation of policies and procedures for the day to day operation of the Corporation and for the operation and administration of any real or personal property owned or controlled by the Corporation. The Chair/President shall also implement the policies as adopted by the Board; and provide a liaison between the Corporation and the City Council and the citizens of the City. In the absence of the Chair/President, the Mayor Pro Tem is hereby authorized by these bylaws to act in his place.

## ARTICLE V

### COMMITTEES

The Board, in its discretion, may constitute and appoint committees to assist in the supervision, management and control of the affairs of the Corporation with responsibilities and powers appropriate to the nature of the several committees and as provided by the Board in the resolution of appointment or in subsequent resolutions and directives. Each committee so constituted and appointed by the Board shall serve at the pleasure of the Board. In addition to such obligations and functions as may be expressly provided by the Board, each committee constituted pursuant to these Bylaws and appointed by the Board shall from time to time report to and advise the Board on corporate affairs within its particular area of responsibility and interest. The Board may provide by general resolution applicable to all such committees for the organization and conduct of the business of the committees. Such committees as provided in this section of these Bylaws shall not have nor exercise the authority of the Board in the management of the Corporation. Any member of such committee may be removed by the Board whenever in its judgment the best interests of the Corporation shall be served by such removal.

## ARTICLE VI

### CONTRACTS, CHECKS, DEPOSITS AND FUNDS

Section 1. Contracts. The Board may authorize any officer or officers, agent or agents of the Corporation to enter into any contract, to execute and deliver any instrument in the name of and on behalf of the Corporation and such authority may be general or may be confined to specific instances.

Section 2. Checks, Drafts or Orders. All checks, drafts, orders for payment of money, notes or other evidences of indebtedness issued in the name of the Corporation shall be signed by such officer or officers, agent or agents of the Corporation, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board, such instruments shall be signed by the Chair/President and countersigned by the Secretary.

Section 3. Deposits. All funds of the Corporation shall be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositaries as the Board may select.

Section 4. Gifts. The Board may accept on behalf of the Corporation any contribution, gift, bequest, or devise for any purpose of the Corporation.

## ARTICLE VII

### BOOKS AND RECORDS

The Corporation shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Board and committees.

## ARTICLE VIII

### SEAL

The corporate seal for the Corporation shall be circular in shape with the word “SEAL” in bold face type in the center and with the words “**Nibley Morgan Farm Corporation**” on the perimeter of the seal.

## ARTICLE IX

### WAIVER OF NOTICE

Whenever a notice is required to be given to a member of the Board under the provisions of the statutes of the State of Utah or under the provisions of these Bylaws of the Corporation or under the Articles of Incorporation of this Corporation, a waiver thereof in writing by each Board member entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

## ARTICLE X

### MANNER OF OPERATION

Section 1. Operation to be for the Public Good. The Corporation shall at all times conduct its operations in a manner consistent with the best interests of the City and the citizens thereof.

Section 2. Compliance with Other Requirements of Law. The Corporation has been created under and pursuant to the Utah Revised Nonprofit Corporation Act, Title 16, Chapter 6a, Utah Code Annotated 1953, as amended, and shall operate in strict accordance therewith. The officers of the Corporation shall at all times do such things as are required of corporations created under such acts and as may be necessary and proper to preserve and protect the existence of the Corporation thereunder.

Section 3. Compliance with Certain Federal Income Tax Revisions. The Corporation has been created with the intent that it would qualify as a corporation described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, as well as under any similar provision of the Internal Revenue Code subsequently enacted. Accordingly, the Corporation shall undertake no action which would result in the Corporation failing to qualify as a corporation described under said Section of the Internal Revenue Code subsequently enacted.

The undersigned, being the Secretary of the Corporation, certifies that the foregoing Bylaws have been duly adopted as Bylaws of the Corporation and are the full and complete Bylaws of the Corporation as of this date.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

Secretary

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**UTAH LOCAL GOVERNMENTS TRUST**

55 South Highway 89, North Salt Lake, UT 84054  
o 801.936.6400 t 800.748.4440 f 801.936.0300 [www.utahtrust.gov](http://www.utahtrust.gov)



Justin Maughan  
Nibley City  
455 W 3200 S  
Nibley, UT 84321

February 21, 2024

Justin,

I enjoyed my recent visit to Nibley City's Morgan Farm. This is a nice amenity for the community and has real potential to develop into something great.

During my visit I noticed a variety of significant hazards and liability risks in the farm's buildings and grounds. My understanding is that the city would like to have this facility open to the public for various activities. Due to the risks present on the property, this could expose the city to significant risk and potential claims and lawsuits. Controls to correct the hazards and manage risks at the farm are extensive and would require significant investment.

In our recent conversation, you indicated that a local non-profit organization is operating the farm. This arrangement brings additional risk exposure. To address these concerns, I believe the best risk control strategy for this property is for the city to donate the property to the non-profit with agreements that the non-profit would operate the farm within the city's vision. The city would distance itself from risk, while still ensuring the farm is available for the city's residents. This would not preclude the city from donating funds to the non-profit to bolster their operations.

I would be happy to discuss this issue further if it would be beneficial. Thanks for your efforts to manage your risks and make Nibley a safer place.

Respectfully,

Jason Watterson, CIH, CSP, CHMM, ARM-P, CPSI  
Senior Loss Prevention Consultant  
435.213.6869

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## Agenda Item #8

<b>Description</b>	<b>Discussion &amp; Consideration:</b> Resolution 24-17 – Adopting the Nibley City Parks, Recreation and Open Space Master Plan (Second Reading)
<b>Presenter</b>	Levi Roberts, City Planner
<b>Planning Commission Recommendation</b>	Approve Resolution 24-17 – Adopting the Nibley City Parks, Recreation and Open Space Master Plan
<b>Staff Recommendation</b>	Approve Resolution 24-17 – Adopting the Nibley City Parks, Recreation and Open Space Master Plan
<b>Reviewed By</b>	City Planner, City Manager, Parks Supervisor, Recreation Director, Parks, Recreation and Open Space Master Plan Steering Committee, Parks & Recreation Committee, Planning Commission

### Background:

The following edits were made to the recommended Master Plan, based upon feedback provided previously from the Steering Committee and Councilmember Mann:

- Summarized takeaways in executive summary
  - Open space strategic plan findings
  - Financial analysis findings
- Added as an open space land acquisition qualifiers
  - Opportunities for passive & active recreation
  - Usability topography of storm
  - Is the benefit city wide or just the neighborhood
- Fixed acreage in text not matching tables in existing conditions
- Added capital improvement costs to master plan
- Made equipment lifecycle adjustments
- Added to evaluate development payment in-lieu of open space strategy
- Update Table to include how the NRPA analysis compares to proposed amenities
- Added key to Preferred Park Locations map
- Corrected incorrect years of installation on maintenance plan.
- Corrected grammatical errors

### Previous Background information

In May 2023, Nibley City contracted with MGB&A to develop an update to the City's Parks, Recreation and Open Space Master Plan. The currently adopted plan was completed in 2016. The Trails portion of the Plan is currently being updated as part of the Active Transportation Plan. City Staff, a project steering committee and the Parks and Recreation Committee has guided the process of the Plan's development. Extensive public engagement, national best practices applied to local needs, and detailed analysis of existing needs informed the plan's development.

The Plan includes the following elements:

- A statement of a Vision and Goals
- Existing Conditions Analysis
- Summary of Public Engagement Findings
- A Maintenance Strategy and Facilities Management Plan
- A Plan for Recreation Programs
- A presentation of 2 considered scenarios and a preferred scenario for park development.
- Four conceptual designs to develop new parks or improve existing parks
- An Open Space Strategy
- A Funding Analysis and Strategy
- An Action Plan to guide the City's implementation of the Plan

The Plan is intended to provide a guidepost for developing and maintaining Nibley City Parks with supportive Recreational programming that supports the community. The Plan will provide guidance for future opportunities to develop parks in conjunction with future development to serve the growing community. However, the Plan emphasizes maintaining our existing park resources as a primary focus, while understanding ongoing maintenance costs of additional developed park spaces. In addition, opportunities for new parks that are outside of the scope of the Plan should be evaluated in conjunction with those recommended within the Plan. The Preferred Master Plan Scenario emphasizes concentrating active recreational opportunities, which supports the findings that the public expressed.

Concept Plans in four park areas are provided as guidance for the development of such spaces. Several new amenities in these park spaces are designed to fill existing and projected gaps in recreational offerings. Additional field space for organized sports, sports courts, an indoor recreation center, a splash pad, dog park, skate park, a community pond, archery range, an expanded amphitheater and additional play areas are some of the recommended amenities.

The Open Space Strategic Plan provides an analysis of open spaces that should be pursued for preservation. In general, areas near existing development, adjacent to existing open spaces, but spaced apart for new open space areas, and sensitive land areas are prioritized. Use of Subdivision incentives, transfer of development rights (TDR) and land acquisition are recommended for open space preservation.

In order to realize the improvements recommended in the plan, additional funding will need to be pursued beyond the City's existing and projecting funding streams. These may include additional grants, tax increases, user fees, and regional partnerships.

The Action Plan provides specific strategies to help realize the Plan's vision, while continuing to evaluate, adjust and improve the plan in the future.

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## **RESOLUTION 24-17**

### **ADOPTING THE NIBLEY CITY PARKS, RECREATION AND OPEN SPACE MASTER PLAN**

WHEREAS, As stated in the adopted Nibley City General Plan, it is the City's vision to have a park system interconnected by trails, community facilities, and cultural features, which are connected to neighboring systems and communities; and

WHEREAS, Nibley City desires to provide recreational opportunities that match community interests and improve residents' quality of life; and

WHEREAS, Nibley City desires to maintain existing recreational resources to high standards, while planning for current and projected needs for expanded parks; and

WHEREAS, Nibley City desires to effectively conserve valuable open space as the community grows.

**NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE NIBLEY CITY COUNCIL THAT:**

1. The attached NIBLEY CITY PARKS, RECREATION AND OPEN SPACE MASTER PLAN shall be accepted and used as a guiding document for the development of Parks and Recreation Facilities, Recreational Programs, and the preservation of Open Space in Nibley City.

Adopted by the Nibley City Council this \_\_\_\_\_ Day of \_\_\_\_\_, 2024.

---

Larry Jacobsen, Mayor

ATTEST:

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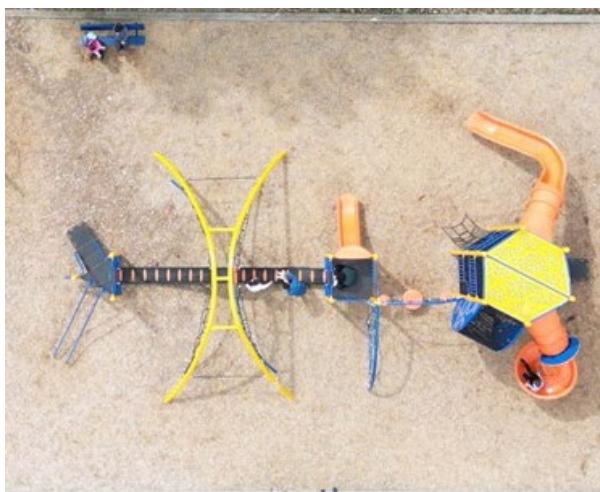
Cheryl Bodily, City Recorder

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# NIBLEY CITY PARKS, RECREATION, AND OPEN SPACE MASTER PLAN

2024



**MGB+A**  
STUDIO

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# INTRODUCTION

## EXECUTIVE SUMMARY

This document is designed to serve as an evaluation standard and guideline for the ongoing development and planning initiative of Nibley City's Parks, Recreation, and Open Space. Its primary focuses are to,

- Maintain existing recreational resources to high standards that support community health, wellness, and safety.
- Enhance existing recreational areas and programming.
- Safeguard the City's natural and cultural assets on current public open space on public property or consider acquiring other land according to defined strategies.
- Identify current demands trends and needs to pursue new acquisitions of land.



FIGURE 1 - ANHDER PARK

The sections contained herein are organized in planning process order. The Existing Conditions section is an inventory of parks and open spaces and a comparison with national trends. This analysis establishes a base point for Nibley City's current resources comparable levels of services (LOS), such as residents per park, programs, trails, and amenities.

Community participation is highlighted as a crucial process for understanding demands and allocating resources for future recreational programs, parks, and open spaces. Within are summaries of significant findings from an online survey and in-person community engagement events which informed the Plan's findings and recommendations.

Making determinations for Nibley Parks, Recreation, and Trails priorities involved comparing the Parks and Recreation Financial Analysis against NRPA (National Recreation and Park Association) analysis and public input priorities. Maintenance funding is already stretched thin. However, many funding strategies have been prioritized leading to more improvement opportunities as the maintenance backlog diminishes. The number of improvements and amenities built will correlate to the amount of funding opportunities leveraged.

As funding becomes available, the preferred master plan mapping designates a priority for each proposed amenity via general phasing indications. The amenities are then exhibited in the park concepts following. The largest expense would be a recreation/community center that may be realized with funding strategies and potentially taking a regional approach making the center a county wide resource. A recreation center study may have results available shortly after this master plan adoption.

The open space plan includes guidelines for the maintenance and management of existing parks and open spaces. For example, review and reporting on review of the associated Parks and Recreation Master Plan sections including addendums is required prior to initiating future land acquisition. Additionally, Project maintenance cost of potential improvements must be reviewed and reported prior. \*See the Open Space Strategic Plan section on pg. 91.

Land exchange (purchase or sale of public land) priorities are delineated to assist current and future decision makers in the Open Space Strategies section. Specific evaluations and performances are listed to help maintain the application of the many priorities developed through the rigor of the master planning process.

The subsequent Action Plan outlines specific steps to take in realizing the aspirations within the master planning.



FIGURE 2 - ELKHORN PARK

## MASTER PLAN PROCESS

This Parks, Recreation & Open Space Master Plan update was built upon the strategies presented in the 2017 edition of the Nibley Parks & Recreation Master Plan and emphasized a variety of community engagement efforts. The process continued with a Steering Committee (SC) meeting comprised of Nibley City employees, residents, and planning consultants. The committee met regularly with the consultant throughout the span of the project to guide decisions made during each part of the process.

### STEERING COMMITTEE MEMBERS,

• Levi Roberts	Nibley City – City Planner
• Chad Wright	Nibley City – Recreation Director
• Nathan Laursen	Nibley City – City Council
• Kendal Welker	Nibley City – Parks and Recreation Advisory
• Matt Logan	Nibley City – Planning & Zoning Commission
• Tom Dickinson	Nibley City – City Engineer
• Larry Jacobsen	Nibley City – Mayor
• Karina Brown	Nibley City – Planning Commission
• Rod Elwood	Nibley City – Parks Division Manager



FIGURE 3 - PARKS & RECREATION ADVISORY COMMITTEE

Public input leveraged existing community events to maximize input & resulted in 1,840 responses (about a quarter of the population). Other inventory efforts included National Recreation & Parks Association (NRPA) comparison & a physical maintenance tour assessing repair and maintenance needs.

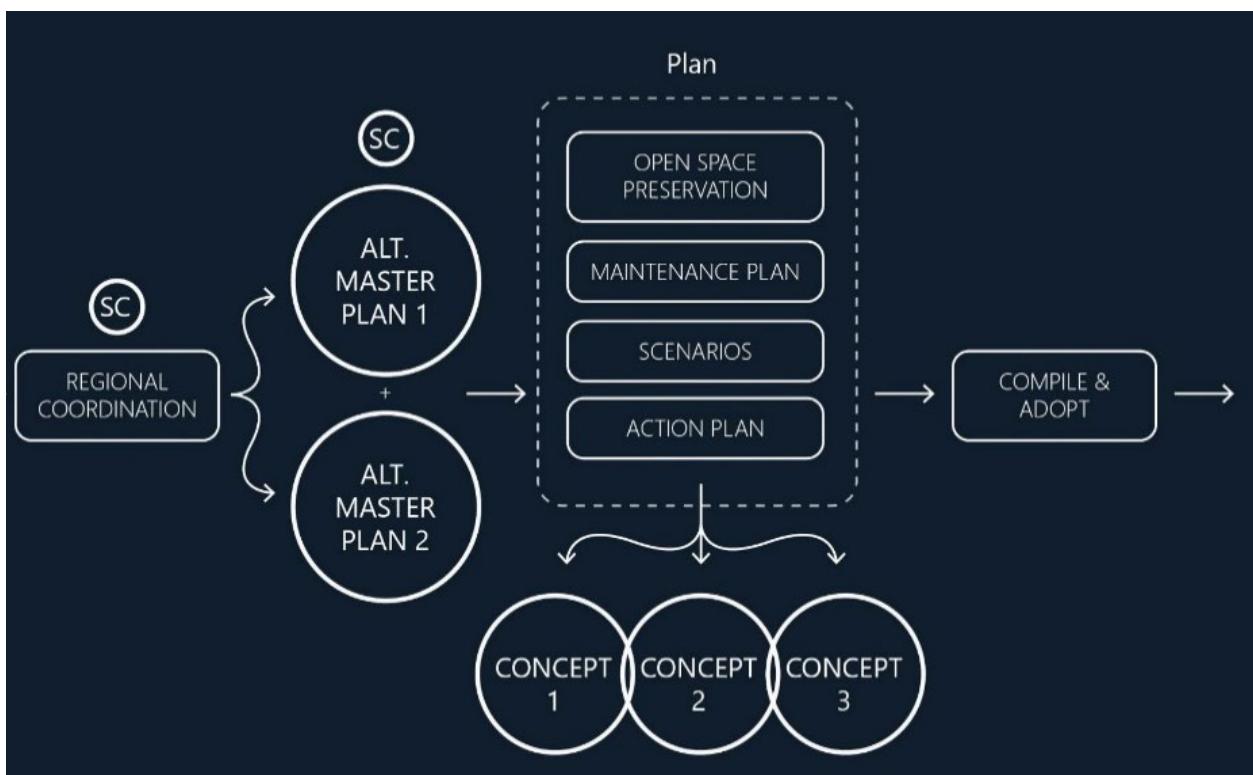
This document responds to the analysis relating the inventoried data to Nibley City. The following efforts constitute the remaining components of this master plan document:

- Regional coordination helped refine capital improvement prioritization
- Alternate master plan options for capital improvement
- A preferred master plan scenario refined from master plan alternates
- Open space preservation planning
- An action plan incorporating budgets from funding identification
- Park concepts exhibiting intent, guiding capital improvement.

The overall master plan process is represented in the following diagram, organized primarily by chronology:



FIGURE 4 - CITIZENS' PARTICIPATION AT THE FOOD TRUCK ROUND-UP EVENT



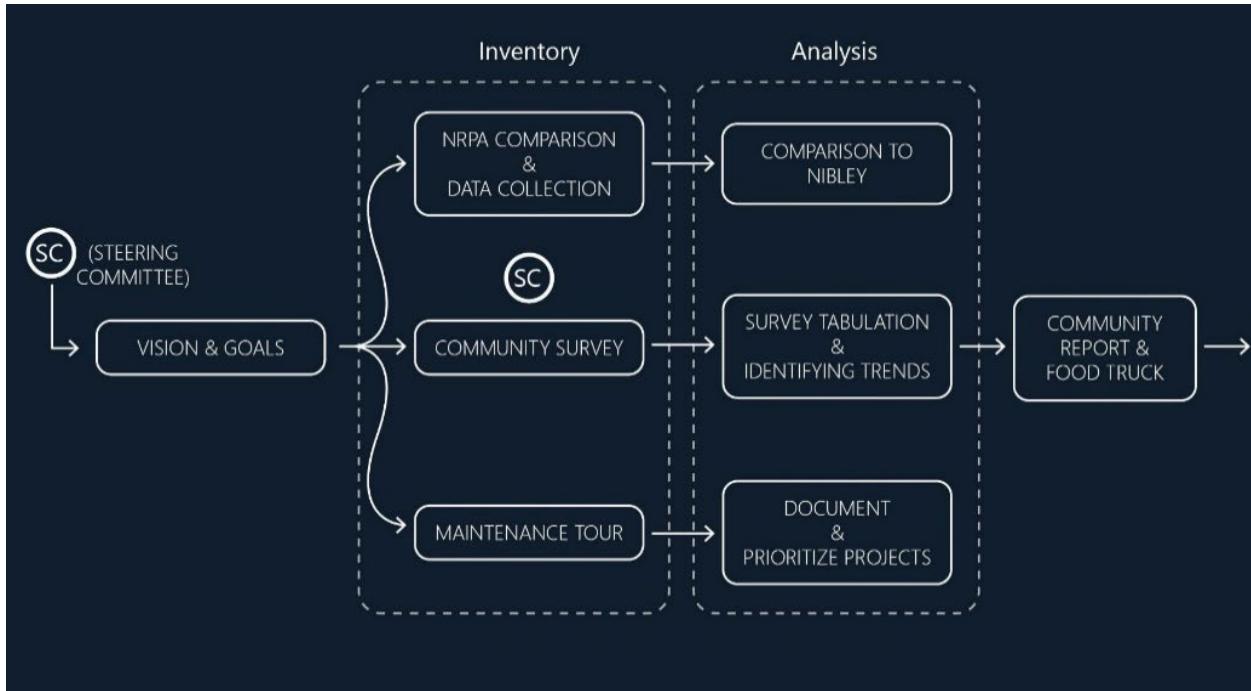


FIGURE 5 - MASTER PLAN PROCESS DIAGRAM

## VISION AND GOALS

### VISION

The City's vision for this plan is to motivate, inspire, and guide the community's approach in developing recreational and open areas that provide leisure and quality life for its residents.

### GOALS

1. Plan for projected increase & growth
2. Provide high-quality recreation amenities
3. Coordinate with regional goals
4. Preserve critical natural and cultural resources
5. Promote responsible financial, maintenance, and management practices
6. Match community interests



FIGURE 6 – PUBLIC ENGAGEMENT MATERIALS FROM HERITAGE DAYS

7. Sustain a high quality of life for Nibley's residents



FIGURE 7 - "MY PERFECT PARK" INSPIRATIONAL DRAWING TABLE AT FOOD TRUCK ROUND-UP EVENT

## DEMOGRAPHICS

Nibley city has unique demographic conditions which guide master planning priorities. Nibley city exhibits rapid growth with a young population. Residents represent a variety of ethnicities. Most have average education with a small percentage in economic poverty. As with all inventoried data throughout the document, both the factual and estimated statistics or based on the time of this master plan document development in 2023 and 2024.

### POPULATION GROWTH

Nibley City, like the rest of Cache County, has recently experienced high amounts of population growth at an estimated rate of 8% over the past 3 Years<sup>1</sup>. From 2010 to

<sup>1</sup> <https://www.census.gov/>



FIGURE 8 - CHILDREN FROM NIBLEY ELEMENTARY SCHOOL

2020, the population grew 34% from 5,466 to 7,328. Applying these projections are not perfect, but they are useful for guiding decisions about what the community will need in the future and how resources should be distributed going forward. Analyzing the trends at the level of decades appears to be the most prudent scale for the planning efforts herein.

TABLE 1 - MUNICIPAL POPULATION PROJECTIONS

Municipality	2020 (census) <sup>1</sup>	2022 (census) <sup>1</sup>	2030
Cache County	133,154	140,145	
Nibley City	7,332	7,926	9,654 <sup>2</sup>

#### AGE<sup>1</sup>

Nibley City has a significantly youthful population. The following are key metrics for understanding community demand for park infrastructure:

- Median age is 26.5
- 40% are at 18 years or younger
- 6% are 65 years or older

#### ETHNICITY<sup>2</sup>

Nibley City is primarily composed of white ethnicities. However, special care has been taken to understand the needs of minority ethnicities.

- 0.4% are Hawaiian or Pacific Islander
- 1.3% are Native American or Alaska Native
- 1.6% are Asian
- 2.8% of households are various mixed ethnicities
- 14% are Hispanic or Latino

---

<sup>2</sup> Zions Public Finance – Nibley Parks Demographics

<sup>2</sup> <https://www.census.gov/>

## EDUCATION<sup>3</sup>

Nibley City is represented primarily by those with an education from high school graduate and higher.

- 95% are high school graduates or achieved higher education (including bachelor's)
- 40% obtained a bachelor's degree or higher

## OTHER<sup>3</sup>

Other demographic summaries are as follows,

- Disability under 65 years old 7%
- Median household income \$100,108
- Persons in poverty 5.3%
- Mean commute time 17 minutes

---

<sup>3</sup> <https://www.census.gov/quickfacts/nibleycityutah>

# EXISTING CONDITIONS

## EXISTING PARKS

Based on the total acreage of 83.96 shown in Table 2 - Current City Maintained Park Acreage (2023), Nibley City's current overall Level of Service (LOS) for acres/population is 10.6 acres of developed parkland per 1000 residents. If the City's population growth continues as projected in Table 1 - Municipal Population Projections, the city will need to develop over 23 acres of new parkland by the year 2030 to maintain the current level of service.

The City is well-equipped to meet this demand since it already owns 96.55 acres of land that can be developed into parks in the future (see Table 3 – City-Owned Land for Potential Future Parks).

Nibley City has 13 existing parks in total that are divided into two categories plus trail corridor property:

Neighborhood Parks – intended to serve the immediate surrounding community to provide access to outdoor recreation, leisure activities, and opportunities for socialization.

Open Spaces – provide natural areas for passive recreation, enjoyment of nature, and stormwater management.



FIGURE 9 – SHADOWBROOK PARK

TABLE 2 - CURRENT CITY MAINTAINED PARK ACREAGE (2023)

Park	Acres
<b>Neighborhood Parks</b>	
Anhder Park	6.75
City Hall	6.50
Clear Creek Park and Trail	4.28
Elkhorn Park	4.11
Firefly Park	20.00
Heritage Park (Virgil Gibbons)	13.50
Mt. Vista Open Space and Trail	2.00
<i>Subtotal</i>	57.14
<b>Open Spaces</b>	
Discovery Park/Sunrise Meadows	9.13
Morgan Farm	7.95
Nibley Gardens	3.50
<i>Subtotal</i>	20.58
<b>Trail Corridors</b>	
Blacksmith Fork River Trail	3.87
Meadow Creek Trail	0.49
Hyrum Slough Trail	1.88
<i>Subtotal</i>	6.24
<b>TOTAL</b>	<b>83.96</b>



FIGURE 10 – MEADOWVIEW PARK- STORMWATER BASIN

## CITY-OWNED LAND FOR POTENTIAL FUTURE PARKS

Nibley city is in a good position from a property standpoint, owning sufficient land to accommodate public space demand.

TABLE 3 – CITY-OWNED LAND FOR POTENTIAL FUTURE PARKS

City-Owned Land for Potential Future Parks	Acres
3200 S/1200 W Park	19.61
Firefly Park Addition	1.69
<b>Nibley Regional Park</b>	48.5
Ridgeline Park	16.82
River Hollow Park	9.93
<b>TOTAL</b>	<b>96.55</b>

## PARK INVENTORY

The capital improvement inventory has been updated in conjunction with the master plan, leveraging a host of multidisciplinary expertise. The process for the maintenance inventory began after public input and municipal directive prioritized maintenance of existing infrastructure. An expert parks team comprised of consultants and Nibley government officials inventoried and developed the provided framework.

TABLE 4 - CURRENT CITY PARK INFRASTRUCTURE NEEDS

Code	Amenity Disparity
<b>Virgil Gibbons Heritage Park</b>	
1.01	Damaged dugout shade components
<b>Firefly Park</b>	
2.02	Weed and natural vegetation maintenance
<b>Clear Creek Park and Trail</b>	
3.01	Mosquitos are prevalent
3.02	Poor pond quality
<b>Discovery Park/Sunrise Meadows</b>	
	None reported
<b>Nibley Gardens</b>	
5.1	Lack of landscape maintenance
5.2	Turf repair
<b>Meadow View Park</b>	
6.1	Incessant stormwater routing through park
6.2	Sediment build-up
<b>City Hall</b>	

	Restrooms for Sports Fields
<b>Anhder Park (Nibley Park)</b>	
8.01	Low restroom amount
8.02	Amphitheater undersized
8.03	Needed fence structure members missing
8.04	Mow edge needed including mow curb under fencing
8.05	Unbalanced evening demand given lack of lighting at other parks
8.06	Swing set structure needs adjustment for safety
8.07	Low electrical connection amount
8.08	Low pavilion accessibility
8.09	Irrigation infrastructure is outdated
8.10	Parking availability low for events/children's theater
8.11	Tree rings are minimal
8.12	Bike track has motorcycles usage
8.13	Storage containers use valuable space
8.14	Asphalt trail surface irregularity
8.15	Baseball 3 <sup>rd</sup> base receives flooding
8.16	Baseball dugouts get too hot
8.17	Backstop is worn out
8.18	More garbage receptacles needed
8.19	Entry drive removal was left unimproved
8.20	Vehicles block sidewalk near angled parking
8.21	Crossing 3200 N is precarious
8.22	Trail to north crossing is precarious
<b>Mt. Vista Open Space and Trail</b>	
	None reported
<b>Meadow Creek Park and Trail</b>	
	None reported
<b>Blacksmith Fork River Trail</b>	
	None reported
<b>Elkhorn Park</b>	
12.01	Athletic fields undulate
12.02	Irrigation infrastructure is outdated
12.03	Parking lot is crowded with cars for child pickup
12.04	Trees aging and dropping large branches during windstorms creating a risk for park patrons

## NRPA COMPARISON

Each year, the National Recreation and Parks Association (NRPA) provides statistics for parks and recreation departments across the nation in their Agency Performance Review publication.<sup>4</sup> Their data is broken up by municipality size and listed with metrics for the median, lower quartile, and upper quartile of each category. Since Nibley has a current population of 7,920 (see Table 1 - Municipal Population Projections), the NRPA numbers used in this document for comparison are the median values from the “Less than 20,000” category. See Appendix B – NRPA Comparison Table, for a full list of categories that were compared.



FIGURE 11 - HERITAGE PARK

## SUMMARY OF OBSERVATIONS

- **Residents per Park** - Nibley provides twice the number of parks than the national median for the “Residents Per Park” category. Even if no parks are added by 2040, Nibley will still be meeting the national median for residents per park.
- **Level of Service (LOS)** – for parks and recreation measures the number of recreation facilities per population, i.e., fields, tennis courts, indoor gyms, trail miles, park acres, etc. Current standards are compared to desired standards to project the number of facilities needed to reach desired standards and meet the demands of new growth. Although Nibley provides twice the number of parks in residents per park than the national median, the cumulative acreage and subsequent LOS is lower. The nationwide median LOS is 13 acres of parkland per 1,000 residents and Nibley’s LOS currently sits at 9.9. If no new parkland is developed by 2040, Nibley’s LOS will fall to 5.0 which is less than half of the national median and even below the lower quartile metric (6.0) for the category.
- **Trails** – Nibley currently has about 3.9 miles of trails in its park system. The national median is 4.0 miles, so the city will only need to add 0.1 miles of trail by 2040 to meet the national median.
- **Amenities** – By comparison with NRPA medians, the recreation amenities in Table 5 – NRPA Recommended Amenities for Nibley City (2023 vs 2040), have the lowest level of service in Nibley and therefore have greater justification in being prioritized as projects. This information is only provided as a point of reference. Local trends and preferences may direct the city to prioritize other elements.



FIGURE 12 - 5TH AND 6TH GRADE SOCCER PROGRAM

<sup>4</sup> <https://www.nrpa.org/publications-research/research-papers/agency-performance-review/>

TABLE 5 – NRPA RECOMMENDED AMENITIES FOR NIBLEY CITY (2023 VS 2040)

Amenity Needed	Amount Needed Now (2023)	Amount Needed by 2040
Basketball Courts	2	4
Tennis Courts	2	5
Dog Parks	-	1
Community Gardens	-	1
Swimming Pools	1	2
Multiuse Courts	2	3
Tot Lots	1	3
Skate Parks	-	1
Football Fields	1	2
Pickleball Courts	-	1
Golf Course	-	1
Synthetic Fields	-	1
Ice Rink	1	2
Lacrosse Fields	1	2
Hockey Field	-	1
Indoor Recreation Center	1	2
Community Center	1	2
Senior Center	-	1
Amphitheater	-	1
Nature Center	-	1
Aquatic Center	-	1
Stadium	1	2
Teen Center	-	1
Arenas	1	3

---

#### CONTEXT CLARIFICATION

Each state varies from the NRPA results as the tabulations generally reflect averages. Utah has unique conditions that influence the actual level of service provided in each community. Cache county and Nibley City specifically also have unique conditions that affect what resources are ideal locally. For example, elevated numbers of church meeting houses commonly provide access to indoor basketball courts. The sport of pickleball is another level of service consideration where popularity has risen substantially compared to other states.

# COMMUNITY ENGAGEMENT

Nibley City strives to work collaboratively with its residents to achieve goals with sound solutions in order to provide a quality of life and the well-being of its community. Community engagement allows the City to understand recreational needs, parks priorities, enhancing connectivity, and access to all of the above as well as fostering equity, inclusion, and environmental stewardship. To accomplish this, the activities outlined below were completed.

## SURVEYS

Public input was a powerful driver of the decision-making process for the duration of this master planning. The engagement efforts included:

- Activities for Heritage Days event at Elkhorn Park
  - In-person interviews
  - Handing out cards with a QR code to direct to the online survey along the parade and during the activities.
- A digital and printed survey
- A second digital survey for commentary on individual parks
- An in-person engagement activity for the Food Truck Roundup at Heritage Park

The surveys were offered in both English and Spanish to include the large Hispanic population (13.5%)<sup>5</sup> residing in Nibley.



FIGURE 13 - IN-PERSON PARTICIPATION AT HERITAGE DAYS



FIGURE 14 - DIGITAL AND PRINTED SURVEY

<sup>5</sup> <https://www.census.gov/quickfacts/nibleycityutah>

## SURVEY ANALYSIS

The survey was distributed to all of Nibley City through both online and in-person efforts. The following section illustrates the survey results, first, by demographic trends and distribution; second, parks and amenities usage patterns and preferences; and finally, prioritization of City's funds.

This data will allow an understanding of Nibley City residents' impressions about the existing conditions of parks, open spaces, and recreational opportunities; the allocation of funding in the near future; as well as some concerns about the protection and improvement of the City's natural and cultural assets.

### DEMOGRAPHICS, TRENDS AND DISTRIBUTION

- Gender – The majority of respondents were females (59.5%)
- Age Group - The majority of respondents were between 25-44 Years (61.19%)
- Ethnicity – The majority of were Caucasian (90.31%)
- Area of Residency – The majority of respondents were from the western half of the city (57.58%)

Overall, the survey had a good representative number in each demographic category.

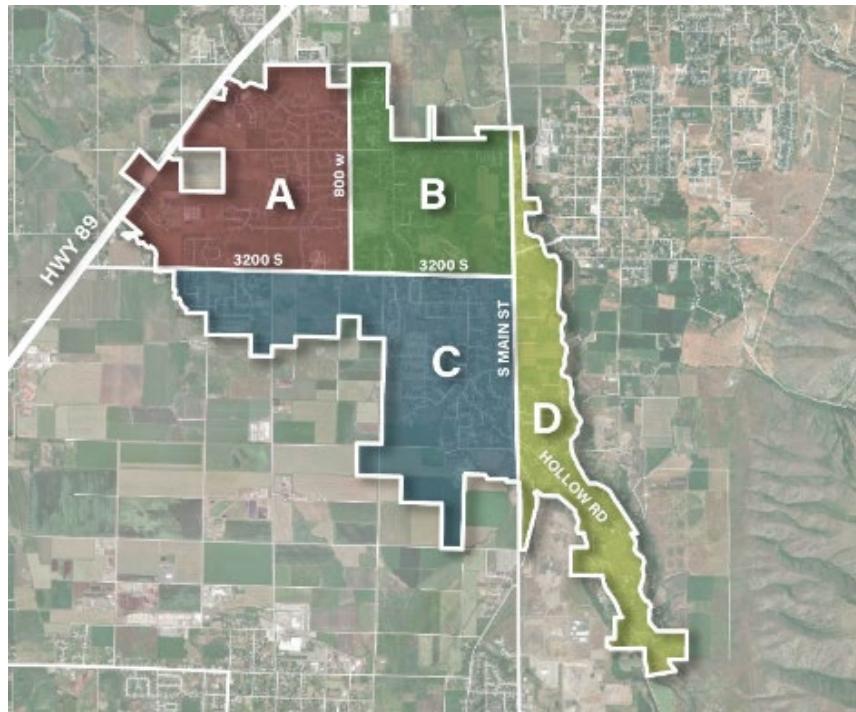


FIGURE 15 - DEMOGRAPHIC DISTRIBUTION MAP

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## PARKS AND AMENITIES USAGE PATTERNS AND PREFERENCES

- **Open Space Definition**

Most residents associated the term open space with trails, conservation areas, and agricultural fields. Empty lots, sports fields, and city parks were not as commonly affiliated with the term.

