

A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South, Nibley, Utah, on Thursday, August 21, 2025.

OFFICIAL MINUTES OF THE MEETING  
City Recorder Cheryl Bodily took minutes

## Opening Ceremonies

Councilmember Norman Larsen quoted scripture, Doctrine & Covenants 9:24:

*“Search diligently, pray always, and be believing, and all things shall work together for your good, if ye walk uprightly and remember the covenant wherewith ye have covenanted one with another.”*

Councilmember Larsen described other scriptures and religious prophets and then a service experience helping a lady with a spare tire. Councilmember Larsen said that if we serve one another and help each other, all things will work together and for the good of everybody. Councilmember Larsen recognized two fallen officers in the community, firefighters who were fighting fires and servicemembers that were deployed.

Councilmember Larsen led the meeting in a moment of silence for those that influence or that have helped.

## **Call to Order and Roll Call**

Mayor Larry Jacobsen called the Thursday, August 21, 2025, Nibley City Council meeting to order at 6:34 p.m. Those in attendance included Mayor Larry Jacobsen, Councilmember Norman Larsen, Councilmember Nathan Laursen, Councilmember Erin Mann, and Councilmember Garrett Mansell. Councilmember Kay Sweeten was excused from the meeting.

Levi Roberts, Nibley City Planner, Tom Dickinson, Nibley City Engineer, Cheryl Bodily, Nibley City Recorder, Steve Eliason, Nibley City Public Works Director, Rod Elwood, Nibley City Parks Manager, Chad Wright, Nibley City Recreation Director, and Evan Bigelow, Nibley City Code Enforcement Officer was also present.

Eric Johnson, Nibley City Attorney, Nick Kenczka, Nibley City Planning and Zoning Commission Chair, and Kendal Welker, Chair of the Nibley City Parks and Recreation Advisory Committee were seated in the audience as well.

Justin Maughan, Nibley City Manager participated remotely using a Zoom meeting link.

## Approval of the Previous Meeting Minutes and Current Agenda

Councilmember Larsen moved to approve the July 31, 2025, meeting minutes and the current agenda. Councilmember Mann seconded the motion. The motion passed

1 unanimously 4-0; with Councilmember Larsen, Councilmember Mann, Councilmember  
2 Laursen, and Councilmember Mansell all in favor.

3

4 **Public Comment Period**

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

7

8 Kyle Audd of 2984 Stonebridge Drive in Nibley said he appreciated the City Council and  
9 the work they did. He said he was missing a neighborhood party to be at the meeting.  
10 He said he knew the City Council was aware of his feeling about the neighborhood  
11 rezoning behind his house. He hoped the City Council voted against the rezoning to R-  
12 2A. He said he was in favor of open space but not at the cost of cramming in so many  
13 houses. He discussed respecting the developer and respecting the current property  
14 owners. He said many of the families at their neighborhood party felt the same way.

15

16 Derek Forbes 3160 South and 1350 West said he was adjacent to the property that was  
17 item #11. He asked the City Council to not rezone the property to R-2A. He felt 50 x 100  
18 ft was a very tiny lot. He asked the City Council to keep the zoning what it had been. He  
19 would like 30-40 homes on the development. He asked the Mayor to ask for time for  
20 discussion so the City Council could express the reasoning why they voted.

21

22 Dave Nelson of 3050 South on the dead-end of 1251 West said his biggest thing was  
23 traffic with the second being safety and being able to get firetrucks between houses and  
24 the distance between houses. He said a lot of people blocked roads because they  
25 wanted to see what was happening and blocked the streets. He also wanted to see  
26 larger lots.

27

28 Jarred Willis of 3111 South 1250 West had concerns with the horse track property. He  
29 wondered if they could look at the code as far as 5-feet clearances between houses. He  
30 was concerned with fire. He asked if they could leave the open space zone but left the  
31 zoning R-2. He liked Councilmember Larsen suggestion of extending borders from  
32 existing lots and subdivisions. He was not concerned about the main traffic but was  
33 concerned with parking within the development and felt there would be forced parking  
34 to the streets.

35

36 Chris Eschmeyer of 1209 West 2980 South said his concern was parking. The annual  
37 neighborhood party was that night, so he felt this was the reason they didn't have a  
38 great turnout at the current meeting. Mr. Westmeyer read a letter from William "Bud"  
39 Bologna.

