

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

OFFICIAL MINUTES OF THE MEETING
City Recorder Cheryl Bodily took minutes

Opening Ceremonies

Councilmember Nathan Laursen read from Nibley City's 2016 General Plan:

"Vision Statement: Nibley will be a vibrant community with safe neighborhoods, attractive and walkable places, preserved natural spaces, and diverse transportation choices. Nibley maintains a rural atmosphere by sustaining and protecting residential areas; increasing and enhancing its recreational areas, public facilities and services; and improving its commercial areas."

He also reviewed Nibley City's core values as denoted in the Nibley City General Plan

"Nibley's core values:

- *Pride in the City's history and heritage*
- *The rural character, scenic beauty, and natural resources of the area*
- *Nearby recreation opportunities*
- *Agricultural fields and open spaces*
- *A transportation system that promotes safe and efficient travel*
- *Recognizing and respecting private property rights*
- *Aesthetically pleasing design of development and public facilities"*

Call to Order and Roll Call

Mayor Larry Jacobsen called the Thursday, August 22, 2024, Nibley City Council meeting to order at 6:33 p.m. Those in attendance included Mayor Larry Jacobsen, Councilmember Norman Larsen, Councilmember Nathan Laursen, Councilmember Erin Mann, and Councilmember Garrett Mansell. Levi Roberts, Nibley City Planner, Cheryl Bodily, Nibley City Recorder, Justin Maughan, Nibley City Manager, Tom Dickinson, Nibley City Engineer, and Steve Eliason, Nibley City Public Works Director was also present.

Approval of the August 1, 2024, Meeting Minutes and Current Agenda

Councilmember Larsen moved to approve the August 1, 2024, meeting minutes and the evening's agenda. Councilmember Mann seconded the motion. The motion passed unanimously 4-0; with Councilmember Larsen, Councilmember Mann, Councilmember Laursen, and Councilmember Mansell all in favor.

Public Comment Period

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

Ronda Laursen from 2600 South in Nibley thanked the City Council for the signs along 2600 south. She said the school parking was horrendous around Nibley Elementary school. She described some of the issues with parking near the schools with traffic going west. She appreciated the City Council's comments to Kathryn Beus about the Cache County Council representing not just in unincorporated areas of Cache County.

Seeing no further public comments, Mayor Jacobsen closed the Public Comment Period at 6:36 p.m.

Report: Morgan Farm Cache County Fair Report

Roxie and Mike Christensen representing the Morgan Farm were present at the meeting. They had a presentation entitled *A Year in Review*. The topics included in her presentation included the following: The Garden, 4-H Horse Club, Pigs, 3 Community Engagement Awards, and Babies. They showed a "Thank You" video.

Councilmember Mann asked if the Christensen's needed the City Council to do anything differently in the next 12 months. Mr. Christensen asked the City Council to support the proposal of the 501(c)(3). They'd already seen interest in private donations. Councilmember Larsen asked if the Christensen's had enough space. Mr. Christensen said they were out of equine space for grazing. Mrs. Christensen said they also felt they were maxed out on pig space, mostly because of the smell. Mayor Jacobsen thanked the Christensen's for their volunteer efforts.

Several Morgan Farm 4-H participants reported on their placing at the recent Cache County Fair:

Samuel Rassi described he had a 4-H pig named Hamlet and placed 11th for market class and for showmanship placed 9th.

Jacob Harper said he had had a 4-H pig named Tosino that placed 8th in market and 4th in showmanship.

Enoch Rassi said he placed 3rd in showmanship and 8th in market.

Emma Rassi reported she had placed 3rd market and 6th in showmanship

Report: Nibley Children's Theater Report of Heritage Days Production

Emily Rigby, Production Manager and Lori Hopkins, Artistic Director with the Nibley Children's Theater were at the meeting for this presentation.

Ms. Hopkins described the 2024 Nibley Children's Theater story. Ms. Rigby said they wrote their own shows because it saved them 1,000s of dollars on royalty costs and they are able to write the show for the number of participants they have.