- **Favorite Existing Parks**

This chart exhibits direct results from this master plan survey effort.

Please select your two favorite parks in Nibley City

Answered: 1,739    Skipped: 197

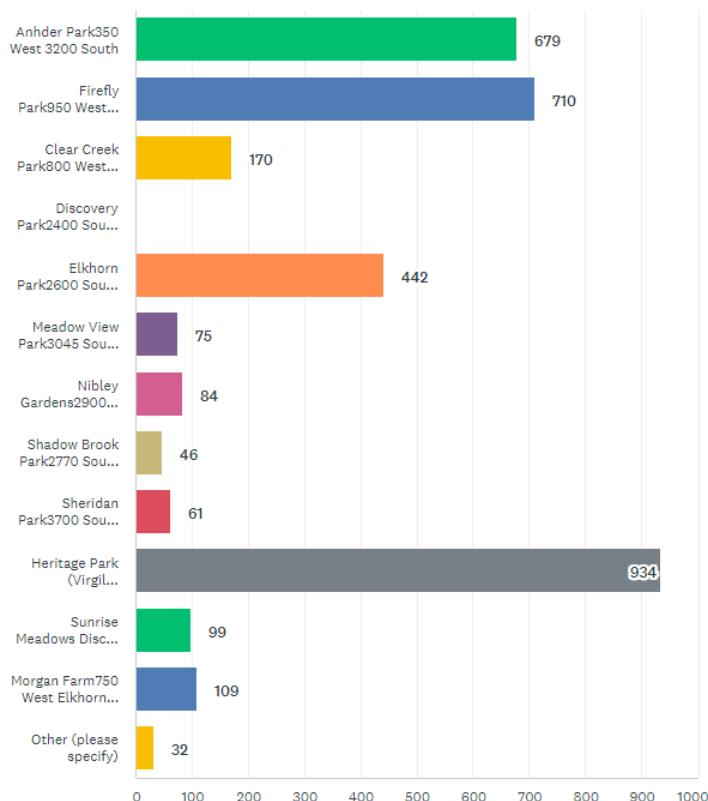


FIGURE 16 - FAVORITE EXISTING PARK SURVEY RESULTS

## NEW PARK LOCATION PREFERENCES

The survey included a question to determine where Nibley residents were most interested in seeing a new park built. Their 1,500 individual responses were tabulated and displayed as a heatmap. Warmer colors (red, orange yellow) indicate more responses. The top 10 most requested locations are highlighted below.

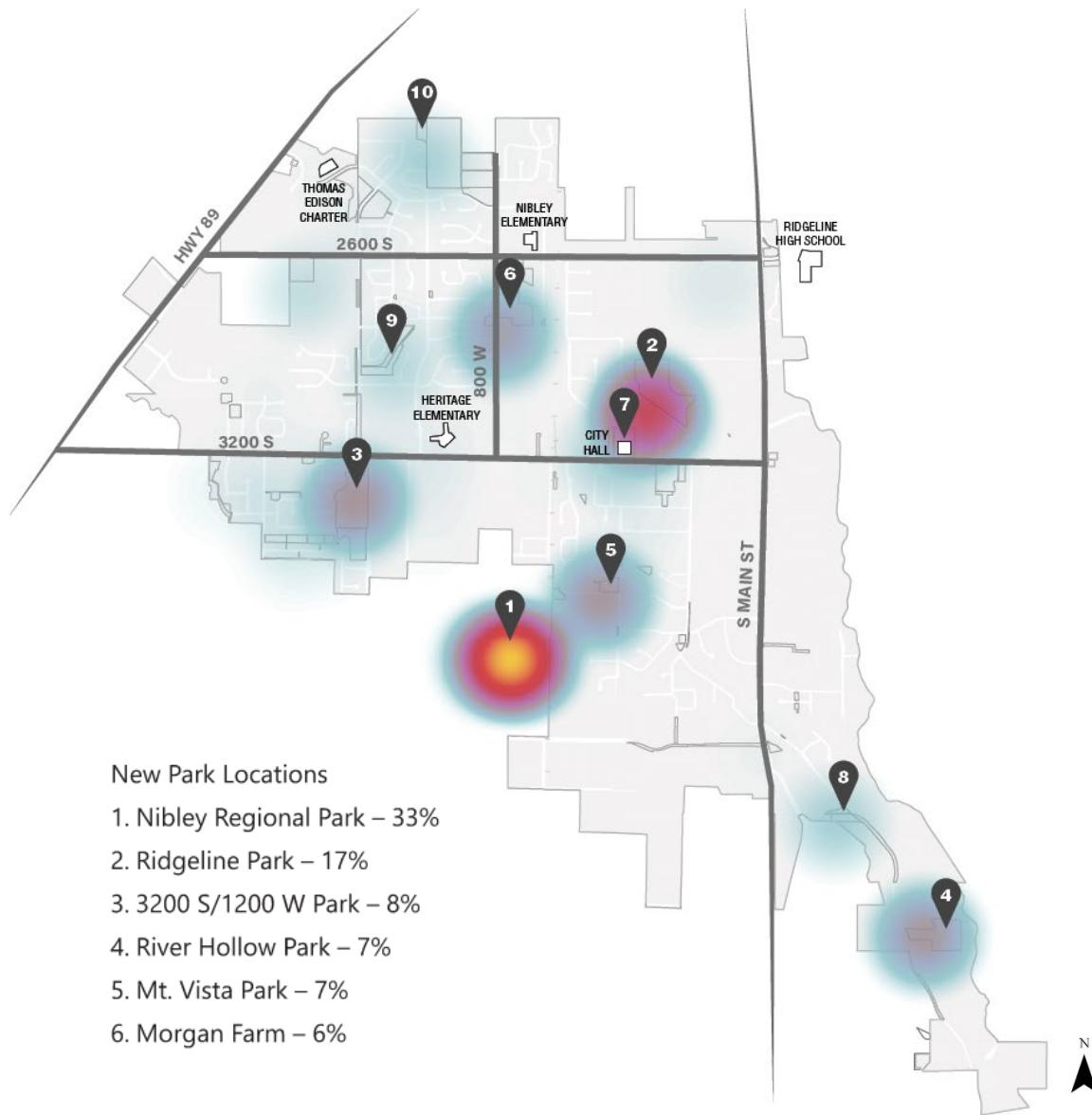


FIGURE 17 - PREFERRED LOCATION FOR NEW PARKS HEAT MAP

\*For a comprehensive documentation of the survey results, see Appendix C – Community Input Survey Results and Appendix D – Individual Parks Survey Results.

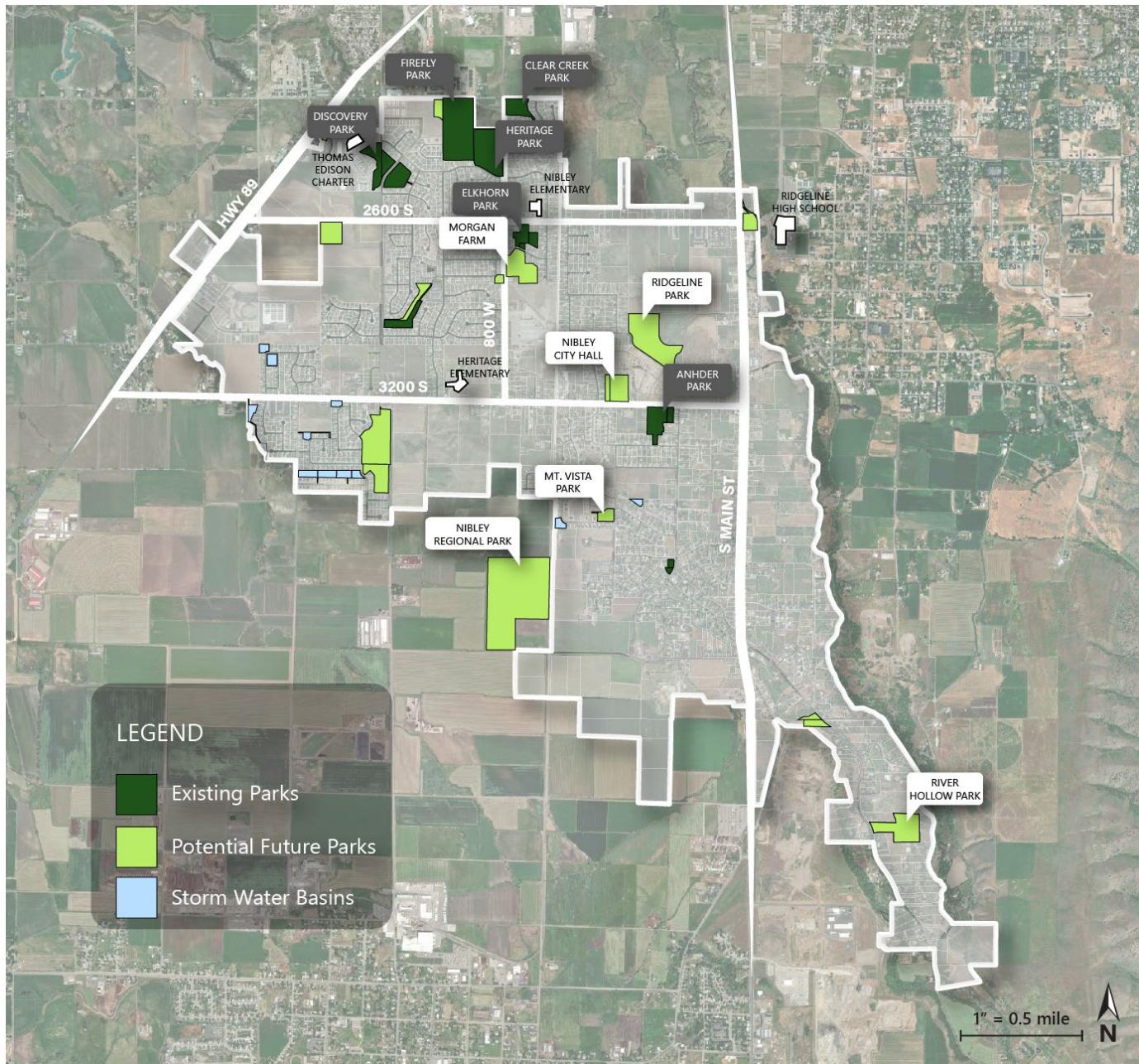


FIGURE 18 - EXISTING AND POTENTIAL PARKS

There were, in total, 943 participants which identified 10 top locations for a new park, however, a significant number of residents expressed their preference for city funds to be implemented in the management and maintenance of existing facilities, rather than building new ones. Considering prioritizing existing infrastructure coincides with the City's initiative.

TABLE 6 - EXISTING PARKS DISTANCE

Top 10 New Park Locations (Ordered by Most Distant from Existing Parks)	Votes (From Community Input)	Percentage
River Hollow Park	72	7.6%
Hollow Road	23	2.4%
Nibley Regional Park	312	33.0%
3200 S/1200 W Park	73	7.7%
Mt Vista Park	69	7.3%
Ridgeline Park	162	17.0%
Nibley City Hall	24	2.5%
Nibley Gardens Addition	19	2.0%
Morgan Farm	53	5.6%
Firefly Park Addition	19	2.0%

\*See the Open Space Strategic Plan (page 89) for buffers and mapping based on park distribution needs.

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## EXISTING AMENITIES

The most popular recreation amenities were focused on passive recreation including walking trails, playgrounds, picnic tables, and pavilions. Among the active recreation amenities, the most popular were soccer fields, baseball, pickleball (included in “other” category), tennis, and disc golf.

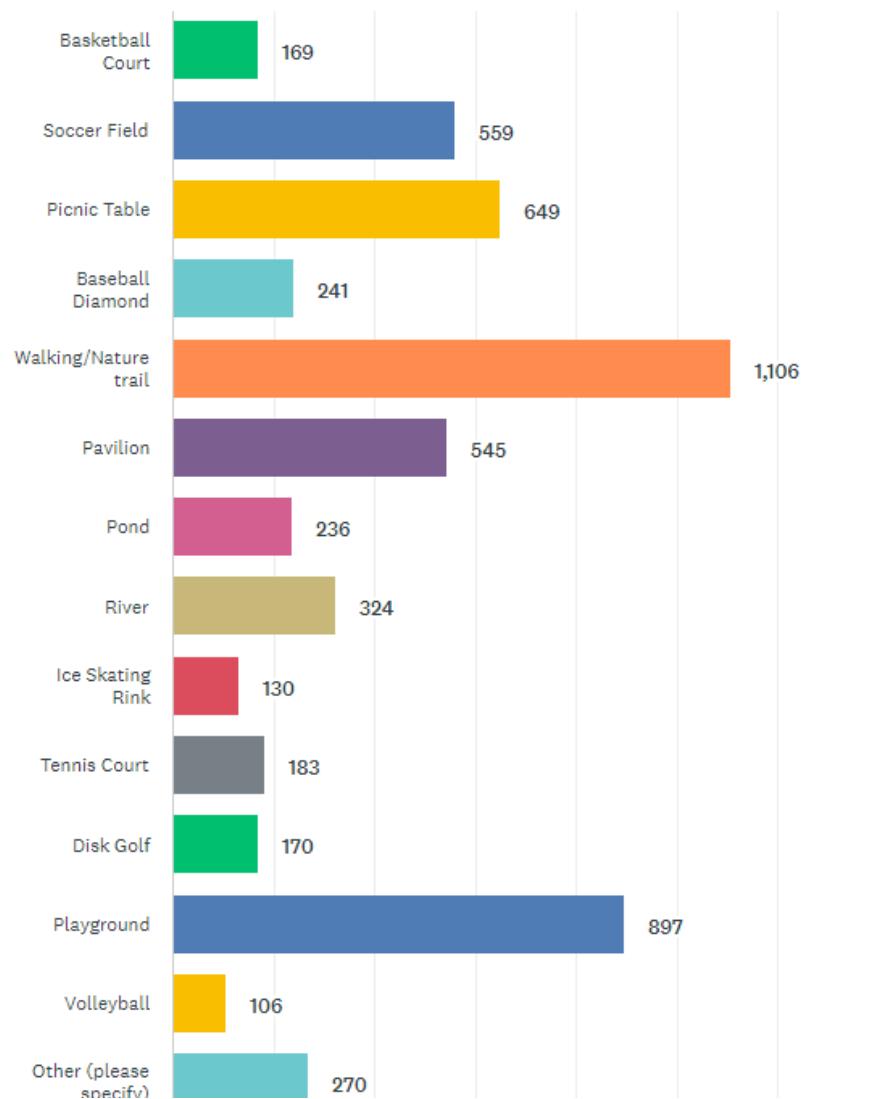


FIGURE 19 - PREFERRED EXISTING AMENITIESW

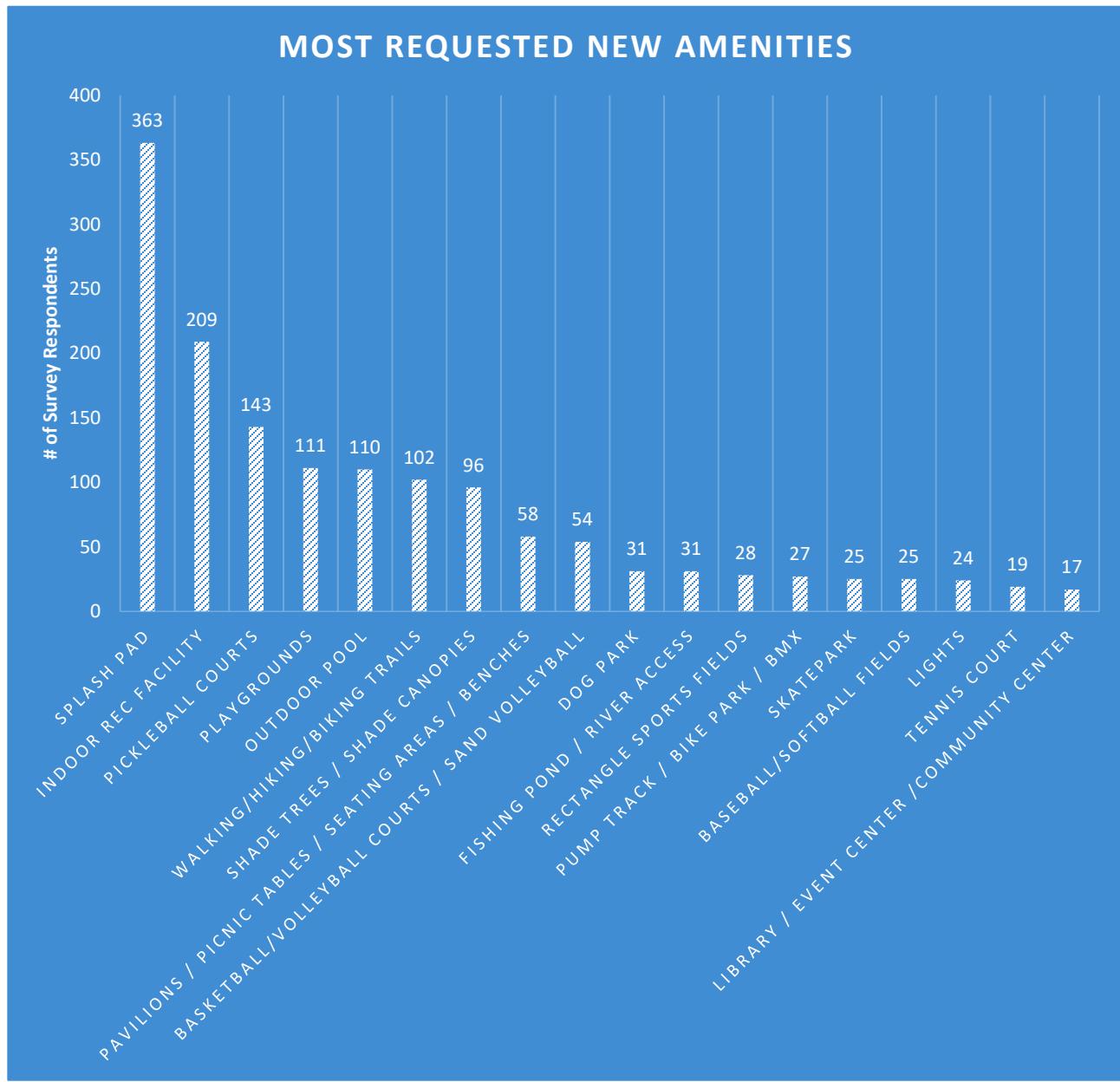


FIGURE 20 - NEW AMENITY DEMANDS

The Indoor Recreation Facility, described in the survey, would likely include a swimming pool, gym, sports fields and courts, and indoor playgrounds.

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## FACILITIES MOST USED OUTSIDE OF NIBLEY

Top used facilities outside of Nibley were Swimming Pools, Splash Pads, and Hiking Trails.

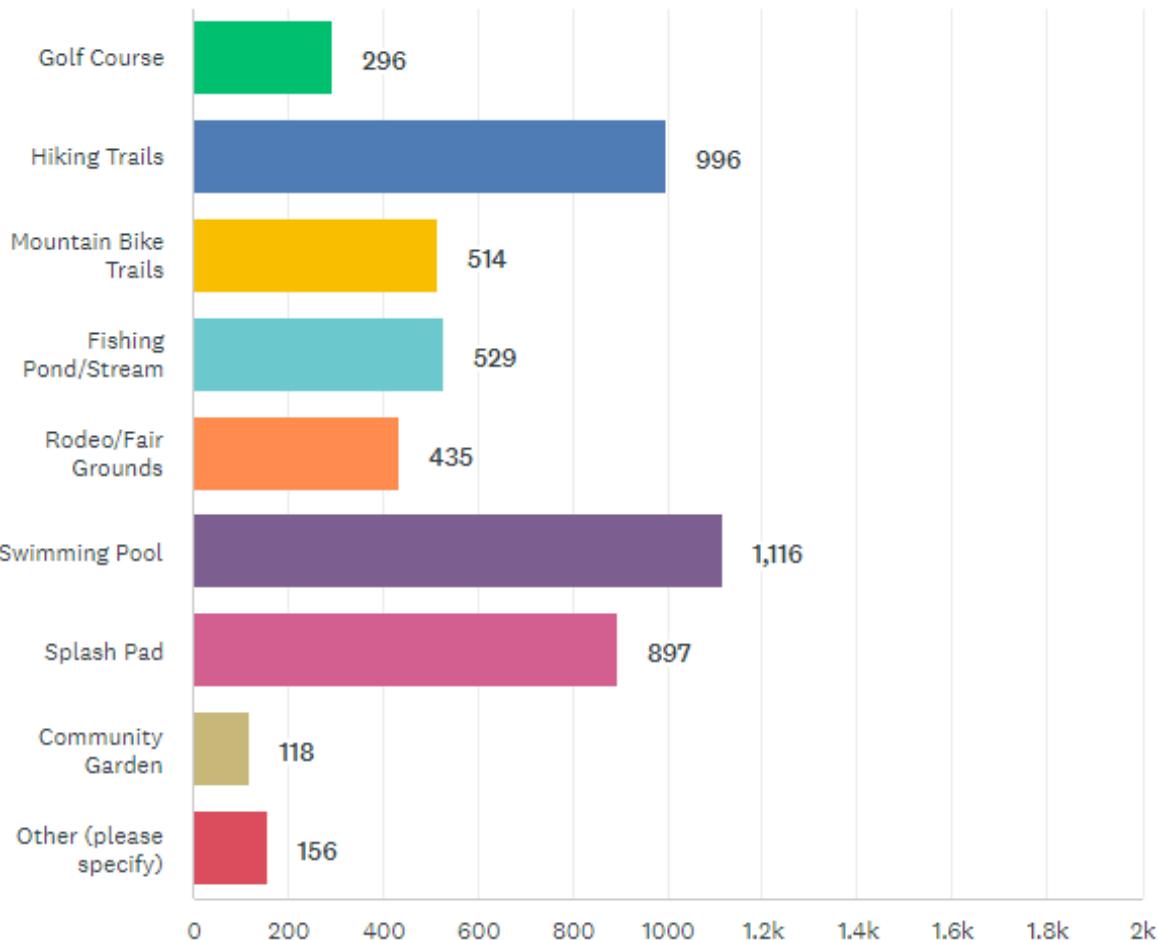


FIGURE 21 - PREFERRED FACILITIES OUTSIDE NIBLEY CITY

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## LACK OF FACILITIES

Many people communicated a lack of park facilities/amenities in the southeast and southwest parts of Nibley.

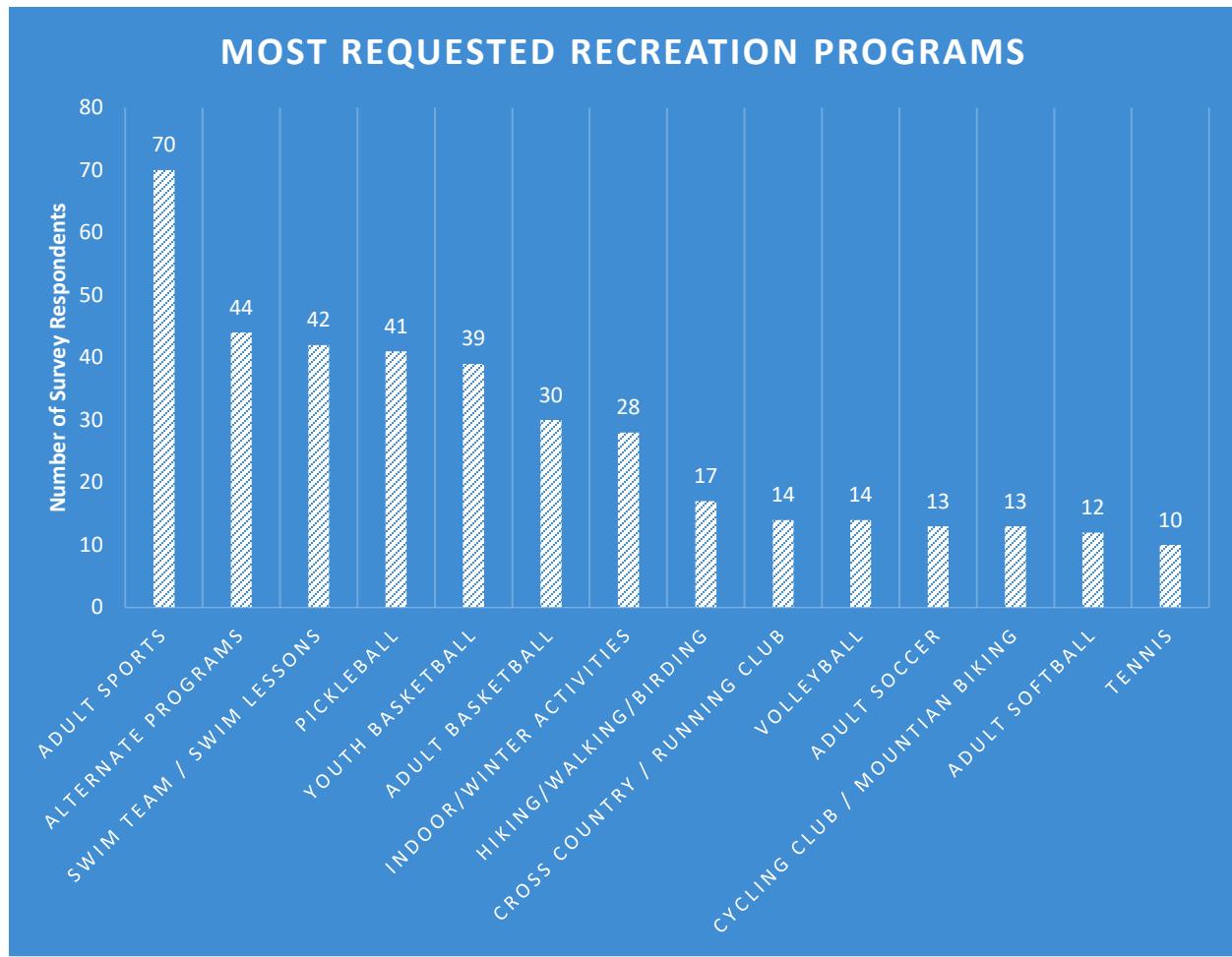


FIGURE 22 - RECREATION PROGRAM DEMANDS

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## PROGRAM PARTICIPATION

Nearly 80% of the community expressed an interest in participating in youth and/or adult recreation programs; youth programs were about 20% more popular than adult programs.

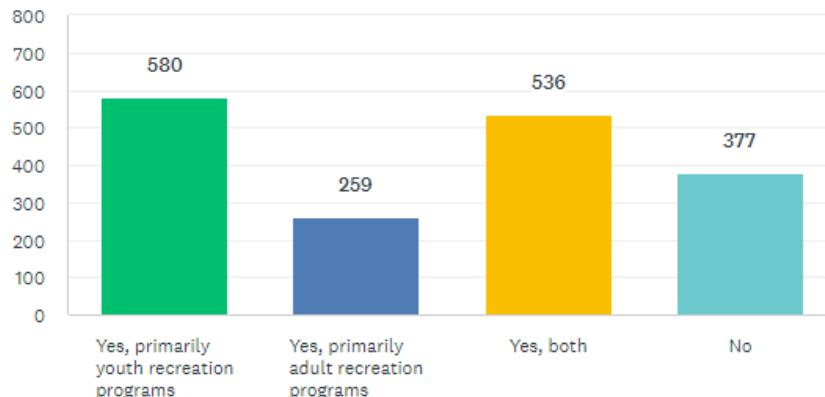


FIGURE 23 - PROGRAM PARTICIPATION SURVEY RESULTS

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## ORGANIZED SPORTS FACILITIES

Providing new facilities for organized sports was given the highest priority, and it was the most consistently requested item in the community's written responses. It seems that residents of Nibley City value passive recreation spaces and desire to preserve open space, but the lack of organized sports facilities is likely an inconvenience for practice and/or games.

---

## INDOOR REC CENTER

An overwhelming number of people (84%) support an indoor recreation center. Most suggested that it be located either in the Nibley Regional Park location or the Ridgeline Park Location. The most popular elements to be included in a new indoor rec facility were a swimming pool, an indoor gym, an indoor track, pickleball courts, a rock-climbing wall, and basketball/other sports courts.

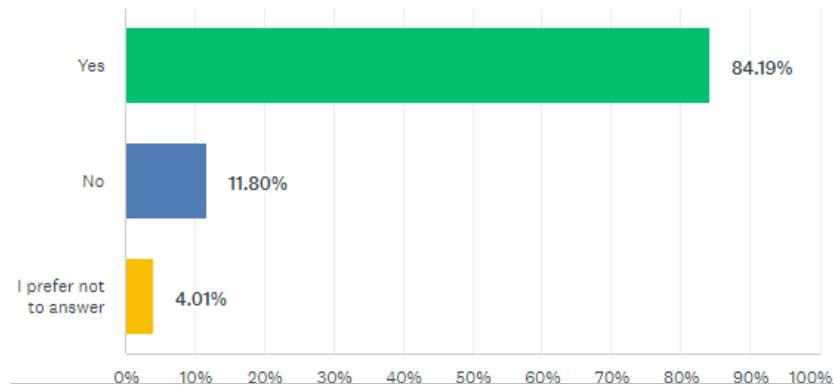


FIGURE 24 - INDOOR RECREATION CENTER PREFERENCE RESULTS

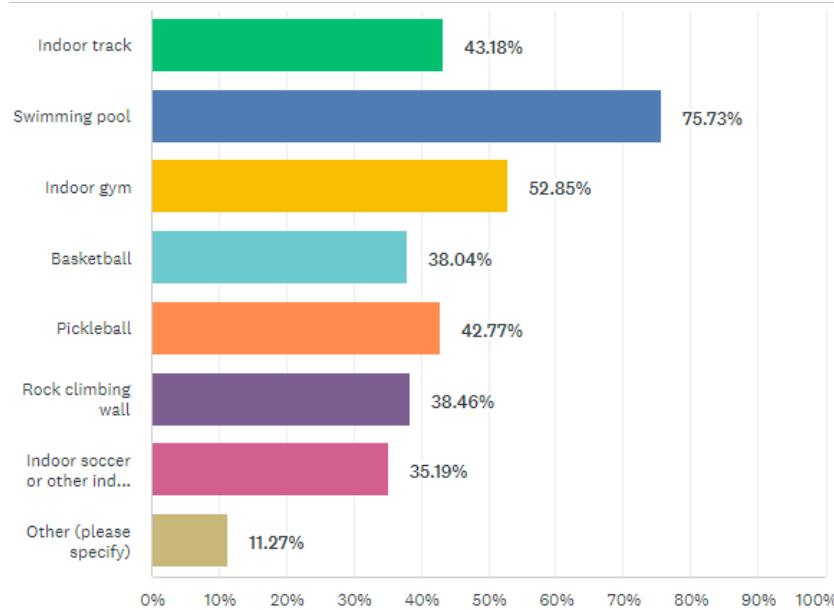


FIGURE 25 - NEW RECREATION CENTER AMENITIES

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## PRIORITIZATION OF CITY FUNDS

The community determined a similar amount of priority for all park and open space types except for building new sports facilities for organized sports. The organized sports category was consistently ranked the highest priority although the other categories were well represented.



FIGURE 26 - FUNDING PRIORITY RESULTS

### Organized Sports Facilities

Nibley residents have identified a highly valuable recreational resource would be indoor sports space given the adverse weather for any given season.

### Build or Maintain

Many people commented that they would prefer city funds to be directed to better maintenance and management of the existing facilities rather than building new ones.

### Firefly Population

Several locals reached out to stress the importance of protecting the firefly habitat in firefly park. The light pollution from the Strata apartments puts the firefly population at risk.

### Morgan Farm

Generally, the community loves Morgan Farm and doesn't desire much change to its current state. The most popular ideas for the site were to preserve housing for animals and preserve the

agricultural character of the site although several were supportive of improving the site to enhance its use and/or add other uses, such as event space, outdoor classrooms, and community gardens.

Morgan Farm is a unique public facility that is operated in partnership with local caretakers. It currently includes an old barn, farming implements, and housing for various farm animals. The city is deciding what should be included in the future uses of this parcel. Please select the ideas that you support.

Answered: 1,729    Skipped: 207

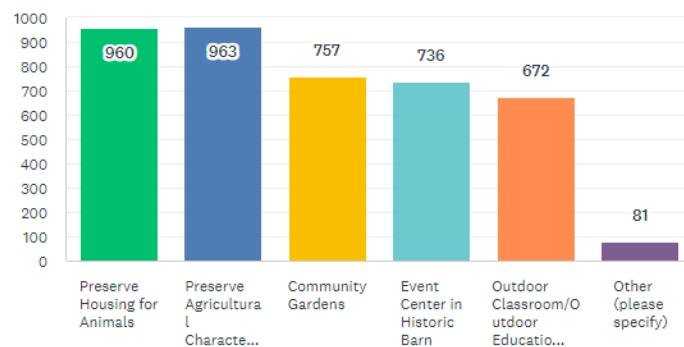


FIGURE 27 - MORGAN FARM IMPLEMENTATION RESULTS

#### Areas of Conflict

Only two significant topics were apparently controversial. Striking the balance of addressing needs in compromise is a major priority for planning efforts.

- Parks along Hollow Road
- Strata Apartments (Logan) and light pollution of Firefly Park

# PARKS MASTER PLAN PUBLIC INPUT FINDINGS

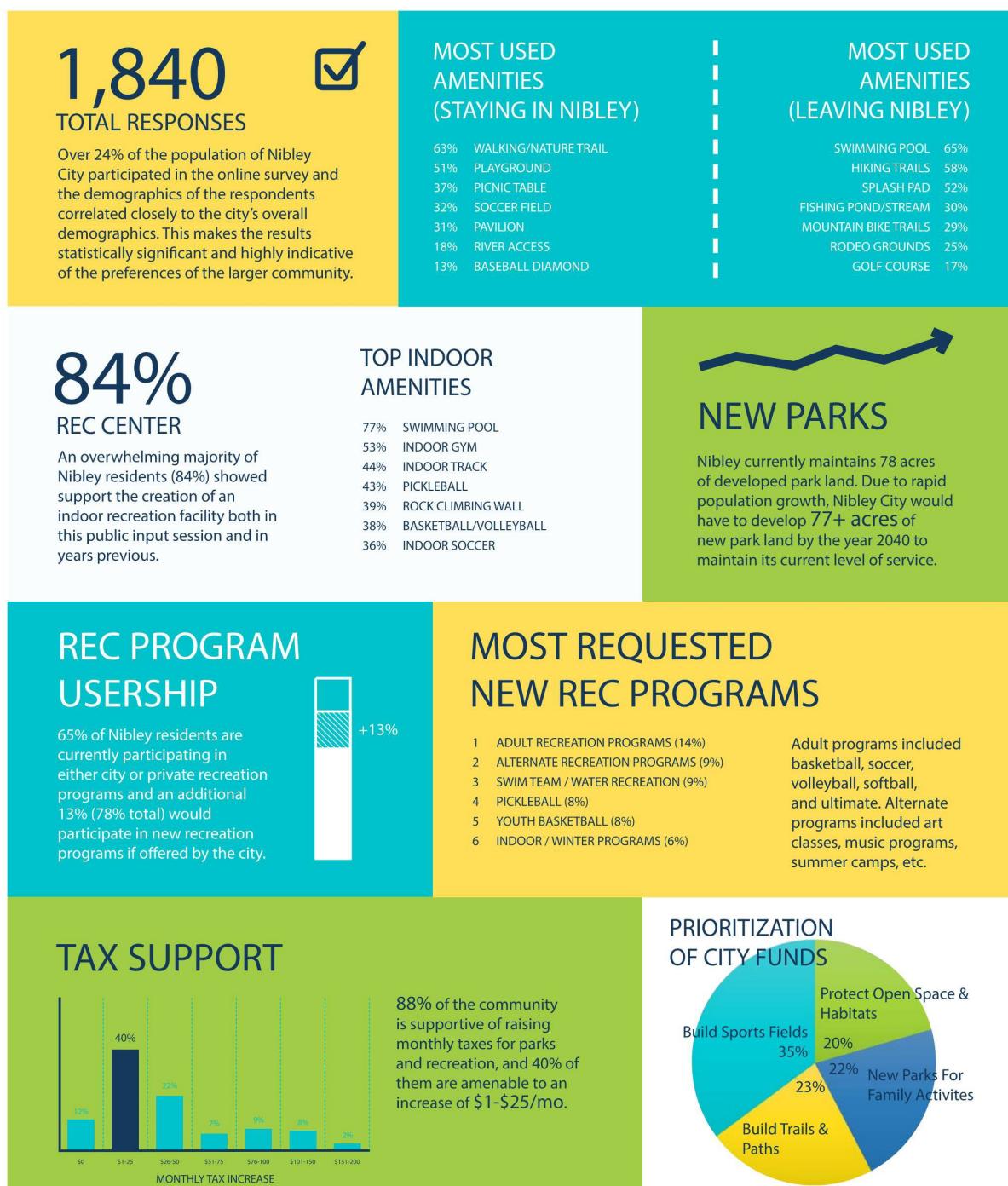


FIGURE 28 - SURVEY SUMMARY

# MAINTENANCE STRATEGY

Nibley City is committed to the health, welfare, and safety of its residents and the provision of well-maintained parks and open spaces. Therefore, the preservation and enhancement of the current parks is a priority, leaving capital improvements a secondary collective aspiration. A list of financial guidelines is identified to track fulfill this intent.

