

1 A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South,
2 Nibley, Utah, on Thursday, December 4, 2025.

3
4 **OFFICIAL MINUTES OF THE MEETING**
5 City Recorder Cheryl Bodily took minutes
6

7 **Opening Ceremonies**

8 Councilmember Kay Sweeten described the wonderful things about Nibley as a
9 community and how giving the community was. She said the upcoming JustServe
10 presentation was reflective of the community in Nibley. Councilmember Sweeten
11 expressed thanks for the giving nature of Nibley residents.

12
13 Councilmember Sweeten led the meeting in the Pledge of Allegiance.
14

15 **Call to Order and Roll Call**

16 Mayor Larry Jacobsen called the Thursday, December 4, 2025, Nibley City Council
17 meeting to order at 6:32 p.m. Those in attendance included Mayor Larry Jacobsen,
18 Councilmember Norman Larsen, Councilmember Kay Sweeten, Councilmember Nathan
19 Laursen, Councilmember Erin Mann, and Councilmember Garrett Mansell. Justin
20 Maughan, Nibley City Manager, and Levi Roberts, Nibley City Planner was also present.
21

22 Mayor Jacobsen recognized Steve Eliason, Nibley City Public Works Director, Talon
23 Bigelow, Nibley City Assistant Recorder, Nick Kenczka, Nibley City Planning Commission
24 Chair and Councilmember elect, and Chad Wright, Nibley Recreation Director.
25

26 **Approval of the Previous Meeting Minutes and Current Agenda**

27 Councilmember Larsen moved to approve the November 6, 2025, Meeting Minutes and
28 November 17, 2025, Board of Canvassers Meeting Minutes and the Current Agenda.
29 Councilmember Sweeten seconded the motion. The motion passed 5-0; with
30 Councilmember Larsen, Councilmember Sweeten,
31

32 **Public Comment Period**

33 Mayor Jacobsen gave direction to the public present and opened the Public Comment
34 Period at 6:36 p.m.
35

36 Ryan Rigby of Stonebridge thanked the City Council for serving the community. He
37 relayed dates of instances where his family had avoided collisions on 1200 West. He said
38 he was tired of the instances that had taken place in the past year. He was concerned
39 with what would happen to his family in the next year. He said his family was trapped by
40 a concrete barrier which he had measured was only within 7-inches of the lane in some
41 areas. Mr. Rigby cited the Federal Highway Administration and a study from John's
42 Hopkins researchers entitled "The National Investigation on the Impacts of Lane Width
43 on Traffic Safety" and said the road had been over-engineered. He encouraged the City
44 Council to explore and look for other ways to calm traffic. He said he had reviewed the

1 Resolution and did not agree with the Resolution and requested the bulbs outs be
2 removed from the road. Mayor Jacobsen requested Mr. Rigby supply his citations to
3 himself and the City Council.

4
5 Kyle Audd of 2984 Stonebridge Drive said he was frustrated to be at the meeting
6 because he would rather be at his Ward family's Christmas party. He noted Facebook
7 threads with over 50 comments that expressed opposition to the concrete barriers and
8 mountable islands. He said it was clear that the road had not been a success. He would
9 prefer a road like 3200 South. He noted his concerns for safety issues and described the
10 issues he had in the curves, the chicanes, and the concrete barriers. He said the barriers
11 eliminated the natural sight lines. He said the design created problems instead of solving
12 them. He asked the City Council to oppose the Resolution that suggested the provisions
13 be kept in any form.

14
15 Kelly Chlarson of 1150 W 2800 S described the confusion that she'd observed on 1200
16 West. She said there was a visibility issue and described a situation where her teenage
17 son had almost been t-boned and there was no space for him to pull over and clear
18 himself from being upset. She said the Nibley Gardens park was not accessible and she
19 and her husband were not able to access this park as Nibley recreation coaches. Ms.
20 Chlarson described emergency vehicles that were upset with the bulb out and had
21 trouble navigating them. She said there had been construction vehicles in the bike lane
22 which caused a safety issue for her children. She thanked the City Council for revisiting
23 the issues.

24
25 Amanda Wilding of 1133 W 2600 S described that on June 23 she was driving in her
26 parents brand new car when rear tire blew and she lost control of her car. She described
27 that she was on 1-15 and described how a jersey barrier saved her life. Ms. Wilding
28 described that jersey barriers was there to prevent oncoming traffic and high speeds (15
29 mph over or 80 mph). If her tire were to blow on 1200 West she would have to go into
30 oncoming traffic. She didn't understand the need for so much on 1200 West. She
31 questioned if post were a more effective method. She questioned if this the most cost-
32 effective way and why they didn't do speed bumps, dips, reflective strips and lighting?
33 Ms. Wilding believed the road would cost lives.