Ms. Rigby gave play statistics:

- 235 child actors
- 135 volunteers 15 of which were youth
- 238 volunteer hours which was estimated \$42,000 of volunteer labor
- \$10,000 donation from Nibley City was their largest sponsor but they also received donations from Rocky Mountain Power, Cache County RAPZ tax, and the Utah Division of Arts and Museums as well as \$10,000 in in-kind donations

Emily Rigby said they had bought their own sound equipment, which had already paid for itself and going forward they had children who had been trained and were ready to run the sound for future shows.

Councilmember Mann asked if there were anything the City Council could do differently for the Nibley Children’s Theatre in the next year. Mrs. Rigby said they would love an indoor space. There had been some kids who would like to see the theatre be a year-long club. Mrs. Rigby described the NCT’s policy of having 100% of their participation come from Nibley.

Discussion: Millville City discussion of 3200 South Extension

David Hair, Millville City Mayor and Corey Twedt, Millville City Recorder were present at the meeting for this discussion.

Mr. Twedt showed a satellite view, map of the project location and described that Millville was trying to connect 3200 South in Nibley and 300 South in Millville. Mr. Twedt had an electronic presentation entitled *Millville 300 South to Nibley 3200 South Road Project, 2024* (a printed version of this presentation is included in the printed meeting minutes) and discussed the following topics: Overview, Need, Proposed Road Profile, Status, Proposed Highway 165 Intersection. He said the light at 3200 South would connect 300 south to 3200 south would provide a needed outlet at highway 165 turning left to Hyrum.

Councilmember Mann said looking at the proposed path of the road it looked like it touched at least 4-5 private properties and asked if Millville had been in discussions with the property owners. Mr. Twedt said this was just in the design phase and these would be future discussions. Mayor Jacobsen asked about the bridge at 3100 south. Mr. Twedt said they were looking to see if there were problems with the current bridge and said if there were problems it would be addressed but the bridge would not be torn down and there would be a second bridge. Councilmember Larsen made Mr. Hair and Mr. Twedt aware that Nibley City owned a couple houses at the 3200 intersection. Councilmember Laursen asked what support Millville needed from Nibley City. Mr. Twedt said they didn’t need anything from Nibley City now but wanted the City Council to be aware and asked for the continued help from Nibley City staff and the city’s engineer.

Mayor Jacobsen described the previous condition of the northbound traffic not stopping coming out of Hyrum. He discussed that it was significantly better to get rid of the high-T intersection. He thanked UDOT for this.

Mr. Twedt and Mr. Hair left the meeting after this discussion.

Discussion & Consideration: Resolution 24-16 – Creation of the Nibley Morgan Farm 501(c)(3) (Second Reading)

Mr. Maughan recapped that staff and the City Council had been discussing making the Morgan Farm a 501(c)(3) to make it more open and accessible to the public and to invite more activities about what had been shown in the meeting today. The City had reached out to their insurance company who'd suggested Nibley City make the farm a separate entity by creating a 501(c)(3). The 501(c)(3) would create its own governing entity and the board would create their own bylaws and establish a board. The creation of a 501(c)(3) provided for Cleaner donations to the farm and creates more opportunities to chase big dollars and grant opportunities.

Councilmember Larsen moved to approve Resolution 24-16 – Creation of the Nibley Morgan Farm 501(c)(3). Councilmember Mann seconded the motion.

Councilmember Laursen said the membership in the bylaws (Article 3) talked about the City Council choosing two from the Council and then adding three at-large members and under Officers (Article 4) it discussed that the Mayor would be President, Secretary would be the Recorder, and the treasurer would be treasurer, which would essential not be members of the board. Mr. Maughan believed this language was included for the initial set-up of the board and was a catch all until these members were appointed by the board. Councilmember Laursen wanted to clarify this and suggested the following wording:

“For the initial incorporation of 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.”

Councilmember Laursen made a motion to amend the Bylaws of Nibley Morgan Farm Corporation, Article IV to read as follows: “For the initial incorporation of 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.” Councilmember Norman Larsen seconded the motion. The amendment passed unanimously 4-0; with Councilmember Laursen, Councilmember Larsen, Councilmember Mann, and Councilmember Mansell all in favor. Councilmember Sweeten was absent.