40

41 Seeing no further public comments, Mayor Jacobsen closed the Public Comment Period  
42 at 6:49 p.m.

43

44 **Planning Commission Report**

1 Mr. Kenczka reported that the Planning Commission had discussed item 13 of the City  
2 Council current agenda, and the Planning Commission had recommended approval at  
3 the Apple Creek subdivision with a unanimous vote. He reported the other item  
4 discussed was City Council item 15 regarding parking requirements which the State  
5 required two garage spaces as parking. The Planning Commission voted to still required  
6 3 parking space for single-family parking units and 4 parking space for multi-family units.  
7 Mr. Roberts added that the Planning Commission had discussed Nibley Meadows,  
8 phases 4-7. The preliminary plat was approved and there was also a preliminary plat for  
9 the Apple Creek subdivision, phase 2 which had been approved contingent on the City  
10 Council approving the development agreement.

11  
12 **Discussion and Consideration: Resolution 25-28—A Resolution Amending the**  
13 **Community Partnership Policy for Auxiliary Organizations and Others With Nibley City,**  
14 **Utah – Including Little Lambs Foundation for Kids Inc. (First Reading)**

15 Mayor Jacobsen described the policy which allowed certain community partners more  
16 access to facilities that were owned by the citizens of Nibley because of the services or  
17 partnerships they offered for the community.

18  
19 *Councilmember Laursen moved to approve Resolution 25-28—A Resolution Amending*  
20 *the Community Partnership Policy for Auxiliary Organizations and Others With Nibley*  
21 *City, Utah – Including Little Lambs Foundation for Kids Inc and waived the second*  
22 *reading. Councilmember Mann seconded the motion.*

23  
24 There was no objection expressed to voting and voting proceeded as follows:

25 *Councilmember Mansell voted in favor.*  
26 *Councilmember Mann voted in favor.*  
27 *Councilmember Laursen voted in favor.*  
28 *Councilmember Larsen voted in favor.*

29  
30 *The motion passed unanimously 4-0; with Councilmember Laursen, Councilmember*  
31 *Mann, Councilmember Larsen, and Councilmember Mansell all in favor.*

32  
33 Mayor Jacobsen told the City Council he was giving himself the privilege to write a  
34 proclamation to make September a moth of recognition for what Little Lambs did in  
35 their community.

36  
37 **Workshop: Asset Management Software**

38 Nibley City Public Works Director, Steve Eliason led the workshop presentation. He used  
39 an electronic slide deck entitled *Asset Management; Nibley City Public Works* to share  
40 information (a printed copy of this presentation is included in the printed meeting  
41 minutes). The topics included in his discussion were as follows: Nibley City Assets, asset  
42 statistics, the benefits of asset management to the public works department, work  
43 order equipment reporting

1 Clair Schenk, Nibley City Planning Commissioner and Mike Christensen, caretaker of  
2 Morgan Farm, arrived at the meeting at 7:00 p.m.  
3  
4 Mr Eliason continued his presentation and presented on the Asset Management Cost,  
5 iWorQ, Open Gov Asset MGMT, Current users of iWorQs software, and Questions?  
6  
7 Councilmember Larsen asked if the existing Public Works software was only Excell. Mr.  
8 Eliason said they also used Caselle and described the ease of use of the software they  
9 were proposing. He felt iWorQs was steps above. Councilmember Larsen asked if impact  
10 fees could be used to cover the cost of the software. Mr. Maughan further described the  
11 capabilities of the software and said he did not feel the software could be paid for with  
12 impact fees. Councilmember Larsen asked if there were to not use the software after a  
13 few years, if they could still access the data? Mr. Eliason said the data was owned by  
14 Nibley City. Mayor Jacobsen asked if there was a deactivation of the software after they  
15 discontinued the subscription fee, he questioned what they got with the subscription  
16 fee? Mr. Eliason said he would follow up on this query. Councilmember Mann asked  
17 about the terms of the contract. Mr. Eliason said it would start as a one-year contract.  
18 Mayor Jacobsen asked about efficiency. If they spent the money to use the tool, how  
19 much would they save by using the tool? He challenged Mr. Eliason to give them the  
20 "break even." Mayor Jacobsen asked if they had demo'd the software. Mayor Jacobsen  
21 asked Mr. Eliason to tell him about the data entry. He asked how the data was entered  
22 into the system? Mr. Eliason said the data entry could be customized to their needs at  
23 the startup. Mr. Maughan said he needed to see a commitment from the staff to input  
24 and put in the data. Mr. Eliason said they had 100% buy in from the staff to do the work  
25 needed for the software. Councilmember Mann asked if the City Council would need to  
26 reopen the budget to pay for the software? Mr. Maughan said he would not feel  
27 comfortable making the decision to pull from the current budget until the end of the  
28 fiscal year and suggested the City Council would need to reopen the budget for the cost  
29 of the software. Councilmember Mann requested that the item be brought back for a  
30 vote and saw it as value added. Mayor Jacobsen asked if this let employees act more  
31 autonomously. Mr. Eliason described that all of their staff were good leaders.  
32