## MAINTENANCE GUIDELINES

The specific recommendations for Nibley City are as follows:

- Standard turf maintenance costs: \$18,000 per acre annually
- Standard personnel needed:
  - 8 full-time employees per 100 acres
  - 20 seasonal employees per 100 acres
- Purchase of new mowing equipment every eight to ten years:
  - 2 area mowers per 100 acres (\$100,000 each)
  - 4 riding mowers per 100 acres (\$30,000 each)
- Purchase of pickup trucks:
  - 8 - 12 years
  - 12 trucks per 100 acres (1 per user) which can be used to plow snow
- Purchase of maintenance tools and supplies
- Maintenance of Playground Equipment: weekly
- Purchase of Playground Equipment:
  - 8 - 10 years usually
  - 15 - 20 years depending of the weather conditions, usage, and quality
- Fertilizing: two times per year minimum
- Inspection of playgrounds: weekly
- Cleaning of restrooms: once or twice daily
- Pavilion cleaning: before each event
- Extra expenses: community support, team building, inspections, playground repair, landscaping, and facility cleaning.



## GENERAL FACILITIES MAINTENANCE AND MANAGEMENT

The following is an initial draft of a maintenance management schedule for Nibley City as a resource for maintenance to track tasks throughout the year. A refined version for each park can articulate ongoing maintenance cost.

## MAINTENANCE EXPENSE ESTIMATES

See Maintenance in Appendix E – Cost Estimates.

TABLE 7 - MAINTENANCE SCHEDULE DRAFT (NEXT PAGE)

## Nibley City Parks, Recreation, & Open Spaces Updated: March 2024

### Site Management Plan

#### SERVICE CALENDAR

	SERVICE CALENDAR												Number of Times Per Year	Cost Per Each Event	TOTAL COST
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
<b>MANAGEMENT</b>															
INSPECTION													2	\$ -	
SAFETY MEETING													16	\$ -	
EMPLOYEE PERFORMANCE													1	\$ -	
GOALS PERFORMANCE APPRAISAL													1	\$ -	
SUPERVISOR MEETING													12	\$ -	
PREPARE ANNUAL BUDGET													1	\$ -	
<b>SEASONAL FLOWERS</b>															
PURCHASE ANNUALS													3	\$ -	
PLANT ANNUALS													2	\$ -	
AGRICULTURAL SOILS REPORT													1	\$ -	
INSPECTION/PHOTOS													2	\$ -	
ORDER BULBS													1	\$ -	
PLANT BULBS													5	\$ -	
APPLY PRE-EMERGENT													2	\$ -	
REPLACE SOIL/SOIL AMENDMENTS													2	\$ -	
REMOVE FLOWERS													4	\$ -	
DEAD-HEAD SPENT FLOWERS													25	\$ -	
WEED/CLEAN UP BEDS													32	\$ -	
SPRAY INSECTICIDES													3	\$ -	
FERTILIZE													6	\$ -	
<b>TREES</b>															
PRUNING													8	\$ -	
TREE REPLACEMENT													12	\$ -	
ANNUAL ARBORIST INSPECTION													2	\$ -	
INSPECTION/PHOTOS OF TREES													1	\$ -	
SPRAY DISEASE/PESTS													1	\$ -	
TREE INJECTION													2	\$ -	
FERTILIZE													4	\$ -	
RAKE LEAVES													16	\$ -	
BARK MULCH CLEAN UP													3	\$ -	
<b>SHRUBS</b>															
PURCHASE MULCH													1	\$ -	
APPLY TOP DRESSING MULCH													3	\$ -	
SPRAY FOR APHIDS													4	\$ -	
REPLACEMENT													8	\$ -	
AGRICULTURAL SOILS REPORT													1	\$ -	
INSPECTION/PHOTOS													1	\$ -	
SPRAY PRE-EMERGENT													1	\$ -	
PRUNE SPRING FLOWERING SHRUBS													4	\$ -	
PRUNE DECIDUOUS SHRUBS													8	\$ -	
WEED													14	\$ -	

## Name:Nibley City Parks, Recreation, & Open Spaces Updated: March 2024

### Site Management Plan

#### SERVICE CALENDAR

	Outside Contractor		Nibley City Staff		Volunteer Optional		Number of Times Per Year	Cost Per Each Event	TOTAL COST		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
<b>GROUND COVERS/PERENNIALS</b>											
AGRICULTURAL SOILS REPORT											
REPLACEMENT											
APPLY PRE-EMERGENT											
SLUG & SNAIL BAIT ON PERENNIALS											
APPLY TOP DRESSING MULCH											
WEED											
EDGING											
FERTILIZE											
INSPECTION/PHOTOS											
<b>LAWNS</b>											
AERATE											
AGRICULTURAL SOILS REPORT											
CRAB GRASS CONTROL											
FUNGICIDE											
APPLY PRE-EMERGENT											
EDGING											
FERTILIZE											
INSPECTION/PHOTOS											
MOWING											
MEADOW GRASS MOWING											
PICK UP TRASH											
SPRAY BROADLEAF WEED KILLER											
<b>IRRIGATION SYSTEM</b>											
REPAIR SPRINKLER SYSTEM											
CHECK/REPLACE BROKEN HEADS											
VALVE REPAIR/REPLACEMENT											
ADJUST FOR DISTRIBUTION UNIFORMITY											
ADJUST WATERING TIMES											
SPRING START-UP											
Maintenance of Pipeline System											
DRAIN SYSTEM PREP FOR WINTER											
INSPECTION											
<b>HARD SURFACES</b>											
PICK UP TRASH											
SPRAY FOR WEEDS IN SIDEWALK CRACKS											

**Site Management Plan****SERVICE CALENDAR**

	SERVICE CALENDAR												Number of Times Per Year	Cost Per Each Event	TOTAL COST
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
<b>HARD SURFACES (cont.)</b>															
CLEAN BENCHES															52
CLEAN SIGNS															3
CLEAN/SWEEP GUTTERS/SIDEWALKS															52
CLEAN PAVILIONS/RATIOS															36
CLEAN BATHROOMS															52
CLEAN PLAYGROUND AREAS															36
CLEAN SPORT AREAS															28
FILL SIDEWALK CRACKS WITH CAULK															8
SEAL PARKING LOTS															1
SEAL SIDEWALKS															3
POWER & WASH SIDEWALKS															7
INSPECT & REPAIR GATES															36
INSPECT, CLEAN & REPAIR FENCES															18
WASH AND TREAT WALLS															9
CLEAN PARKING LOT															52
<b>WATER INFRASTRUCTURE</b>															52
POOL CHEMICAL BALANCE															52
PUMP INSPECTION															52
<b>EXTERIOR LIGHTING</b>															52
CHECK FOR BURNED OUT LIGHTS															52
CHECK FOR DAMAGED FIXTURES															52
CLEAN EXTERIOR LIGHTING															16
INSPECTION															52
<b>SITE DRAINAGE</b>															16
CLEAN-OUT MAINTENANCE															16
LEAF/DEBRIS CLEARING															52
SITE DRAINAGE INSPECTION															52
<b>EQUIPMENT/MAINTENANCE</b>															1
HOSE REPAIR															1
TOOLS, HAND: INVENTORY															2
CLEAN EQUIPMENT															52
TRUCK MAINTENANCE/REPAIR															52
LAWN MOWER MAINTENANCE/REPAIR															52
RIDING MOWER MAINTENANCE															52
OTHER SMALL ENGINE EQUIPMENT															52
<b>PLAYGROUND EQUIPMENT/MAINTENANCE</b>															42
SWINGS															42
SLIDES															42
PLAY STRUCTURES															42
<b>AMENITY MAINTENANCE</b>															36
PAVILION MAINTENANCE															36
STAGE MAINTENANCE															36
DIAMOND FIELD MAINTENANCE															36
SPORTS COURT MAINTENANCE															36
RECTANGLE FIELD MAINTENANCE															36
<b>TOTAL PROJECTED BUDGET</b>															36
<b>Page 3 of 3</b>															36

# PARK FACILITIES MANAGEMENT PLAN

Maintaining existing recreation infrastructure is prioritized over building new parks. However, future funding and city growth will eventually lead to developing additional amenities. The cost for establishing new parks depends on many factors like location, size, existing infrastructure, and desired amenities. Nibley City is committed to prioritizing the maintenance and improvement of the existing infrastructure before adding new amenities.



FIGURE 29 – HERITAGE PARK

## MANAGEMENT INFRASTRUCTURE IMPROVEMENTS

As needed, technological improvements are to be integrated into existing systems and processes. This will save maintenance labor, improve sustainability, and maintenance cost. One point is to integrate cameras for security and maintenance observations. Another is replacing high energy light fixtures with energy efficient luminaires and necessary components.

## ANHDER PARK

This park included a soccer/baseball field, restroom building, a pickleball court, tennis court, amphitheater, playground, and open lawn. Some improvements are proposed in the Anhder Park Concept.

TABLE 8 – ANHDER PARK PROPOSED IMPROVEMENTS

Minimal Improvement		Ideal Improvement
8.01	Expand existing restroom building to include 4 unisex restrooms	<ul style="list-style-type: none"> <li>- Demolish existing single restroom building.</li> <li>- New restroom building to be installed with 4 unisex restrooms, located at current pavilion</li> </ul>
8.02	Amphitheater width expansion Walk lighting for movies in the park	<ul style="list-style-type: none"> <li>- Storage, walk lighting, and theater backdrop</li> <li>- New storage building location for Children's Theater equipment</li> </ul>
8.03	Install lower structure members on fence	
8.04	Install mow curb under fence	
8.05		<ul style="list-style-type: none"> <li>- Add lighting to other parks</li> </ul>
8.06		Replace old chain-link fencing at softball field with new fencing that has a mow strip and utilize portable outfield fencing during sports seasons.
8.07	Remove extra swing set beam	<ul style="list-style-type: none"> <li>- Remove old swing set.</li> <li>- Install new swing set</li> </ul>
8.08	Upgrade 100-amp breaker, providing food vendor electrical connections	<ul style="list-style-type: none"> <li>- Large amperage provisions</li> </ul>
8.09		<ul style="list-style-type: none"> <li>- Pavilion to be demolished.</li> <li>- New pavilion to be installed at the location of the current restroom building</li> </ul>
8.10	Install field sprinkler heads with manual valve control	<ul style="list-style-type: none"> <li>- Upgrade to weather-trak.</li> <li>- Add quick coupler</li> </ul>
8.11		<ul style="list-style-type: none"> <li>- Develop off street parking</li> </ul>
8.12	Cut turf and mulch tree rings up to drip line	
8.13	Provisions to discourage motors bike use	<ul style="list-style-type: none"> <li>- Signage and enforcement</li> </ul>
8.14	Relocate to city parks office.  Install pavilion in the storage containers place	<ul style="list-style-type: none"> <li>- Relocate contents to expanded amphitheater storage building.</li> <li>- Install pavilion in the storage containers place</li> </ul>
8.15	Demolish affected asphalt trail sections. Install aggregate base and new asphalt at border of parking lot.	
8.16	Install swale for better drainage	<ul style="list-style-type: none"> <li>- Install curbing to reroute storm run-off east to softball field</li> </ul>
8.17	Install dugout shade provisions	
8.18	Replace backstop	<ul style="list-style-type: none"> <li>- Install backstop with adult size overhangs</li> </ul>
8.19	Empty garbage cans daily	

8.20	Landscape previous access drive area.  Storm water collection needed along concrete edge near previous access drive	- Consider programming use here
8.21	Add wheel stops	
8.22	Add cross walk	- Add crossing lights. - Install bump outs on W 3200 S



FIGURE 30 – ANHDER PARK

The softball field is maintained to serve as a multi-functional field for other recreational active programming and passive uses.

Public input survey responses indicated approval of the pickleball, playground, and sports fields. Common requests for park improvements included more seating and more sports courts among various requests for amenities,

- More lighting

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for long range amenity replacements.

\*See the Anhder Park concept and replacement schedule on page 83

## BLACKSMITH FORK RIVER TRAIL

This trail starts at the intersection of 200 North and 300 West, Millville, a cross street of Ridgeline High School. It is owned and maintained by Nibley City, and in the future, it will connect to the Blacksmith Fork River Trail.

The following amenities are present and should be replaced given the adjusted lifecycle schedule.

TABLE 9 - BLACKSMITH FORK LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
Concrete Path	20-30	2015	2040
Metal Bench	10-20	2015	2030

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

## CITY HALL PARK

This park is an open space for soccer/flag football use. Its connection with the City Office building provides indoor and outdoor spaces for gathering groups.

The following amenities are present and should be replaced given the adjusted lifecycle schedule.

TABLE 10 - CITY HALL PARK LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
Natural Grass Field	5-7	2023	2028-30
Asphalt Parking	15-20	2011	2026-31
Gravel Parking	5-10	2024	2028-34

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

## CLEAR CREEK PARK AND TRAIL

A neighborhood park that offers passive and some active recreation opportunities. This park includes a soccer field, a small playground, and walking paths.

TABLE 11 – CLEAR CREEK PARK AND TRAIL PROPOSED MAINTENANCE

Minimal Improvement		Ideal Improvement
3.01	Introduce rivulets	- Develop fishing pond
3.02	Algae bloom mitigation	- Develop fishing pond
3.03		- Install shade structure and concrete pad
3.04		- 6' privacy wall
3.05		- Fishing pond

Public input survey responses indicated approval of the zipline, pavilion, fields, and paths. Common requests for park improvements included more trees and shade, among various amenities,

- Picnic tables
- More play equipment such as swings and slides
- Benches

The following amenities are present and should be replaced given the adjusted lifecycle schedule.

TABLE 12 - CLEAR CREEK PARK LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
Athletic Field	5-7	2010	2015-17
Asphalt Parking	15-20	2010	2025-30
Restroom Building	30-50	2020	2050-70
Prefabricated Playground	15-20	2020	2035-40
Structures	15-30	2020	2035-50
<b>Zipline</b>			
Steel Cables	10-20	2020	2030-40
Trolleys and Pulleys	5-10	2020	2025-30
Harnesses	5-10	2020	2025-30
Concrete footings or anchors	20-30	2020	2040-50

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

## DISCOVERY PARK/SUNRISE MEADOWS

This park has active and passive recreational opportunities. It includes ecological areas, walking paths, and a disc golf course.

Proposed maintenance items:

- Sprinklers finished on the West side
- More trees in the northwest basins
- Maintenance of the wetland areas



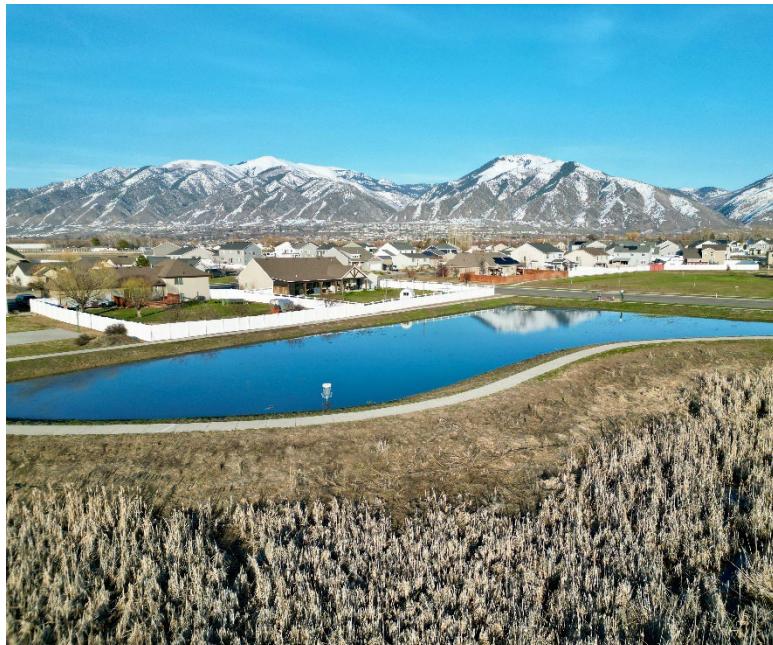
Public input survey responses indicated approval of the disc golf course. The most common requests for park improvements were improved signage and pedestrian safety.

The following amenities are present and should be replaced given the adjusted lifecycle schedule.

TABLE 13 - DISCOVERY PARK LIFECYCLE SCHEDULE

<b>Lifecycle Replacement Schedule</b>			
<i>Amenity</i>	<i>Life Cycle (Years)</i>	<i>Install Year</i>	<i>Replacement Year Estimate</i>
Natural Grass Field	5-7	2015	2020-22
Concrete Path	20-30	2010	2030-40

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.



## ELKHORN PARK

This park has open space for passive and active use. It includes a field for sports, a pavilion, and parking.

TABLE 14 – ELKHORN PARK PROPOSED MAINTENANCE

Minimal Improvement		Ideal Improvement
12.01	Regrade athletic field	
<b>12.02</b>	Replace irrigation system	
12.03		Install pickup location at elementary school
<b>12.04</b>	Remove aging trees posing risk to site users	Replace aging trees posing risk to site users
<b>12.05</b>	Install Boulders to limit vehicle access	Install Bollards to limit vehicle access

Public input survey responses indicated approval of the playground and shade. Common requests for park improvements included baseball field improvements, infrastructure for younger children, and benches near the playground.



FIGURE 31 - ELKHORN PARK

The following amenities are present and should be replaced given the adjusted lifecycle schedule.

TABLE 15 - ELKHORN PARK LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
Asphalt Parking Lot	15-20	2000	2015-20
Natural Grass Field	5-7	1995	2000-02
Restroom Building	30-50	2000	2030-50
Picnic Table	20-30	2000	2020-30
Pavilion	20-30	1999	2019-29

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.



FIGURE 32 – ELKHORN PARK

### FIREFLY PARK

This park includes ecological areas, two overlook towers, a nature playground, outdoor classroom, restrooms, small parking, and walking paths that connect to Heritage Park.

TABLE 16 – FIREFLY PARK PROPOSED MAINTENANCE

Minimal Improvement		Ideal Improvement
2.01	Naturalized vegetation maintenance	Create naturalized maintenance plan specific for Firefly Park

Public input survey responses indicated overwhelming approval of the ecological components, fireflies, and paths. Survey responses also indicated approval of disallowing dogs, the outlooks, and playground. Common requests for park improvements included trees and shade, light screening, more ecological measures, and allowing dogs among various requests for amenities,

- More or improved playground equipment
- More outlooks and a wildlife viewing bridge



FIGURE 33 – OUTDOOR CLASSROOM AT FIREFLY PARK

The following amenities are present and should be replaced given the adjusted lifecycle schedule.

TABLE 17 - FIREFLY PARK LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
<b>Lookout Tower</b>			
Concrete footings or anchors	20-30	2018	2038-48
Structures	15-30	2018	2033-48
<b>Other</b>			
Asphalt Parking Lot	15-20	2016	2031-36
Prefabricated Playground	15-20	2016	2031-36
Concrete Path	20-30	2016	2036-46
Restroom Building	30-50	2023	2053-63
Picnic Table	10-15	2017	2027-32
Metal Bench	10-20	2016	2026-36
Outdoor Classroom	10-20	2024	2034-44

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.



FIGURE 34 – FIREFLY PARK

#### HERITAGE PARK

This park provides opportunities for active and passive recreational activities. It has soccer fields, a baseball field, a playground, a big parking lot on the northeast side, a small parking lot on the southwest side, and a pavilion with two separate areas and restrooms.



FIGURE 35 – HERITAGE PARK

TABLE 18 – HERITAGE PARK PROPOSED MAINTENANCE

Minimal Improvement		Ideal Improvement
1.01	Replace dugout shade structure	- Install a stronger shade structure

Public input survey responses indicated approval of the playground, paths, sports fields, and pavilion. Common requests for park improvements included an improved playground on the north end of the site with shade, a running water fountain, and pickleball courts among various amenities,

- Other sports courts
- Splash pad
- Benches and Picnic Tables

The following amenities are present and should be replaced given the adjusted lifecycle schedule.

TABLE 19 - HERITAGE PARK LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
<b>Diamond Field</b>			
Infield	3-5	2011	2014-16
Grass Outfield	5-7	2011	2016-18
Fencing and Backstops	3-5	2011	2014-16
<b>Other</b>			
Asphalt Parking Lot	15-20	2010	2025-30
Natural Grass Field	5-7	2011	2016-18
Prefabricated Playground	15-20	2008	2043
Concrete Path	20-30	2011	2050
Restroom Building	30-50	2008, 2019	2038-58, 2049-69
Picnic Table	10-15	2008, 2019	2018-23, 2029-34
Pavilion	20-30	2008, 2019	2028-38, 2039-49
Metal Bench	10-20	2008	2018-28

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

## MEADOW VIEW PARK

This vast majority of this neighborhood park is used as a stormwater basin that offers some passive and active recreation opportunities. It has a playground, and sports practice field.

TABLE 20 – MEADOW VIEW PARK PROPOSED MAINTENANCE

Minimal Improvement		Ideal Improvement
6.01	Storm water mitigation infrastructure	- Upgrade retention basin for ongoing receival
6.02	Siltation clean-up	

Public input survey responses indicated approval of the playground. The most common request for park improvement was adding swings. There are currently size constraints for improvements due to the size of the stormwater basin.

The following amenities are present and should be replaced given the adjusted lifecycle schedule.

TABLE 21 - MEADOWVIEW PARK LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
Natural Grass Field	5-7	2002	2007-09
Concrete Path	20-30	2002	2022-32
Prefabricated Playground	15-20	2002	2017-22
Metal Bench	10-20	2002	2012-22

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

## MORGAN FARM



This historic site is a landmark for Nibley City and Cache Valley. It offers an open space and cultural and recreational activities throughout the year. It has farm animals, a community garden, displays of farm vehicles, and a historic barn that may have the potential of functioning as an event center for community activities with significant upgrades to the structure. There are no proposed maintenance items for this park, although several improvements to amenities are being explored. The farm caretakers are currently working on developing a 501(C)(3) that would continue to maintain and improve the farm.

FIGURE 36 – MORGAN FARM

## MT. VISTA OPEN SPACE AND TRAIL

This is a neighborhood park with open space located on 3600 South and 450 West.

Public input survey responses indicated approval of the size, openness, and proximity to residents. The most common request for park improvement was adding a playground, which was constructed as of June 2024. The City has tentative plans for also developing a restroom, and pavilion and may consider a future expansion of the playground.

The following amenities are present and should be replaced given the adjusted lifecycle schedule.

TABLE 22 - MT. VISTA LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
Natural Grass Field	5-7	2022	2027-29
Concrete Path	20-30	2022	2042-52
Prefabricated Playground	15-20	2024	2039-44

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

## NIBLEY GARDENS

This neighborhood park offers an open space with walking paths that connect with other vicinity walking paths. It is located at 2980 South and 1200 West.

TABLE 23 - NIBLEY GARDENS PROPOSED MAINTENANCE

Minimal Improvement		Ideal Improvement
5.01	Landscape maintenance	

The following amenities are present and should be replaced given the adjusted lifecycle schedule.

TABLE 24 - NIBLEY GARDENS LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
Natural Grass Field	5-7	2009	2014-16
Concrete Path	20-30	2009	2029-39

\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

## PROPOSED NEW AMENITIES

Among the improvements aggregated from the input from the expert parks team mentioned at the beginning of this section. This was extracted from the general maintenance plan inventory in the interest of avoiding disrupting a concise improvement procession. The following is being considered for various locations including remaining at Anhder park with improvements.

## Children's Theater

The current Children's theater is located at Anhder Park. One proposal is to locate to a larger park and provide several additional improvements.

- Fencing
- Walk lighting
- Theater backdrop
- Larger platform than the one in Anhder Park
- Wider seating than the one in Anhder Park for 1000 users (supports 250 users)
- Shade sails
- Playground
- Building
  - Providing shade
  - Children's Theater storage
  - Green room
  - Restrooms
  - Storage

At the time of planning, the Children's Theater is most likely to remain at Anhder Park. However, given sufficient demand, may be relocated to the Regional Park or elsewhere.

## MASTER PLANNED IMPROVEMENT – LIFECYCLE UPKEEP

Outside of regular annual maintenance, lifecycle frequency and expense is an integral component to prioritizing resources. The following infrastructure and amenities are components of the existing parks and master planned proposed parks.

- High school soccer field:
  - Natural grass field: 5-7 years (with regular maintenance such as aerating, overseeding, and fertilizing)
  - Artificial turf field: 8-12 years (depending on usage and quality of turf)
- Diamond fields:
  - Infield playing surface (clay or dirt): 3-5 years (with regular grooming, watering, and addition of new material)
  - Grass outfield: 5-7 years (with regular maintenance such as mowing, aerating, and overseeding)
  - Fencing and backstops: 20-30 years (with occasional repairs and maintenance)
- Recreation pool:
  - Concrete pool shell: 20-30 years (with regular maintenance and occasional repairs)
  - Pool liner (if applicable): 7-10 years (depending on material and usage)
  - Pool equipment (pumps, filters, etc.): 10-15 years (with regular maintenance and occasional replacements)
- Asphalt parking lot: 15-20 years (with regular maintenance such as crack sealing and resurfacing)
- Prefab playground: 15-20 years (depending on usage and quality of materials)
- Restroom building: 30-50 years (with regular maintenance and occasional renovations)

- Picnic table: 10-15 years (depending on material and exposure to elements)
- Amphitheater concrete stage: 30-50 years (with regular maintenance such as sealing and repairs)
- Mobile bleachers: 15-20 years (depending on usage and maintenance)
- Tennis court: 15-25 years (with regular resurfacing and maintenance)
- Pickleball courts: 10-15 years (depending on usage and maintenance)
- Pavilion: 20-30 years (depending on material and maintenance)
- Gravel path: 5-7 years (may require periodic replenishment and grading)
- Dog park:
  - Fencing: 15-20 years (with occasional repairs)
  - Agility equipment: 10-15 years (depending on material and usage)
  - Ground surface (such as grass or artificial turf): 5-7 years (may require reseeding or replacement)
- Skate Park:
  - Concrete ramps and features: 15-20 years (with occasional repairs and resurfacing)
  - Steel elements (rails, ramps): 10-15 years (depending on wear and tear)
- Splash pad:
  - Concrete pad: 20-30 years (with regular maintenance and occasional repairs)
  - Water features and pumps: 10-15 years (with regular maintenance and occasional replacements)
- Concrete path: 20-30 years (with regular maintenance such as sealing and occasional repairs)
- Nature playground equipment:
  - Wooden structures: 10-15 years (with regular inspections, maintenance, and occasional replacements)
  - Natural materials (rocks, logs): 20-30 years (with minimal maintenance)
- Boat ramp:
  - Concrete surface: 20-30 years (with regular maintenance and occasional repairs)
  - Steel elements (rails, winches): 10-15 years (depending on corrosion and wear)
- Zip line:
  - Steel cables: 10-20 years (with regular inspections for wear and tear, and occasional replacement)
  - Trolleys and pulleys: 5-10 years (depending on usage and maintenance)
  - Harnesses and safety equipment: 5-10 years (depending on usage and manufacturer recommendations)
  - Concrete footings or anchors: 20-30 years (with minimal maintenance)
  - Launching and landing platforms:
  - Structures: 15-30 years (with regular inspections, maintenance, and occasional repairs or replacement)

\*See General Facilities Maintenance and Management on page 31 for annual schedule

# RECREATION PLAN

Healthy lifestyles result in individuals that are happy and productive citizens who give back to our community and enjoy a higher quality of life. Nibley City recognizes that there are socio-economic benefits to a healthy, productive, self-sufficient citizenry; and Nibley City is committed to offering the community recreation programs, events, and facilities to that end. The Recreation Department will offer meaningful purpose-driven recreation programs and events with the ultimate goal of bringing the community together through shared, positive experiences. The primary objective of all recreation offerings is first to build community, and second to support citizens in living a healthy lifestyle; meeting both of these objectives results in a higher quality of life. Supplementary benefits of recreation for participants may include developing additional skills, valuable life lessons, and personal insights that will empower participants to face life's challenges and contribute to our community.

## 1.0 RECREATION DEPARTMENT GUIDING PRINCIPLES:

### 1.1 CITIZEN CORE VALUES\*

- Family Unity
- Recreation
- Healthy Living
- Education
- Security

\*Citizen core values were established previously with the 2017 Parks, Recreation, Trail and Open Space master plan based on survey results

### 1.2 RECREATION DEPARTMENT CORE VALUES:

- *Community Connectivity*
- *Health and Wellness*
- *Quality of Life*

### 1.3 RECREATION VISION:

*A Happy, Healthy, Connected Community*

### 1.4 RECREATION MISSION STATEMENT:

*To create a Happy, Healthy, Connected Community through shared experiences.*

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## 1.5 RECREATION STRATEGIES:

*To support what Citizens value through the recreation guiding principles by offering information, activities, clinics, programs, and events.*

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## 2.0 RECREATION DEPARTMENT CORE VALUES

Support the Citizens of Nibley and use as a guide the Nibley City General plan, Economic Development Plan and Active Transportation Plans:

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### 2.1 FACILITATE COMMUNITY CONNECTIVITY

The Recreation department will support continued expansion and improvement of trails and pathways that connect parks, schools, community focal points, wilderness areas, and trail systems of surrounding cities to facilitate movement and interaction of our citizens, recreation and active transportation. The Recreation department will also increase and encourage positive in person face-to-face interaction through youth and adult sports, fitness programs, indoor recreation space, and quality experiences at community events.

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### 2.2 SUPPORT QUALITY OF LIFE

By offering unique and innovative events, experiences, activities, programs, facilities and spaces, that meet the collective interests of our citizens. The creation of healthy experiences, and the development of efficient multi use indoor and outdoor facilities and spaces supported by the recreation department include: indoor recreation spaces, open space landscapes, nature appreciation sites, historic sites, arts and cultural enrichment space, sports fields and courts, playgrounds, multi-use waterways, parks, trails and pathways.

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### 2.3 IMPROVE HEALTH AND WELLNESS

Through programs, events, and self-guided experiences that include the following interests: fitness, youth and adult athletics, art, culture, history, and education focused on a holistic family approach to mental, emotional, and physical health and wellness.

## 3.0 RECREATION DEPARTMENT OBJECTIVES & GOALS

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### 3.1 RECREATION OBJECTIVES:

1. Hold well-managed cost-effective events that meet the recreation mission and vision while emphasizing and supporting citizen values.
2. Offer recreation-level youth and adult sports that build community through shared positive experiences.
3. Increase appreciation for the historic and agricultural heritage of Nibley City through education and meaningful hands on experiences that connect citizens to valuable lessons from the past.
4. Support the development and improvement of facilities and spaces that support the recreation mission.
5. Address the needs of both passive and active participants in recreation programs.
6. Connect generations through shared experiences.
7. Improve the overall health of citizens through wellness programming and education.
8. Build a sense of community by organizing events that create opportunities for shared positive experiences and or highlight the skills and talents of Nibley City and Cache Valley residents.

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### 3.2 (2024-2027) RECREATION DEPARTMENT OBJECTIVES:

1. Support the update to the Parks and Recreation Master Plan that includes citizen input and incorporates and supports the active transportation plan.
2. Lead efforts to complete an Indoor Recreation space feasibility study.
3. Support efforts to explore collaboration possibilities for the shared cost and use of Indoor Recreation Facilities with surrounding communities, local schools, Public Private partners, businesses, and others.
4. If determined feasible, with adequate interest from Nibley citizens, support the design and construction of indoor recreation facilities.
5. If constructed, support the opening and operation of Indoor Recreation space
6. Add cost effective and sustainable adult recreation programs.
7. Evaluate growth in youth and adult sports and event space usage to forecast needed park development including outdoor athletic fields.
8. Support as needed a feasibility study and a final design for a regional park to accommodate athletic field and court needs along with desired event space.

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### 3.3 (5 YEAR-BY 2029) RECREATION DEPARTMENT OBJECTIVES:

1. Add youth summer camps and similar program offerings.
2. Offer or support nature and outdoor recreation clinics, programs and events.
3. Evaluate recreation offerings in comparison to recreation agencies in Utah of a similar size that have been recognized by the Utah Parks and Recreation Association as a class-one department of the year agencies, to determine if an adequate level of service has been achieved.
4. If determined feasible, and desired by the community support restoration, preservation, and physical improvements at Morgan Farm with heritage based experiential education and programs.
5. If desired by the community offer heritage-based programing and events at Morgan Farm
6. Assist in the planning and development of connection corridor trails and bike paths
7. Incrementally improve the participant experience for city events, recreation, and fitness programs

## 4.0 COMMUNITY STRENGTHS, AND RECREATION FOCUS

### 4.1 YOUNG VIBRANT COMMUNITY:

With 43% of the city's residents under 19 years-old (according to the 2020 Census), there is an abundance of youthful energy in Nibley. The abundance of youthful energy is shared by surrounding communities which creates opportunities for Nibley City to lead out in supporting wholesome recreation for youth of all ages. This also creates a unique opportunity for the recreation department to introduce and foster healthy recreational pursuits that will potentially last a lifetime for its citizens.

**Focus:** Continue to support the administration and development of youth and adult sports, summer camps, fitness, health and wellness programs to support the physical health of Nibley Citizens. If including youth of surrounding communities is advantageous for Nibley participants and the Nibley Recreation department, Nibley City will continue to include participation in Nibley programs for youth from outside of Nibley

**Action Steps:**

1. Continuously monitor existing programs for participation trends and effectiveness
2. Facilitate both active and passive recreation opportunities for both youth and adults that are fun, family friendly, and build community unity.
3. Have adequate paid and volunteer staff to support programming

### 4.2 VOLUNTEERISM:

Individual Citizens and Citizen groups within Nibley City have a strong sense of service and community cooperation. Our Parks and Recreation Advisory committee has been a valuable resource for the City Council, city staff, and the community in keeping us all connected and communicative regarding relevant parks and recreation offerings and opportunities. The city sponsored Youth Council and Nibley Royalty Academy programs offer service and leadership opportunities for enthusiastic and capable youth throughout the city which have supported numerous events and programs. The Cache Wildlife Association has supported local conservation efforts, nature education and nature appreciation efforts. The Nibley Children's Theatre, Cache Quilters, BLUE Crew, local schools, and other organizations have contributed to our Heritage Days experiences. Other adult volunteers have led sports teams, event committees, and programs that also foster a sense of community. The spirit of volunteerism and service will continue to contribute to the quantity, quality, and success of the recreation available in Nibley.

**Focus:** Continued support of the organizations mentioned above

**Action Steps:**

1. Support community volunteers with available resources including event and program promotion channels.
2. Show appreciation for volunteer service through special recognition.
3. Explore expanding volunteer opportunities and connections with local school groups.

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#### 4.3 HERITAGE:

Residents and local leadership see the value of preserving the city's historic agricultural and cultural amenities. This has been maintained in part through the tradition of Heritage Days and ownership of the historic Morgan Farm property.

**Focus:** The recreation department will enhance the value of Nibley's heritage by supporting Heritage Days and offering meaningful, hands-on, heritage-based experiences that empower citizens with valuable lessons from the past that will guide their future and the future of Nibley.

**Action Steps:**

1. Support Heritage Days by leading Heritage Days planning, promotion, purchasing, donation and sponsorship management, event coordination and event management.
2. Coordinate and or support the promotion, integration, and development of Morgan Farms activities, and support the development of a comprehensive plan for heritage- based special events and community programing at Morgan Farm.