Councilmember Laursen made a motion to amend the Bylaws of Nibley Morgan Farm Corporation, Article III, Section 5 to read as follows, "In the absence of the Chair/President, an officer may be appointed by the majority vote of the Officers to act in their place." Councilmember Larsen seconded the motion. The amendment passed 4-0; with Councilmember Laursen, Councilmember Larsen, Councilmember Mann and Councilmember Mansell all in favor. Councilmember Sweeten was absent.

General consent was given by the Council to change all pronoun references to gender neutral pronouns.

General consent was given by the Council to correct a typographical error referring to the Nibley Morgan Farms Corporation.

*Voting on the amended motion was as follows:
Councilmember Larsen voted in favor.
Councilmember Laursen voted in favor.
Councilmember Mann voted in favor.
Councilmember Mansell voted in favor.
Councilmember Sweeten was absent.*

The amended motion passed unanimously 4-0; with Councilmember Larsen, Councilmember Mann, Councilmember Laursen, and Councilmember Mansell all in favor.

The Council gave general consent to take a short break at 7:37 p.m.

The meeting resumed at 7:45 p.m.

Discussion and Consideration: Ordinance 24-08 – Amending 19.12.040 Mixed Residential Zone R-M, Including Adjustments to Maximum Density, Required Open Space and Adding Parcel 03-227-0003, Located at 1301 W 2600 S to the R-M Application Map (First Reading)

Trent Williams, Professional Land Surveyor with Ensign Engineering, and the applicants, Al Bingham and Joel Nelson were present for this discussion.

Mr. Roberts led this discussion. He had an electronic presentation entitled *Nibley City Council; August 22, 2024* (a printed version of this presentation is included in the printed meeting minutes). The topics included in his presentation included the following: Wesley Nelson Farms – R-M Code Changes; Background, and a concept plan for illustrative purposes.

Mr. Roberts stated that any approval of the items on the evening's agenda did not constitute approval of the plan the had been submitted on the concept plan.

Mr. Roberts continued his presentation with discussion of the following electronic slides: Wesley Nelson Farms – R-M Code Changes; Summary of proposed code changes, Ridgeline Park, Nibley Meadows, Staff Recommendations with conditions

“Approval of Ordinance 24-08 – Amending 19.12.040 Mixed Residential Zone R-M, Including Adjustments to Maximum Density, Required Open Space and Adding Parcel 03-227-0003, Located at 1301 W 2600 S to the R-M Application Map with the following conditions and findings below:

Conditions

- 1. Limit requested amendments to NCC 19.12.040 to adding parcel 03-227-0003 to the R-M application map as an eligible area.*
- 2. The approved amendment does not constitute approval of any development plan, including the concept plan provided with the rezone and code change application.*

Findings

- 1. The R-M zone is compatible with the ‘commercial and medium to high density residential’ designation of the City’s adopted future land use map.*
- 2. The Nibley City General Plan emphasizes the preservation of open space.*
- 3. The current density threshold for R-M zone is appropriate to accomplish the zone’s purpose, while incentivizing open space preservation through transfer of development rights.*
- 4. The Transportation Master Plan emphasizes improved street connectivity. The inclusion of 2500 South, as shown on the Master Streets Plan, is in support of this emphasis.”*

Councilmember Mann clarified what the City Council was considering in the agenda item.

Mayor Jacobsen questioned that the applicants were interested in higher density. Mr. Williams said they were interested in higher density than what was currently allowed in the R-M zone. This was because of the commercial property that was adjacent to the residential area and discussed that rooftops help commercial development thrive and made sense to add the additional density. This was a smaller area, and it made it more difficult to make the development an affordable product for anyone to buy.

Mayor Jacobsen noted that the proposal requested a 20% increase in density; to go from 10 units/acre to 12/acre, from net to gross developable acres with 20% of space was devoted to roads, and from 35% open space to 20% required open space, so the proposal seemed a total 80% increase in density that they would end up with compared to the current R-M zone.