### 33 **Workshop: Code Enforcement and Software**

34 Nibley City Code Enforcement Officer, Evan Bigelow and Levi Roberts led the workshop  
35 presentation. They used an electronic slide deck entitled *Code Enforcement, Nibley City*  
36 *Council, August 21, 2025* the share information (a printed copy of this presentation is  
37 included in the printed meeting minutes). The topics included in the discussion were as  
38 follows: What is Code Enforcement, Aspects of Code Enforcement: Prevention,  
39 Detection, Investigation, and Enforcement, Why Code Enforcement? Cases in 2023,  
40 Cases in 2024,

41  
42 Evan Bigelow started the discussion at the point of discussing Cases in 2025 that  
43 initiated warnings for parking in early Spring, Cases in 205 Excluding On-street Parking  
44 Violations, Compliance Impact, and Cases by Year.

1 Levi Roberts took back the presenter role and shared information regarding Successes,  
2 Challenges, and Compliance Impact. Mr. Bigelow presented information on a code  
3 enforcement software, T2Systems: UPSafety PE Solution with Mr. Roberts presenting on  
4 the Foreseen Benefits of T2.

5  
6 Councilmember Mann followed up with questions about efficiency of in-putting  
7 information. Councilmember Laursen asked about liability with the information taken by  
8 the T2 System and data privacy agreements. Mr. Bigelow said they could provide the  
9 information regarding data privacy. Councilmember Larsen asked if the number of  
10 citations had increased or decreased? Mr. Bigelow described that there were less tickets  
11 and gave statistical data from March when they'd started doing warnings.  
12 Councilmember Larsen said he hoped they were not just seeing how many tickets they  
13 could write up. Mayor Jacobsen thanked Mr. Bigelow and Mr. Roberts for the job they  
14 had done. He said he was worried that if they made him more efficient, then it would  
15 make it more efficient for him to get angry phone calls from residents. Mayor Jacobsen  
16 said he was trying to figure out how they built a positive relationship with citizens as  
17 they approached code enforcement.

18  
19 Mr. Bigelow left the meeting at 8:12 p.m.

20  
21 Nibley City Streets Department Manager, Chet Olsen arrived at 8:15 p.m.

22  
23  
24 **Workshop: Pocket Parks in Nibley City**

25 Nibley City Parks Department Manager, Rod Elwood led the workshop presentation. He  
26 used an electronic slide deck entitled *Pocket Park Workshop; Rod Elwood Parks Division;*  
27 *August 21, 2025* (a printed copy of this presentation is included in the printed meeting  
28 minutes) to share information. The topics included in his discussion were as follows:  
29 Developed Parks, Parks with Stormwater, Stormwater Basins, Undeveloped Propertied,  
30 Pocket Park Meaning, Meadow Creek, Shadowbrook, Sheridan Park (Nelson Well),  
31 Properties ?, City Owned house properties, and High School Bridge area.

32  
33 Councilmember Mansell asked if any of the properties were a drain on resources that  
34 had no real value and purpose and were a drain on the city? Mr. Elwood described  
35 issues with the property at Maple View Estates property, which was part of an open  
36 space subdivision agreement. Councilmember Mansell described that he knew how hard  
37 it was for Nibley staff and resources to get to these small open areas. He questioned if  
38 there was a better divested use of allowing another building lot or other resource? Mr.  
39 Maughan said he discussed with staff that the City Council needed to be careful in  
40 accepting open spaces and question if they were getting what they wanted with their  
41 current code. If the City Council was not happy with the properties they were getting  
42 then they needed to make changes to the code. He had some ideas of how they could  
43 divest themselves of some of the properties. Councilmember Laursen referred to the  
44 Parks and Recreation and Open Space Master Plan that had set forth guild lines when

1 accepting open space. He felt they should apply the same standards to their current  
2 spaces, and the City Council could decide if the spaces were still something they wanted.  
3 Mayor Jacobsen said he had never felt good about the citizens owning residential  
4 properties. He felt it might be time to sell the property next door. As for the two  
5 properties at the end of 3200 South, it may be that Millville would buy those properties  
6 to turn those houses into a road. Mr. Roberts said they should think about the  
7 opportunities potential spaces might have and to think about economic development.  
8 He referenced the city owned properties on the east side of 2600 South.  
9