FIGURE 37 – MORGAN FARM

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#### 4.4 PARKS, PATHWAYS, TRAILS, AND OPEN SPACE:

One of the city's greatest assets is open space maintained and preserved in part by agricultural land, city parks, pathways and trails.

**Focus:** Supporting appropriate access, use, and maintenance of existing parks, pathways, trails and open space and participating in the development and management of new amenities.

**Action Steps:**

1. Assist in identifying and planning appropriate recreation use for open space
2. Continue in managing the scheduling of sports fields and recreation facilities
3. Coordinate with Nibley City's Parks Director for sports field preparation, and assist in monitoring field condition to prevent overuse, resulting in costly and time consuming field repairs.
4. Facilitate nature appreciation and conservation by working with other organizations to develop interpretive experiences and signage along trails and parks.

5. Develop a “no child left inside” nature and conservation-based recreation programming
6. Implement promotional campaigns and community outreach to foster appreciation and appropriate use of parks, pathways, trails, sports fields, and recreation facilities.



FIGURE 38 – ELKHORN PARK

## 5.0 COMMUNITY CHALLENGES AND RECREATION FOCUS:

### 5.1 POPULATION GROWTH CONSIDERATIONS:

Population growth in Nibley has increased rapidly at times and has generally averaged 2-3% annually. Needs assessments from the current Parks and Recreation plan update, findings from the Parks and Trails and Master Plan adopted in 2017 and 2011 and findings from the 2011 plan based on the Small Community Park Standards indicated that Nibley does not have adequate indoor or outdoor facilities to support our population growth rate for recreation facilities. It is anticipated that the active transportation plan being created in 2024 will also identify shortfalls in service compared to population growth. An even more significant challenge to population growth is coming from recent and proposed housing developments where Logan City and Nibley City meet. Residents of these South Logan communities across the street from Nibley Parks will effectively be a part of the Nibley City through school, recreation,

and religious participation, however, there is not a tax base to support subsidized participation or wear and tear on existing park facilities.

Nibley City will not be able to keep pace and fully serve its growing population until improvements to the recreation infrastructure are addressed. Although some recent progress has been made in creating additional athletic fields, the rate of athletic field planned is not keeping pace with population growth. Development of centralized athletic fields to meet the needs of youth and adult sports need to be addressed and may result in the greatest immediate beneficial impact for the community. Centralized fields also offer efficiencies in maintenance and maximize the benefit of community interaction. Supporting the development of versatile multi-use athletic fields with a focus of first meeting current demands and transitioning into forecasting for future demands for athletic field space is recommended.

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## 5.2 CHALLENGE: INDOOR RECREATION SPACE:

With the exception of the community center at City Hall, and limited access to the Mountain Peak Volleyball Facility, there is a shortage of indoor recreation space available for recreation programs and events. Lack of indoor recreation space significantly limits the mental, emotional, and physical benefits of recreation and the type and amount of recreation programs we are able to offer. While some programs and events can be reasonably held outside, they are limited by weather, and daylight constraints. Some years use of outdoor facilities is limited to 6-7 months out of the year.

**Solution:** development of multi-use indoor recreation spaces to support indoor recreation programs

**Action Steps:**

1. Complete an Indoor Recreation Feasibility study to explore possible solutions to indoor recreation space shortfalls
2. Explore the possibility and development of a cost effective and versatile multi-use recreation fieldhouse space that is designed to serve as an indoor/outdoor facility. Implementation of several large doors along multiple walls of the indoor facility similar to other innovative facilities created in the U.S. and Canada will allow the space to be converted into a covered indoor/outdoor recreation space. The focus of the design will be to maximize the number of recreation programs that meet the needs of the community in the space created.
3. Develop and maintain mutually beneficial relationships with area schools including but not limited to Ridgeline High, a new Nibley Middle School, Heritage Elementary, Nibley Elementary, Thomas Edison Charter School, and Little Wonders Pre-School for the use of their indoor facilities until a City owned facility can be developed.
4. Explore community interest and the feasibility of year round passive and active recreation spaces including winter recreation options like: cross country ski and Snow Bike Trails, a seasonal ice rink.

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### 5.3 CHALLENGE: SUPPORTING EXISTING COMMUNITY PROGRAMS AND FILLING THE GAPS

There are a number of facilities, programs, and events, offered by organizations other than Nibley City, some of which rely on some form of support from Nibley City. Careful planning and scheduling must take place to avoid competing with these organizations. Mutually beneficial relationships must be maintained between Nibley City and these organizations while still balancing reasonable and appropriate support from city staff. These community offerings have a wide range of benefits for Nibley Citizens that merit a reasonable level of support when in line with city and recreation department objectives and interests. Some organizations use our athletic fields and allow city use of their facilities and or promotional channels.

#### **Organizations, facilities, programs and events**

Hyrum Senior Center, Hyrum City Library, the Cache Valley Wildlife Association, Local Boys, Girls and Cub Scouting programs. Religious organization youth and adult programs and other affiliated events and activities, Cache Valley City Celebrations, PTA and Local School activities and programs including : fun runs, field days, seasonal events, music, dance, and dramatic performances, school dances, science and history fairs, etc., and Stokes Nature Center: nature appreciation and conservation programs, activities, and events. Other community partner organizations outlined in the Community Partnership Policy (Nibley City Resolution 22-09) should also be considered.

**Solution:** schedule city events and programs around significant events and programs from these organizations as much as possible

#### **Action Steps:**

1. Build and or maintain a mutually beneficial relationship with these organizations and continue to evaluate appropriate support based on demonstrated community benefit.
2. When appropriate partner with these organizations to maximize community benefit and or cross promotional opportunities.
3. Explore the possibility of offering programs or events that are not offered by these organizations and explore expanding these offerings more widely.

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#### 5.4 CHALLENGE: LIMITED OUTDOOR MULTI-SPORT FIELD SPACE:

Nibley parks currently offer pavilions, playgrounds, baseball/softball fields, a disc golf course, and multi-sport athletic fields including the newest field at City Hall (2024). In recent years athletic fields have predominately been used for Nibley City Recreation programs, however, the parks and recreation departments have facilitated field rental and scheduling for practices, games and tournaments for multiple competitive athletic teams and Ridgeline High school teams. In general, the Nibley City Recreation leagues have displaced much of the competitive team use in Nibley as recreation programs have grown. Competitive teams from Nibley often schedule practices and games outside of Nibley, or when possible, schedule lesser quality Nibley school fields. The Nibley City recreation department has also historically used elementary school playground fields for soccer and softball; however, school field availability is limited, larger athletic field possibilities are very limited, and the quality of these fields is generally not the same as the Nibley City athletic fields. With growing enrollment at Nibley Elementary schools, the quality of school fields declines, and portable classrooms are eliminating field space. While we currently have athletic field spaces to accommodate younger players the larger field sizes for most sports are simply not possible which pushes both recreation level and competitive level play for older players, and adults to fields and or programs outside of Nibley. With the historic population growth of Nibley there will come a point where participation will be capped if additional athletic fields are not created. Lack of available field time and space particularly for youth sports limits the number of participants that can play in a season and significantly restricts the number of games and practices possible (particularly with baseball and softball), and, as a result the overall quality, and impact of the experience. It also significantly reduces the likelihood that these players will continue with a given sport offered by these programs, and significantly diminishes the value of youth sports programs for our community. Finally, the distribution of athletic fields throughout the city limits participation particularly of larger families and significantly limits the value of consolidated community interaction and consolidated management and maintenance of athletic fields.

**Solutions:** develop a multi-sport athletic field complex, explore short term management practices to maximize the use of existing fields, continue to follow outlined priority scheduling, and explore expanding mutually beneficial cooperative agreements with local schools.

manage use of existing fields by establishing improved priority scheduling for Nibley City Recreation programs, improve the management and scheduling process of other sports field users to establish greater equity, and assist in developing multi-use sports fields. Assist in establishing additional athletic fields to meet current and forecasted needs.

**Action Steps:**

- 1) Use portable outfield fences to facilitate expanded multi-sport usage of field space.
- 2) Invest in the development of multi-sport fields that utilize artificial turf to support heavy usage, and field lighting to expand the amount of field time available.
- 3) Develop formalized interlocal agreements with area schools for field and facility use.
- 4) Establish the following priority scheduling for sports fields and park scheduling:

**Priority Levels:**

- a) Nibley City Recreation Events and Programs
- b) Cache County School District and Thomas Edison South School programs
- c) Community Partners (as noted in the Nibley Community Partner Policy (established by Nibley City Resolution 23-14)
- d) Non-Profit Organizations
- e) For Profit Organizations

**5) Other Priority Considerations:**

- a) Generally, youth programs will take priority over adult programs
- b) The recreation department will consider field and facility rental applications generally on a first-come, first-serve basis.
- c) Teams with participants that have a greater number of Nibley residents will have a higher priority with scheduling requests than those that do not. Verification may be required to confirm.

6) Evaluate and improve the management and efficiency of field scheduling for leagues and events for organizations outside of Nibley recreation programs and events.

## 6.0 SELECTION OF RECREATION OFFERINGS

The Nibley City Recreation Department is committed to offering the highest quality recreation events and programs possible with the available resources allocated to the recreation budget. The following recreation determining factors will be utilized to optimize the possibility of positive outcomes for events and programs:

**Determining Factors: standards and tools used in the selection, implementation, and continuation of recreation programs and events.**

- 1. Community Interest Match**
- 2. Purpose Driven**
- 3. Successful Positive Outcomes**
- 4. Innovative Programs and Solutions**
- 5. Resource Efficiency & Cost Recovery**
- 6. Participant Feedback**
- 7. Educational, Cultural, Heritage Value**
- 8. Resource Match**

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### 6.1 COMMUNITY INTEREST MATCH

Every effort will be made to determine community interest in recreation events and programs prior to, during, and after an event or program. This data will be used to prioritize what, if and when a particular event or program will be offered.

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### 6.2 PURPOSE DRIVEN

Events and recreation programs will have a stated purpose that matches and supports recreation and citizen values. Additional related objectives supporting the main purpose of the program may also be selected depending on the event or program.

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### 6.3 SUCCESSFUL POSITIVE OUTCOME

The overall net result of events and recreation programs will have a measurable positive outcome. If the positive outcome is not reached, the Recreation Director will determine if and when the event or program will be eliminated entirely, or repeated with appropriate adjustments made based on feedback and data collected.

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#### 6.4 INNOVATIVE PROGRAMS AND SOLUTIONS

While community interest will drive the introduction of most programs and events offered to the community the recreation department will explore and experiment with a limited number of new, innovative ideas to reach the stated recreation objectives. In some cases it may be difficult to predict whether or not an objective can be met with a new innovative idea because the community has no prior experience with it. As innovative programming and events are introduced on an experimental basis, recreation best practices will be applied and a cost-effective clinic, workshop, or test event will be offered if possible before committing significant resources. When possible, advice from other community recreation providers that have offered similar programs or events will be pursued to guide the format, promotion, and implementation strategy of these programs and events. Innovative and creative solutions to challenges faced in existing programming and events will also be applied and evaluated to improve the overall quality of recreation offerings.

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#### 6.5 RESOURCE EFFICIENCY & COST RECOVERY

The recreation department will be prudent and efficient in the use of all resources available to support an event or program. Events and or programs that include a participant fee will be evaluated for cost recovery as needed and will continue to be offered if 1. the revenue covers the cost or 2. the Nibley City council sees value in subsidizing the event or program. Participant fees shall be commensurate with and projected to cover actual costs and be generally in line with what other cities charge for a comparable event or program. It may be determined that a given event or program merits being subsidized because of a purpose driven positive outcome that benefits the community and the participants in a meaningful and lasting way. The Nibley City Council will approve subsidized programs and events based on recommendations and data provided by the recreation department as needed. It is recommended that subsidized programs and events be kept to a minimum, since they occupy valuable resources that could be used in more cost- effective endeavors to improve and support the community through recreation.

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#### 6.6 PARTICIPANT FEEDBACK

The recreation department will seek feedback from participants, coaches, and parents in the form of surveys, interviews, and live program and event observations. Data collected will be evaluated and used to improve recreation offerings, identify trends in participation, and determine if positive outcome objectives have been achieved.

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#### 6.7 EDUCATIONAL, CULTURAL, HERITAGE VALUE

The recreation department recognizes the value of offerings that expand the mind beyond a participant's paradigms and will implement innovative recreation programs and events that meet a broad range of interests to reach a wider range of participants.

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## 6.8 RESOURCE MATCH

The recreation department will implement recreation offerings based on the resources available or will request additional city budget funding, or secure additional support through donations, sponsorships, or agreements with other organizations with resources to support a particular event or program.

## 7.0 RECREATION OBJECTIVES & ACTION STEPS:

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### 7.1 COMMUNITY EVENTS OBJECTIVES

**Hold well-managed cost-effective events that meet the recreation mission and vision, while emphasizing and supporting citizen values.**

**Action Steps:**

- **Consistent engagement of the community through:** various well- planned special events that are based on common citizen interests and are aimed to either reach a specified demographic or all Nibley residents.
- **Apply Quality Recreation Determining Factors with a focus on:**
  - **Innovation:** offer fun, new, family-friendly events and programs and creative elements to existing events and programs.
  - **Resource Acquisition and Efficiency:** seek donations, sponsorships, and volunteer support. Foster and establish event partners with mutually beneficial interests in reaching desired outcomes. Execute a purchasing strategy that is cost effective and places resources at the heart of the experience rather than disposable decorations. Execute a promotional strategy that is both efficient and far reaching.
  - **Purpose Driven:** ensure that each event matches stated recreation and citizen values.

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### 7.2 SPORTS & ATHLETICS

**Offer recreation level youth and adult sports that build community through shared positive experiences.**

- **7.21 Action Steps:**

- Maintain a recreation level experience for all youth and adult sports. The emphasis for all sports and athletic programs will be creating community unity, inclusive participation, learning the basic fundamentals of a given sport, and having fun.
- Facilitate participation of all citizens regardless of their ability, background or experience. (Every reasonable accommodation will be made for participants with special needs, including inclusive participation in programs when appropriate, and or possible referrals to adaptive programs, activities, and events that best serve individuals with physical and or mental challenges).
- Create a plan to adhere to new UT legislation regarding House Bill Utah HB 257 with guidance from the Nibley City legal counsel, law enforcement, and recommendations from other related organizations.
- Build community and harmony between participants through inclusive recreation experiences [exclusive player selection formats typical of All Star teams, travel teams, accelerated, and or competitive level sports are not as effective in building broad-based community unity and will not be a focus of Nibley City Recreation programs (see also non-affiliated recreation organization support)]. All Star team selection from Nibley City

recreation teams will only occur with approval from the Recreation Director and only in the case that is required for participation in an otherwise inclusive multi-city recreation league.

- Organize sports clinics, tournaments, and or leagues based on common interests of Nibley citizens.
- Introduce new innovative athletic programs on an experimental basis.
- Create opportunities for multi-generation sports and athletic experiences.
- Support development of centralized sports and athletic facilities to promote maximum community interaction, and efficiency in scheduling and offering the benefits of recreation.
- **7.21 Action Steps Cont. (Sports and Athletics)**
  - Participate in youth sports support programs and or training available through the National Alliance for Youth Sports and or similar programs that emphasize fun, safety, sportsmanship, and the creation of meaningful and positive recreation experiences.  
<https://youtu.be/XPKmnBDccTg>
  - Create and promote inclusion (everyone plays) and positive interaction expectations that focus on community unity between players, coaches, parents, spectators, officials, and league administrators.
    - Although competition is a natural element of sports and athletics, good sportsmanship is the first priority and is expected of players, coaches, parents, spectators, officials, and administrators
- **7.22 Support the following in their role as:**
  - **Participants/Players:** with help from coaches and officials educate them on sportsmanship, safe participation, game fundamentals, and the rules of the game.
  - **Parents:** facilitate the registration process and connection with coaches. Educate them on the value of sports and athletics while also encouraging them to avoid over scheduling their children. Promote a safe environment with help from the parks department, through facility and equipment inspections and coach background screening.
  - **Coaches:** provide training, team equipment, and coaching materials to support participants in their experience. Serve as a liaison between parents, officials, spectators, and other coaches. Assist them in establishing and managing a fair play environment that includes an emphasis on equitable playing time of participants.
  - **Officials:** provide them and or the official's coordinator with adequate information regarding league rules and schedules to effectively perform their duties. When necessary, serve as a liaison between coaches, participants, parents, spectators, and league administrators.
  - **Spectators:** promote positive cheering and support of participants.
  - **League Administrators:** with cooperative multi-city leagues, promote cooperation and support others in their league assignments.
- **7.23 Forms: The following will be used to address safety, awareness, and liability questions**
  - Concussion Policy
  - Background Check Policy
  - Team registration/waiver
  - Registration/liability waivers

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### 7.3 NON-AFFILIATED RECREATION ORGANIZATION SUPPORT OBJECTIVES

There are other recreation providers that operate in and around Nibley that are not affiliated with Nibley City Recreation. These organizations are both public and private entities and are both non-profit and for profit organizations that offer programs such as youth and adult sports leagues, races, dancing, fitness, and art programs. Some of these providers are referred to as a school, club, competitive league, super league, accelerated league, and or travel leagues. While some clubs and leagues offer inclusive recreation level experiences, others involve exclusive player selection and specialized training. Nibley City Recreation recognizes the value of all recreation pursuits and will support these non-affiliated organizations in the following way:

- **7.31 Field and Facility Rental:** (based on the field and facility use priority schedule)
- **7.32 Promotion support** will only be available to:
  - organizations included on the Nibley Community Partners list
  - organizations with a signed agreement with the recreation department to provide parks and recreation services and experiences.
  - All other organizations must have a sponsorship contract in place prior to promoting their organization on Nibley City property or through Nibley City social media platforms or other Nibley City promotional resources.
- **7.33 Non-affiliated organization limitations**
  - Storage of equipment on Nibley City property is subject to availability and requires a pre-paid rental contract or similar agreement, and insurance documentation listing Nibley City Corp as additional insured.
  - Nibley City recreation, event equipment or other city property or equipment is NOT available for non-affiliated recreation providers without prior approval from the Nibley City Recreation Director
- **7.34 Field & Facility use Priority Schedule:**

**The scheduling of sports fields, parks, and facilities will be managed by the Recreation Director after confirming suitability and field/facility condition with the Parks Director. Time and availability for passive-use recreation by Nibley citizens will also be considered in scheduling. (See also 5.3 and 5.4)**

**Priority Levels:**

  1. Nibley City Recreation Events and Programs
  2. Cache County School District and Thomas Edison South School programs and events
  3. Non-Profit Organizations
  4. For Profit Organizations
- **7.35 Field & Facility use fees:**

Usage fees as noted in the consolidated fee schedule shall be applied based on organization type and community benefit to offset the costs of materials, maintenance, and the impact of additional use at Nibley parks, trails, fields, and facilities.

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#### 7.4 INCREASE APPRECIATION FOR THE NIBLEY HERITAGE OBJECTIVE:

Through storytelling, education, and meaningful hands-on experiences that connect citizens to valuable lessons from the past. The Recreation Department will explore creating and fostering mutually beneficial relationships with the Hyrum Museum, The American West Heritage Center, Utah Pioneer Heritage Arts, Cache Center for the Arts, National Society of the Sons of Utah Pioneers, Daughters of Utah Pioneers, and any organization affiliated with the Nibley City Morgan Farm.



FIGURE 39 – MORGAN FARM

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#### 7.5 SUPPORT THE DEVELOPMENT AND OR IMPROVEMENT OF FACILITIES AND SPACES THAT SUPPORT THE RECREATION MISSION:

In harmony with priorities set forth in the current Nibley Parks and Recreation master plan, Nibley Active transportation Master Plan, and any regional efforts to create or improve facilities Nibley City will support the development of recreation spaces with cooperation from the Parks Department and public officials.

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#### 7.6 ADDRESS THE NEEDS OF BOTH PASSIVE AND ACTIVE PARTICIPANTS IN RECREATION PROGRAMS:

- Facilitate passive recreation by:
  - Supporting trail and park development
  - Providing Equipment Rentals: Disc Golf, Kubb, Spike Ball, etc.
  - Facilitating Nature/Conservation interpretive trail signs
  - Facilitating improved access to outdoor recreation options both within and outside city limits for Nibley citizens.
- Facilitate active recreation options as outlined in this recreation plan

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#### 7.7 CONNECT GENERATIONS THROUGH SHARED EXPERIENCES:

- Offer end-of-season youth sports parent's games, family friendly events, Daddy Daughter and Mother Son activities and programs. Support other celebrations connecting generations especially held in Nibley.

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#### 7.8 INCREASE THE OVERALL HEALTH OF CITIZENS THROUGH WELLNESS PROGRAMMING AND EDUCATION:

- Offer affordable group fitness programs and fun run events
- Support community health organizations in promoting walking, biking, and other activities associated with wellness

- Partner with organizations that provide citizens with wellness education. Nibley City will NOT however, partner with organizations, educators, programs, or materials that offer controversial health and wellness information including those that promote wellness that contradicts religious practice or observance, and or general medical practice.

## 8.0 RECREATION DEPARTMENT OPERATIONS

### 8.1 COMMUNITY RELATIONS ROLE:

The Recreation-Community Services Director will manage and or contribute to community outreach, engagement, and promotion under the supervision of the City Manager for recreation programs and events and other community initiatives through:

- Social Media
- E-mail campaigns
- Texting Campaigns
- City Newsletter
- City Website
- Local Event Websites
- Cross-Promotional Social media and newsletters
- Schools: flyers, signs, newsletters, social media
- Press Releases: about events, infrastructure developments, positive participant outcomes, department awards and achievements
- Interagency and cross-promotional communications
- Community promotional signage

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## 8.2 FUNDING:

Funding for recreation will be accepted from organizations with missions that are congruent with the recreation vision, mission, and core values of the department and its citizens.

Revenue to support recreation events and programs will come from the following sources

- Program fees
- Nibley City Budget
- Field and Facility Rentals
- Concessions
- Grants and Endowments
  - Nibley City Recreation will seek grants and endowments that match existing or pre-planned programming and events our community has a demonstrated interest in, rather than planning programs and events prescribed by grants and endowments that may not match community interests and recreation programs and objectives.
- Sponsorships
  - Nibley City Recreation will seek sponsorships and other in-kind donations for events and programs. Although any and all donations or funds offered will be considered by Nibley City Recreation, we will seek to find the best match between the program/event and the business or organization supporting it. Any donations received valued over \$5,000 require a signed sponsorship agreement between Nibley City and the donor outlining the benefits and details of the sponsorship. Nibley City will not accept sponsorships from organizations offering products or services that are illegal for minors or pose a known serious health risk. In general, mutually beneficial cross-promotional relationships are preferred but not required.
  - Sponsorship organization opportunities may include but are not limited to:
    - Banners or other signage at events and sports fields
    - Logos on flyers, apparel, social media posts, city recreation website, registration forms.
    - Event, program, and or facility passes
    - Shout out announcements at events, games, tournaments, or races
    - Opportunity to present awards, prizes, or gifts
    - Opportunity to use event or program materials for special offers or discounts.
    - Booth space at events, games, or tournaments

The Recreation Department will explore the advantages of establishing a 501(c)3 to efficiently process sponsorship donations, endowments, and grants.

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### 8.3 STAFFING:

The success and positive impact the Recreation Department will have on the community relies heavily on adequate staffing. While the department will utilize volunteers, interns, and seasonal staff for various seasonal programs and events, having committed long- term employees with specialized training and or experience are needed to reach the outlined recreation plan action steps, goals, and objectives. The Recreation Director and City Manager will closely monitor recreation staffing needs and seek funding from the City Council for full time recreation positions.

Staffing models from NRPA (National Recreation and Parks Association) guidelines [see 1.2 below], and cities of comparable size such as: Mapleton, Tremonton, Smithfield, and Nephi will be used as benchmark recreation departments to establish staff ratio comparisons with comparable agency recreation offerings

#### 1.2 NRPA Staffing Model Standards

[https://www.nrpa.org/uploadedFiles/PageBuilder\\_Proragis/Content/common\\_elements/PRORAG\\_IS-national-database-report-2013-NRPA.pdf](https://www.nrpa.org/uploadedFiles/PageBuilder_Proragis/Content/common_elements/PRORAG_IS-national-database-report-2013-NRPA.pdf)

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### 8.4 PROFESSIONAL ORGANIZATIONS & CERTIFICATIONS

**Membership, programs, and certifications from the following organizations have demonstrated benefits to the continued development and improvement of recreation programs, events and professional development of department staff including but not limited to:**

- NURPA: Northern region of the Utah Recreation and Parks Association
- URPA: Utah Recreation and Parks Association
- NRPA: National Recreation and Parks Association
- NAYS: National Alliance of Youth Sports
- Athletic Business Organization
- Rocky Mt. Living History Association
- NAI: National Association of Interpretation
- Nordic United
- US Ice Rink Association
- Utah Association of Fairs and Events

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### 8.5 CITY-OWNED RECREATION & EVENT EQUIPMENT

The Recreation department will maintain an inventory of all city-owned recreation and event equipment, including recreation rental equipment. The Recreation Director will determine if, when, and how citizens and or other organizations may be able to use or rent city owned recreation equipment. Equipment especially theatre sets and costumes may be used by other individuals and or organizations with approval from the Nibley Children's Theatre Director and or the Nibley City Recreation Director.

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## 8.6 STRATEGIC PARTNERSHIPS:

**The Recreation department will pursue support from and mutually beneficial relationships with the following organizations.**

- USU Kinesiology Department
  - Including the Recreation Management Department and associated student club
- Cache County Schools and School District
- Thomas Edison School
- Little Wonders
- Campsaver
- Bike Shops
- Bike Coalitions
- Cache County Trails
- Nordic United
- Area Ski Resorts
- Willow Park Zoo
- Cache Wildlife Association
- Stokes Nature Center
- Sporting Goods and Running Stores
- Youth and Adult Sports Organizations
- Race Directors and Organizations
- Dance Studios
- Artists Guilds
- Utah Pioneer Heritage Arts Association
- Historical Associations: Sons & Daughters of the Utah Pioneers, Hyrum Museum
- Boys Scouts of America
- Girls Scouts
- 4H/Cache Makers
- FFA: Future Farmers of America
- Service Clubs like: Lions Club & Rotary Club
- BPAC: Bicycle and pedestrian Advisory Committee
- BRHD: Bear River Health Department
- BRAG: Bear River Association of Governments
- The Family Place
- Local Religious Organizations
- Nordic United
- Hyrum Library
- Hyrum Senior Center

## 9.0 OTHER COMMUNITY RESOURCES: SUPPORTED BY THE RECREATION DEPARTMENT AND MADE AVAILABLE TO NIBLEY RESIDENTS

### 9.1 HYRUM SENIOR CENTER:

Nibley City Recreation will continue financial **and promotional support of their programs for our Senior Residents**

#### Considerations and Recommendations:

- Based on local and national trends regarding a decline in the use of senior centers by the “baby boomer” generation the creation of a Nibley City Senior Center is not recommended at this time.

### 9.2 HYRUM LIBRARY:

Hyrum City provides library services for Nibley City Residents library services including: study rooms and tables, books, magazines, electronic media, a meeting room, and computers.

#### Considerations and Recommendations:

- Continued financial and promotional support of their programs for our residents
- Partnering with the library for community education
- The recreation department will focus on a mutually-beneficial cross-promotional agreement with the Library for programs offered by both organizations

### 9.3 NIBLEY CITY CHILDREN'S THEATRE

With decades of experience in building confidence in Nibley Youth through theater, the Nibley City Children's Theatre has a long-standing tradition of presenting a play for audiences during Heritage Days.

#### Considerations and Recommendations:

- Continued financial and promotional support of the theater will be both a benefit to the youth participants and the audience.
- Additional options for play equipment storage and facilities should be pursued.
- The creation of bylaws and leadership succession plans are recommended.

### 9.4 NIBLEY YOUTH COUNCIL

A program that gives Nibley City Youth leadership and volunteer opportunities

#### Considerations and Recommendations:

- Continued financial and promotional support of this youth leadership program is critical to the success of community events and youth leadership development in Nibley.
- Development of an Adult Leader structure that accommodates the natural succession of at least two top quality adult leaders as their children advance beyond the program.
- The creation of bylaws and leadership succession and recruitment plans are recommended.

### 9.4 NIBLEY ROYALTY ACADEMY

A program that gives Nibley City Youth character and skills based training along with leadership and volunteer opportunities

**Considerations and Recommendations:**

- Continued financial and promotional support of program is critical to the success of community events and youth leadership development in Nibley.
- Continued refinement of bylaws and leadership succession and recruitment plans are recommended.

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## 9.5 CACHE VALLEY WILDLIFE ASSOCIATION

A group of residents and others who share an interest in promoting conservation and wildlife habitat

**Considerations and Recommendations:**

- Continued financial and promotional support of community education and events
- Continued collaboration for the promotion of establishing wildlife habitat within Nibley City
- Continued support and collaboration for the Nibley Firefly Park interpretive and educational experience along with continued maintenance of the pollinator garden

# FRAMEWORK SCENARIOS

Framework Scenario in the planning of parks and recreation helps stakeholders to envision the future development, management, and identify potential outcomes. In this case, the framework options were used to facilitate discussion of a preferred scenario, prioritizing the capital improvement projects and amenities. The outcome of the discussion reiterated the importance of the maintenance of the existing infrastructure before adding new amenities or parks.

As a part of the Master Plan, these two framework scenarios for Nibley City were provided to evaluate the current demands and to develop a tailored action plan, divided in three phases, that will serve as a guide for the future development and maintenance of the City parks, open spaces, and programming.

## OPTION 1

The first option focuses on the expansion of passive recreation, amenities, and locations, and the preservation of open spaces. The following are highlights from the first framework scenario:

### Key Features

- Passive Recreation/Open Space Preservation and Maintenance Primary Emphasis
  - Phase 1 (0-5 yrs.) – River Hollow Park, Nibley Regional, Firefly Park Protections
  - Phase 2 (5-15 yrs.) – Existing Park Maintenance Upgrades, 3200 S/1200 W Park, Mt Vista Park, Ridgeline Park
  - Phase 3 (15+ yrs.) – Additional Parks
- Programming
  - Indoor Recreational Facility managed as a regional partnership
  - Nature Conservation/Open Space Preservation Areas
    - Firefly Park Improvements/Protections
  - Hiking/Walking Trails
  - Picnic Tables
  - Pavilions
  - Maintenance Upgrades

The priority in this option is the preservation and maintenance of existing parks, featuring Firefly Park, River Hollow Park, and Nibley Regional Park in the first five years. For programming, the interest relies on a new recreational facility with indoor activities and managed by a regional partnership. The programming also focuses on adding shelter and gathering amenities, trails, and the overall maintenance of existing facilities.

# MASTER PLAN ALTERNATE 1

SPREAD-OUT PASSIVE RECREATION

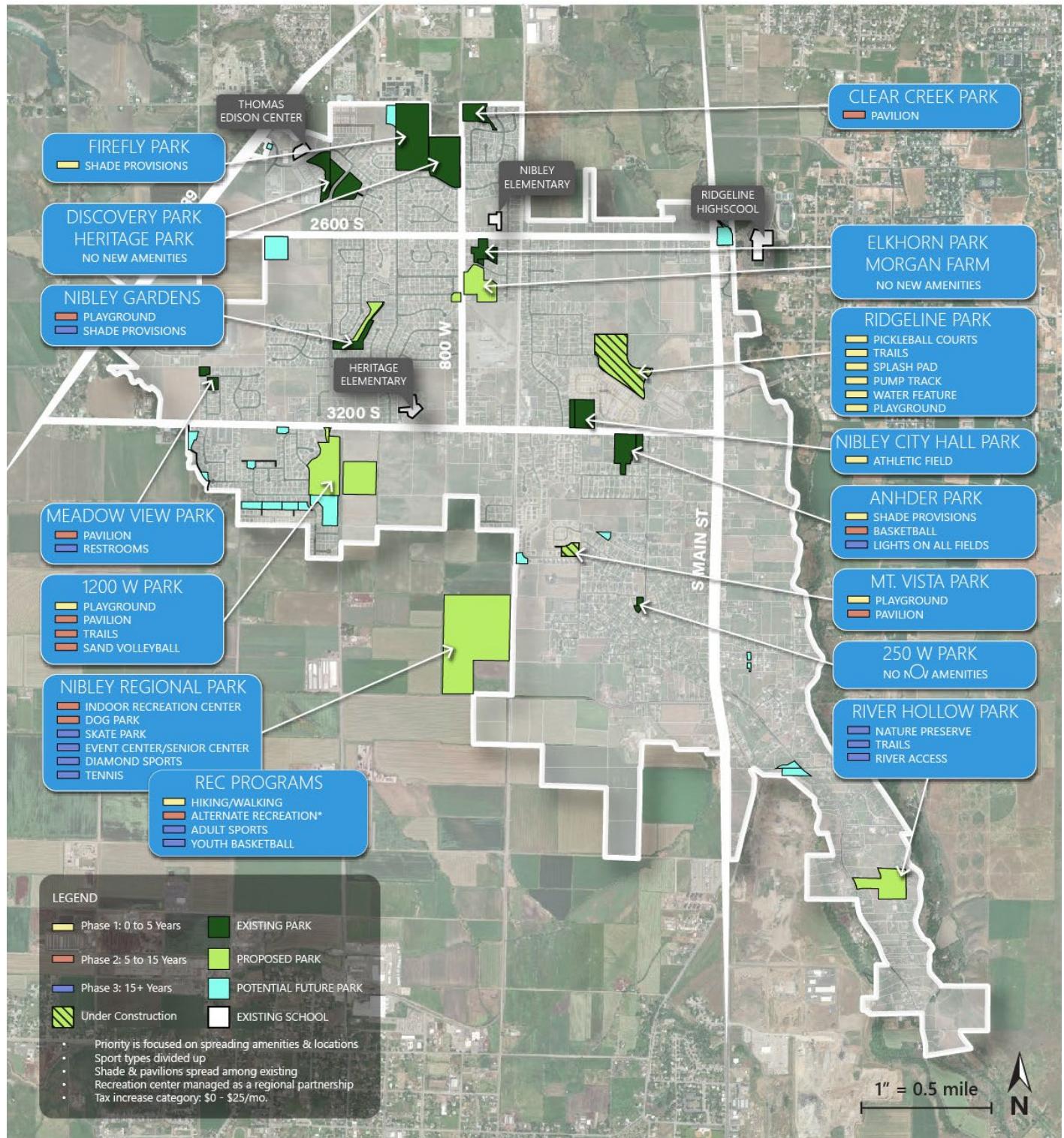


FIGURE 40 - FRAMEWORK SCENARIO OPTION 1

## OPTION 2

The second option focuses on active recreation and amenities. The following are highlights from the second of two framework scenario options:

### Key Features

- Organized Sports and New Facilities Primary Emphasis
  - Phase 1 (0-5 yrs.) – Nibley Regional, Ridgeline Park
  - Phase 2 (5-15 yrs.) – 3200 S/1200 W Park, River Hollow Park, Mt Vista Park
  - Phase 3 (15+ yrs.) – Additional Projects
- Programming
  - Indoor Recreational Facility managed by Nibley City at Regional (NOT Ridgeline Park) or other space as determined by an Indoor Recreation feasibility study.
    - Swimming Pool
  - Outdoor Sports Facilities
  - Playgrounds
  - Splash Pad
  - Soccer
  - Baseball
  - Pickleball
  - Tennis
  - Frisbee Golf
  - Dog Park

The purpose of this option is to concentrate on the use of the existing facilities for sports and to upgrade amenities. For programming, the interest lies in a new recreational facility managed by the City with a swimming pool and outdoor sports and recreational facilities.