Councilmember Laursen moved to approve Ordinance 24-08 – Adding Parcel 03-227-0003, Located at 1301 W 2600 S to the R-M Application Map and none of the other of the requested items, and waived the second reading. Councilmember Mansell seconded the motion.

Councilmember Mansell and Mr. Roberts reviewed the Nibley City Planning Commission’s recommendations for the proposal. The City Council and Mr. Bingham discussed building single-family housing versus multi-family housing. Mr. Bingham felt this was a transition area and that no one would want a single-family home next to a grocery store. Mayor Jacobsen asked for a percentage of how much affordable housing would be created in the project development. Mayor Jacobsen said the State defined affordable housing at 30% of area median income. Area median income for Cache County was \$70,000 and Nibley’s median income was around \$90,000 and 30% could be devoted to gross cost for housing. These units would need to cost \$275-325. Mr. Bingham said he felt a majority of the proposed housing would be in that range. Mr. Bingham and Mayor Jacobsen discussed and debated affordable housing.

The City Council indicated that they were not opposed to voting.

*Councilmember Larsen voted in favor.
Councilmember Laursen voted in favor.
Councilmember Mann voted in favor.
Councilmember Mansell voted in favor.
Councilmember Sweeten was absent.*

The motion passed unanimously 4-0; with Councilmember Laursen, Councilmember Mansell, Councilmember Larsen, and Councilmember Mann all in favor.

Discussion and Consideration: Ordinance 24-09 – Rezone Parcel 03-227-0003, Located at 1301 W 2600 S, from Residential (R-2) to Mixed Residential (R-M) (First Reading)

Mr. Roberts led this discussion. He had an electronic presentation entitled *Nibley City Council; August 22, 2024* (a printed version of this presentation is included in the printed meeting minutes). The topics included in his presentation included the following: Wesley Nelson Farms – R-M Zone; Background, Applicant Justification, a Cache County Parcel Viewer view of the proposed property, Site Context, General Plan Guidance, Planning Commission Recommendation

Approval of Ordinance 24-09: Rezone Parcel 03-227-0003, located at 1301 W 2600 S, from Residential (R-2) to Mixed Residential (R-M) with the conditions and findings below.

Conditions

- 1. The Rezone does not go into effect until and unless NCC 19.12.040(F) is amended to include Parcel 03-227-0003 as an eligible R-M area.*

2. *The Rezone does not constitute approval of any development plan, including the concept plan provided with the rezone and code change application.*

Findings

1. *The Future Land Use Map designates this property as “medium to high density residential”*
2. *Strategy 4 of the adopted Moderate-Income Housing Plan, an appendix to the General is ‘Rezone for densities necessary to facilitate the production of moderate-income housing’”*

Councilmember Larsen moved to approve Ordinance 24-09 – Rezone Parcel 03-227-0003, Located at 1301 W 2600 S, from Residential (R-2) to Mixed Residential (R-M) and waived the second reading. Councilmember Mann seconded the motion.

Councilmember Laursen said that based on the previous agenda item, he had questions about the goals of the property and if there were options the City should have considered first. Councilmember Mann questioned if it was appropriate to approve the zone change since the changes to the applicant had requested had not all been approved. Mr. Williams expressed that the applicant preferred the rezone application move forward. Mr. Williams shared information he’d gained regarding affordable housing from discussions another developer had with another municipality. Councilmember Laursen noted and clarified that churches and school were allowed in all zones in Nibley City. He said the current R-M zone for single-family home lot size was 4500 sq. ft. and the current open space requirement was 20%. He questioned the number of acres in the development, which was clarified to be 13 acres. Councilmember Laursen said he believed his issues were with the R-M zoning; he said it wasn’t different.

The City Council indicated that they were not opposed to voting.

Councilmember Larsen voted in favor.

Councilmember Laursen voted in favor.

Councilmember Mann voted in favor.

Councilmember Mansell voted in favor.

Councilmember Sweeten was absent.