10 Rod Elwood, Steve Eliason, and Chet Olsen left at 8:36 p.m.  
11

12 Mayor Jacobsen called for a short recess at 8:36 p.m. The meeting resumed at 8:42 p.m.  
13

14 **Discussion and Consideration: Resolution 25-21—a Resolution Proposing the  
15 Establishment of the South Cache Valley Recreation Special Service District to Provide  
16 Recreation Services, Calling a Public Hearing and Providing Notice Thereof and Related  
17 Matters (First Reading)**

18 Eric Johnson, Nibley City Attorney was present for questions. Councilmember Laursen  
19 talked about recreation and the value it was to citizens the wellness of Nibley City. He  
20 discussed the process the City and County had and were undertaking with indoor  
21 recreation feasibility studies. Councilmember Laursen described the purpose of the  
22 Resolution being considered. He said approval of the Resolution did not create the  
23 recreation district and scheduled a public hearing for October 16, 2025. He said after the  
24 public hearing there would be a 60-day waiting period, which would put them on  
25 December 17, 2025, before action could be taken.  
26

27 Councilmember Mann questioned the name of the recreation district that had been  
28 included in the Resolution and questioned if this excluded entities from the north end of  
29 the valley from participation. Mr. Johnson said, "It was just a name." Councilmember  
30 Mann discussed the timing of the Resolution and putting the issue on the ballot to  
31 become a taxing entity. She questioned when other municipalities would need to call  
32 their public hearing. Mr. Johnson said they would need to call their public hearing by  
33 February or March of next year; they would have to join the district by June of next year  
34 to allow for certification of the district by the Lt. Governor's office.  
35

36 *Councilmember Laursen moved to approve Resolution 25-21—a Resolution Proposing  
37 the Establishment of the South Cache Valley Recreation Special Service District to Provide  
38 Recreation Services, Calling a Public Hearing and Providing Notice Thereof and Related  
39 Matters with amendments that the word "South" be dropped from the name of the  
40 district and that "P.M" be added after the date and time of the public hearing.  
41 Councilmember Mann seconded the motion.*  
42

43 Mayor Jacobsen questioned the step forward by Nibley City and shared that there were  
44 Mayors in Cache Valley that felt the step by Nibley would "get the County off the hook."  
45

1 He described his perceived shortcomings of Cache County. The Council discussed the  
2 perception that adopting the Resolution might make Cache County feel they didn't need  
3 to take on the indoor recreation issue, or even if they might be motivated by adoption  
4 of the Resolution. Mayor Jacobsen described why he liked the focus of the "SOUTH  
5 Cache Valley Recreation Special Service District."

6  
7 *Councilmember Laursen amend his motion to approve Resolution 25-21, to waive*  
8 *second reading. Councilmember Larsen seconded the motion. The motion to*  
9 *amend passed unanimously 4-0; with Councilmember Laursen, Councilmember*  
10 *Larsen, Councilmember Mann and Councilmember Mansell all in favor.*

11  
12 *Councilmember Mann made a motion to amend Resolution 25-21 to add the*  
13 *word "south" back in the document to read "South Cache Valley Recreation*  
14 *Special Service District" throughout the document. Councilmember Mansell*  
15 *seconded the motion.*

16  
17 Councilmember Mann referred to Mayor Jacobsen's discussion of county options said  
18 she liked the idea that there would be a south district other than a countywide option  
19 and she believed this put them on the right path to do this.

20  
21 *The amendment passed 3-1; Councilmember Mann, Councilmember Mansell, and*  
22 *Councilmember Larsen in favor. Councilmember Laursen was opposed.*

23  
24 Mayor Jacobsen asked for a vote and received no objection to voting:

25  
26 *Councilmember Larsen was in favor.*  
27 *Councilmember Laursen was emphatically in favor*  
28 *Councilmember Mann was in favor.*  
29 *Councilmember Mansell was in favor.*

30  
31 *The amended motion passed unanimously 4-0; with Councilmember Laursen,*  
32 *Councilmember Mann, Councilmember Larsen, and Councilmember Mansell all in favor.*

33  
34 Eric Johnson left the meeting at 9:12 p.m.