34
35 Jake Rigby of 2997 Stonebrige Drive said he had tried to reflect on the logic for 1200
36 West over the past year: to protect bikers and pedestrians and to slow down cars to
37 reduce crashes. He said the design contradicted those in every way. He said it would
38 cause more opportunities for head on collision. He hoped every driver would stay in
39 their own lane. The road gave no way out for mistakes. He discussed that he was a
40 sitting duck on 1200 West. They did not feel safe or comfortable. There was speed data
41 that showed 38 mph and data that showed 72 miles per hour. He asked if the City
42 Council was okay with cars backing up on 1200 west. He said this was a failed design.
43 They'd been told the islands were supposed to help see pedestrians better. You could

1 not see children until they were out in their lane. He asked if the pros outweighed the
2 cons. He pleaded that the Council not modify or fix the islands.

3
4 Kevin Rigby of 2996 Stonebridge Drive discussed that as a teenage driver he'd had 7
5 different close calls on 1200 West because of the S-curve where there was no room for
6 error. He asked that the S-curves and barriers be removed.

7
8 Dan Rigby of 2990 Stonebridge Drive. He said this was frustrating and they'd given it a
9 year. He said narrow lanes and concrete barriers were creating a situation where they
10 had no way out and were a safety hazard. Mr. Rigby quoted the Federal Highway
11 Administration. The mountable island showed that people fixated on the mountable
12 islands and were not watching for pedestrians. He loved supporting bikers but did not
13 support putting drivers in dangerous situations. They'd created a great bike lane and a
14 horrible driving road. He described that they could not see kids behind the cement
15 barrier. He had reviewed the Council's proposal and asked that they not put more
16 money into adjustments and to consider removing the traffic measures.

17
18 Emily Rigby of 2996 Stonebridge Drive described an unusual medical situation and that
19 they had nowhere to go to manage the situation. She was trapped by the barriers. Ms.
20 Rigby said they'd had multiple serious issues on the road. She asked that the Council
21 remove the barriers. They could make changes that would keep bikers safe, but they
22 also needed to protect the drivers. She did not support spending further taxpayer
23 money on changing bulb outs or adding reflective glare. She said something else needed
24 to be done.

25
26 Alisha McBride of 1150 West described that the whole side of her house ran along 1200
27 west. She said cars still went speeding past on the road. She drove a large truck and had
28 to make a wide turn. She said getting in and out of her neighborhood was very difficult.
29 She described getting out the neighborhood when a plow driver hit a barrier and was
30 out inspecting his vehicle. She said she was a schoolteacher and drove the road early in
31 the morning. She described kids playing on the barriers and using it as a skate park. She
32 was concerned with the S-Curve. Ms. McBride said she dealt with this every day, and
33 they couldn't get their trailers in and out. She said they would have to go all the way
34 around to get their trailers and boat out. She wanted the City Council to consider getting
35 rid of the mounds and getting rid of the barriers. They had caused more problems than
36 they had solved.

37
38 John May of 2560 S 1100 W said barriers and mounds needed to come out. He said the
39 people who had planned for the road or made that decision for the road to go in ought
40 to come up with their own money to pay for it.

41
42 Seeing that the 15-minutes public comment period was over, Councilmember Laursen
43 said he would entertain any comments not related to 1200 west and reminded the
44 public that they could also send in their comments.

1
2 Luke Smidt, Assistant Chief over Medical Operations with the Hyrum Fire Department at
3 126 S 1250 E in Hyrum quoted fire code 503.4.1 that said traffic calming devices shall be
4 prohibited unless approved by the fire code official, which was Hyrum and Cache
5 County, and they were never approved. He requested Nibley City get with Cache County
6 and Hyrum as they considered redesign for the road.
7

8 Seeing no further public comments, Mayor Jacobsen closed the Public Comment Period
9 at 7:06 p.m.
10

11 **Planning Commission Report**

12 Planning Commission Chair Kenczka said the Planning Commission had discussed items
13 13 through 15 on the Council's current agenda and all had passed the Planning
14 Commission unanimously. They'd also had a public open house regarding the upcoming
15 General Plan. The Planning Commission had also considered the annexation petition for
16 property on Hollow Road and had recommended approval of the annexation to the City
17 Council.
18