The motion passed unanimously 4-0; with Councilmember Laursen, Councilmember Mansell, Councilmember Larsen, and Councilmember Mann all in favor.

Discussion and Consideration: Ordinance 24-10 – Development Agreement with Stokes Nature Center for the Construction of an Outdoor Learning Space and Nature Park on Parcel 03-004-0011, Located at 99 W 2600 S, Setting Forth Conditions and Standards for its Construction, Including Exceptions to Requirements for the Inclusion of Public Trails and the Dedication of Water Shares or Rights (First Reading)

Kendra Penry, Executive Director of Stoked Nature Center was present for this discussion.

Mr. Dickinson disclosed that he was affiliated with Stokes Nature Center and served on the Facilities Committee. He stated he did not feel that any of the interface on this project or his duties as the City Engineer were affected by this relationship.

Mr. Roberts led this discussion. He had an electronic presentation entitled *Nibley City Council; August 22, 2024* (a printed version of this presentation is included in the printed meeting minutes). The topics included in his presentation included the following; Stokes Nature Center Development Agreement; Background, Proposed Agreement includes following provision, a plat map of the proposed site, and Planning Commission Recommendation:

“Approval of Ordinance 24-10: Development Agreement with Stokes Nature Center for the construction of an Outdoor Learning Space and Nature Park on parcel 03-004-0011, located at 99 W 2600 S, setting forth conditions and standards for its construction, including exceptions to requirements for the inclusion of public trails and the dedication of water shares or rights”

Ms. Penry described trails on the property but said they were unable to do a public trail on the property’s conservation easement. The Division of Nature Resources said “no” because their conservation easement primarily had to do with conservation of wildlife and with a public trail they wouldn’t be able to control for dogs. Ms. Penry described the availability of other trails on the property. Ms. Penry said they hoped to continue irrigating the property, particularly the fruit trees on the property and would prefer to use irrigation water instead of culinary water. Ms. Penry and Mayor Jacobsen discussed the availability of trails during daylight hours.

Chris Sands, Senior, Principal Planner and License Landscape Architect with BioWest, spoke about the conservation easement on the property and Nibley’s Trails Master Plan. He said it had been challenging to achieve what Nibley City wanted as well as comply with the conservation easement. They had tried to get the public trail through the site, and he knew the importance of trying to make trail connections but the Division of Natural and Wildlife Resources said given them a hard “no.” Because of the wildlife on the property, they had to control the public access on the property. Meeting participants discussed a mitigation plan for the trail. Mr. Roberts felt it was most likely using the highway and building a trail along the highway right-of-way. Ms. Penry said they were putting a 10 ft. wide sidewalk across the front of their property. She also described the fencing along the property. Councilmember Larsen questioned putting a trail around the perimeter of the property along the proposed fence. Mr. Sands said he had thought this would be an appropriate measure with DWR but their response was that SNC would still be allowing what they didn’t want to allow in the conservation easement. Ms. Penry discussed when the property was scheduled to break ground.

Councilmember Mansell questioned water. He questioned if the property would keep the culinary water and if they would still pay impact fees for the culinary, they did keep. Mr. Roberts noted this was the next item on the agenda and that the City had already waived all impact fees. Ms. Penry said the Stokes Nature Center was dedicating some of their water shares for the culinary uses, as they were calculated, to the City. Mr. Sands stated that because they currently had secondary irrigation water shares, they wanted to continue to use the secondary water in their design plans to contract a landscape irrigation system that utilized the secondary water. He said they had asked to retain those water shares for that use. The City had asked for calculation of culinary use and donate this portion of their water shares. They intended to have a steward forward approach to managing the water on the property without using culinary water. Councilmember Laursen asked if they knew the number of shares to be donated yet. Mr. Sands said the quantities had been submitted in the packet and they were waiting for City approval. He said the culinary use was significantly less than one single-family home. Ms. Penry and the City Council discussed the deadlines to approve the Ordinance and break ground on the property. Ms. Penry said Stokes Nature Center needed to break ground before the end of August. Mr. Dickinson reported that the dedicated water shares would be .191-acre feet. He proposed they could waive this as well.