35  
36 **Discussion and Consideration: Ordinance 25-26—Rezone Parcel 03-017-0019, Located**  
37 **at 1405 W 3200 S from Residential (R-2) to Residential (R-2A) (Second Reading)**

38 Nibley City Planner, Levi Roberts led a presentation. He used an electronic slide deck  
39 entitled *Nibley City Council; August 21, 2025* to share information (a printed copy of this  
40 presentation is included in the printed meeting minutes). The topics included in his  
41 discussion were as follows: Development Agreement for The Fields at Nibley; Updates  
42 for 8/21/25.,

43

1 Councilmember Larsen asked about fire code regarding setbacks between buildings and  
2 questioned if the setback met fire code. Mr. Dickinson said that the International  
3 Residential Fire Code was the governing document. The fire separation line according to  
4 the code was five feet away from the property line, which was 10 feet between  
5 structures. A five-foot setback didn't violate any fire codes. He described there were  
6 also options to retard fire and described these methods. Councilmember Larsen asked  
7 about the proposed road width. He asked if the development met Nibley City standard  
8 road width within the subdivision? Mr. Dickinson said the road width was 29' of asphalt.  
9 He described a letter being circulated by Fire Marshalls throughout the State that  
10 wanted a minimum of 35' of asphalt. The home builders did not want to build more than  
11 25' of asphalt. The compromise had been 32' of asphalt. Mr. Dickinson said they had  
12 code in Nibley that required 22' of asphalt. He said this was not unreasonable on a local  
13 road.

14  
15 Councilmember Laursen questioned Exhibits in the development agreement that were  
16 not complete. Mr. Roberts described the documentation that would be included in the  
17 exhibits and explained why the information had not been included. Councilmember  
18 Laursen asked if it was still staff's recommendation to approve the property rezone. Mr.  
19 Roberts said it was. Councilmember Larsen asked if staff had considered reducing the  
20 number of lots or combining a few lots? Mr. Roberts said staff had interpreted that this  
21 was a recommendation the developer could consider. The developer, Josh Low  
22 described the developer's concession of an additional 5' to the side yard and some rear  
23 yard setbacks on lots 24-31. Councilmember Mansell said he didn't think the property  
24 was big enough to be horse property. He felt they needed to make additional tweaks to  
25 the code. He questioned if it helped them accomplish the goal of providing more  
26 agricultural space and provided more 4-H use. He was not sure the open space  
27 accomplished the goal.

28  
29 Mayor Jacobsen reviewed zoning in the area. The Mayor and City Council discussed and  
30 debated the proposed density in the zone, the desirability of conservation subdivision in  
31 R-2A zones and variety and diversity of lot sizes.

32  
33 *Councilmember Laursen moved to deny Ordinance 25-26—Rezone Parcel 03-017-0019,  
34 Located at 1405 W 3200 S from Residential (R-2) to Residential (R-2A). Councilmember  
35 Mansell seconded the motion.*

36  
37 Councilmember Larsen said he wanted to keep the open space and discussed backing  
38 off five lots to make the lots bigger. He said they'd pushed the code as far as they could.  
39 He struggled with the side lots and was hoping to see five less lots to make a variety in  
40 sizes. Councilmember Laursen discussed Nibley's history of buffering and creating  
41 buffers between existing residents. He thought that the Council thought their code  
42 might not be the right thing. He thought if they had some variety in the plan to create  
43 some buffer, then there would be more willingness. He was concerned because there  
44 was not a buffer and variety. Councilmember Mann said she was a big fan of trying to

1 provide options in Nibley City for young people who were trying to buy homes. She said  
2 this went a long way towards providing extra lots in the city that would be more  
3 affordable because of their size. She liked the lot sized and would like to think if these  
4 lots butted up to her home, she would like to think she still be in favor of them because  
5 she wanted this in her city. She said she would be in favor of more diversity, especially  
6 where the lots were adjacent to existing homes. The developer asked for justification of  
7 the zone not being R-2A when the lot was surrounded by R-2A. Councilmember Laursen  
8 said that because the developer was doing an open space subdivision it was a different  
9 layout than what the other R-2A layouts were. The Mayor and City Council discussed the  
10 perceived public desirability of open space, if the open space was adequate for horse  
11 use, and the lack of the variety of lots sizes and buffer in the proposed development.  
12

13 Councilmember Larsen made a substitute motion to approve Ordinance 25-26 to rezone  
14 to R-2A with a condition that it be a traditional R-2A subdivision. The motion died due to  
15 lack of second.

16  
17 Mayor Jacobsen asked if there was an opposition to voting and received no objections.  
18 Voting on the motion to deny Ordinance 25-26 was as follows:

19  
20 *Councilmember Larsen was opposed.*  
21 *Councilmember Laursen voted in favor.*  
22 *Councilmember Mann was opposed.*  
23 *Councilmember Mansell voted in favor.*  
24 *Mayor Jacobsen voted in favor.*  
25

26 Mayor Jacobsen said he voted in favor to deny in the hopes that the proposal morphed  
27 into a traditional R-2A subdivision.