19 Mayor Jacobsen noted that Mr. Kenczka was a Councilmember-elect. Mayor Jacobsen
20 clarified the Planning Commission and City Council meeting schedules, making sure he
21 had time to staff the Planning Commission.
22

23 **Presentation: JustServe City Award Presentation**

24 Gary Anderson, local representative to JustServe. He described the JustServe
25 organization and that one of its purposes was to connect residents to service
26 opportunities in the Valley. He described the service opportunities he had through
27 JustServe.
28

29 Mr. Anderson had a presentation entitled *JustServe: JustServe City Program*. The topics
30 he discussed included the following: It's a Movement, How it Works, Global Reach, Over
31 16,000 Organizations, Over 400 Cities, City of Franklin, and City of Los Angeles, California.
32

33 Mr. Anderson presented a plaque to the City of Nibley designating it a JustServe City.
34

35 Wayne Demic, Chairman of the Bear River Communication Council and Chairman of the
36 Cache Communication Connection, an interfaith group made up of civic and religious
37 leaders. Mr. Demic congratulated Nibley and said Nibley was the first JustServe city in
38 Cache Valley. He said JustServe was a great organization and did great work. Mr. Demic
39 said the Cache Community Connection, with the goal of bringing communities together,
40 where in the process of having a valley wide celebration for National Day of Service, in
41 the next year and involve every City and do incredible things to unite communities.
42

43 Mayor Jacobsen thanked JustServe on behalf of the citizens of Nibley. He said:
44

1 *"No hourly wage, paid to part-time employees, can ever be effective as volunteer*
2 *citizens working to enact their passion"*

3
4 **Proclamation: Recognizing the Service of Councilmember Norman Larsen and**
5 **Councilmember Kay Sweeten**

6 Mayor Jacobsen read a portion of the Proclamation recognizing Councilmember Larsen
7 and Councilmember Sweeten's service. He presented Councilmember Larsen and
8 Councilmember Sweeten with a Nibley City street sign that displayed their names as a
9 token of appreciation.

10
11 **Workshop: Anhder Bike Park**

12 Craig Marlow, Nibley resident and volunteer, led the workshop discussion.

13
14 Mr. Marlow used an electronic presentation during his discussion that was titled,
15 *Anhder Bike Park Propose Revitalized Project; by Craig Marlow Fall 2025*. The topics he
16 discussed included the following: A little about me . . . What makes Anhder Bike Park so
17 special?, Items Needing Improvement:, Guiding Principles to a GREAT Bike Park, Project
18 Objectives Overview, picture of City-Sanctioned Bike Park: Bozeman, MT; picture of the
19 BMX Track on Bozeman; overhead view of Dirt Jump Park and the BMX Track, Current
20 Configuration, Proposed Configuration – Existing Boundary, Proposed Configuration 2 –
21 Expansion/Multi-Use Area, and Conclusion.

22
23 Chad Wright shared some of the assessment of the Anhder Bike Park proposal from the
24 Nibley Parks and Recreation Advisory Committee.

25
26 Councilmember Laursen commented on his family's used of the bike area. He'd like for
27 the Council to consider involving the homes to the east of the park and helping them
28 with privacy opportunities.

29
30 Councilmember Mann questioned what additional resources Mr. Marlow foresaw
31 needing from the City. Mr. Marlow said in terms of equipment they would need some
32 dump trucks of soil and a skidsteer would be useful. He said a half-dozen volunteers
33 should be able to "hammer this out" in quick fashion. He said a dozen volunteers each
34 Spring and Fall would be ideal for maintenance. He suggested they would need lumber
35 for wood features. They would need to be careful that unauthorized people would
36 oversee any wood features or take liberties to change or build features. Councilmember
37 Mann asked when Mr. Marlow anticipated doing the work happening. Mr. Marlow felt
38 the spring would be a great time to do this and would give him more time to come up
39 with a more cohesive plan. Mayor Jacobsen shared that Rod Elwood, Nibley Park
40 Division Manager had indicated they had plenty of dirt. He asked that Mr. Marlow
41 consider being a community volunteer along with using time from Mr. Elwood and Tom
42 Dickinson, Nibley City's Engineer.

1 Councilmember Larsen recalled that the initial idea came from former Mayor Shawn
2 Dustin's son, and he saw this as a great revolution of his initial idea.