Councilmember Larsen moved to approve Ordinance 24-10 – Development Agreement with Stokes Nature Center for the Construction of an Outdoor Learning Space and Nature Park on Parcel 03-004-0011, Located at 99 W 2600 S, Setting Forth Conditions and Standards for its Construction, Including Exceptions to Requirements for the Inclusion of Public Trails and the Dedication of Water Shares or Rights and waived the second reading. Councilmember Mansell seconded the motion

*Voting on the motion was as follows:
Councilmember Larsen voted in favor.
Councilmember Laursen voted in favor.
Councilmember Mann voted in favor.
Councilmember Mansell voted in favor.
Councilmember Sweeten was absent.*

The motion passed unanimously 4-0; with Councilmember Larsen, Councilmember Mansell, Councilmember Laursen, and Councilmember Mann all in favor.

Seeing no objection, Mayor Jacobsen called for a meeting break at 9:26 p.m.

The meeting resumed at 9:34 p.m.

Discussion & Consideration: Resolution 24-19 – Request for a Waiver of Various Fees - Stokes Nature Center (First Reading)

Mr. Maughan reminded the City Council that the impact fees had all been waived for this project. Due to the nature of the development, the fees had already been waived by past City Councils. The current fees being requested to be waived were development fees the City Council had put in place to cover the cost of staff time, for review of the applications, as well as inspections throughout the construction process. This was a legislative decision, and staff would continue to give the same great service. The City Council need to decide if they felt the benefits provided to the community offset the cost that would be put in place. Ms. Penry said they were requesting this because they were not creating a sellable commodity. A large majority of their programming was free, and they knew this was something the community really needed. Ms. Penry discussed the possibility of needing to ask for an entrance fee. She said the more money they saved in the process of development, the less money they needed to ask for in the future.

Councilmember Larsen moved to approve Resolution 24-19 – Request for a Waiver of Various Fees-Stokes Nature Center and waived the second reading. The motion died due to lack of a second.

The City Council discussed the timeline of collection of fees and Ms. Penry described programming that should be available at the Stokes Nature Center. She also described the funding they had received from Cache County.

Councilmember Larsen moved to approve Resolution 24-19 Request for a Waiver of Various Fees - Stokes Nature Center, splitting the cost of development fees in half and waiving the second reading. Councilmember Mann seconded the motion.

Councilmember Laursen discussed benefits given to donors at Stokes Nature Center. He asked what plans Stokes Nature Center had to recognize Nibley City as a contributor. Ms. Penry discussed that this was up to Nibley City. She discussed signage, recognition on the website, their newsletter and their social media. Councilmember Laursen suggested a discount on programming for Nibley residents.

Mayor Jacobsen gave Ms. Penry express verbal consent that she could use Nibley City in conjunction with Stokes Nature Centers marketing and recognition efforts.

Councilmember Mansell said he was working through whether he could justify this to the public. If he could justify that the benefit to Nibley resident was enough to justify contributing tax dollars. Councilmember Mann said this was an inherent benefit in the beautification of open space that Nibley City was not paying for.

*Voting on the motion was as follows:
Councilmember Larsen voted in favor.
Councilmember Laursen voted in favor.
Councilmember Mann voted in favor.*

*Councilmember Mansell voted in favor.
Councilmember Sweeten was absent.*

The motion passed unanimously 4-0; with Councilmember Larsen, Councilmember Mann, Councilmember Laursen, and Councilmember Mansell all in favor.

Discussion & Consideration: Resolution 24-18 – A Resolution Indicating the Intent to Adjust the Municipal Boundary Between the City of Logan and Nibley City (Second Reading)

Mr. Roberts led this discussion. He had an electronic presentation entitled *Nibley City Council; August 22, 2024* (a printed version of this presentation is included in the printed meeting minutes). The topics included in his presentation included the following: Logan/Nibley Boundary Adjustment, Update for 2nd Reading (August 22), Background, Plat Map, and Staff Recommendation.