28  
29 *The motion passed 3-2; with Councilmember Laursen, Councilmember Mansell, and*  
30 *Mayor Jacobsen in favor. Councilmember Mann and Councilmember Larsen were*  
31 *opposed.*

32  
33 **Discussion and Consideration: Ordinance 25-27—Development Agreement for The**  
34 **Fields at Nibley, a 70-Lot Open Space Subdivision on Approximately 19.23 Acres, at**  
35 **1405 W 3200 S (Second Reading)**

36 *Councilmember Larsen moved to deny Ordinance 25-27—Development Agreement for*  
37 *The Fields at Nibley, a 70-Lot Open Space Subdivision on Approximately 19.23 Acres, at*  
38 *1405 W 3200 S. Councilmember Laursen second the motion.*

39  
40 Voting on the motion to deny Ordinance 25-27 was as follow:

41  
42 *Councilmember Larsen was in favor.*  
43 *Councilmember Laursen was in favor.*  
44 *Councilmember Mann was in favor.*

1                   *Councilmember Mansell was in favor.*  
2  
3                   *The motion passed unanimously 4-0; with Councilmember Larsen, Councilmember*  
4                   *Laursen, Councilmember Mann, and Councilmember Mansell all in favor.*  
5  
6                   With permission, Mayor Jacobsen called for a meeting recess at 10:43 p.m. The meeting  
7                   resumed at 10:48 p.m.  
8

9                   **Discussion and Consideration: Ordinance 25-29: Development Agreement for the**  
10                   **Apple Creek Subdivision Phase 1 First Amendment, Amending Lot 35, Creating an**  
11                   **Additional Building Lot and Amending the Conservation Area, Including Modifications**  
12                   **to Development and Zoning Standards (First Reading)**

13                   Nibley City Planner, Levi Roberts led a presentation. He used an electronic slide deck  
14                   entitled *Nibley City Council; August 21, 2025; Apple Creek Amendment 1 Development*  
15                   *Agreement & Preliminary Plat*, to share information (a printed copy of this presentation  
16                   is included in the printed meeting minutes). The topics included in his discussion were as  
17                   follows: Background, Subdivision Background, the prior plat map, the proposed plat  
18                   map, Appendix 1: Sensitive Areas Designation Plan Maps, Open Space, Development  
19                   Agreement-Summary of Terms:

20

- 21                   ■ *Allows modification to lot 35 conservation easement, adjusting boundaries of the*  
22                   *easement*
  - 23                   ■ *Removes easement from some sections of the lot while adding to other*  
24                   *portions. Overall, increase of 0.67 acre in conservation area.*
  - 25                   ■ *In conflict with NCC 21.10.020(K)(2) and the original conservation*  
26                   *subdivision ordinance, which states that open space land may not be*  
27                   *subject to subdivision.*
- 28                   ■ *Allows modification to frontage requirements, creating a flag lot for Lot 37*
  - 29                   ■ *In conflict with NCC 21.10.020(F), which requires all lots within subdivision*  
30                   *to meet minimum frontage widths.*

31  
32                   And Staff & Planning Commission Recommendation  
33

34                   *“Approval of Ordinance 25-29: Development Agreement for the Apple Creek*  
35                   *Subdivision Phase 1 First Amendment, Amending Lot 35, Creating an Additional*  
36                   *Building Lot and Amending the Conservation Area, Including Modifications to*  
37                   *Development and Zoning Standards”*

38  
39                   *Councilmember Larsen moved to approve Ordinance 25-29: Development Agreement for*  
40                   *the Apple Creek Subdivision Phase 1 First Amendment, Amending Lot 35, Creating an*  
41                   *Additional Building Lot and Amending the Conservation Area, Including Modifications to*  
42                   *Development and Zoning Standards for first reading. Councilmember Laursen seconded*  
43                   *the motion.*

1 Councilmember Larsen asked about a trail easement on the back end of the property.  
2 Mr. Roberts described that the applicant had provided additional pedestrian easement  
3 on the south end of the property. Mr. Roberts felt requiring the trail was getting shaky  
4 on exactions for one additional lot. If the trail were required on the original subdivision,  
5 that would be different. Councilmember Larsen asked if modifying the plat updated  
6 them to a new standard. Mayor Jacobsen said this might update to a new standard but  
7 might be considered a taking. Mr. Dustin recollected that the trail coming out of the  
8 subdivision to the border of the subdivision was required but there were some  
9 additional trail easements he wanted to give to the city, but the Council didn't want it.  
10 Mr. Dustin described preserving open space and alternate access to Mt. Vista  
11 subdivision.