3
4 Councilmember Laursen said there was a Parks and Recreation Master Plan committee
5 that had identified where things should go and said he would love to chat with Mr.
6 Marlow about using the Parks Master Plan to identify where things like the bike track
7 could go. He also encouraged the Parks and Recreation Committee to involve Nibley's
8 youth and get their thoughts. Mr. Wright suggested Nibley City Planner, Levi Roberts
9 also be a part of the discussion and potential design.

10
11 **Discussion and Consideration: Ordinance 25-31—Amending NCC 11.02.020 and**
12 **11.02.040 Parking Regulations for Non-motorized Equipment, Unregistered and**
13 **Inoperable Vehicles (Second Reading)**

14 Evan Bigelow, Nibley City Code Enforcement was present for this discussion.

15
16 Levi Roberts led a presentation on this discussion. He used a presentation titled, *Parking*
17 *Regulations for Non-motorized Equipment, Unregistered and Inoperable Vehicles*. The
18 topics Mr. Roberts summarized, included the following: Update for 12/4/25,
19 Background,

20
21 Mr. Bigelow and Councilmember Laursen discussed and debated that the City must
22 follow and enforce State code (41.1a.201) and that Councilmember Laursen's suggested
23 verbage could not be used.

24
25 *"No person shall park, place, or allow to remain any Non-Motorized Equipment or Uncoupled*
26 *Trailer on any Public Street, Public Right-of-Way, or Public Parking Facility during the period when*
27 *motor vehicle headlights are required to be lighted as defined by state law. This period is defined*
28 *as one-half hour after sunset to one-half hour before sunrise, and at any other time when there is*
29 *not sufficient light to render clearly discernible persons and vehicles at a distance of five hundred*
30 *(500) feet.*

31
32 *This prohibited equipment includes, but is not limited to: trailers unhitched from a motorized*
33 *vehicle, All-Terrain Vehicles (ATVs), personal watercraft (PWC), and unattached snow plows or*
34 *implements. Any equipment violating this section is hereby declared a public nuisance and shall be*
35 *subject to immediate citation and impoundment."*

36
37 *Councilmember Larsen moved to approve Ordinance 25-31—Amending NCC 11.02.020*
38 *and 11.02.040 Parking Regulations for Non-motorized Equipment, Unregistered and*
39 *Inoperable Vehicles. Councilmember Sweeten seconded the motion.*

40
41 Mr. Bigelow described that he would use discretion before issuance of a
42 warning/citation. Councilmember Mansell didn't feel this fixed the issue he'd expressed
43 and described leaving a trailer in the public right of way while doing yardwork to run to
44 the store and potentially receiving a citation. He agreed with not having trailers parked
45 on the streets at night, that this was a safety hazard. Councilmember Laursen did not
46 want to put code enforcement in the position of using discretion.

1
2 Councilmember Laursen made a motion to amend to use proposed language in
3 section 4, which restricted the time of day that non-motorized equipment would
4 be allowed on the street. Councilmember Larsen seconded the motion.
5

6 *"No person shall park, place, or allow to remain any Non-Motorized*
7 *Equipment or Uncoupled Trailer on any Public Street, Public Right-of-Way, or*
8 *Public Parking Facility during the period when motor vehicle headlights are*
9 *required to be lighted as defined by state law. This period is defined as one-*
10 *half hour after sunset to one-half hour before sunrise, and at any other time*
11 *when there is not sufficient light to render clearly discernible persons and*
12 *vehicles at a distance of five hundred (500) feet. This prohibited equipment*
13 *includes, but is not limited to: trailers unhitched from a motorized vehicle, All-*
14 *Terrain Vehicles (ATVs), personal watercraft (PWC), and unattached*
15 *snowplows or implements. Any equipment violating this section is hereby*
16 *declared a public nuisance and shall be subject to immediate citation and*
17 *impoundment."*
18

19 Mr. Roberts felt if they found the language was less restrictive than State code and they
20 needed to be enforcing State code, that they could communicate this to the Council.
21 Councilmember Laursen said he saw a potential conflict in the ordinance in section 5
22 and didn't know if they had defined "vehicle." He and Mr. Roberts debated their
23 interpretation of the provisions.
24

25 *The amendment passed unanimously 5-0; with Councilmember Laursen,*
26 *Councilmember Larsen, Councilmember Sweeten, Councilmember Mann and*
27 *Councilmember Mansell all in favor.*
28