# MASTER PLAN ALTERNATE 2

CONCENTRATED ACTIVE RECREATION

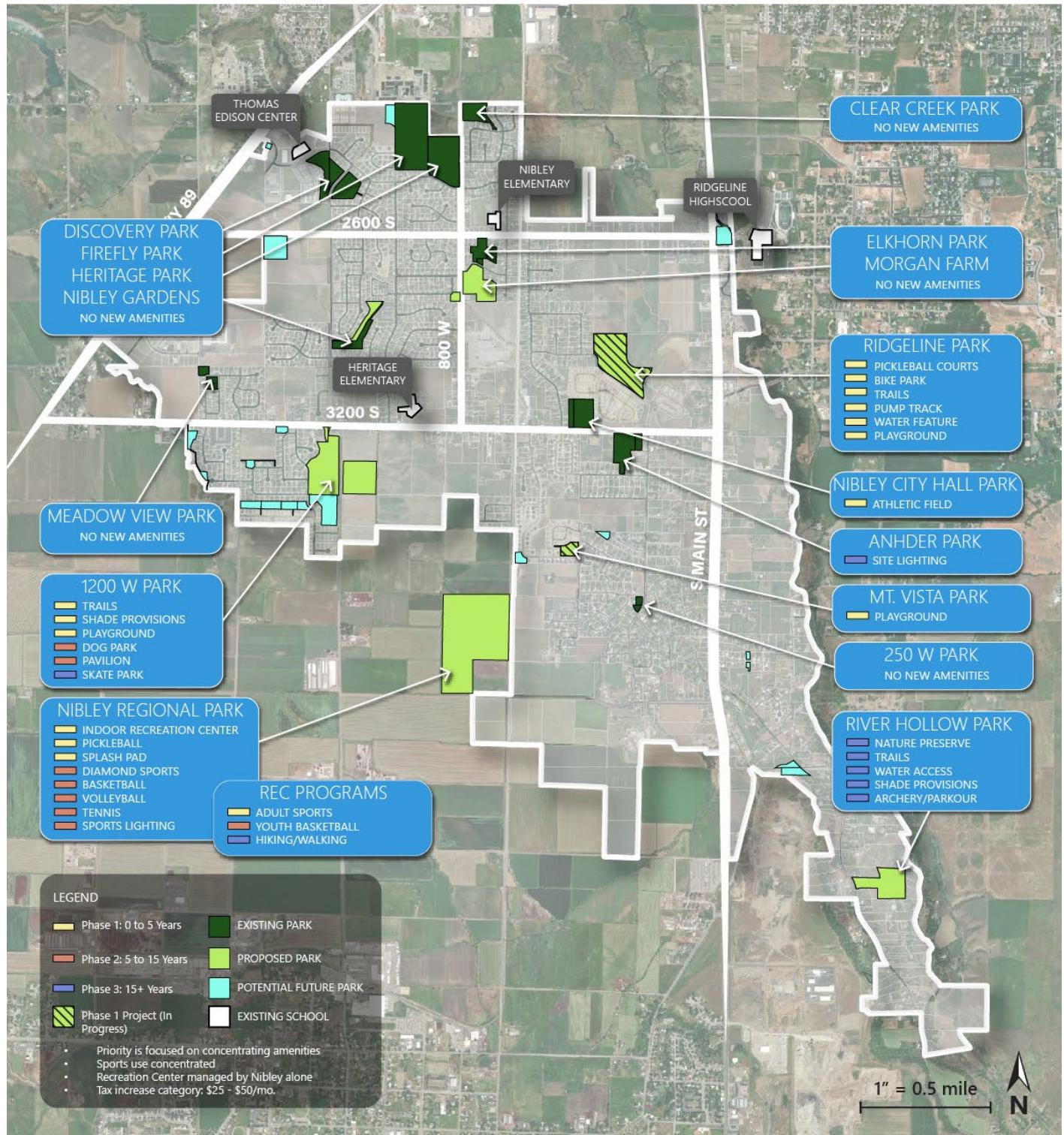


FIGURE 41 - FRAMEWORK SCENARIO OPTION 2

# PROPOSED MASTER PLAN

As public input was aggregated into major planning intent throughout the development process, the steering committee, the Planning Commission, Parks & Recreation Committee, and the City Council were able to provide input on the framework scenario options. Mapping the proposed master plan quickly exhibits which elements to prioritize and when.

## PREFERRED PLAN

The following scale was developed to capture a consolidated preference for prioritization concerning the master plan.

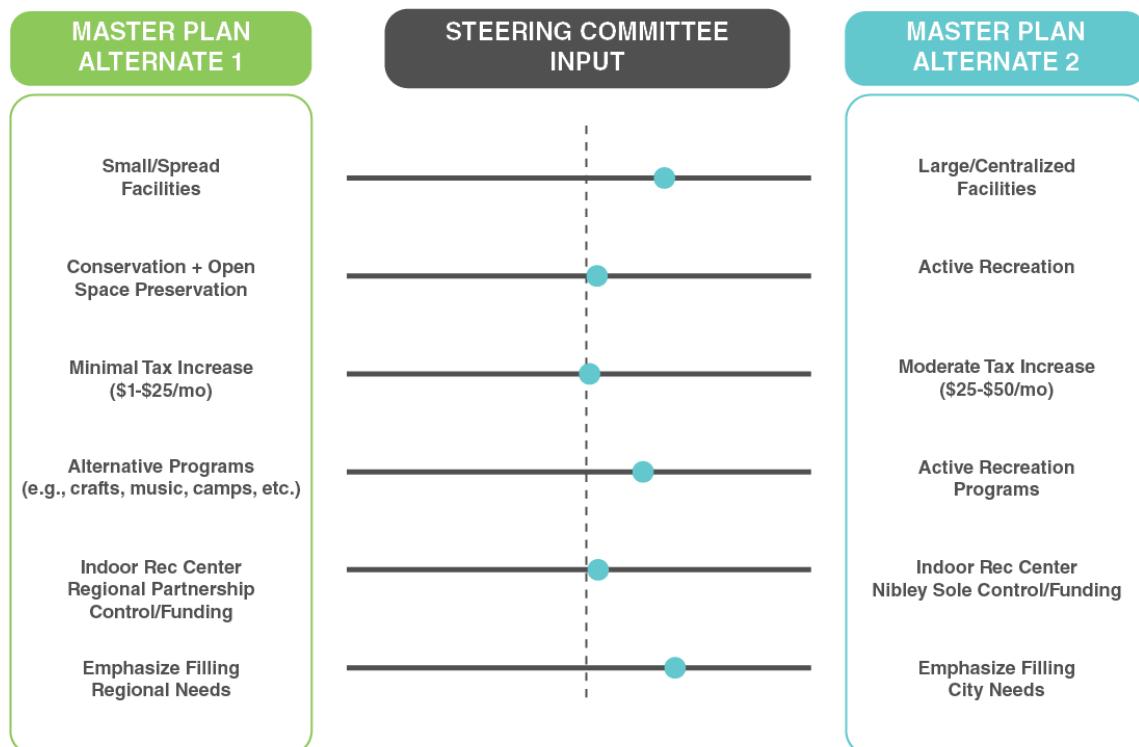


FIGURE 42 - STEERING COMMITTEE INPUT PREFERENCES

The phrase “concentrated active recreation” was coined to communicate the preferred master plan intent. Nibley residents generally have good access to open space and recreation. Therefore, in response to public input and steering committee insight, indoor recreation was prioritized to extend beyond the local seasonality. Additionally, program elements were consolidated to help give purpose to spaces. For

example, River Hollow Park is a more natural setting with passive uses, while Nibley Regional Park exhibits more formal and active amenities.

## PREFERRED MASTER PLAN

CONCENTRATED ACTIVE RECREATION

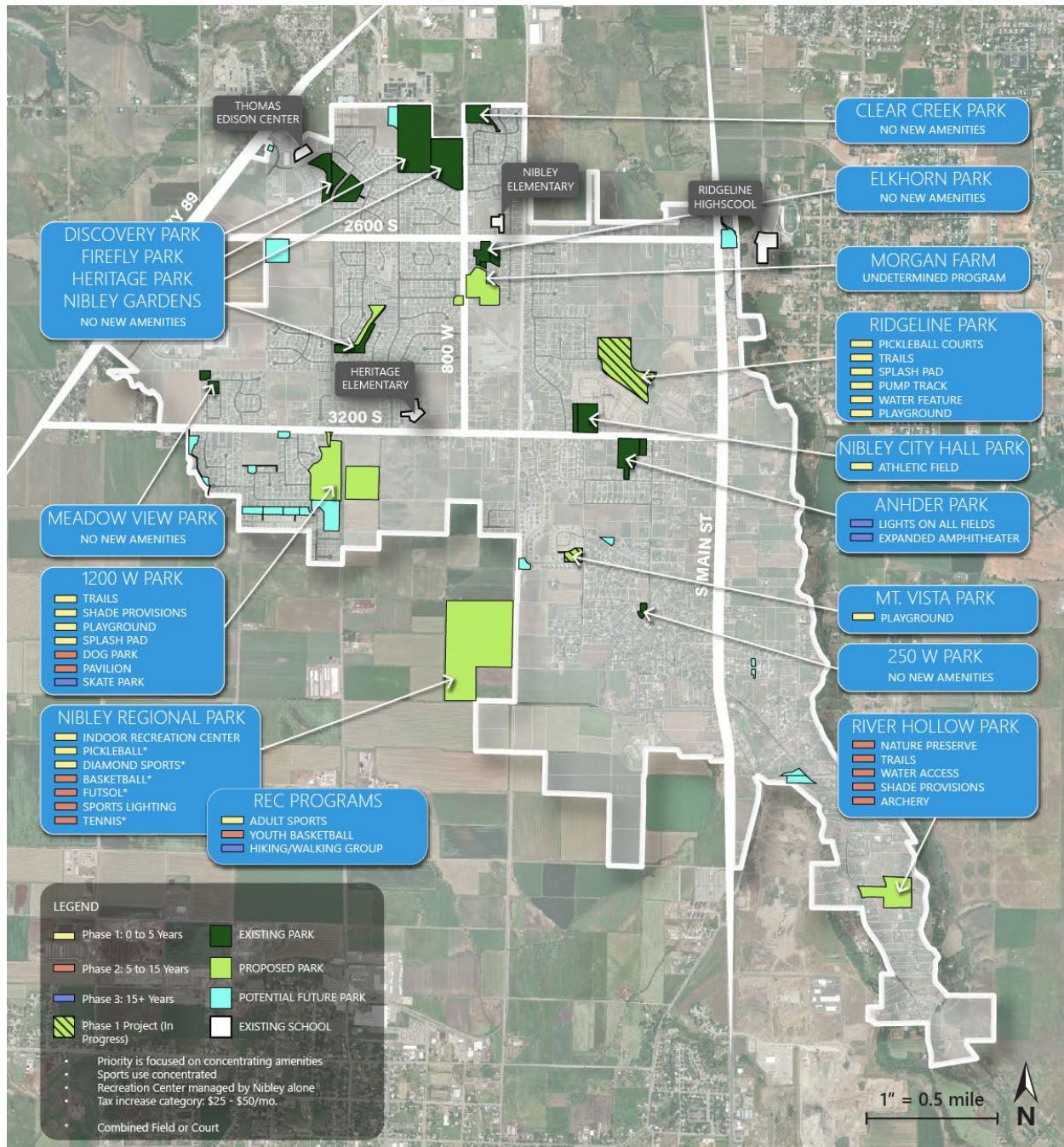


FIGURE 43 - PREFERRED MASTER PLAN

# EXISTING TRAILS PLAN

The existing trails plan was adopted in 2017 with the previous Master Plan and will be updated by the Nibley City Active Transportation Plan, once complete.

## MAJOR TRAILS MAP

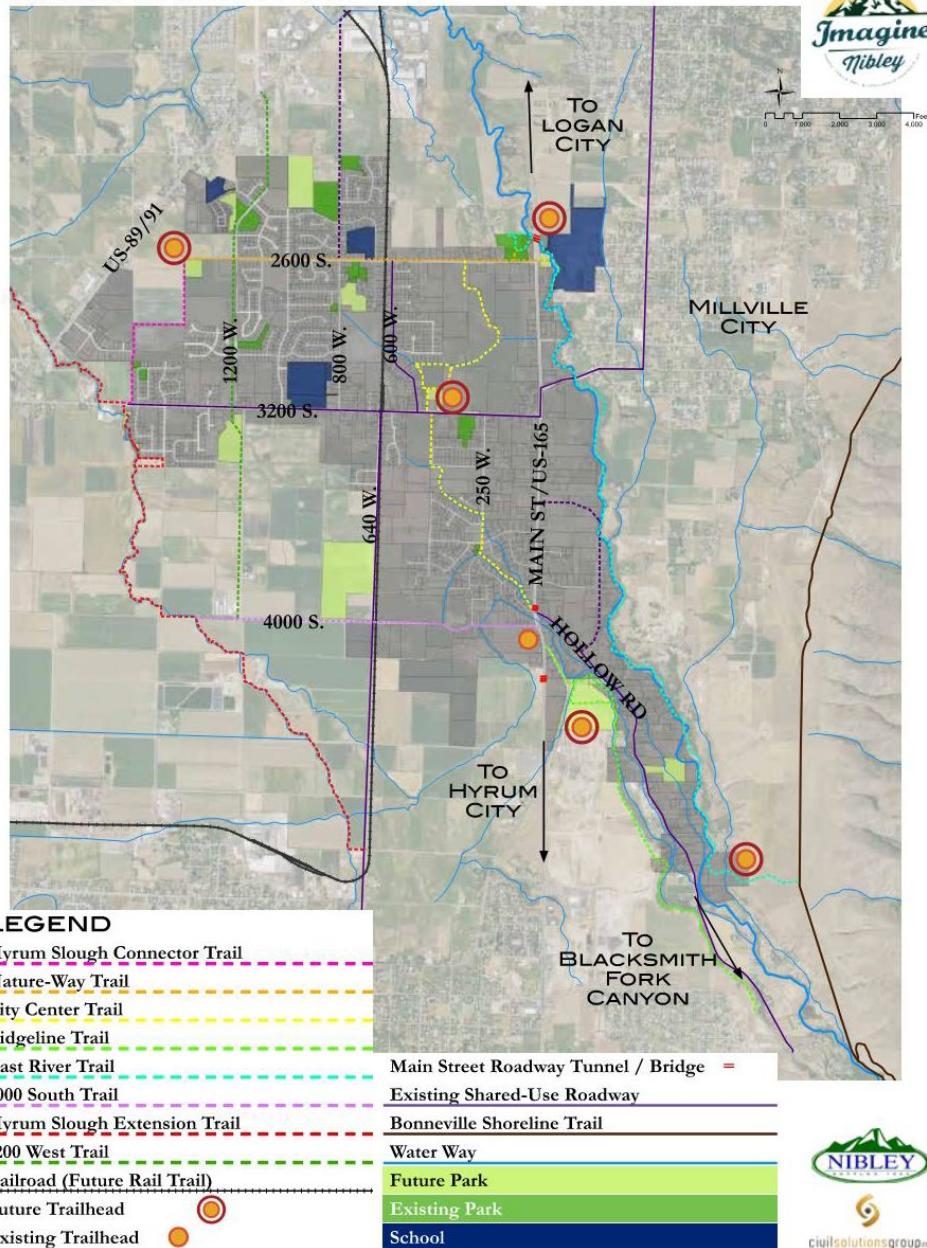


FIGURE 44 - 2017 NIBLEY CITY'S MAJOR TRAILS MAP

\*Refer to the 2017 Nibley City Parks, Trails, Recreation & Open Space Master Plan for more information

## TRAILS MAP

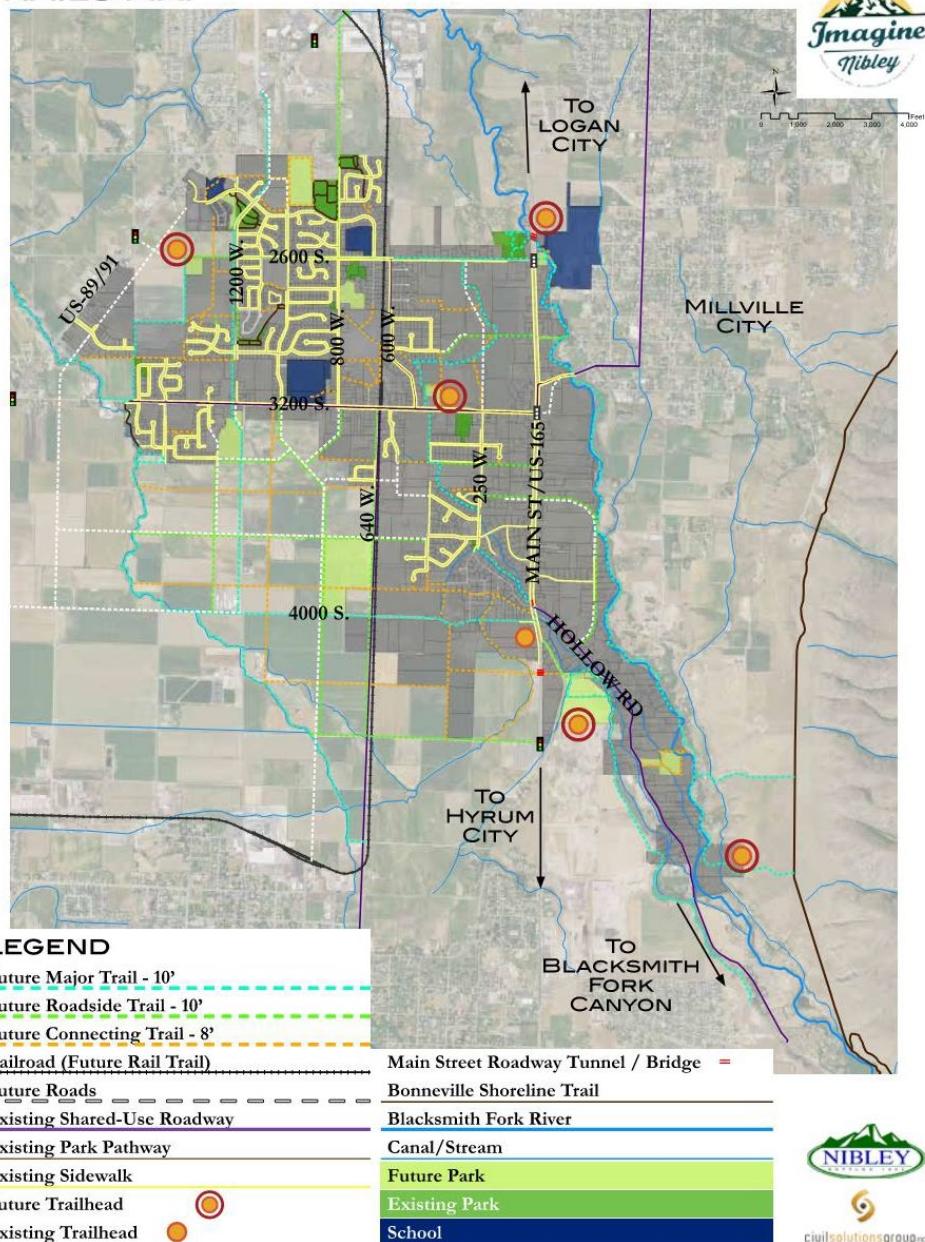


FIGURE 45 - 2017 NIBLEY CITY TRAILS MAP

\*Refer to the 2017 Nibley City Parks, Trails, Recreation & Open Space Master Plan for more information

# CONCEPTUAL DESIGNS

For specific capital improvement cost estimates and ongoing maintenance expense estimates, see Appendix E – Cost Estimates.

## REGIONAL PARK

The proposed Nibley Regional Park is located S 4000 W and S 640 W. This regional park will include a brand-new recreational center with indoor sports facilities, a plaza, outdoor swimming pools, a playground, restrooms, three parking lots, and angled parking around the perimeter of the complex. Some other amenities include six individual soccer fields, one baseball field with removable fencing, one mixed used soccer/baseball field, and mixed used sports courts. The mixed used sports courts will have the following, from top to right:

- 1 basketball with 2 pickleball courts,
- 4 pickleball courts,
- 1 tennis with 4 pickleball courts,
- 2 basketballs with 1 futsal courts, and
- 1 individual futsal court

This complex will provide open spaces, shade trees, and walking paths that will connect all main amenity areas. This concept plan also integrates a future potential phase in the southeast corner with one more baseball field, two more soccer fields, and a mixed used baseball/soccer field.

Realizing the regional park will involve a regional approach with other Cache County cities. See Funding Strategies & Action Plan for funding approach.

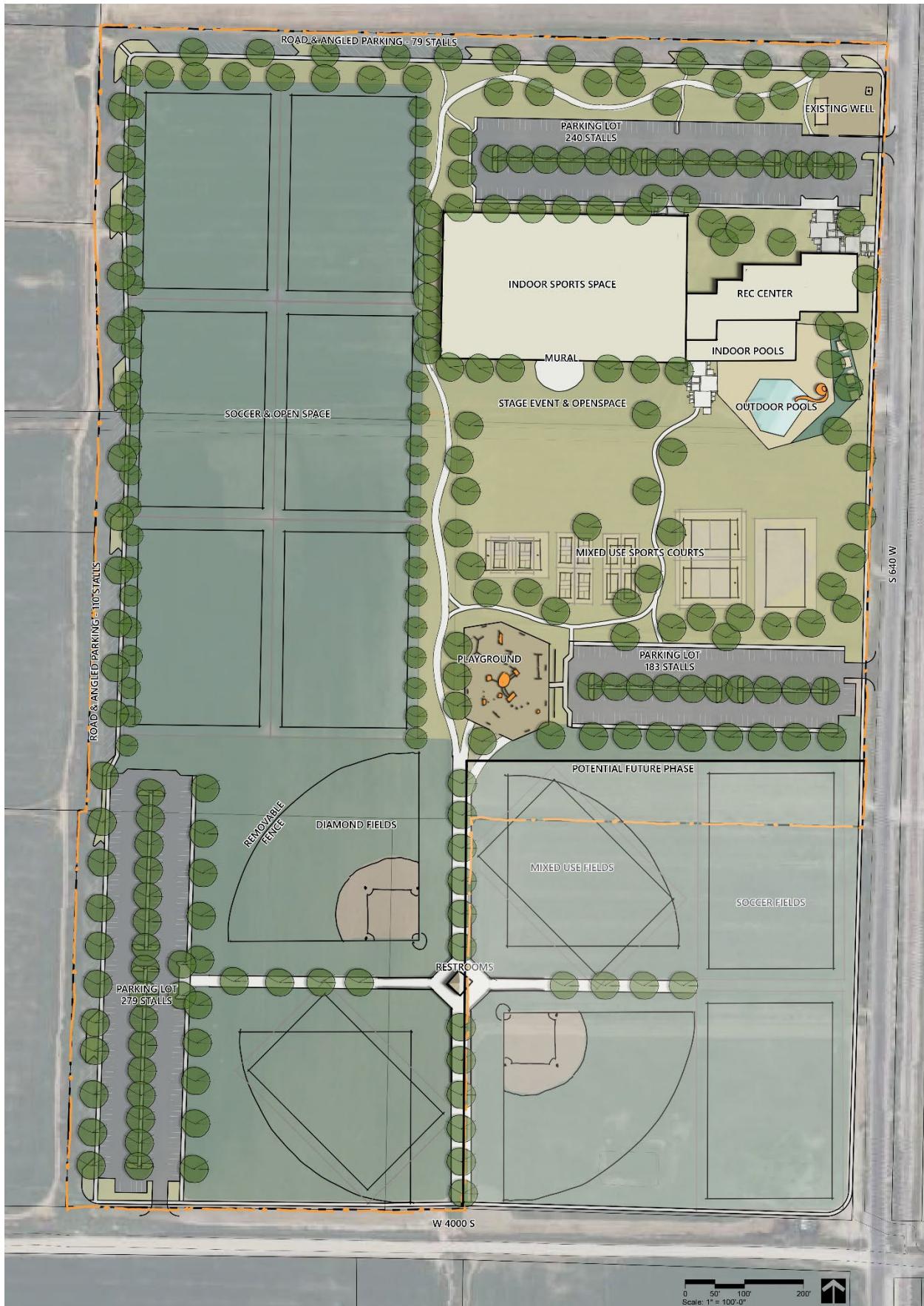


FIGURE 46 - REGIONAL SPORTS PARK

TABLE 25 - PROPOSED REGIONAL PARK LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
<b>Rectangle Field</b>			
Natural Grass Field	5-7	*2025	2031
Artificial Turf Field	8-12	*2025	2035
<b>Diamond Field</b>			
Infield	3-5	*2025	2029
Grass Outfield	5-7	*2025	2031
Fencing and Backstops	3-5	*2025	2029
<b>Recreation Pool</b>			
Pool Shell	20-30	*2025	2050
Pool Liner	7-10	*2025	2034
Pool Equipment	10-15	*2025	2038
<b>Other</b>			
Asphalt Parking Lot	15-20	*2025	2043
Prefabricated Playground	15-20	*2025	2043
Concrete Path	20-30	*2025	2050
Nature Playground Equipment	10-15	*2025	2038
Restroom Building	30-50	*2025	2065
Picnic Table	10-15	*2025	2038
Amphitheater Conc. Stage	30-50	*2025	2065
Tennis court	15-25	*2025	2045
Pickleball Courts	10-15	*2025	2035
Pavilion	20-30	*2025	2050
Gravel Path	5-7	*2025	2031
Metal Bench	10-20	*2025	2040

\*2025 is a sample year. Actual construction will dictate subsequent the Replacement Year Estimate.

\*\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

## ANHDER PARK

The improvements to Anhder Park will emphasize the park's key features and amenities. An improved amphitheater will have additional bleachers, lighting, and a brand-new concession, restrooms, and pavilion closer to it. On the northwestern corner, ADA access will lead to the beginning of the walking path, following of a picnic table area that will allow families to watch games on the existing softball field with a removeable fencing. The small existing playground will be replaced with a bigger playground next to the extended parking lot on the northeastern corner. A small pavilion will be placed on the former playground and some added shade trees around the site will complement the improvements, but the park will keep the existing pickleball courts, open space, and walking paths.

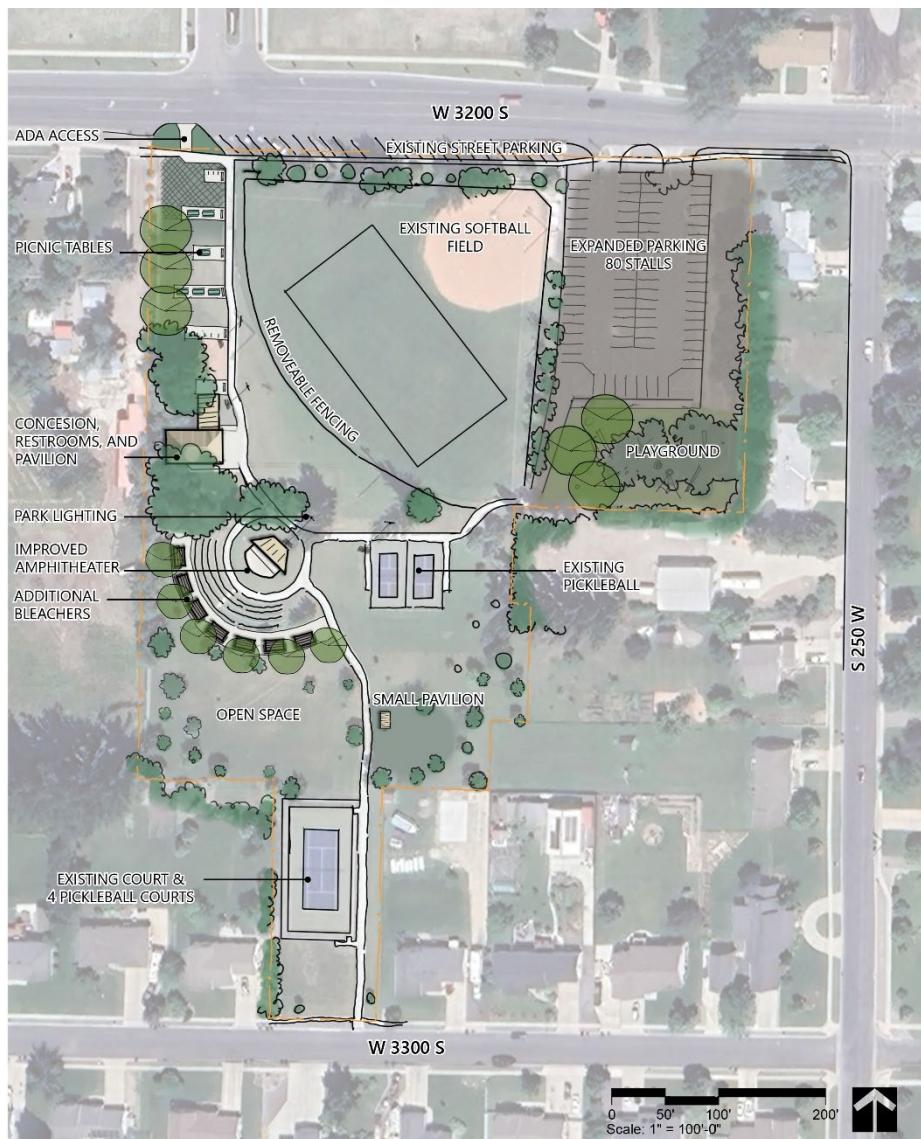


FIGURE 47 - IMPROVED NEIGHBORHOOD ANHDER PARK

The softball field will continue to be maintained as a multi-functional sports field for active and passive uses. See the following amenity Lifecycle Replacement Schedule.

TABLE 26 - PROPOSED ANHDER PARK IMPROVEMENTS LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
Natural Grass Field	5-7	*2025	2031
<b>Diamond Field</b>			
Infield	3-5	2015	2025
Grass Outfield	5-7	2015	2025
Fencing and Backstops	3-5	2015	2025
<b>Other</b>			
Asphalt Parking Lot	15-20	*2025	2043
Prefabricated Playground	15-20	*2025	2043
Restroom Building	30-50	*2025	2065
Picnic Table	10-15	*2025	2038
Amphitheater Conc. Stage	30-50	*2025	2065
Mobile Bleachers	15-20	*2025	2043
Tennis court	15-25	*2023	2043
Pickleball Courts	10-15	*2023	2036
Pavilion	20-30	*2025	2050
Gravel Path	5-7	*2025	2031
Metal Bench	10-20	*2025	2040

\*2025 is a sample year. Actual construction will dictate subsequent the Replacement Year Estimate.

\*\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

## 1200 WEST PARK

This neighborhood park is divided into three sections. The first section, to the east of S 1200 W, will include amenities for all ages and purposes like a dog park, a small splash pad, a (Change format of content on Right Margin for better readability) playground, a pavilion, a skate park, some shade trees, and a parking lot. The second section maximizes the open space opportunity to the west of 1200 W with sports fields and trails circulating delineated wetlands.



FIGURE 48 - 1200 W PARK (EAST)

The third section will emphasize passive recreational activities and preservation of the natural features with a viewing tower towards the wetland and an open space on the north of the site. A full-size soccer field, an indoor sports field, and a parking lot in the southern area will host active recreational activities. Some shade trees and a walking path around the whole park will connect these two different areas, as well as connecting with the neighborhood and existing sidewalks. The third section has two existing basins, a linear nature playground, some shade trees, and a walking path that connects both ends of the existing roads.



FIGURE 49 - 1200 W PARK (WEST)

TABLE 27 - PROPOSED 1200 W PARK LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
<b>Rectangle Field</b>			
Natural Grass Field	5-7	*2025	2031
Artificial Turf Field	8-12	*2025	2035
<b>Dog Park</b>			
Fencing	15-20	*2025	2043
Agility Equipment	10-15	*2025	2038
<b>Skate Park</b>			
Concrete Ramps and Features	15-20	*2025	2043
Steel Elements	10-15	*2025	2038
<b>Splash Pad</b>			
Concrete Pad	20-30	*2025	2050
Water Feature and Pumps	10-15	*2025	2038
<b>Other</b>			
Concrete Path	20-30	*2025	2050
Nature Playground Equipment	10-15	*2025	2038
Asphalt Parking Lot	15-20	*2025	2043
Prefabricated Playground	15-20	*2025	2043
Restroom Building	30-50	*2025	2065
Picnic Table	10-15	*2025	2038
Amphitheater Conc. Stage	30-50	*2025	2065
Mobile Bleachers	15-20	*2025	2043
Tennis court	15-25	*2023	2043
Pickleball Courts	10-15	*2023	2036
Pavilion	20-30	*2025	2050
Gravel Path	5-7	*2025	2031
Metal Bench	10-20	*2025	2040

\*2025 is a sample year. Actual construction will dictate subsequent the Replacement Year Estimate.

\*\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

## RIVER HOLLOW PARK

Two main features will be the focus of this proposed park: a recreation pond and an archery course on the east side. On the west side, there will be an open space with a naturalized playground, restrooms, a parking lot with a boat drop next to the pond, and a walking path connecting to the east side. The walking path could potentially link with a regional trail in the future. Additionally, some trees will be added to the existing vegetation to provide shade and create a more naturalistic feeling.



FIGURE 50 - RIVER HOLLOW PARK

TABLE 28 - PROPOSED RIVER HOLLOW PARK LIFECYCLE SCHEDULE

Lifecycle Replacement Schedule			
Amenity	Life Cycle (Years)	Install Year	Replacement Year Estimate
<b>Rectangle Field</b>			
Natural Grass Field	5-7	*2025	2031
<b>Boat Ramp</b>			
Concrete Surface	20-30	*2025	2050
Steel Elements	10-15	*2025	2038
<b>Other</b>			
Asphalt Parking Lot	15-20	*2025	2043
Restroom Building	30-50	*2025	2065
Picnic Table	10-15	*2025	2038
Pavilion	20-30	*2025	2050
Gravel Path	5-7	*2025	2031
Metal Bench	10-20	*2025	2040

\*2025 is a sample year. Actual construction will dictate subsequent the Replacement Year Estimate.

\*\*See Master Planned Improvement – Lifecycle Upkeep on page 48 for full list and descriptions. Install year to be adjusted per buildout. Life cycle to be adjusted per product selection. Replacement year to be updated accordingly.

### CONCEPT PROPOSED AMENITIES

Comparing the NRPA chart against proposed concept plan amenities shows how NRPA recommendations were addressed.

TABLE 29 – NRPA RECOMMENDED AMENITIES FOR NIBLEY CITY (2023 VS 2040)

Amenity Needed	Without Improvements		Proposed	After Improvements	
	2023	2040		2023	2040
Basketball Courts	2	4	3	-1	1
Tennis Courts	2	5		2	5
Dog Parks	-	1	1	-1	0
Community Gardens	-	1		0	1
Swimming Pools	1	2	2	-1	0
Multiuse Courts	2	3	4	-2	-1
Tot Lots	1	3	4	-3	-1
Skate Parks	-	1	1	-1	0
Football Fields	1	2		1	2
Pickleball Courts	-	1	8	-8	-7
Golf Course	-	1		-	1
Synthetic Fields	-	1		-	1
Ice Rink	1	2		1	2

Lacrosse Fields	1	2		1	2
Hockey Field	-	1		-	1
Indoor Recreation Center	1	2	1	0	1
Community Center	1	2		1	2
Senior Center	-	1		-	1
Amphitheater	-	1	1	-1	0
Nature Center	-	1		-	1
Aquatic Center	-	1	1	-1	0
Stadium	1	2		1	2
Teen Center	-	1		-	1
Arenas	1	3		1	3

Based on the NRPA amenity comparison, these would be items of note for considering as future opportunities and planning occur,

- Are tennis courts a desire in the future?
- Are pickleball courts and tot lot playgrounds being used enough to justify maintenance?
- Are arenas, stadiums, a community center, or an ice rink of public interest in the future?
- Can lacrosse and football fields be implemented in a mixed-use field fashion with current infrastructure?

# OPEN SPACE STRATEGIC PLAN

## PRIORITIES

The graphics below are resources for initial considerations concerning land acquisition and sale in the future. Land acquisition is the focus of this mapping is to find recommendations for future land uses for parks, open spaces, and land preservation. The first priority is exhibiting preference for existing park expansion in conjunction with spreading out open space throughout the city for universal juxtaposition and access. The follow priorities are Nibley City boundary proximity relating to annexation likelihood. Lastly the presence of wetlands being protected and preserved.

The following maps give an understanding of three different priorities then exhibit those priorities in a consolidated map. The visualization represents an initial step in acquisition analysis. The Base Map shows Nibley City's boundaries in red and the annexation declaration boundary in solid gray. The subsequent maps exhibit the land acquisition priorities. The use of lighter shades communicates preference for acquisition, while darker shades display disinclination for acquisition. Disinclination is expressed for proximity to a park (outside of immediate adjacency) in interest of equitable land distribution for open space and park access in the future.