12  
13 Before second reading, Councilmember Larsen asked for confirmation of cost  
14 estimations to build a trail. Councilmember Laursen requested for confirmation that it  
15 would not be an exaction to require a trail.

16  
17 *The motion to approve Ordinance 25-29 for first reading passed 4-0; with  
18 Councilmember Larsen, Councilmember Laursen, Councilmember Mann, and  
19 Councilmember Mansell all in favor*

20  
21 **Discussion and Consideration: Ordinance 25-24—Amending NCC 19.20.010  
22 Classification of New and Unlisted Land Uses, Setting Forth a Process for Classification  
23 of Land Uses and Legislative Action for New or Unlisted Land Uses (Second Reading)**  
24 Mr. Roberts described that there were no updates to the proposed change since the  
25 City Council approved it for first reading.

26  
27 *Councilmember Mann moved to approve Ordinance 25-24—Amending NCC 19.20.010  
28 Classification of New and Unlisted Land Uses, Setting Forth a Process for Classification of  
29 Land Uses and Legislative Action for New or Unlisted Land Uses. Councilmember Larsen  
30 seconded the motion.*

31  
32 Mayor Jacobsen said this was what the State legislature wanted the City to do and  
33 received verbal verification by Mr. Roberts that the code had been reviewed by the City  
34 attorney.

35  
36 Voting on the motion to approve Ordinance 25-24 was as follow:

37  
38 *Councilmember Mansell voted in favor.*  
39 *Councilmember Mann voted in favor.*  
40 *Councilmember Laursen voted in favor.*  
41 *Councilmember Larsen voted in favor.*

42  
43 *The motion passed unanimously 4-0; with Councilmember Mann, Councilmember Larsen,  
44 Councilmember Laursen, and Councilmember Mansell all in favor.*

1      **Discussion and Consideration: Ordinance 25-23—Amending NCC 19.24.160 Parking**  
2      **Requirements and NCC 19.24.250 Accessory Dwelling Unit Standards, Including**  
3      **Parking Requirements for Single-Family and Two-Family Dwellings (First Reading)**

4      Nibley City Planner, Levi Roberts led a presentation. He used an electronic slide deck  
5      entitled *Nibley City Council; August 21, 2025; Parking Requirements*, to share  
6      information (a printed copy of this presentation is included in the printed meeting  
7      minutes). The topics included in his discussion were as follows: Background and Staff  
8      and Planning Commission Recommendation:

9      *“Staff Recommendation*

- 10      *▪ Approval of Ordinance 25-23: Amending NCC 19.24.160 Parking Requirements*  
11      *and NCC 19.24.250 Accessory Dwelling Unit Standards, Including Parking*  
12      *Requirements for Single-Family and Two-Family Dwellings*

13      *Planning Commission Recommendation*

- 14      *▪ Approval of Ordinance 25-23: Amending NCC 19.24.160 Parking Requirements*  
15      *and NCC 19.24.250 Accessory Dwelling Unit Standards, Including Parking*  
16      *Requirements for Single-Family and Two-Family Dwellings with the*  
17      *modification that required parking be increased to 3 parking spaces for single-*  
18      *family dwellings and to 4 spaces for two-family dwellings”*

19      *Councilmember Larsen moved to approve Ordinance 25-23—Amending NCC 19.24.160*  
20      *Parking Requirements and NCC 19.24.250 Accessory Dwelling Unit Standards, Including*  
21      *Parking Requirements for Single-Family and Two-Family Dwellings for first reading.*

22      *Councilmember Mansell seconded the motion.*

23      Mr. Roberts said staff recommended two spaces for single-family and three for two-  
24      family based on research that was done previously when the parking ordinance was last  
25      amended. He and the City Council discussed conversations of one-car garages as a way  
26      of decreasing housing costs.

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

29      **Discussion and Consideration: Resolution 25-27—Approving an Interlocal Cooperation**  
30      **Agreement Between Nibley City And The Nibley City Community Reinvestment Agency**  
31      **(First Reading)**

32      Mr. Maughan told the City Council that back in 2022 the Community Reinvestment  
33      Agency (CRA), which was a separate legal entity, controlled by a board of directors, was  
34      created by the City Council to provide the opportunity for tax increment funding for areas  
35      in town to incentivize economic development and development in the area. The agency  
36      was created in 2022, and an area was dedicated. The CRA entered interlocal agreements  
37      with Cache County and the Cache County School District but staff could not find a paper  
38      trail that the CRA entered into an interlocal agreement with Nibley City. This was relevant

1 because in the plan there was a date to trigger based on 2025. As they approached this  
2 deadline, they'd spoken with consultants about there being no development or  
3 movement on the property and Mayor and staff had been advised to let the plan trigger  
4 and start the process of collecting the tax increment, even though the dollar amount  
5 would be small. The consultants, who were putting together the paperwork needed to  
6 trigger, needed the documentation of an interlocal agreement between Nibley City and  
7 the Community Reinvestment Agency.