Councilmember Larsen moved to approve Resolution 24-18 – A Resolution Indicating the Intent to Adjust the Municipal Boundary Between the City of Logan and Nibley City. Councilmember Laursen seconded the motion.

*Voting on the motion was as follow:
Councilmember Larsen voted in favor.
Councilmember Laursen voted in favor.
Councilmember Mann voted in favor.
Councilmember Mansell vote in favor.
Councilmember Sweeten was absent.*

The motion passed unanimously 4-0; with Councilmember Larsen, Councilmember Laursen, Councilmember Mann, and Councilmember Mansell all in favor.

Council and Staff Report

Councilmember Mansell reported on a truck and trailer that was parked in the public right-of-way in front of his house for ever a month. He thanked whoever moved it. He asked for the proper procedure on a situation like this. Mr. Roberts told Councilmember Mansell that residents could have either called the City or called the Cache County Sheriff's Department.

Councilmember Mann thanked staff and Councilmember Larsen for the employee

Councilmember Laursen asked for progress on the Nibley City zip code, the Ridgeline Park development and phasing regarding 2900 south.

Councilmember Laursen reported that the indoor recreation feasibility study had a kickoff. It was exciting to see where this was headed.

Councilmember Laursen said there may be opportunity for some upcoming applications using open space.

Councilmember Larsen said the blacktop on 3200 south looked pretty good but said there were some cracks and suggested some crack sealing. He said they were near his subdivision near Mt. Vista.

Mr. Roberts reported that Nibley's Code Enforcement Officer was leaving the City. He said they were reposting the position and were reaching out to another applicant that was interest. He said the position should be filled quickly.

Mr. Roberts spoke to the Ridgeline Park development and 2900 south. The developer was suggesting a fee in lieu. Mr. Dickinson said there were a lot of restrictions UDOT was putting in place for those accesses. Mr. Dickinson suggested they should defer those improvements to a later date. The City Council would be considering a revision to the amendment to the development agreement on 2900 south and the commercial access. He'd asked to include milestones and intent on both. Staff was asking that the fee in lieu not be tied to the road.

Mr. Eliason updated the City Council that the public works department had attended on conference in Las Vegas regarding water conservation challenges. He felt they could be proactive regarding green space. He described that other states could not do hydro-flushing.

Mr. Eliason reported on a two-line water break along 800 west. The break happened at 11:30 a.m. and water was restored by 7:00 p.m.

Mr. Eliason reported that asphalt preservation was complete with the exception of two areas which should be completed on August 31st.

Mr. Eliason reported on new signs at Nibley Elementary school. The new flashers should arrive on September 11th. They had been ordered for 6 weeks but solar panels were holding them up.

Mr. Eliason reported on the Parks department.

Mr. Eliason reported on Nibley City lead and copper pipe inventory reporting.

Mr. Eliason reported on a future closure of 3200 South by UDOT at the stop light on highway 89/91.

Mr. Dickinson updated the City Council on issues at 3200 south and the road proposed by Millville. He had concerns with the floodplain which he described to the City Council.

He also described other concerns he had with the road and said there were more conversation to be had.

Mr. Dickinson updated the City Council on the sidewalk construction along 3200 south.

Mr. Dickinson updated the City Council on the 1300 west half-road. He said it was nearing 90% design.

Mr. Dickinson updated the City Council on 1200 West and the roundabout and reopening of 1200 west.

Mr. Dickinson updated the City Council on Ridgeline Park, City park.

Ms. Bodily updated the City Council on registration for the upcoming Utah League of Cities and Towns conference.

Mr. Dickinson and Mayor Jacobsen discussed 1200 west and Nibley City's Council of Governments funding application.

Mr. Maughan updated the City Council about the upcoming Movie in the Park and described the effort being put in by staff.

Mr. Maughan also updated the City Council about the internal audit.

Mr. Maughan said he was waiting for feedback from the Postmaster of Logan regarding a Nibley City zip code. He committed to follow up with her.

Mayor Jacobsen reported that highway 165 continued to be a problem, but staff was making a lot of effort to address the issues with UDOT.

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

Attest: _____
City Recorder