FIGURE 51 – CITY HALL FIELD

## BOUNDARY PROXIMITY

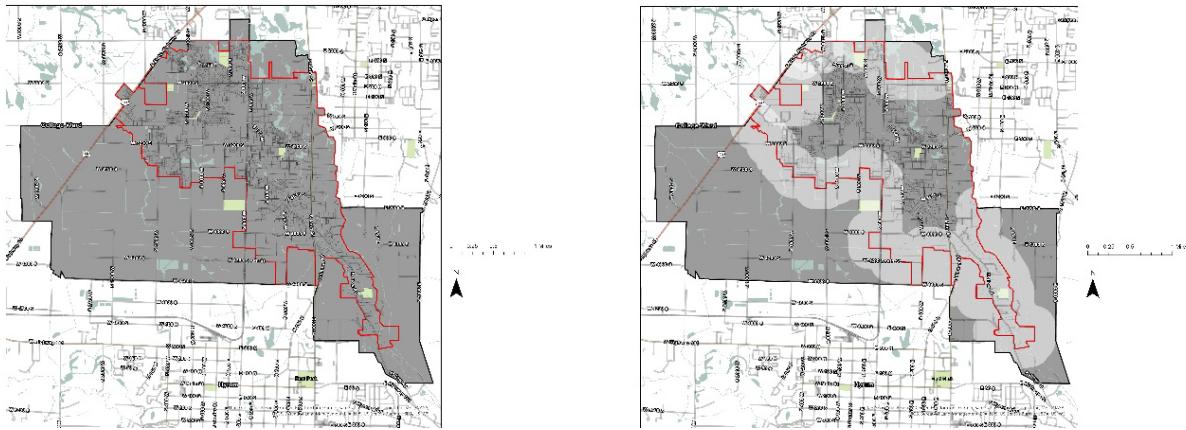


FIGURE 52 – BASE MAP AND PRIORITY 1

The map on the left is the Base map. The map on the right exhibits the priority for annexation boundary proximity.

This exhibits preference for land acquisition closer to the city boundaries. The lighter shade shows the preferences for land acquisition around the city boundaries regarding annexation. In this case, the planning and construction of new parks will benefit existing and future development mainly in the southwest of the city boundaries.

## PRESENCE OF WETLANDS

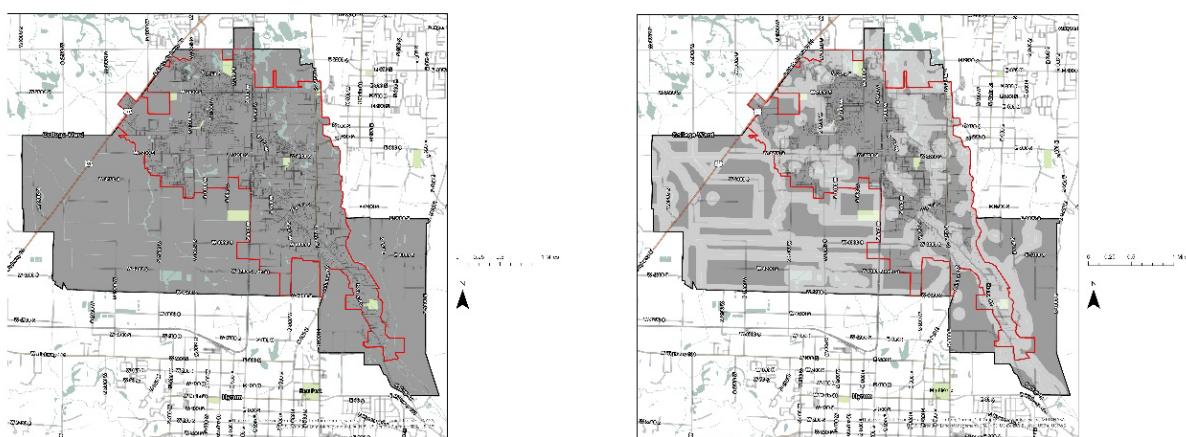


FIGURE 53 – BASE MAP AND PRIORITY 2

The map on the left is the Base map. The map on the right exhibits the priority properties with wetlands present. This priority emphasizes preservation of sensitive ecosystems that will require careful and balanced management and protection. This is an opportunity to enhance these ecosystems and provide appropriate recreational activities and education.

#### EXISTING OPEN SPACE

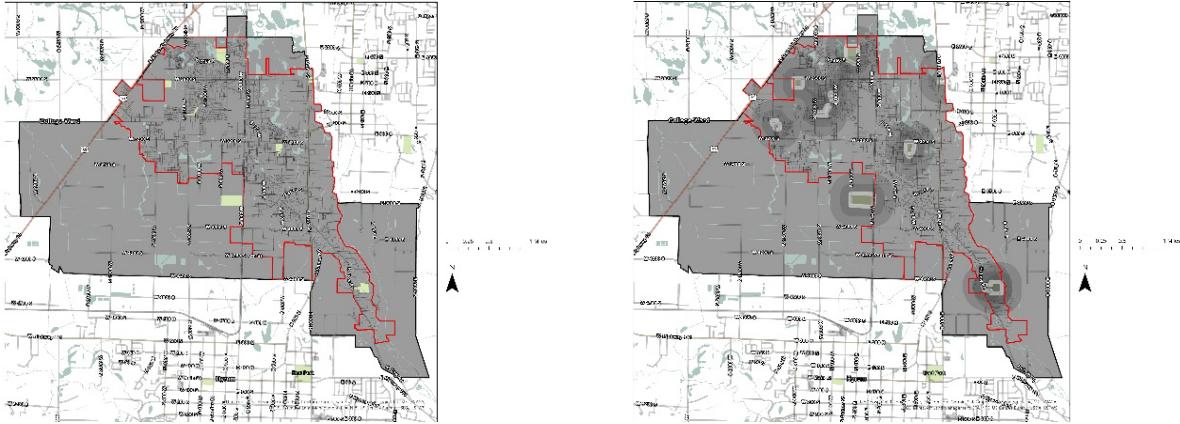


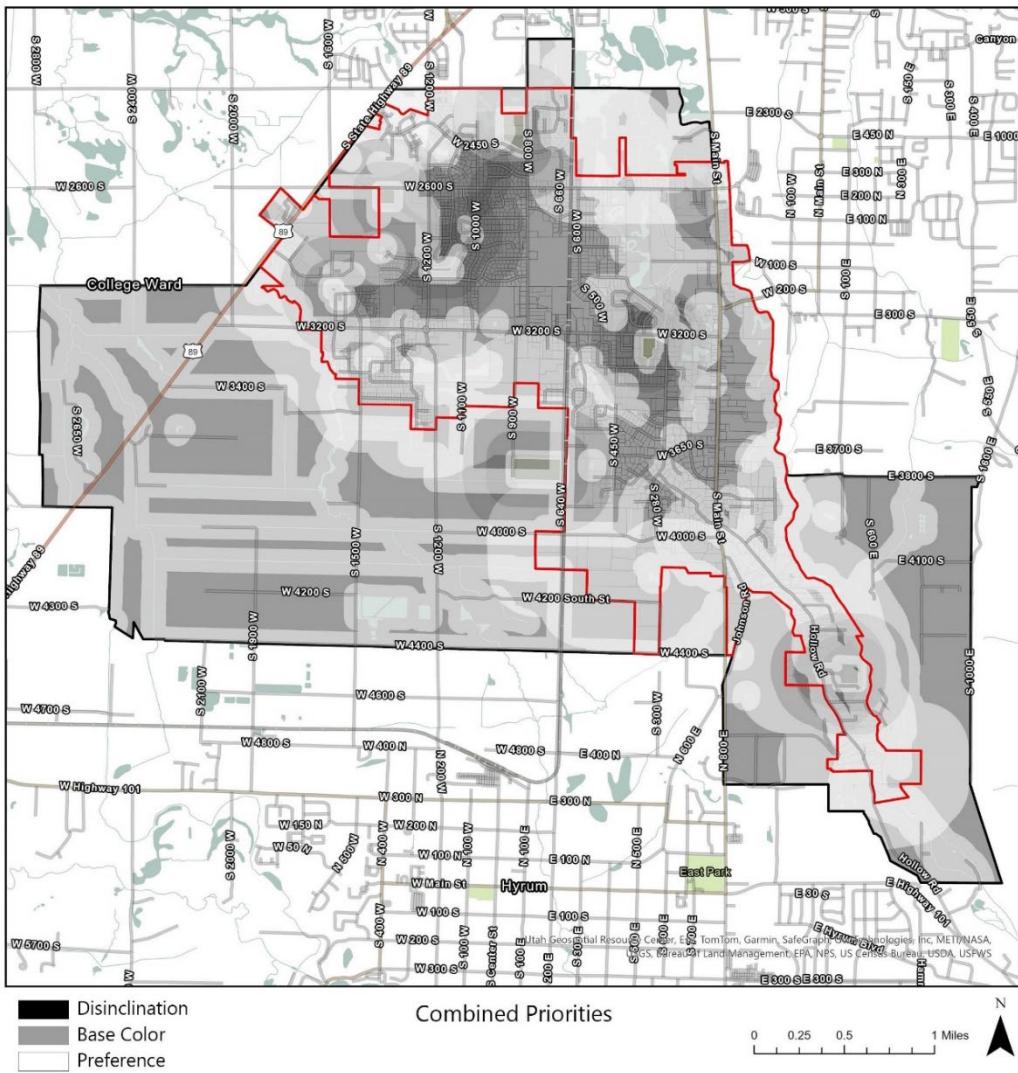
FIGURE 54 – BASE MAP & EXISTING OPEN SPACE

This scenario focuses on Nibley City's existing parks and open spaces. The disinclination is for land acquisition occurring near but nonadjacent existing parks perimeter diminishing to the extents of a quarter mile. The recommendation in this case is to pursue land acquisition for areas with less parks and open space access.

However, land adjacent to an existing park is recommended for expansion and/or addition of amenities that can be easily integrated.

## COMBINED PRIORITIES

The following map exhibits all the priorities as a graphic summary. This exhibits a first step for future land acquisition analysis.



## OPEN SPACE STRATEGIES

Nibley currently owns enough land held against NRPA comparables. Master Planning processes have determined concentrated activity to be the preference over spreading amenities. For these reasons more emphasis will be placed on maintaining and improving existing infrastructure. However, inevitable growth will lead to the need for future public land acquisition as articulated in the following strategies.

---

### CONTINUE TO PROMOTE AND UTILIZE OPEN SPACE SUBDIVISION TO INCENTIVIZE OPEN SPACE PRESERVATION WITHIN NEWLY DEVELOPED SUBDIVISIONS:

- Refine Open Space Subdivision Design standards to ensure newly dedicated open space reflects the community's values.
- Evaluate a payment in-lieu of Open Space which could be used toward improving planned parks. This strategy can be considered as a resource to balance financial resources with land resources.
- Ensure ongoing maintenance of dedicated open space through proper maintenance plans and evaluation of existing conservation easements.

---

### PROMOTE TRANSFER OF DEVELOPMENT RIGHTS ORDINANCE AS A TOOL TO PRESERVE PLANNED OPEN SPACE LAND

- Review sending and receiving zones, based upon combined priorities map.
- Educate property owners and developers about TDR options.

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### ACQUIRE AND MAINTAIN NEW OPEN SPACE IN STRATEGIC LOCATIONS

- Estimate suitability for passive and active recreation uses including performing a topographic analysis.
- Prioritize land with better connectivity given current and planned transportation infrastructure.
- Prioritize land that helps the whole city as opposed to a single neighborhood based on access, potential amenities, or other factors.
- Focus property acquisitions on locations adjacent to existing and planned parks and open space locations. – see Combined Priorities above
- Review existing land for suitability of continued open space preservation.
- Review and reporting on the following is required prior to initiating future land acquisition.
  - o Parks & Recreation Master Plan including addendums
  - o Review of the Open Space Priority mapping
  - o Projected maintenance cost of potential improvements as coordinated with the Parks Department
  - o A comparable development cost and estimate summarizing upfront capital improvement

# FUNDING STRATEGIC PLAN

The financial analysis located in Appendix A summarizes Nibley's general fund and articulates general fund and capital improvement requirements. The Action Plan on pg. 99 specifies steps to move forward with acquiring various funding resources.

## RECREATION CENTER

The capital improvements proposed in this plan may be realized as proportional funding opportunities are realized. Pending a rec center analysis (\*see Action Plan on pg. 99), the rec center is likely to be approached as a regional asset with other cities as stakeholders.

## TAX INCREASE SENTIMENT

Based on the public input survey results, the community at large expressed a willingness to support raising taxes by an average of \$42.42/month. However, 25% of respondents specified they would support raising taxes by an increase of between \$1-\$25/month, so a number within that range is more representative of the community's true level of support.

The demographic least supportive of a tax increase was the 65+ community which, on average, leaned towards a tax increase of 10-\$20/mo.

The demographic most supportive of a tax increase was the 25-55-year-old community which, on average, preferred a tax increase of \$29-45/mo.

**A 12.3% of respondents marked "0" for the amount of tax increase they would support and at least 16.5% of the comments conveyed great concern regarding a tax increase of any kind.** Residents suggested that expenses incurred for new parks or new facilities should be funded through impact fees and facility admission costs. If taxes are used to construct new facilities (like an indoor recreation center), Nibley residents request free entry or a discounted rate. The group most concerned about a tax increase are those in the 65+ community, specifically those who live on a fixed income.

The comments supporting a tax increase were generally based on the prospect of building an indoor recreation facility. However, most proposed that the cost of building and maintaining a facility like this should be shared between municipalities in Cache Valley.

\*See the Action Plan for specific fundraising initiatives.

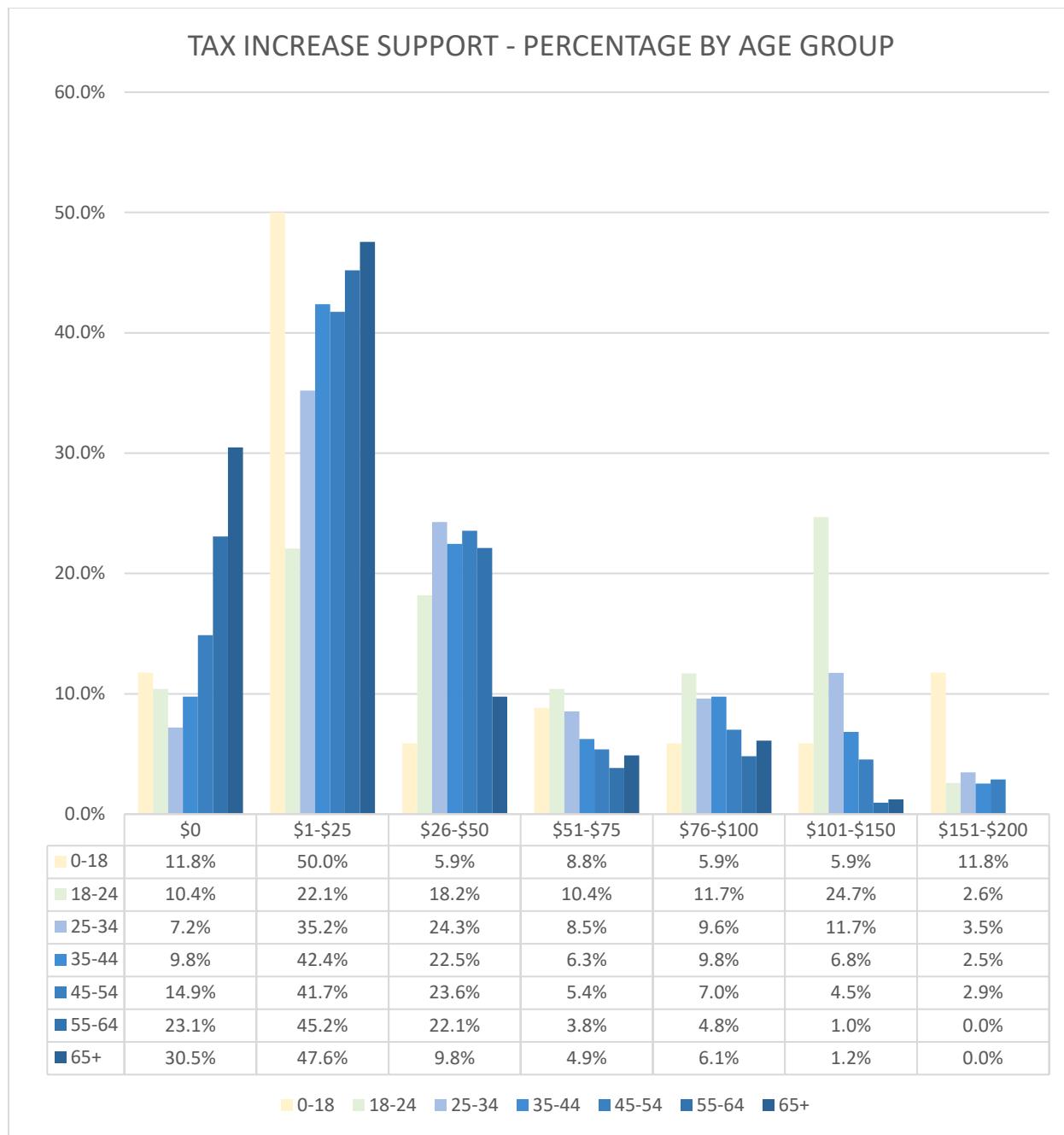


FIGURE 55 - TAX INCREASE SUPPORT

**\$25/mo = Median**

**\$42.42/mo = Average**

## CONTINUED FUNDING

Nibley currently funds parks and recreation with impact fees, user fees, and general funds. Additionally, Nibley City is likely to establish opportunities for sponsorship, naming rights, and partnerships to contribute to ongoing parks funding sources.

Assessment to initiate other funding resources will be undertaken. Sales tax revenue bond, monthly park fees, special districts, RAPZ tax, Utah Outdoor Recreation Grant, Land and Water Conservation Fund, and other grants are among the immediate considerations.

# ACTION PLAN

## INTRODUCTION

The following section outlines a course of action for the City to adopt in order to achieve the Master Plan recommended here. The actual rate of population growth may result in an earlier or later buildout. This timeline should be adjusted to match the rate of growth and pressing community needs.

## 0 TO 5 YEAR HORIZON

### Programs:

- Begin fundraising efforts – call for bond, changes in taxes (if possible), pinning down matching funds, receiving funding commitments from partners.
  - Elevate taxation to appropriate level – see Tax Increase Support above
  - Utah Outdoor Recreation Grant (UORG) – see Addendum A
  - Land and Water Conservation Fund (LWCF) – see Addendum A
  - Evaluate user fees and adjust as needed
- Propose that a Community Investment Coordinator/Consultant be instated to manage ongoing funding efforts.
- Complete the recreation center study
- Request an allocation of city staff time to assist with Parks and Recreation planning, design, budgets, and grant-writing.
- Develop a donation platform for the regional park.
- Develop partnerships with the county and adjacent communities for shared projects including the rec center at the regional park.
- Expand programs and secure contracts with facilities to use them.
- Create budget allocation for capital improvements and programs.
- Establish recreation programs management according to the recreation programs plan.

### Policies:

- Publish this plan widely and make it available on the Internet, in City offices, etc.
- Commission a masterplan QR code quick access.
- Mark the master plan similar to the public input process.
- Develop a shared project plan with the Planning Department to achieve many shared projects, such as trails, bike lanes, and parks in new developments.
- Continue meeting as an Advisory Committee to implement this plan.
- Establish an official status, rights, and responsibilities for the Advisory Committee.
- Create an Open Space Advisory Committee for Nibley City and implement the open space plan.
- Develop a progress report and present it to the Planning Commission and City Council twice yearly or as needed.
- Participate in the Cache County trails committee.

- Evaluate joining with other South Cache Cities to develop a comprehensive, regional recreation program.
- Develop a regularly scheduled (every 2 years) recreation input process (survey, open house, public hearing) to invite public input.
- Establish a Memorandum of Understanding with city departments to consult the Advisory Committee on development decisions that impact parks.
- Refine policies requiring developers to include parks, trails, and open space in their developments.
- Develop and implement an Active Transportation Plan to promote a walkable, bikeable community – with trails, sidewalks, bike lanes, etc.

TABLE 30 – SELECT CAPITAL IMPROVEMENT PROJECTS

Improvement Project	Estimated Cost	Notes
1200 W Park Construction	\$10,813,536	Phase 1 Construction
Anhder Park	\$1,664,501	Anhder Park Improvements
River Hollow Park	\$2,084,514	River Hollow Park Improvements
Other Parks Improvements	\$100,000	

## 5 TO 15 YEAR HORIZON

### Programs:

- Adjust park impact to reflect the impact fee study.
- Articulate item carry over from 0 to 5 years.
- Continue fundraising efforts
  - Analyze funding plans
  - Explore any new funding options
- Request an annual budget allocation for Recreation and Parks, to be drawn from multiple sources.
- Request an annual operational budget for the Advisory Committee to use for surveys, meetings, plans, etc.
- Continue fundraising efforts – call for bond, changes in taxes (if possible), pinning down matching funds, receiving funding commitments from partners.

### Recreation Programs:

- Make necessary adult sports administration refinements.
- Establish youth basketball administration structure.

## OVER 15 YEARS HORIZON

### Recreation Programs:

- Establish hiking and walking group administration structure.
- Articulate action item carry over from 5 to 15 years.
- Continue fundraising efforts

- Analyze funding plans
- Explore any new funding options

## APPENDIX A - PARKS AND RECREATION FINANCIAL ANALYSIS

Zions Public Finance developed the following Parks and Recreation Financial Analysis. The financial position summarization and funding strategies are an integral part of realizing the Parks and Recreation planning intent.

The Parks and Recreation Financial Analysis is prepared to analyze ways in which the City can continue to maintain operating service levels, keep up with the demands of new growth and expand facilities and amenities for City residents. This Financial Analysis is organized as follows:

- General Fund Park Operating Costs
- Capital Improvement Needs
- Funding Options for Capital Improvements

### GENERAL FUND

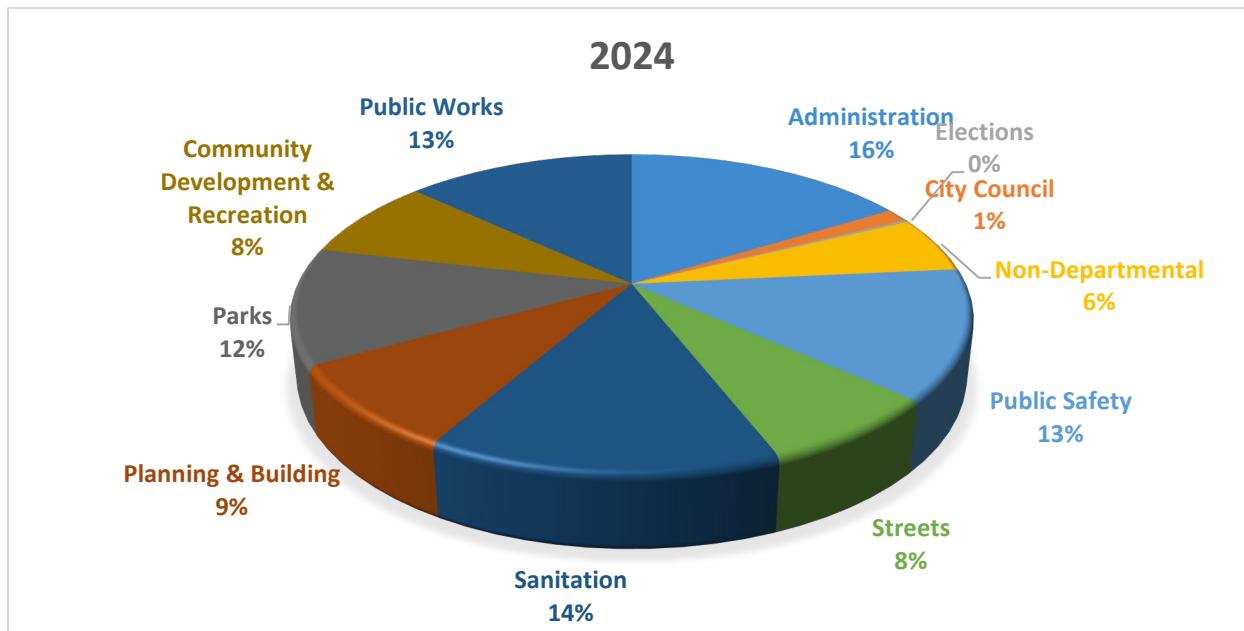
Nibley's FY2024 General Fund budget totaled nearly \$4.3 million in 2024. Parks accounted for 12 percent of total expenses, or just over \$500,000.

TABLE 1: NIBLEY CITY OPERATING EXPENSES, BUDGET FY2024

Description	2024	% of City Budget
Administration	\$693,473	16%
City Council	\$56,228	1%
Elections	\$11,025	0%
Non-Departmental	\$241,848	6%
Public Safety	\$561,855	13%
Streets	\$317,520	7%
Sanitation	\$608,580	14%
Planning & Building	\$369,889	9%
Parks	\$502,740	12%
Community Development & Recreation	\$350,540	8%
Public Works	\$559,282	13%
<b>TOTAL</b>	<b>\$4,272,980</b>	<b>100%</b>

Source: Nibley City Budget BY2024

FIGURE 1: NIBLEY CITY OPERATING EXPENSES, BUDGET FY2024



The City projects park expenses to increase between \$25,000 to \$32,000 per year between 2024 and 2030, thus maintaining a fairly constant percentage (12%) of General Fund expenses. The increased expenses represent a five percent annual increase to keep up with growth<sup>6</sup> and inflationary costs but do not include funding for capital projects. If the City desires to increase its service levels, it will need to find additional funding sources for park capital improvements.

TABLE 2: NIBLEY CITY PARK EXPENSE PROJECTIONS

	2024	2025	2026	2027	2028	2029	2030
Park Expenses as Projected by City	\$502,710	\$527,877	\$554,271	\$581,984	\$611,084	\$641,638	\$673,720
Total Operating Expenses	\$4,272,979	\$4,548,226	\$4,844,401	\$5,100,316	\$5,369,848	\$5,653,728	\$5,952,725
Park Expenses as % of General Fund	11.76%	11.61%	11.44%	11.41%	11.38%	11.35%	11.32%
Increased Expenses per Year		\$25,167	\$26,394	\$27,713	\$29,100	\$30,554	\$32,082

<sup>6</sup> Assumes growth of about 246 persons annually

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Source: Nibley City Budget

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The City currently has 175.51 park acres of which 84 are developed. This represents an average operating cost of \$6,284 per developed acre,<sup>7</sup> or 80 percent of the national average of \$7,823 per acre.<sup>8</sup> This means that Nibley is already efficient with its operating costs and likely does not have excess funding for capital costs. And, if Nibley adds additional amenities or mowed acres to its existing parks, operating costs per acre would increase to maintain the additional facilities. The additional costs shown in Table 3 below do not include the additional operating costs if a recreation center were to be built.

Based on the City's Parks Impact Fee Analysis completed in 2022, the City would need to add approximately 5 to 6 acres per year through 2032, of which 2-3 acres would be developed acres, in order to maintain current service levels. The added annual cost, assuming the City's current cost of \$6,284 per developed acre, is covered in the City's projected parks budget shown in Table 2 above.

TABLE 3: NIBLEY CITY OPERATING EXPENSE PROJECTIONS FOR NEW GROWTH ONLY

Year	Population	Growth per Year	Developed Park Acres Needed	Increased Cost per Year with Inflation*
2024	8,180			
2025	8,409	229	2.35	\$15,221.31
2026	8,644	235	2.41	\$16,088.73
2027	8,886	242	2.49	\$17,065.01
2028	9,135	249	2.56	\$18,085.38
2029	9,391	256	2.63	\$19,151.62
2030	9,654	263	2.70	\$20,265.56
2031	9,924	270	2.77	\$21,429.09
2032	10,202	278	2.85	\$22,725.95

\*An inflation rate of 3 percent per year has been used in the analysis

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#### CAPITAL IMPROVEMENT NEEDS

The City has identified the following capital improvement projects as part of its Parks Master Plan:

TABLE 4: NIBLEY CITY PROPOSED CAPITAL IMPROVEMENT PROJECTS

Capital Costs	Amount
Regional Park	\$84,929,161
Regional Park - Future Phase	\$2,529,518
1200 W Park	\$10,813,536

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<sup>7</sup> Calculated based on anticipated costs of \$527,877 divided by 84 acres

<sup>8</sup> 2024 NRPA Agency Review

Anhder Park	\$1,664,501
River Hollow	\$2,084,514
Other Parks	\$100,000
<b>TOTAL</b>	<b>\$102,121,230</b>

*Source: Nibley City*

The majority of funding for these projects is not included in the City's General Fund projections for parks and recreation. Therefore, additional funding sources will need to be utilized if the capital improvement projects listed above are to be constructed. The City may want to update its Capital Improvement Plan completed in 2022 to include the projects shown above and identify funding sources.

## FUNDING SOURCES

### Impact Fees

Impact fees are one-time fees charged to new development to offset the capital costs associated with new development. They are one source of funding for new capital improvements to maintain service levels and expand capacity for new growth as it occurs. The City's Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) completed in 2022 projects growth of approximately 265 persons or about 68 households per year. Park impact fees are charged only to residential units. The City has enacted a fee of \$9,003 per single-family residential unit and \$6,613 per multi-family unit. Therefore, impact fees will produce revenues of roughly \$600,000 per year or just over \$6 million over 10 years. Impact fee revenues could support a general obligation (GO) or sales tax revenue bond in the amount of approximately \$8 million.<sup>9</sup>

### Bonding

A general obligation (GO) or sales tax revenue bond could be issued by the City. A GO bond would require voter approval at an election but would achieve a slightly lower interest rate than a sales tax bond. The following shows some sample impacts on property owners in Nibley given various bonding scenarios to accomplish the capital improvements shown above.

TABLE 5: POTENTIAL BONDING SCENARIOS

	Scenario 1	Scenario 2	Scenario 3
Nibley Taxable Value 2023	\$654,678,778	\$654,678,778	\$654,678,778
Annual Property Tax Revenues	\$1,000,000	\$2,000,000	\$500,000
Tax Rate Necessary	0.0015275	0.0030549	0.0007637
Annual Property Tax Impact on \$500,000 Primary Residential Unit	\$420	\$840	\$210
Bond Amt Issued	\$13,300,000	\$26,600,000	\$6,600,000
Bond Rate	4.25%	4.25%	4.25%
Bond Term in Years	20	20	20

<sup>9</sup> Assumes a 20-year term and 4.25 percent interest; GO bond rates would be slightly lower at around 4.0 percent in the current market

## Special Districts

Utah law allows for the creation of special districts based on Utah Code §17B. Such districts can also issue bonds. Districts may be created for a variety of purposes including park operations, recreational facilities and services. A special service district created under Title 17D is a hybrid entity in that it is an independent governmental entity, except when it comes to the levy of taxes or assessments, the issuance of debt, or the holding of an election. These actions must be approved by the governmental entity that created the special service district. In reality, special service districts are still ultimately under the control of their creating entities. A special service district may be created by a city or county to provide a variety of services, including parks and recreation. However, if the boundaries of the special district match those of Nibley City, there would be no purpose in creating a district. If a recreation district were created for a larger area, that includes surrounding communities, then taxable value and bonding capacity would increase.

Two examples of recreation districts are Snyderville Basin Special Recreation District (SBSRD) and South Davis Recreation District. Basic special districts have a maximum levy of 0.0008.<sup>10</sup> SBSRD has enacted a current rate of 0.0004 while the rate for South Davis is only 0.000153. These districts have taxable values that are considerably higher than that of Nibley City.

TABLE 6: SBSRD AND SOUTH DAVIS RECREATION DISTRICT COMPARISON

	SBSRD	South Davis
Taxable Value	\$19,420,646,121	\$12,971,631,948
Tax Rate	0.0004	0.000153
Total Taxes Generated Annually	\$7,768,258	\$1,984,660
Annual Property Tax Impact on \$500,000 Primary Residential Unit	\$110	\$42

## User Fees

While user fees generally don't generate significant revenues, it is still good practice to regularly review fees charged for rentals, recreation programs, etc. to ensure that costs are being covered.<sup>11</sup> If costs are not covered, then General Fund monies are diverted to these uses which could legitimately be covered through fees, thereby reducing funds available for other purposes.

## Recreation, Arts and Parks Tax (RAPZ Tax)

This tax has already been enacted to the full 0.10 percent in Cache County. Nibley City could apply for these funds for various projects, but obtaining this funding is generally highly competitive.

<sup>10</sup> Utah Code 17B-b-1002(1)

<sup>11</sup> In some cases, such as for youth and senior programs, many cities have the policy of subsidizing some of the costs.

## Grants – Utah Office of Outdoor Recreation

The Utah Office of Outdoor Recreation has several different grant programs, a few of which are listed below.

***Utah Outdoor Recreation Grant (UORG)*** is for new outdoor recreation infrastructure projects and helps communities build recreation amenities that support local economic development. Within the UORG program are the UORG Tier 1 (\$15,001-\$200,000), Regional Asset Tier (Up to \$750,000), Mini-Grant (Up to \$15,000), and the Utah Outdoor Classroom Grant (Up to \$15,000).

***Land and Water Conservation Fund (LWCF)*** is a federally-funded program established to assist government agencies with the creation of high-quality, public outdoor recreation facilities. LWCF grants have been used to construct golf courses, swimming pools, and parks.

Other grants are available for restoration of high-use and high-priority trails, boating access and motorized recreation.

## Monthly Park Fees

While some cities charge monthly park fees with their water bills, Nibley City would need to work closely with its attorney before enacting such fees. There has been recent litigation in Utah regarding road fees which can be collected if part of a separate utility fund for the maintenance of roads. However, the City needs to be very careful that any fees collected are not viewed as a backdoor tax rather than a fee. If park fees were to be enacted by the City Council, at a rate of \$5 per month, the City could generate approximately \$9,585 per month or \$115,020 annually.<sup>12</sup>

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<sup>12</sup> Assumes 1,915 households in Nibley City;  
<https://www.census.gov/quickfacts/fact/table/nibleycityutah,UT/POP010220>

## APPENDIX B - NRPA COMPARISON TABLES

TABLE 31 - NRPA GENERAL CATEGORIES COMPARISON TABLE

NRPA COMPARISON – GENERAL CATEGORIES					
Category	2023 NRPA Performance Review (Less than 20,000 Median)	Nibley City	Current Difference	Nibley City 2030	2030 Difference
Residents per Park	1,225	609	-616	743	-482
Acres of Parkland per 1,000 Residents	13	9.9	-3.1	5.0	-8.0
Park and Recreation Agency FTEs	11.3	4	5.7	-	-
FTEs per 10,000 Residents	11.5	3	5.5	-	-
Revenue as Percentage of Operating Expenditures (Cost Recovery)	26%	61%	35%	-	-
Annual Operating Expenditures	\$1,200,000.00	\$502,710	-\$697,290	-	-
Operating Expenditures per Capita	\$120.79	\$63.43	-\$57.36	\$52.08	\$68.71
Parks and Recreation Revenues per Capita	\$31.31	\$38.61	\$7.30	\$31.74	\$0.43
Miles of Trail	4.0	3.9	-0.1	3.9	-0.1

TABLE 32 - NIBLEY CITY PROJECTED PERFORMANCE PLAN

Amenities	2023 NRPA Performance Review (Less than 20,000 Median)	Nibley City	Current Difference	Nibley City 2040	2040 Difference	Number of Existing Amenities	Amenities Needed 2023	Amenities Needed 2040	Phase 1 Project	Phase 2 Project	Phase 3 Project
Playgrounds	2,014	990	-1024	1,966	-48	8	-7.5	-7.0	0	0	0
Basketball Courts	3,729	7,920	4191	15,725	11996	0	2.1	4.2	2	2	1
Baseball Field - Youth (Duplicated in NRPA, may also be 5,033 or 19,556)	3,114	2,640	-474	5,242	2128	3	-2.2	-1.3	0	0	0
Tennis Court (Outdoor)	2,805	7,920	5115	15,725	12920	1	1.8	4.6	2	2	1
Multipurpose Fields	3,859	1,056	-2803	2,097	-1762	7.5	-7.2	-7.0	0	0	0
Dog Parks	11,100	7,920	-3180	15,725	4625	0	0.7	1.4	1	0	1

Softball Fields - Adult	5,800	2,640	-3160	5,242	-558	3	-2.5	-2.1	0	0	0
Softball Fields - Youth	5,079	2,640	-2439	5,242	163	3	-2.5	-2.0	0	0	0
Community Gardens	8,178	7,920	-258	15,725	7547	0	1.0	1.9	1	0	1
Swimming Pools	9,745	7,920	-1825	15,725	5980	0	0.8	1.6	1	0	1
Soccer Fields - Youth	3,600	1,056	-2544	2,097	-1503	7.5	-7.2	-6.9	0	0	0
Multiuse Courts	5,093	7,920	2827	15,725	10632	0	1.6	3.1	2	1	1
Tot lots	5,816	7,920	2104	15,725	9909	0	1.4	2.7	1	1	1
Soccer Fields - Adult	6,955	1,056	-5899	2,097	-4858	7.5	-7.3	-7.2	0	0	0
Skate Parks	10,726	7,920	-2806	15,725	4999	1	-0.3	0.5	0	0	1
Football Fields	8,637	7,920	-717	15,725	7088	0	0.9	1.8	1	0	1
Pickleball (Outdoor)	3,252	3,960	708	7,863	4611	2	-0.8	0.4	0	0	1
18-Hole Golf Courses	9,587	7,920	-1667	15,725	6138	0	0.8	1.6	1	0	1
Multiuse Courts (Outdoor)	4,868	7,920	3052	15,725	10857	0	1.6	3.2	2	1	1
Synthetic Fields	9,518	7,920	-1598	15,725	6207	0	0.8	1.7	1	0	1
Ice Rinks (Outdoor)	8,045	7,920	-125	15,725	7680	0	1.0	2.0	1	0	1
Lacrosse Fields	9,786	7,920	-1866	15,725	5939	0	0.8	1.6	1	0	1
Overlay Fields	8,707	7,920	-787	15,725	7018	0	0.9	1.8	1	0	1
Hockey Field	18,000	7,920	-	10080	15,725	-2275	0	0.4	0.9	0	1
Recreation Centers/ Gyms	9,745	7,920	-1825	15,725	5980	0	0.8	1.6	1	0	1
Community Centers	8,829	7,920	-909	15,725	6896	0	0.9	1.8	1	0	1
Senior			-6080		1725	0	0.6	1.1	1	0	1

Centers	14,000	7,920		15,725							
Performance Amphitheaters	11,100	7,920	-3180	15,725	4625	1	-0.3	0.4	0	0	1
Nature Centers	10,633	7,920	-2713	15,725	5092	1	-0.3	0.5	0	0	1
Aquatic Centers	11,650	7,920	-3730	15,725	4075	0	0.7	1.3	1	0	1
Stadiums	9,250	7,920	-1330	15,725	6475	0	0.9	1.7	1	0	1
Teen Centers	14,593	7,920	-6673	15,725	1132	0	0.5	1.1	1	0	1
Indoor Ice Rinks	8,000	7,920	-80	15,725	7725	0	1.0	2.0	1	0	1
Arenas	5,531	7,920	2389	15,725	10194	0	1.4	2.8	1	1	1

## APPENDIX C – COMMUNITY INPUT SURVEY RESULTS

Over twenty-four percent of Nibley City's population responded to the online survey. Statistically, this percentage correlates with the City's overall demographics. The results are significant and important as they indicate the preferences of the community at large. The online survey was open during the months of June and July with a higher volume of responses occurring in July.