8  
9 *Councilmember Mansell moved to approve Resolution 25-27—Approving an Interlocal*  
10 *Cooperation Agreement Between Nibley City And The Nibley City Community*  
11 *Reinvestment Agency and waived the second reading. Councilmember Larsen seconded*  
12 *the motion.*

13  
14 Voting on the motion to approve Resolution 25-27 occurred as follows:

15  
16 *Councilmember Mansell voted in favor.*  
17 *Councilmember Mann voted in favor.*  
18 *Councilmember Laursen voted in favor.*  
19 *Councilmember Larsen voted in favor.*

20  
21 *The motion passed unanimously 4-0; with Councilmember Mansell, Councilmember*  
22 *Larsen, Councilmember Laursen, and Councilmember Mann all in favor.*

23  
24 **Council and Staff Reports**

25 Councilmember Mansell expressed his appreciation of Roxie Christensen and staff.  
26 Councilmember Mansell asked for staff's process for ensuring developers had complied  
27 with every aspect of development agreement. He asked that this be sent to him.

28  
29 Councilmember Mansell reported that he'd had a couple residents complain that they  
30 had so many outside people participating in Nibley recreation and ask if outside  
31 recreation participant paid a different fee than Nibley residents. Mayor Jacobsen and  
32 Mr. Roberts reported that there was not a different fee charged.

33  
34 Councilmember Mann reported that Savannah Christensen had ran a "You Pick Flower"  
35 event at Morgan Farm. She said it was a lot of fun to participate in the event.

36  
37 Councilmember Laursen said 1350 west looked great.

38  
39 Councilmember Laursen thanked staff for answering a lot of development agreement  
40 questions for himself and citizens.

41  
42 Councilmember Laursen asked for resources on getting a "No Outlet" sign for a  
43 neighborhood. Mr. Dickinson asked Councilmember Laursen to give him a call.

1 Councilmember Larsen reported on a complaint about a parking warning and discussed  
2 non-licensed vehicles.

3  
4 Councilmember Larsen reported that his son had had a baby, and he was a 6-times  
5 grandpa.

6  
7 Mayor Jacobsen discussed the perception that Nibley City was not doing an appropriate  
8 job of inspecting what developers did before accepting dedication of infrastructure. He  
9 felt this was false but thought they should develop a strategy to help people understand  
10 how full and exhausting the process was and stop the spreading of false perception.

11  
12 Mr. Dickinson reported that they had a lot of roads closed and more coming. He had  
13 denied a road closure at Stokes Nature Center because they had failed to meet the  
14 deadline of completion before school started. He said 2600 from 1200 west to the  
15 highway was closing and 800 west was closing on Friday and Monday.

16  
17 Mr. Dickinson bragged on the Public Works department and how they'd moved a  
18 complicated school crosswalk area in a day.

19  
20 Mr. Dickinson reported on the Ute Ladies Tresses populations.

21  
22 Mr. Dickinson updated the City Council on the church meeting house on 3400 south and  
23 1200 west. He'd also had discussion of another meeting house at 1200 west and 2600  
24 south. They had specific questions about managing stormwater.

25  
26 Ms. Bodily updated the City Council on the Day of Service on Saturday, September 6.

27  
28 Ms. Bodily reminded the Mayor and City Council that Heritage Elementary 2<sup>nd</sup> graders  
29 would be visiting City Hall on Friday, September 12 and invited the City Council to  
30 participate.

31  
32 Ms. Bodily asked the City Council to RSVP for the upcoming Utah League of Cities and  
33 Towns Conference by their next meeting on September 11.

34  
35 Ms. Bodily reported on the City's amazing staff and crossing guards who had made a  
36 balloon archway for students to pass under on the first day of school. She directed the  
37 City Council to pictures that had been put in their meeting Team channel.

38  
39 Mayor Jacobsen reported on a meeting with UDOT and Mayor's in the past week. He  
40 said they intended to turn the Y into an X for 25 million dollars.

41  
42 Mr. Maughan thanked the Public Works department for their hard work and thanked  
43 the remainder of staff for holding things down while he had been out of town for a  
44 conference and for some down time.

1  
2 Seeing not objection, Mayor Jacobsen closed the meeting at 11:52 p.m.  
3  
4  
5  
6

7 Attest: \_\_\_\_\_  
8 City Recorder

Draft Minutes