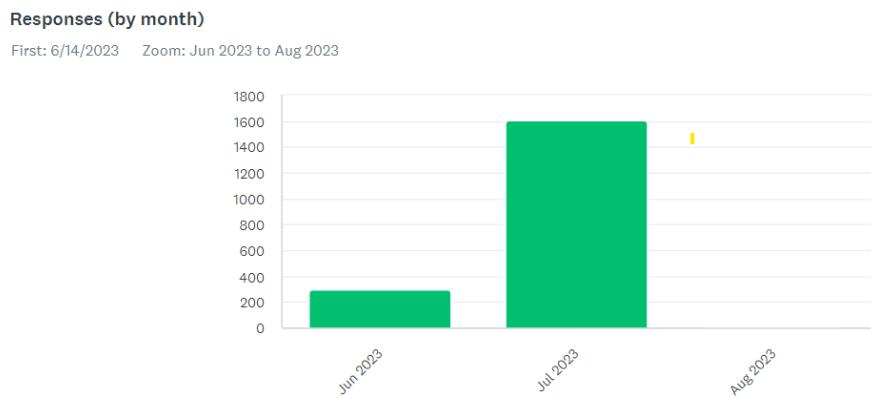


FIGURE 56 - SURVEY RESPONSES TIMEFRAME

Results concerning recreation facilities indicate that an overwhelming majority support the construction of a recreation facility with indoor amenities such as swimming pools, gyms, rock climbing walls, track, basketball/volleyball/pickleball courts, and indoor soccer field. Currently, the most used amenities are walking paths/trails, playgrounds, picnic tables, pavilions, sport fields, and access to the City's natural features like river.

The most requested recreational programs are sports for adults, alternative recreation programs (art and craft classes, summer camps, etc.), swimming and water recreation, pickleball, youth basketball, and indoor/winter programs. More than half of the respondents participate in the City or private recreation program, and other thirteen percent would like to participate in new recreation programs if offered by the City.

Residents mainly enjoy swimming pools, splash pads, fishing ponds streams, hiking/bike trails outside the City, which requires special attention for future programming and planning for new facilities and amenities.

Prioritization of City funding for new facilities were almost equal in four areas concerning to building new sports fields, trails and walking paths, family-oriented activities, and protection of open spaces and natural habitats. To aid with these goals, eighty eight percent of the community support up to \$25 tax raised.

## APPENDIX D – INDIVIDUAL PARKS SURVEY RESULTS

This survey collected residents' feedback of Nibley City's parks and gathered 442 responses. The four questions asked respondents to name a park, what they like about the park, what could be improved, and what they would like to add to that park.

The park with the most responses was Firefly Park which residents love and have concerns about the preservation of its ecological components, its naturalistic settings, and walking paths. Some park improvements and amenities were trees and shade, light screening, preservation of the views, a bigger playground, and not allowing dogs in the park.

Anhder Park was the second most popular, and in overall, residents were happy about its features and amenities. Some improvements were adding more pickleball courts, a splash pad, and lightning.

Residents would like to have a shaded playground, baseball field improvements, younger children play infrastructure, and benches near the playground in Elkhorn Park.

Heritage Park has many features that residents approve of, like sport fields, playground, pavilion, parking lot, and restrooms. Some improvements that they would like include more shade, playground upgrade, a running water fountain, pickleball courts, among other amenities.

The next popular park was Clear Creek Park with its zipline, disc golf field, pavilion, fields, and walking paths. Residents would like to have more trees and shade and play equipment.

Lastly, respondents mention these other places: Discovery Park/Sunrise Meadows, Nibley Gardens, Mt. Vista Park, Meadow View Park, West Park, and all the Nibley Parks in general, that would like to see improvements in the future and are part of this master plan.

# APPENDIX E – COST ESTIMATES

## MAINTENANCE

See concept designs for planned improvements.

Blacksmith Fork River Trail					
Expense	Quantity	Unit	Unit Cost	Sub Total	Total
Material	0.32	Acre	\$18,000.00	\$5,760.00	
Personnel	0.03	100 Acre	\$50,000.00	\$1,280.00	
Seasonal	0.02	100 Acre	\$40,000.00	\$768.00	
Riding Mower	0.00	100 Acre	\$30,000.00	\$48.00	
Area mower	0.00	100 Acre	\$100,000.00	\$80.00	
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	
Maintenance Trucks	0.00	100 Acre	\$45,000.00	\$172.80	
<b>Total Lawn</b>				<b>\$208,108.80</b>	
<b>Total</b>				<b>\$208,108.80</b>	

City Hall					
Expense	Quantity	Unit	Unit Cost	Sub Total	Total
Material	1.76	Acre	\$18,000.00	\$31,680.00	
Personnel	0.14	100 Acre	\$50,000.00	\$7,040.00	
Seasonal	0.11	100 Acre	\$40,000.00	\$4,224.00	
Riding Mower	0.01	100 Acre	\$30,000.00	\$264.00	
Area mower	0.00	100 Acre	\$100,000.00	\$440.00	
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	
Maintenance Trucks	0.02	100 Acre	\$45,000.00	\$950.40	
<b>Total Lawn</b>				<b>\$244,598.40</b>	
<b>Total</b>				<b>\$244,598.40</b>	

Clear Creek Park & Trail					
Expense	Quantity	Unit	Unit Cost	Sub Total	Total
Material	4.64	Acre	\$18,000.00	\$83,520.00	
Personnel	0.37	100 Acre	\$50,000.00	\$18,560.00	
Seasonal	0.28	100 Acre	\$40,000.00	\$11,136.00	
Riding Mower	0.02	100 Acre	\$30,000.00	\$696.00	
Area mower	0.01	100 Acre	\$100,000.00	\$1,160.00	
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	
Maintenance Trucks	0.06	100 Acre	\$45,000.00	\$2,505.60	
<b>Total Lawn</b>				<b>\$317,577.60</b>	
<b>Total</b>				<b>\$317,577.60</b>	

### Regional Park

Phase	Expense	Quantity	Unit	Unit Cost	Sub Total	Total	Notes
Initial Phases	Material	48.00	Acre	\$18,000.00	\$864,000.00		Maintenance cost
	Personnel	3.84	100 Acre	\$50,000.00	\$192,000.00		8 full-time employees per 100 acres
	Seasonal	2.88	100 Acre	\$40,000.00	\$115,200.00		20 seasonal employees per 100 acres
	Riding Mower	0.24	100 Acre	\$30,000.00	\$7,200.00		4 riding mowers per 100 acres
	Area mower	0.12	100 Acre	\$100,000.00	\$12,000.00		2 area mowers per 100 acres every 8 years
	Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00		Replace every 15 years with variability
	Maintenance Trucks	0.58	100 Acre	\$45,000.00	\$25,920.00		12 trucks per 100 acres every 10 years
Total Lawn						<b>\$1,416,320.00</b>	
Later Phase	Material	10.20	Acre	\$18,000.00	\$183,600.00		Maintenance cost
	Personnel	0.82	100 Acre	\$50,000.00	\$40,800.00		8 full-time employees per 100 acres
	Seasonal	0.61	100 Acre	\$40,000.00	\$24,480.00		20 seasonal employees per 100 acres
	Riding Mower	0.05	100 Acre	\$30,000.00	\$1,530.00		4 riding mowers per 100 acres
	Area mower	0.03	100 Acre	\$100,000.00	\$2,550.00		2 area mowers per 100 acres every 8 years
	Maintenance Trucks	0.12	100 Acre	\$45,000.00	\$5,508.00		12 trucks per 100 acres every 10 years
	Total Lawn					<b>\$258,468.00</b>	
Total						<b>\$1,674,788.00</b>	

### 1200 West Park

Expense	Quantity	Unit	Unit Cost	Sub Total	Total	Notes
Initial Phases	Material	28.90	Acre	\$18,000.00	\$520,200.00	Maintenance cost
	Personnel	2.31	100 Acre	\$50,000.00	\$115,600.00	8 full-time employees per 100 acres
	Seasonal	1.73	100 Acre	\$40,000.00	\$69,360.00	20 seasonal employees per 100 acres
	Riding Mower	0.14	100 Acre	\$30,000.00	\$4,335.00	4 riding mowers per 100 acres
	Area mower	0.07	100 Acre	\$100,000.00	\$7,225.00	2 area mowers per 100 acres every 8 years
	Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	Replace every 15 years with variability
	Maintenance Trucks	0.35	100 Acre	\$45,000.00	\$15,606.00	12 trucks per 100 acres every 10 years
Total Lawn						<b>\$932,326.00</b>
Total						<b>\$932,326.00</b>

### Anhder Park

Expense	Quantity	Unit	Unit Cost	Sub Total	Total	Notes
Initial Phases	Material	5.90	Acre	\$18,000.00	\$106,200.00	Maintenance cost
	Personnel	0.47	100 Acre	\$50,000.00	\$23,600.00	8 full-time employees per 100 acres
	Seasonal	0.35	100 Acre	\$40,000.00	\$14,160.00	20 seasonal employees per 100 acres
	Riding Mower	0.03	100 Acre	\$30,000.00	\$885.00	4 riding mowers per 100 acres
	Area mower	0.01	100 Acre	\$100,000.00	\$1,475.00	2 area mowers per 100 acres every 8 years
	Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	Replace every 15 years with variability
	Maintenance Trucks	0.07	100 Acre	\$45,000.00	\$3,186.00	12 trucks per 100 acres every 10 years
Total Lawn						<b>\$349,506.00</b>
Total						<b>\$349,506.00</b>

### River Hollow Park

Expense	Quantity	Unit	Unit Cost	Sub Total	Total	Notes
Initial Phases	Material	10.20	Acre	\$18,000.00	\$183,600.00	Maintenance cost
	Personnel	0.82	100 Acre	\$50,000.00	\$40,800.00	8 full-time employees per 100 acres
	Seasonal	0.61	100 Acre	\$40,000.00	\$24,480.00	20 seasonal employees per 100 acres
	Riding Mower	0.05	100 Acre	\$30,000.00	\$1,530.00	4 riding mowers per 100 acres
	Area mower	0.03	100 Acre	\$100,000.00	\$2,550.00	2 area mowers per 100 acres every 8 years
	Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	Replace every 15 years with variability
	Maintenance Trucks	0.12	100 Acre	\$45,000.00	\$5,508.00	12 trucks per 100 acres every 10 years
Total Lawn						<b>\$458,468.00</b>
Total						<b>\$458,468.00</b>

### Nibley Gardens

Expense	Quantity	Unit	Unit Cost	Sub Total	Total	Notes
Initial Phases	Material	2.56	Acre	\$18,000.00	\$46,080.00	Maintenance cost
	Personnel	0.20	100 Acre	\$50,000.00	\$10,240.00	8 full-time employees per 100 acres
	Seasonal	0.15	100 Acre	\$40,000.00	\$6,144.00	20 seasonal employees per 100 acres
	Riding Mower	0.01	100 Acre	\$30,000.00	\$384.00	4 riding mowers per 100 acres
	Area mower	0.01	100 Acre	\$100,000.00	\$640.00	2 area mowers per 100 acres every 8 years
	Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	Replace every 15 years with variability
	Maintenance Trucks	0.03	100 Acre	\$45,000.00	\$1,382.40	12 trucks per 100 acres every 10 years
Total Lawn						<b>\$264,870.40</b>
Total						<b>\$264,870.40</b>

### Elkhorn Park

Expense	Quantity	Unit	Unit Cost	Sub Total	Total
Material	3.68	Acre	\$18,000.00	\$66,240.00	
Personnel	0.29	100 Acre	\$50,000.00	\$14,720.00	
Seasonal	0.22	100 Acre	\$40,000.00	\$8,832.00	
Riding Mower	0.02	100 Acre	\$30,000.00	\$552.00	
Area mower	0.01	100 Acre	\$100,000.00	\$920.00	
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	
Maintenance Trucks	0.04	100 Acre	\$45,000.00	\$1,987.20	
<b>Total Lawn</b>					<b>\$293,251.20</b>

**Notes**

Maintenance cost  
8 full-time employees per 100 acres  
20 seasonal employees per 100 acres  
4 riding mowers per 100 acres  
2 area mowers per 100 acres every 8 years  
Replace every 15 years with variability  
12 trucks per 100 acres every 10 years

**Total**

**\$293,251.20**

### Firefly Park

Expense	Quantity	Unit	Unit Cost	Sub Total	Total
Material	19.90	Acre	\$18,000.00	\$358,200.00	
Personnel	1.59	100 Acre	\$50,000.00	\$79,600.00	
Seasonal	1.19	100 Acre	\$40,000.00	\$47,760.00	
Riding Mower	0.10	100 Acre	\$30,000.00	\$2,985.00	
Area mower	0.05	100 Acre	\$100,000.00	\$4,975.00	
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	
Maintenance Trucks	0.24	100 Acre	\$45,000.00	\$10,746.00	
<b>Total Lawn</b>					<b>\$704,266.00</b>

**Notes**

Maintenance cost  
8 full-time employees per 100 acres  
20 seasonal employees per 100 acres  
4 riding mowers per 100 acres  
2 area mowers per 100 acres every 8 years  
Replace every 15 years with variability  
12 trucks per 100 acres every 10 years

**Total**

**\$704,266.00**

### Heritage Park

Expense	Quantity	Unit	Unit Cost	Sub Total	Total
Material	13.20	Acre	\$18,000.00	\$237,600.00	
Personnel	1.06	100 Acre	\$50,000.00	\$52,800.00	
Seasonal	0.79	100 Acre	\$40,000.00	\$31,680.00	
Riding Mower	0.07	100 Acre	\$30,000.00	\$1,980.00	
Area mower	0.03	100 Acre	\$100,000.00	\$3,300.00	
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	
Maintenance Trucks	0.16	100 Acre	\$45,000.00	\$7,128.00	
<b>Total Lawn</b>					<b>\$534,488.00</b>

**Notes**

Maintenance cost  
8 full-time employees per 100 acres  
20 seasonal employees per 100 acres  
4 riding mowers per 100 acres  
2 area mowers per 100 acres every 8 years  
Replace every 15 years with variability  
12 trucks per 100 acres every 10 years

**Total**

**\$534,488.00**

### Meadow Creek Park & Trail

Expense	Quantity	Unit	Unit Cost	Sub Total	Total
Material	1.19	Acre	\$18,000.00	\$21,420.00	
Personnel	0.10	100 Acre	\$50,000.00	\$4,760.00	
Seasonal	0.07	100 Acre	\$40,000.00	\$2,856.00	
Riding Mower	0.01	100 Acre	\$30,000.00	\$178.50	
Area mower	0.00	100 Acre	\$100,000.00	\$297.50	
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	
Maintenance Trucks	0.01	100 Acre	\$45,000.00	\$642.60	
<b>Total Lawn</b>					<b>\$230,154.60</b>

**Notes**

Maintenance cost  
8 full-time employees per 100 acres  
20 seasonal employees per 100 acres  
4 riding mowers per 100 acres  
2 area mowers per 100 acres every 8 years  
Replace every 15 years with variability  
12 trucks per 100 acres every 10 years

**Total**

**\$230,154.60**

### Morgan Farm

Expense	Quantity	Unit	Unit Cost	Sub Total	Total
Material	3.49	Acre	\$18,000.00	\$62,820.00	
Personnel	0.28	100 Acre	\$50,000.00	\$13,960.00	
Seasonal	0.21	100 Acre	\$40,000.00	\$8,376.00	
Riding Mower	0.02	100 Acre	\$30,000.00	\$523.50	
Area mower	0.01	100 Acre	\$100,000.00	\$872.50	
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	
Maintenance Trucks	0.04	100 Acre	\$45,000.00	\$1,884.60	
<b>Total Lawn</b>					<b>\$288,436.60</b>

**Notes**

Maintenance cost  
8 full-time employees per 100 acres  
20 seasonal employees per 100 acres  
4 riding mowers per 100 acres  
2 area mowers per 100 acres every 8 years  
Replace every 15 years with variability  
12 trucks per 100 acres every 10 years

**Total**

**\$288,436.60**

### Mt. Vista Open Space & Trail

Expense	Quantity	Unit	Unit Cost	Sub Total	Total
Material	-	Acre	\$18,000.00	\$0.00	
Personnel	-	100 Acre	\$50,000.00	\$0.00	
Seasonal	-	100 Acre	\$40,000.00	\$0.00	
Riding Mower	-	100 Acre	\$30,000.00	\$0.00	
Area mower	-	100 Acre	\$100,000.00	\$0.00	
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00	
Maintenance Trucks	-	100 Acre	\$45,000.00	\$0.00	
<b>Total Lawn</b>					<b>\$200,000.00</b>

**Notes**

Maintenance cost  
8 full-time employees per 100 acres  
20 seasonal employees per 100 acres  
4 riding mowers per 100 acres  
2 area mowers per 100 acres every 8 years  
Replace every 15 years with variability  
12 trucks per 100 acres every 10 years

**Total**

**\$200,000.00**

### Discovery Park/Sunrise Meadows

Expense	Quantity	Unit	Unit Cost	Sub Total	Total	Notes
Material	4.26	Acre	\$18,000.00	\$76,680.00		Maintenance cost
Personnel	0.34	100 Acre	\$50,000.00	\$17,040.00		8 full-time employees per 100 acres
Seasonal	0.26	100 Acre	\$40,000.00	\$10,224.00		20 seasonal employees per 100 acres
Riding Mower	0.02	100 Acre	\$30,000.00	\$639.00		4 riding mowers per 100 acres
Area mower	0.01	100 Acre	\$100,000.00	\$1,065.00		2 area mowers per 100 acres every 8 years
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00		Replace every 15 years with variability
Maintenance Trucks	0.05	100 Acre	\$45,000.00	\$2,300.40		12 trucks per 100 acres every 10 years
<b>Total Lawn</b>					<b>\$307,948.40</b>	
<b>Total</b>					<b>\$307,948.40</b>	

### Meadow View Park

Expense	Quantity	Unit	Unit Cost	Sub Total	Total	Notes
Material	1.13	Acre	\$18,000.00	\$20,340.00		Maintenance cost
Personnel	0.09	100 Acre	\$50,000.00	\$4,520.00		8 full-time employees per 100 acres
Seasonal	0.07	100 Acre	\$40,000.00	\$2,712.00		20 seasonal employees per 100 acres
Riding Mower	0.01	100 Acre	\$30,000.00	\$169.50		4 riding mowers per 100 acres
Area mower	0.00	100 Acre	\$100,000.00	\$282.50		2 area mowers per 100 acres every 8 years
Playground Equipment Replacement	0.10	1/10 Years	\$2,000,000.00	\$200,000.00		Replace every 15 years with variability
Maintenance Trucks	0.01	100 Acre	\$45,000.00	\$610.20		12 trucks per 100 acres every 10 years
<b>Total Lawn</b>					<b>\$228,634.20</b>	
<b>Total</b>					<b>\$228,634.20</b>	

### Total Maintenance Expense

**\$7,237,422.20**

## CAPITAL IMPROVEMENT

See the following estimates. All estimates are based on concepts as opposed to construction plans. All estimates are to be verified by a certified contractor prior to committing resources to any associated expenses.

## Regional Park

<b>Initial Phases</b>		<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Sub Total</b>	<b>Total</b>
<b>Clearing / Earthwork</b>	Site Clearing - Softscape	48.00	Acre	\$23,960.00	\$1,150,080.00	
	Earthwork	48.00	Acre	\$2,620.00	\$125,760.00	
	<b>Total Clearing / Earthwork</b>					<b>\$1,275,840.00</b>
<b>Concrete / Asphalt</b>	Parking Lot - Asphalt	330,000.00	SF	\$4.50	\$1,485,000.00	
	Parking Lot - Curb and Gutter	17,290.00	LF	\$27.50	\$475,475.00	
	Half ROW Road - Asphalt	134,000.00	SF	\$4.50	\$603,000.00	
	Concrete Hardscape	188,000.00	SF	\$8.00	\$1,504,000.00	
	10' Wide Concrete Path	33,000.00	SF	\$8.00	\$264,000.00	
	6' Wide Concrete Path	39,450.00	SF	\$8.00	\$315,600.00	
<b>Total Concrete / Asphalt</b>						<b>\$4,647,075.00</b>
<b>Utilities</b>	Utilities (water, sewer, electrical)	48.00	Acre	\$7,200.00	\$345,600.00	
	Storm Drain for Parking Lot	7,300.00	LF	\$1.32	\$9,636.00	
	<b>Total Utilities</b>					<b>\$355,236.00</b>
<b>Buildings</b>	Indoor Rec Center	26,000.00	SF	\$2,000.00	\$52,000,000.00	
	Baseball Field Restrooms	2.00	EA	\$250,000.00	\$500,000.00	
	Medium Pavilion	4.00	EA	\$131,400.00	\$525,600.00	
	<b>Total Buildings</b>					<b>\$52,500,000.00</b>
<b>Amenities</b>	Indoor Sports Field (Metal Building)	101,500.00	SF	\$60.00	\$6,090,000.00	
	Medium Pool Slide	1.00	EA	\$600,000.00	\$600,000.00	
	Party Pavilion	1.00	EA	\$200,000.00	\$200,000.00	
	Family Pavilion	2.00	EA	\$75,000.00	\$150,000.00	
	Other Shade Structures	6.00	EA	\$40,000.00	\$240,000.00	
	Lap Pool (Indoor/Outdoor)	1.00	EA	\$2,250,000.00	\$2,250,000.00	
	Recreation Pool (Indoor/Outdoor)	1.00	EA	\$2,250,000.00	\$2,250,000.00	
	Sports Court	16.00	EA	\$100,000.00	\$1,600,000.00	
	Highschool Size Rectangle Sports	7.00	EA	\$100,000.00	\$700,000.00	

	Diamond Sports	4.00	EA	\$200,000.00	\$800,000.00
	Playground Soft Surface	25,000.00	SF	\$22.00	\$550,000.00
	Large Playground	1.00	EA	\$2,000,000.00	\$2,000,000.00
	Playground and Concrete Path Lighting	24.00	EA	\$5,500.00	\$132,000.00
	Sport Courts Lighting	48.00	EA	\$66,000.00	\$3,168,000.00
	Parking Lot Lighting per Pole	45.00	EA	\$5,000.00	\$225,000.00
	Signage	2.00	EA		\$0.00
	Trash Receptables	15.00	EA	\$850.00	\$12,750.00
	Path Benches	20.00	EA	\$1,650.00	\$33,000.00
	<b>Total Amenities</b>				<b>\$21,000,750.00</b>
<b>Planting</b>	Sports Turf	22.00	Acre	\$52,300.00	\$1,150,600.00
	Pool Turf	0.35	Acre	\$52,300.00	\$18,305.00
	Buffer Planting	7.90	Acre	\$243,950.00	\$1,927,205.00
	Trees	244.00	EA	\$500.00	\$122,000.00
	<b>Total Planting</b>				<b>\$3,218,110.00</b>
<b>Irrigation</b>	Turf	22.35	Acre	\$61,000.00	\$1,363,350.00
	Buffer Planting	7.90	Acre	\$72,000.00	\$568,800.00
	<b>Total Irrigation</b>				<b>\$1,932,150.00</b>
<b>Total Initial Phase</b>					<b>\$84,929,161.00</b>

Future Phase		Quantity	Unit	Unit Cost	Sub Total	Total
<b>Clearing / Earthwork</b>	Site Clearing - Softscape	10.15	Acre	\$23,960.00	\$243,194.00	
	Earthwork	10.20	Acre	\$2,620.00	\$26,724.00	
	<b>Total Clearing / Earthwork</b>					<b>\$269,918.00</b>
<b>Concrete / Asphalt</b>	Curb and Gutter	1,310.00	LF	\$27.50	\$36,025.00	
	10' Wide Concrete Path	3,900.00	SF	\$8.00	\$31,200.00	
	<b>Total Concrete / Asphalt</b>					<b>\$31,200.00</b>

<b>Utilities</b>	Utilities (water, sewer, electrical)	10.15	Acre	\$7,200.00	\$73,080.00
	<b>Total Utilities</b>				<b>\$73,080.00</b>
<b>Amenities</b>	Rectangle Sports	3.00	EA	\$100,000.00	\$300,000.00
	Diamond Sports	2.00	EA	\$200,000.00	\$400,000.00
	Concrete Path Lighting	8.00	EA	\$5,000.00	\$40,000.00
	Sport Courts Lighting	24.00	EA	\$3,000.00	\$72,000.00
	Trash Receptables	2.00	EA	\$850.00	\$1,700.00
	Signage	1.00	EA	\$50,000.00	\$50,000.00
	<b>Total Amenities</b>				<b>\$863,700.00</b>
<b>Planting</b>	Sports Turf	11.40	Acre	\$52,300.00	\$596,220.00
	Trees	4.00	EA	\$500.00	\$0.00
	<b>Total Planting</b>				<b>\$596,220.00</b>
<b>Irrigation</b>	Irrigation Expansion - Turf	11.40	Acre	\$61,000.00	\$695,400.00
	<b>Total Irrigation</b>				<b>\$695,400.00</b>
<b>Total Future Phases</b>					<b>\$2,529,518.00</b>

## 1200 West Park

		Quantity	Unit	Unit Cost	Sub Total	Total
<b>Clearing / Earthwork</b>	Site Clearing - Softscape	20.00	Acre	\$23,960.00	\$479,200.00	
	Earthwork	20.00	Acre	\$2,620.00	\$52,400.00	
	<b>Total Clearing / Earthwork</b>					<b>\$531,600.00</b>
<b>Concrete / Asphalt</b>	Parking Lot - Asphalt	88,534.00	SF	\$4.50	\$398,403.00	

	Parking Lot - Curb and Gutter	5,260.00	LF	\$27.00	\$142,020.00
	Half ROW Road - Asphalt	18,630.00	SF	\$4.50	\$83,835.00
	6' Wide Concrete Path	52,380.00	SF	\$8.00	\$419,040.00
	<b>Total Concrete / Asphalt</b>				<b>\$1,043,298.00</b>
<b>Utilities</b>	Utilities (water, sewer, electrical)	20.00	Acre	\$7,200.00	\$144,000.00
	Storm Drain for Parking Lot	1,900.00	LF	\$1.32	\$2,508.00
	<b>Total Utilities</b>				<b>\$146,508.00</b>
<b>Buildings</b>	Restroom	1.00	EA	\$250,000.00	\$250,000.00
	Medium Pavilion	1.00	EA	\$131,400.00	\$131,400.00
	Hexagon Pavilion	1.00	EA	\$131,400.00	\$131,400.00
	<b>Total Buildings</b>				<b>\$512,800.00</b>
<b>Amenities</b>	Skate Park	14,800.00	SF	\$60.50	\$895,400.00
	Skate Park Fencing	-	LF	\$110.00	\$0.00
	Dog Park Fence	1,090.00	LF	\$160.00	\$174,400.00
	Dog Park Pedestrian Gates	2.00	EA	\$2,200.00	\$4,400.00
	Dog Park Benches	18.00	EA	\$1,650.00	\$29,700.00
	Dog Park Trash Receptacle	2.00	EA	\$20,000.00	\$40,000.00
	Dog Poo Station	4.00	EA	\$1,100.00	\$4,400.00
	Dog Park Amenities	1.00	LS	\$200,000.00	\$200,000.00
	Dog Park 20' x 8' Covered Shade Structure	1.00	EA	\$50,000.00	\$50,000.00
	Splash Pad (small)	1.00	EA	\$1,100,000.00	\$1,100,000.00
	Large Playground	1.00	EA	\$700,000.00	\$700,000.00
	Adventure Playground	1.00	EA	\$2,000,000.00	\$2,000,000.00
	Rectangle Sports	2.00	EA	\$100,000.00	\$200,000.00
	Playground and Concrete Path Lighting	20.00	EA	\$5,500.00	\$110,000.00
	Parking Lot Lighting per Pole	8.00	EA	\$5,000.00	\$40,000.00
	Sport Court Lighting	6.00	EA	\$3,300.00	\$19,800.00
	Trash Receptables	8.00	EA	\$850.00	\$6,800.00
	Path Benches	18.00	EA	\$1,650.00	\$29,700.00

	Signage	3.00	EA	\$50,000.00	\$150,000.00
	<b>Total Amenities</b>				<b>\$5,754,600.00</b>
<b>Planting</b>	Turf	10.60	Acre	\$52,300.00	\$554,380.00
	Buffer Planting	5.00	Acre	\$243,950.00	\$1,219,750.00
	Trees	88.00	EA	\$500.00	\$44,000.00
	<b>Total Planting</b>				<b>\$1,818,130.00</b>
<b>Irrigation</b>	Turf	10.60	Acre	\$61,000.00	\$646,600.00
	Buffer Planting	5.00	Acre	\$72,000.00	\$360,000.00
	<b>Total Irrigation</b>				<b>\$646,600.00</b>
<b>Total</b>					<b>\$10,813,536.00</b>

## Anhder Park

		Quantity	Unit	Unit Cost	Sub Total	Total
<b>Clearing / Earthwork</b>	Site Clearing - Softscape	0.34	Acre	\$23,960.00	\$8,146.40	
	Earthwork	0.34	SF	\$2,620.00	\$890.80	
	<b>Total Clearing / Earthwork</b>					<b>\$9,037.20</b>
<b>Concrete / Asphalt</b>	Expanded Parking Lot - Asphalt	2,600.00	SF	\$4.50	\$11,700.00	
	Parking Lot - Curb and Gutter	699.00	LF	\$27.00	\$18,873.00	
	Concrete Pad	10,950.00	SF	\$8.00	\$87,600.00	
	<b>Total Concrete / Asphalt</b>					<b>\$118,173.00</b>
<b>Utilities</b>	Utilities (water, sewer, electrical)	0.34	Acre	\$7,200.00	\$2,448.00	
	Storm Drain for Parking Lot	790.00	LF	\$1.32	\$1,042.80	
	<b>Total Utilities</b>					<b>\$3,490.80</b>

<b>Buildings</b>	Restrooms	1.00	EA	\$250,000.00	\$250,000.00
	Small Pavilion	1.00	EA	\$43,800.00	\$43,800.00
	Medium Pavilion	1.00	EA	\$131,400.00	\$131,400.00
	<b>Total Buildings</b>				<b>\$425,200.00</b>
<b>Amenities</b>	Nature Playground	1.00	EA	\$800,000.00	\$800,000.00
	Mobile Bleachers	7.00	EA	\$20,000.00	\$140,000.00
	Parking Lot Lighting per Pole	7.00	EA	\$4,500.00	\$31,500.00
	Concrete Path Lighting	8.00	EA	\$5,500.00	\$44,000.00
	Sports Lighting	1.00	Set	\$66,000.00	\$66,000.00
	Trash Receptables	6.00	EA	\$850.00	\$5,100.00
	Picnic Tables	8.00	EA	\$2,000.00	\$16,000.00
	<b>Total Amenities</b>				<b>\$1,102,600.00</b>
<b>Planting</b>	Trees	12.00	EA	\$500.00	\$6,000.00
	<b>Total Planting</b>				<b>\$6,000.00</b>
<b>Irrigation</b>	Irrigation System		Acre	\$61,000.00	\$0.00
	<b>Total Irrigation</b>				<b>\$0.00</b>
<b>Total</b>					<b>\$1,664,501.00</b>

## River Hollow

		Quantity	Unit	Unit Cost	Sub Total	Total
<b>Clearing / Earthwork</b>	Site Clearing - Softscape	9.91	Acre	\$23,960.00	\$237,443.60	
	Earthwork	10.20	Acre	\$2,620.00	\$26,724.00	
	<b>Total Clearing / Earthwork</b>					<b>\$264,167.60</b>

<b>Concrete / Asphalt</b>	Parking Lot - Asphalt	41,350.00	SF	\$4.50	\$186,075.00
	Parking Lot - Curb and Gutter	1,675.00	LF	\$27.00	\$45,225.00
	10' Wide Asphalt Trail	25,500.00	SF	\$3.60	\$91,800.00
	Concrete Mow Strip for Playground (6")	16,770.00	LF	\$6.60	\$110,682.00
	Concrete Ramp	1,260.00	SF	\$8.00	\$10,080.00
	<b>Total Concrete / Asphalt</b>				<b>\$443,862.00</b>
<b>Utilities</b>	Utilities (water, sewer, electrical)	9.91	Acre	\$7,200.00	\$71,352.00
	Storm Drain for Parking Lot	1,350.00	LF	\$1.32	\$1,782.00
	<b>Total Utilities</b>				<b>\$73,134.00</b>
<b>Buildings</b>	Restrooms	1.00	EA	\$250,000.00	\$250,000.00
	Medium Pavilion	1.00	EA	\$131,400.00	\$131,400.00
	<b>Total Buildings</b>				<b>\$381,400.00</b>
<b>Amenities</b>	Nature Playground	1.00	EA	\$800,000.00	\$800,000.00
	Playground and Trail Lighting	9.00	EA	\$5,000.00	\$45,000.00
	Parking Lot Lighting per Pole	5.00	EA	\$4,500.00	\$22,500.00
	Path Benches	5.00	EA	\$1,650.00	\$8,250.00
	Picnic Tables	4.00	EA	\$2,000.00	\$8,000.00
	Trash Receptables	6.00	EA	\$850.00	\$5,100.00
	<b>Total Amenities</b>				<b>\$888,850.00</b>
<b>Planting</b>	Turf	0.10	Acre	\$52,300.00	\$5,230.00
	Trees	54.00	EA	\$500.00	\$27,000.00
	<b>Total Planting</b>				<b>\$27,000.00</b>
<b>Irrigation</b>	Irrigation System - Turf	0.10	Acre	\$61,000.00	\$6,100.00
	<b>Total Irrigation</b>				<b>\$6,100.00</b>
<b>Total</b>					<b>\$2,084,513.60</b>

## Other Parks

		Quantity	Unit	Unit Cost	Sub Total	Total
Nibley Gardens	Signs	2.00	EA	\$50,000.00	\$100,000.00	
<b>Total</b>					<b>\$100,000.00</b>	
<b>Total Improvements</b>					<b>\$102,021,229.60</b>	
30% Contingency					\$30,606,368.88	
7 % Design Fee					\$9,283,931.89	
<b>Grand Total Project Cost</b>					<b>\$141,911,530.37</b>	

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## Agenda Item #9

<b>Description</b>	<b>Discussion &amp; Consideration:</b> Resolution 24-18 – A Resolution Indicating the Intent to Adjust the Municipal Boundary Between The City of Logan and Nibley City (First Reading)
<b>Presenter</b>	Levi Roberts, City Planner
<b>Staff Recommendation</b>	Approve Resolution 24-18 – A Resolution Indicating the Intent to Adjust the Municipal Boundary Between The City of Logan and Nibley City and waive second reading
<b>Reviewed By</b>	City Manager, City Planner, City Recorder, Mayor, City Attorney

### Background

No new information

### Previous Background Information

Watermark, LLC, currently owns property adjacent to Nibley City that is within the municipal boundaries of Logan City near 1200 W 2200 S. They have approached both cities with the intent to disconnect from Logan City and annex to Nibley City. Watermark LLC previously entered into an annexation agreement with Nibley City that allows for the development of 180 residential units (multi-family & townhome) and grants R-M (mixed residential) zoning upon annexation to Nibley City. The recorded annexation agreement is included in the packet (recorded 09/06/2023).

Logan City and Nibley City Staff have coordinated on the boundary adjustment and would like to jointly propose that in addition to the Watermark-owned properties, two additional residential properties south of 2200 S and east of Hwy 89/91, and a remainder piece of the Thomas Edison Charter School, be included in the boundary adjustment. This piece of property is within the same parcel that the school is located and was obtained through a parcel boundary adjustment but never annexed into Nibley City. All of the proposed property is included in Nibley City's annexation declaration area and may be serviced with Nibley City services.

Utah Code 10-2-419 provides the procedure for a boundary adjustment. The first step in the process is for each municipality to adopt a resolution indicating the intent of the municipal legislative body to adjust a common boundary. Upon adopting this resolution, City Staff will provide required noticing, then the City Council may hold a public hearing to consider an ordinance that would approve the boundary adjustment. All of the

required steps in the process are being coordinated with Logan City. The following dates are planned for this process:

July 11- Nibley City Council considers resolution Indicating the Intent to Adjust the Municipal Boundary Between The City of Logan and Nibley City

July 16- Logan City Council considers resolution Indicating the Intent to Adjust the Municipal Boundary Between The City of Logan and Nibley City

July 17- Required noticing begins

August 20- Logan City Council considers ordinance approving the boundary adjustment

August 22- Nibley City Council considers ordinance approving the boundary adjustment

## **RESOLUTION 24-18**

### **A RESOLUTION INDICATING THE INTENT TO ADJUST THE MUNICIPAL BOUNDARY BETWEEN THE CITY OF LOGAN AND NIBLEY CITY**

WHEREAS, the owners of certain property described herein have a desire to further develop their property, and these property owners believe their proposed developments can be better facilitated by a boundary adjustment between the City of Logan and Nibley City; and

WHEREAS, each City believes it is in the best interest of their respective residents to have an easily identifiable common boundary between the two jurisdictions to avoid duplication of services; and

WHEREAS, due to constraints associated with providing public utilities, each City believes it is in the best interest of their respective jurisdictions to agree to a boundary adjustment facilitate service provision; and

WHEREAS, this boundary adjustment will rectify a municipal boundary discrepancy involving the existing Thomas Edison Charter School property; and

WHEREAS, UCA 10-2-419 requires that the Municipal Council of each municipality so desiring to adjust their common boundary adopt a resolution indicating their intent.

NOW THEREFORE be it resolved by the Nibley City Council that it is their intent to adjust its mutual boundary with Logan City, in accordance with the provisions of 10-2-419, Utah Code Annotated, in order to provide for the withdrawal of the following parcels, or portions thereof, and as described in Exhibit A:

<b>Tax ID</b>	<b>Name</b>	<b>Property Address</b>
03-007-0023	Watermark Project, LLC	1262 W 2200 S
03-007-0011	Watermark Project, LLC	1262 W 2200 S
03-007-0010	Watermark Project, LLC	1262 W 2200 S
03-007-0022	Cindy H Denning	2230 South Hwy 89/91
03-007-0009	Ernest Leroy Eck	2240 South Hwy 89/91
03-007-0013	KMP Construction, Inc.	2250 South Hwy 89/91
03-007-0027	Thomas Edison Charter School, Inc. (Portion)	1275 W 2350 S

BE IT FURTHER RESOLVED that a public hearing be conducted by the Municipal Council, no less than sixty (60) days from the passage of this resolution, to receive public input regarding this proposed boundary change.

PASSED BY THE NIBLEY CITY COUNCIL THIS 11th DAY OF July, 2024.

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Larry Jacobsen, Mayor

ATTEST:

---

Cheryl Bodily, City Recorder

## EXHIBIT A

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WHEN RECORDED RETURN TO:

Ballard Spahr LLP  
One Utah Center, Suite 800  
201 South Main Street  
Salt Lake City, UT 84111-2221  
Attn: Steven P. Mehr

Tax Serial Nos. 03-007-0010, 03-007-0011, 03-007-0023

## ANNEXATION AGREEMENT

The parties NIBLEY CITY (the “**City**”), a Utah municipality and a political subdivision of the State of Utah, and WATERMARK PROJECT LLC, a Utah limited liability company or assigns (the “**Petitioner**”), enter into this Annexation Agreement (this “**Agreement**”), effective as of the date this Agreement is recorded in the office of the Cache County Recorder (the “**Effective Date**”).

### RECITALS

**A.** Petitioner owns certain real property located within Cache County, within the municipal boundaries of Logan City, adjacent to the municipal boundaries of the City, described as Cache County parcels 03-007-0010, 03-007-0011, and 03-007-0023, and more particularly described in Exhibit A attached hereto (the “**Property**”).

**B.** Petitioner desires to disconnect the Property from Logan City (the “**Disconnection**”) and annex the Property into the City (the “**Annexation**”), in order to access City utilities and facilities to facilitate the development or subdivision of the Property.

**C.** The approval of the Annexation is a legislative decision to be made by the appropriate city bodies, to which approval Petitioner has no entitlement or vested right.

**D.** The City has adopted codes, ordinances, regulations, drawings, standards, specifications, policies, and resolutions (collectively, “**City Code**”) that govern the development of land, the construction of private and public infrastructure and buildings, and the connection to and use of City facilities and utilities.

**E.** Petitioner has requested certain waivers or modifications of City Code requirements that would normally apply to the development or subdivision of the Property, in connection with the Annexation, in order to develop the Property (the “**Development**”) according to the preliminary and conceptual development plan attached hereto as Exhibit B (“**Development Plan**”).

**F.** The City, through the City Planning Commission and City Council, have reviewed the proposed Annexation and the proposed waivers or modifications of City Code requirements requested by Petitioner, and find that the Annexation and Development of the Property, as generally depicted in the Development Plan, will be beneficial to the City and its residents and will comply with the goals and objectives of the City’s general plan.

**G.** The parties desire to enter into this Agreement to establish the terms and conditions by which the City approves of the Annexation of the Property and to determine the specific regulations and requirements of the City that will apply to the subdivision or Development of the Property once it is annexed into the City.

## AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the covenants hereafter set forth, the sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

**1. City Obligations.** All obligations of the City are subject to the reserved legislative powers of the City described in Section 5 *below*.

**1.1. Annexation Approval.** The City shall, to the extent permitted by Utah law and without waiving its right or duty to take the procedural steps and analyze the substantive considerations required by Utah law, grant Petitioner's annexation petition for the Property and annex the Property into the City.

**1.2. Annexation Protest.** If Annexation is protested and goes before the Cache County Boundary Commission, the City may, in its discretion, deny the Annexation or seek to obtain from the Boundary Commission approval for the Annexation. If the City decides to seek to obtain approval, the City shall coordinate its efforts with Petitioner.

**1.3. Zoning.** Upon successful Annexation, the Property shall be zoned R-M Mixed Residential (the "**Zoning**"), subject to the modifications to the Zoning and City Code set forth below, and Petitioner shall have a vested right to the Development of the Property according to the Zoning, as modified by this Agreement:

**1.3.1.** This area shall be eligible for R-M zone designation, despite restrictions included in R-M Application Map of NCC 19.12.040(6).

**1.3.2.** The total allowed number of residential units of the Development shall be no more than 180 residential units with 354 parking spaces, allocated as follows:

**1.3.2.1.** Multi-Unit Condominium/Apartment: 152.

**1.3.2.2.** Townhome: 28.

**1.3.3.** The uses allowed within the Development shall be those uses authorized by City Code for the Zoning and the uses allowed by Nibley City Code.

**1.3.4.** The maximum height of all buildings within the development is 57 feet.

**1.3.5.** Amenities: It is anticipated the development will provide the following open space amenities:

**1.3.5.1.** Sports Court

### **1.3.5.2. Playground**

### **1.3.5.3. Swimming Pool**

**1.3.6.** The total number of residential units or lots allowed, created, or developed within the Development shall be limited to the maximum number and type allowed under this Section 1.3, regardless of whether such units or lots are developed by Petitioner or by an assignee, transferee, or other successor-in-interest of Petitioner and regardless of whether additional or different units or lots are shown in the Development Plan.

## **2. Petitioner Obligations.**

**2.1. Recordation.** This Agreement shall only be effective upon recordation. Petitioner shall ensure that no other interests, mortgages, liens, or other encumbrances have priority or precedence over this Agreement.

### **2.2. Disconnection.**

**2.2.1.** Petitioner shall be responsible for and shall bear all costs to prepare, file, and prosecute all applications, documents, and instruments necessary to effectuate the Disconnection. If the Disconnection is protested, challenged, or rejected, Petitioner may, in its discretion, file and prosecute court proceedings to complete the Disconnection. This Agreement shall remain valid during the pendency of any such proceeding.

**2.2.2.** The Disconnection and the Annexation may occur simultaneously through a municipal boundary adjustment if Logan City is amenable to such process. Petitioner shall be responsible for all costs to prepare and complete all plats and surveys, and City shall assist with coordinating such boundary adjustment.

**2.2.3.** If Petitioner fails to pursue Disconnection within two years from the date of execution of this Agreement, elects to not challenge any protest, challenge, or rejection of the Disconnection, or if Petitioner's challenge is unsuccessful and Disconnection is denied by a final order of a court or other body with jurisdiction following any appeals, this Agreement shall terminate, and neither party shall have any further right or obligation hereunder.

### **2.3. Development.**

**2.3.1. General Standard.** Petitioner shall develop, construct, improve, and maintain the Development in a manner substantially similar to and in substantial compliance with the Development Plan, attached hereto, and the terms, conditions, and requirements set forth below and in City Code.

**2.3.1.1.** Petitioner shall have the right to make non-material changes and adjustments to the Development without amending this Agreement, including adjusting lot boundary configuration and location, building and

unit configurations and location, interior road alignments and parking areas, landscaping and architectural details. Such changes and adjustments shall be reviewed and approved by the City through the plat and construction plan review and approval processes.

**2.3.1.2.** Material changes to the Development and Development Plans shall not be authorized by the City except by way of an amendment to this Agreement. All amendments to this Agreement shall be in writing and shall be approved in the same manner as this Agreement, i.e., pursuant to the City's public notice, hearing, review, and approval processes. Such material changes include:

2.3.1.2.1. Increase in the number of residential lots or units, a decrease of minimum residential lot or unit size, or a decrease of minimum residential lot frontage or setback requirements;

2.3.1.2.2. Decreases to the amount or size of public amenities, open space, or common area or substantial relocation of public amenities, open space, or common area;

2.3.1.2.3. Variances or exceptions to the Zoning or other City Code not set forth herein; and

2.3.1.2.4. Material changes to the functional design of the Development that materially affects vehicular and pedestrian traffic and parking functionality, drainage, utility connectivity, or other design characteristics.

### **2.3.2. Utility Improvements.**

**2.3.2.1. Existing Utilities.** Petitioner is aware of existing utilities near and within the Property. This includes but is not limited to the existing sewer lines and sewer manholes that extend under proposed Building C of Exhibit B, the Development Plan, submitted by Petitioner. Petitioner acknowledges that the sewer lines and manholes cannot be located under any buildings or structures and that any relocation of the sewer pipes, manholes, or other utilities to facilitate construction, development and/or the Development Plan shall be performed by the Petitioner and their cost.

**2.3.3. Streets and Related Facilities.** Petitioner shall comply with the following obligations related to the improvement, dedication, and construction of street and street facilities:

**2.3.3.1. 2200 South.** Petitioner shall complete, construct, install, assure, and warranty, according to City Code, the following improvements along the frontage of the Property adjacent to 2200 South (collectively, "**2200 Improvements**"): sidewalk, park strip, curb, gutter, and the remaining asphalt and road base required for 2200 South to comply with the City's 66-

foot, two lane collector street cross-section (TS-9), set forth in the Nibley City Design Standards, Construction Standards, and Specifications and City Code. Petitioner shall also dedicate to the City the areas within the Property required for the 2200 Improvements.

**2.3.3.2. 1200 West**. Petitioner shall complete, construct, install, assure, and warranty, according to City Code, the following improvements along the frontage of the Property adjacent to 1200 West South (collectively, “**1200 Improvements**”): sidewalk, park strip, curb, gutter, and the remaining asphalt and road base required for 1200 West to comply with the City’s 66-foot, two lane collector street cross-section (TS-7), set forth in the Nibley City Design Standards, Construction Standards, and Specifications and City Code. Petitioner shall also dedicate to the City the areas within the Property required for the 1200 West Improvements.

**2.3.3.3. Trail** Petitioner shall complete, construct, install, assure, and warranty, according to City Code, the following improvements along the south edge of the property: 8-foot wide paved trail according to alignment of Nibley City Trails, Recreation and Open Space Master Plan, with a direct connection to the property line of Thomas Edison Elementary, as depicted on the Trail Plan attached hereto as Exhibit C.

**2.3.4. Open Space and Amenities**. Petitioner shall provide a minimum 4.82 acres of public/private landscaped, open space areas within the Development.

**2.3.5. Impact Fees**. The Petitioner will be required to pay impact fees in accordance with Nibley City Code and the Consolidated Fee Schedule as adopted at the time of building permit.

**2.3.6. Utility Maintenance**. The property owner or Private Home Owners’ Association (HOA) shall maintain all private roads, including snow removal, parking enforcement, open space and associated amenities, drainage areas, water, sewer and stormwater utilities within the development.

**2.4. Waiver of Rights**. By consenting to the conditions of approval of the Annexation and by executing this Agreement, Petitioner waives and releases any right Petitioner may have had to challenge the reasonableness, lawfulness, or appropriateness of the City’s requirements regarding the improvements set forth herein, which right Petitioner may have otherwise had pursuant to Utah Code § 10-9a-703. This includes any claim that the construction of all such improvements and the dedication of any related property were unlawful or unreasonable exactions, pursuant to Utah Code § 10-9a-508, or any challenge to the assessment or payment of impact fees required by this Agreement, pursuant to Utah Code §§ 11-36A-701, -703. Petitioner further agrees that the City may withhold approvals of subdivision plats, building permits, certificate of occupancy, utility connections, and other permits, applications, or licenses, in order to enforce and compel compliance with this Agreement, despite any provision to the contrary under Utah Code §§ 10-9a-509, -603(3)(a), -604.5(3), -802(2).

**3. Fees.** Petitioner agrees to pay all applicable fees of the City, Logan City, and any other applicable government entity, as such fees exist on the applicable date when payment is due, including but not limited to utility fees, hookup fees, impact fees, inspection fees, building permit fees, construction and excavation permit fees, other permit fees, and application fees.

**4. Infrastructure Costs and Standards.** Petitioner is required, at Petitioner's sole expense and effort, to construct all infrastructure, project improvements, and system improvements required by this Agreement and City Code and to construct the same in the size, scale, location, magnitude, and capacity required by this Agreement and applicable provisions of the City Code.

## **5. Reserved Legislative Powers.**

**5.1.** This Agreement, or any part of this Agreement, will not limit the exercise of the police powers of the City to enact ordinances, standards, or rules regulating development, zoning, subdivision, growth management, transportation, annexation, municipal services, and other land use matters, or to determine the necessity and wisdom of the approval of any legislative matter related to this Agreement, including the Annexation and the Zoning. Notwithstanding the retained power of the City to enact such legislation under its police power, such legislation shall not modify Petitioner's vested rights as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

**5.2.** Both parties understand that any legislative action by the City Council, including the approval of this Agreement and the approval of the Annexation, is subject to initiatives, referral, or challenge by individuals or groups of citizens. Petitioner agrees that the City may respond to, approve, or reject any initiative, referral, or challenge as the City deems appropriate in its discretion, guided by the standards in Utah law. Petitioner agrees that the City shall not be found to be in breach of this Agreement due to the City's response to, approval of, or rejection of any initiative, referral, or challenge or due to the success of an initiative, referendum, or challenge, so long as the initiative, referendum, or challenge relates to any legislative act contemplated or undertaken in connection with this Agreement. In the case of a successful initiative, referendum, or challenge, this Agreement and the approval of the Annexation shall be voided.

**6. Compliance with City Requirements and Standards.** Unless otherwise expressly provided in this Agreement, Petitioner acknowledges that nothing in this Agreement will be deemed to relieve Petitioner from its obligations to comply with all applicable requirements, standards, specifications, drawings, regulations, policies, resolutions, and ordinances of the City for development of the Property and recordation of subdivision plats, including those related to the payment of unpaid fees, the approval of site plans or plats, the approval of building permits and construction permits, the construction and installation of public infrastructure, and the providing of completion and warranty assurances. Petitioner shall comply with all requirements of the City Code and the Zoning related to the Development of the Property, except as the same are expressly modified herein.

**7. Covenants Running with the Land.** The provisions of this Agreement will constitute real covenants, contract and property rights and equitable servitudes, which will run with all of the land subject to this Agreement. The burdens and benefits hereof will bind and inure to the benefit of each of the parties hereto and all successors in interest to the parties hereto. Each successor in interest will succeed to those benefits and burdens of this Agreement that pertain to the portion of the Property to which the successor holds title.

**8. No Agency, Joint Ventures or Partnership.** City and Petitioner are not agents of each other, and this Agreement creates no agency relationship, joint venture, or partnership between City and Petitioner.

**9. Representations.** The parties represent and warrant that the person signing this Agreement on behalf of each party is authorized to so sign and to bind the party to the obligations set forth herein, and that all steps and procedures required by a party to execute and enter into this Agreement have been completed.

**10. Incorporation of Recitals, Introductory Paragraphs, and Exhibits.** The Recitals contained in this Agreement, the introductory paragraph preceding the Recitals and all Exhibits referred to or attached hereto are hereby incorporated into this Agreement as if fully set forth herein.

**11. Default and Remedies.** Unless otherwise provided in this Agreement, in the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting party or any permitted successor to such party must, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within 30 days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within the 30-day period, the party receiving such notice must, within the 30-day period, take reasonable steps to commence the cure or remedy of such default or breach, and must continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to:

**11.1.** Cure or remedy such default or breach, such as proceedings for injunctive relief, to compel specific performance by the party in default or breach of its obligations, or declaring a material breach by the party; and/or

**11.2.** Subject to Section 11.2.1 below, in the case of a material uncured breach, the non-defaulting party may terminate this Agreement.

**11.2.1.** If the City elects to terminate this Agreement due to a material default of Petitioner, then the City shall give Petitioner written notice of intent to terminate this Agreement and the matter shall be scheduled for consideration and review by the City legislative body at a duly noticed public meeting. Petitioner shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If the City legislative body determines that a material default has occurred and is continuing and elects to terminate this Agreement, the City legislative body shall send written notice of termination of this Agreement to Petitioner in accordance

with Section 12.9 hereof, and this Agreement shall thereby be terminated. The City may thereafter pursue any and all remedies at law or equity.

## **12. Other Miscellaneous Terms.**

**12.1. Certain Meanings.** The singular will include the plural; the masculine gender will include the feminine; “shall” and “will” and “must” are mandatory; “may” is permissive.

**12.2. Severability.** If any provision of this Agreement or application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions of this Agreement will continue in full force and effect.

**12.3. Construction.** This Agreement has been reviewed and revised by legal counsel for Petitioner and the City, and no presumption or rule that ambiguities will be construed against the drafting Party will apply to the interpretation or enforcement of this Agreement.

**12.4. Further Assurances, Documents, and Acts.** Each of the parties agrees to cooperate in good faith with the other, and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement will be carried out by each party as allowed by law.

**12.5. Assignment.** Petitioner may assign all or any portion of its interest in this Agreement and/or the Property, provided, however, Petitioner’s assignee must assume in writing Petitioner’s obligations and duties under this Agreement. The rights of the City under this Agreement will not be assigned.

**12.6. Governing Law.** This Agreement shall be interpreted and enforced in accordance with the laws of the State of Utah.

**12.7. Attorney Fees.** If any party hereto is required to engage the services of counsel by reason of default of another party, including in connection with the default procedures set forth in Section 11 *above*, the non-defaulting party will be entitled to receive from the defaulting party the non-defaulting party’s costs and reasonable attorney’s fees, both before and after judgment, including any appeals thereof, and whether or not suit be filed or if the provisions of this Agreement are enforced through arbitration.

**12.8. Mediation.** In the event of a dispute concerning the terms or conditions of this Agreement or arising out of this Agreement the parties may but shall not first be required to seek resolution of the dispute via mediation.

**12.9. Notices.** Any notice, demand or document which any party is required to be in writing, and may be personally delivered or given or made by United States registered or certified mail, return receipt requested, by overnight delivery service (e.g., Federal Express), addressed as follows:

To the City:

Nibley City  
Attn: Mayor and City Manager  
455 West 3200 South  
Nibley, UT 84321

To the Petitioner:

Watermark Project LLC  
Attn: Steven P. Mehr  
201 South Main Street, Suite 800  
Salt Lake City, UT 84111

**13. Term.** The term of this Agreement shall be a period commencing on the Effective Date and expiring on December 31, 2070.

~~SIGNATURE PAGE TO FOLLOW~~

**IN WITNESS WHEREOF**, this Annexation Agreement has been by the person duly authorized to execute the same for and on behalf of WATERMARK PROJECT LLC, and by persons duly authorized to execute the same for and on behalf of Nibley City, acting by and through its City Council, as of the Effective Date.

**NIBLEY CITY**

By: LARRY JACOBSEN  
Mayor

ATTEST:

By: Cheryl Bodily  
City Recorder

STATE OF UTAH )  
:ss

County of Cache

On the 28 day of July, 2023, personally appeared before me,  
Larry Jacobsen, the Mayor of Nibley City, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.



Cheryl Bodily  
NOTARY PUBLIC

**PETITIONER**

WATERMARK PROJECT LLC

By: J.S.  
Printed Name: JOSHUA LOW  
Title: AGENT

STATE OF UTAH )

:ss  
County of Cache)

On the 15 day of August, 2023, personally appeared before me,  
Joshua Low, the AGENT of Petitioner, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.



Cheryl Bodily  
NOTARY PUBLIC

**Exhibit A**  
*Legal Description of the Property*

The following described property is located in Cache County, State of Utah:

**PARCEL 1: 03-007-0010**

BEGINNING 25 FEET SOUTH AND 555.5 FEET WEST OF THE CENTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH  $3^{\circ}46'30''$  EAST 108.9 FEET NORTH  $85^{\circ}48'30''$  EAST 86.9 FEET SOUTH  $0^{\circ} 55'30''$  EAST 431 FEET TO THE NORTH LINE OF SIERRA PARK PHASE 1, THENCE SOUTH  $85^{\circ}30'27''$  WEST 306.39 FEET TO THE NORTHWEST CORNER OF LOT 1 SAID SUBDIVISION, THENCE NORTH  $22^{\circ}28'30''$  WEST TO A POINT SOUTH  $66^{\circ}25'30''$  EAST 123.7 FEET AND SOUTH  $22^{\circ}28'30''$  WEST 99.0 FEET AND NORTH  $57^{\circ}59'30''$  WEST 30 FEET AND SOUTHERLY FROM A POINT SOUTH  $89^{\circ}52'30''$  WEST 308.3 FEET FROM BEGINNING, THENCE NORTH  $66^{\circ}25'30''$  WEST 123.7 FEET, THENCE NORTH  $22^{\circ}28'30''$  EAST 99.0 FEET THENCE SOUTH  $57^{\circ}59'30''$  EAST 30 FEET, THENCE NORTHERLY TO A POINT SOUTH  $89^{\circ}52'30''$  WEST 308.3 FEET FROM BEGINNING, THENCE NORTH  $89^{\circ}52'30''$  EAST 308.3 FEET TO BEGINNING.

ALSO: BEGINNING 15 FEET SOUTH AND 491 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 118 FEET WEST 1.9 FEET NORTH 118 FEET EAST 1.9 FEET TO BEGINNING.

SUBJECT TO A BOUNDARY LINE AGREEMENT FILED IN ENTRY # 1184035 IN BOOK 1979 PAGE 565.

SUBJECT TO A BOUNDARY LINE AGREEMENT FILED IN ENTRY #1256336 IN BOOK 2172 PAGE 1130.

SUBJECT TO A BOUNDARY LINE AGREEMENT FILED IN ENTRY #1256337 IN BOOK 2172 PAGE 1134.

SUBJECT TO A BOUNDARY LINE AGREEMENT FILED IN ENTRY #1295909 IN BOOK 2276 PAGE 1818.

**PARCEL 2: 03-007-0011**

BEGINNING 491 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 8 RODS, THENCE EAST 10 RODS, THENCE NORTH 8 RODS, THENCE WEST 10 RODS TO BEGINNING.

SUBJECT TO THE EXISTING RIGHT OF WAY OF THE ABOVE REFERENCED FIELD ROAD.

**PARCEL 3: 03-007-0023**

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE ROAD AND THE WEST LINE OF THE ROAD BEING 25 FEET SOUTH AND 18.4 FEET WEST OF THE CENTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF THE ROAD TO A POINT NORTH  $0^{\circ}29'09''$  WEST 153.34 FEET ALONG THE WEST LINE OF 1200 WEST STREET FROM THE NORTHEAST CORNER OF LOT 2 SIERRA PARK PHASE 1, THENCE NORTH  $89^{\circ}20'48''$  WEST 435.05 FEET TO A POINT ON THE NORTH LINE OF SIERRA PARK PHASE 1, THENCE NORTH 427.65 FEET, THENCE WEST 86.9 FEET, THENCE NORTH 108.9 FEET TO THE SOUTH LINE OF THE EAST-WEST ROAD AT A POINT 540.5 FEET WEST OF BEGINNING, THENCE EAST 66 FEET, THENCE SOUTH 108 FEET, THENCE EAST 165 FEET, THENCE NORTH 108 FEET, THENCE EAST 309.5 FEET ALONG SOUTH LINE OF THE ROAD TO BEGINNING.

**Exhibit B**  
*Preliminary and Conceptual Development Plan for Property*

**Exhibit C**  
*Trail Plan*

BUILDING A - 68 UNITS  
BUILDING B - 48 UNITS  
BUILDING C - 36 UNITS  
TOTAL MF UNITS = 152 UNITS

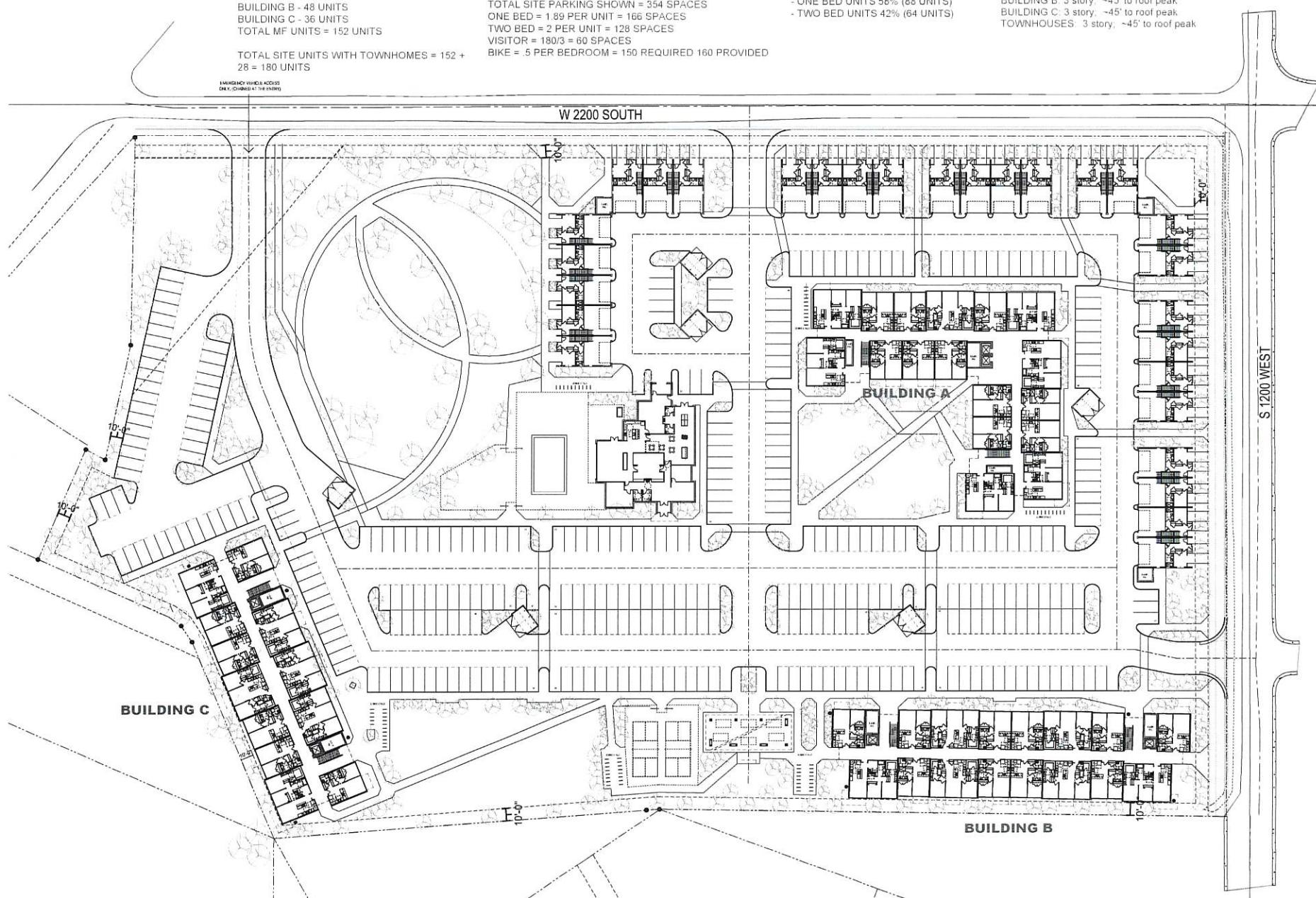
TOTAL SITE UNITS WITH TOWNHOMES = 152 +  
28 = 180 UNITS

EMERGENCY VEHICLE ACCESS  
24 H. (CHASSIS/14' H. MAX)

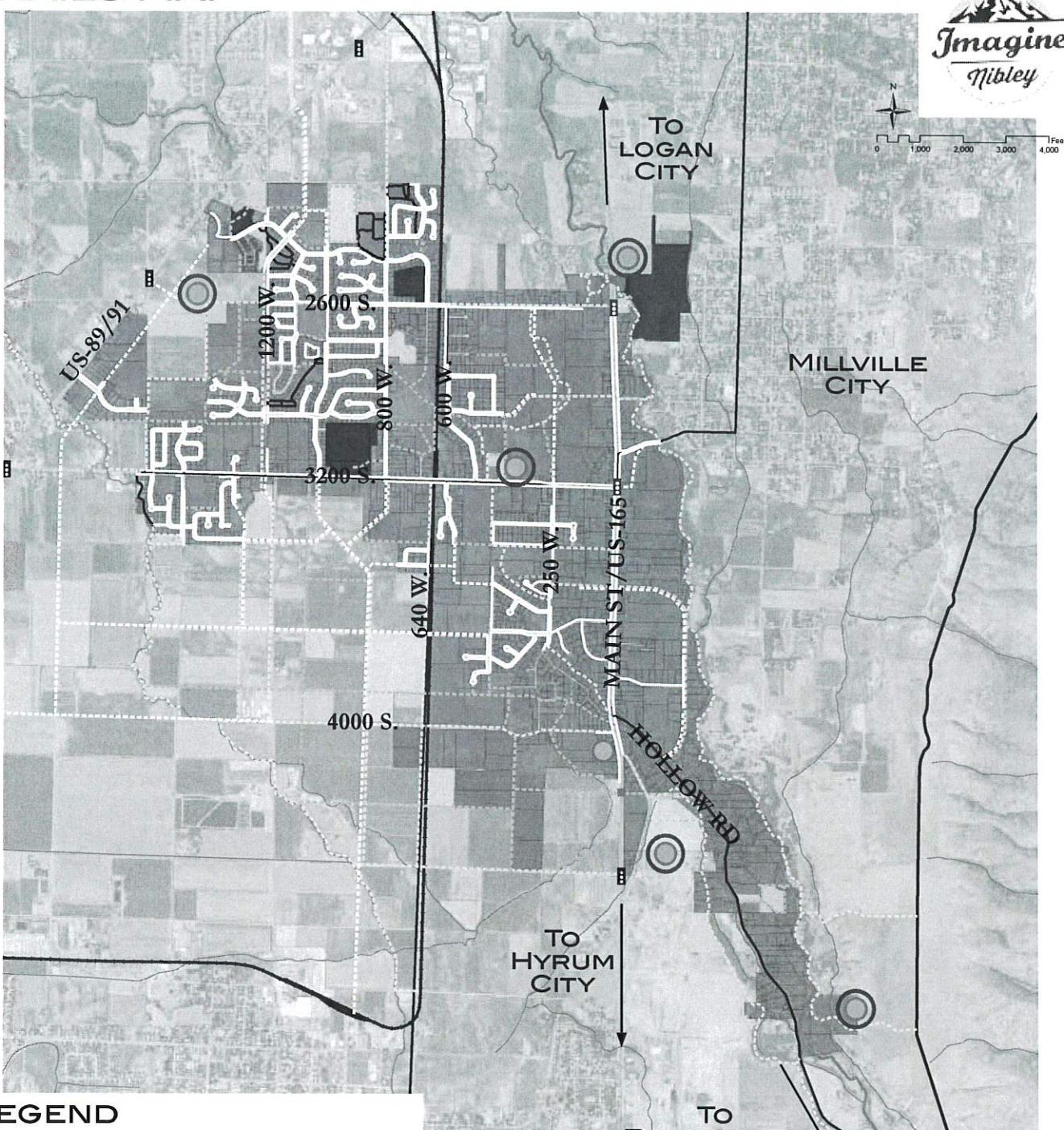
PARKING-  
TOTAL SITE PARKING SHOWN = 354 SPACES  
ONE BED = 1.89 PER UNIT = 166 SPACES  
TWO BED = 2 PER UNIT = 128 SPACES  
VISITOR = 180/3 = 60 SPACES  
BIKE = .5 PER BEDROOM = 150 REQUIRED 160 PROVIDED

UNIT MATRIX FOR MULTI-FAMILY  
- ONE BED UNITS 58% (88 UNITS)  
- TWO BED UNITS 42% (64 UNITS)

BUILDING A: 4 story, ~57° to roof peak  
BUILDING B: 3 story, ~45° to roof peak  
BUILDING C: 3 story, ~45° to roof peak  
TOWNHOMES: 3 story, ~45° to roof peak



## TRAILS MAP



## LEGEND

Future Major Trail - 10'

Future Roadside Trail - 10'

Future Connecting Trail - 8'

Railroad (Future Rail Trail)

Future Roads

Existing Shared-Use Roadway

Existing Park Pathway

Existing Sidewalk

Future Trailhead

Existing Trailhead

Main Street Roadway Tunnel / Bridge =

Bonneville Shoreline Trail

Blacksmith Fork River

Canal/Stream

Future Park

Existing Park

School



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