29 Mr. Roberts and City Council discussed potential conflicts between provisions 4 and 5.
30

31 *Voting to approve the amended motion was as follows:*

32 *Councilmember Larsen voted in favor.*

33 *Councilmember Sweeten voted in favor.*

34 *Councilmember Mansell voted in favor.*

35 *Councilmember Mann voted in favor.*

36 *Councilmember Laursen voted in favor.*
37

38 *The amended motion passed unanimously 5-0; with Councilmember Larsen,*
39 *Councilmember Sweeten, Councilmember Laursen, Councilmember Mann, and*
40 *Councilmember Mansell all in favor.*
41

42 **Discussion and Consideration: Ordinance 25-33—Amending NCC 7.04 Modifications to**
43 **Weed, Grass and Brush Height Restrictions (Second Reading)**

1 *Councilmember Sweeten moved to approve Ordinance 25-33—Amending NCC 7.04*
2 *Modifications to Weed, Grass and Brush Height Restrictions. Councilmember Laursen*
3 *seconded the motion.*

4
5 Councilmember Larsen was unsure they needed the code. He and Mr. Roberts discussed
6 different weed height enforcement. Councilmember Laursen asked for Mr. Bigelow's
7 interpretations of definitions to enforce. He asked for Mr. Bigelow's interpretation of
8 uncultivated and agricultural production.

9
10 *Councilmember Laursen made a substitute motion to continue Discussion and*
11 *Consideration: Ordinance 25-33—Amending NCC 7.04 Modifications to Weed, Grass and*
12 *Brush Height Restrictions. Councilmember Larsen seconded the motion.*

13
14 Councilmember Laursen asked Mr. Roberts and Mr. Bigelow to define "uncultivated"
15 and "agricultural production". He said these needed to be clearly defined so that code
16 enforcement knew what to do. Mr. Roberts and the City Council discussed weed
17 distance from a sidewalk. Mr. Roberts and Mayor Jacobsen disused application of the
18 proposed ordinance in relationship to the clear sight safety triangle. Mr. Roberts said
19 Nibley clear view triangle was limited. Councilmember Laursen said he was concerned
20 about a sidewalk that could not be walked on because of the growth north of the
21 sidewalk. The ordinance would help with enforcement if land was uncultivated and not
22 agricultural production. Mayor Jacobsen said he thought 12 inches was too short. He
23 suggested a 24-inch height limitation. Councilmember Larsen discussed line of site and
24 said you could easily see over 1 or two feet and Mayor Jacobsen followed up with
25 discussion of having the proper sight triangle. Mayor Jacobsen asked Mr. Maughan to
26 direct the Nibley City Engineer to look at Nibley City's sight triangle ordinance.

27
28 *The motion to continued discussion and consideration of Ordinance 25-33 passed*
29 *unanimously 5-0; with Councilmember Laursen, Councilmember Larsen, Councilmember*
30 *Sweeten, Councilmember Mann, and Councilmember Mansell all in favor.*

31
32 **Discussion and Consideration: Ordinance 25-37—External ADU Billing Amendments,**
33 **Amending NCC 19.24.050 Accessory Dwelling Unit Standards And 15.04.040 Sanitary**
34 **And Building Sewers And Connections; Rates (First Reading)**

35 *Councilmember Laursen moved to approve Ordinance 25-37—External ADU Billing*
36 *Amendments, Amending NCC 19.24.050 Accessory Dwelling Unit Standards And*
37 *15.04.040 Sanitary And Building Sewers And Connections; Rates, for first reading.*
38 *Councilmember Mansell seconded the motion.*

39
40 Mr. Maughan told the City Council that there needed to be a public hearing before the
41 proposed ordinance was passed and summarized that staff needed clear direction
42 regarding Accessory Dwelling Units (ADUs). Nibley City didn't have many ADUs. Staff had
43 gotten direction to not charge utility fees (water, sewer, stormwater, 911, garbage)
44 during the Council's workshop discussion, to both the Accessory Dwelling Units and the

1 home. He reiterated that external Accessory Dwelling Units would not be charged utility
2 fees.

3
4 *The motion to approve Ordinance 25-37 for first reading passed unanimously 5-0; with*
5 *Councilmember Laursen, Councilmember Mansell, Councilmember Larsen,*
6 *Councilmember Sweeten and Councilmember Mann all in favor.*
7

8 Seeing no objection, Mayor Jacobsen called for a meeting recess at 8:35 p.m. The
9 meeting resumed at 8:46 p.m.

10
11 **Discussion and Consideration: Resolution 25-37: Authorizing Modifications and Traffic**
12 **Control Studies for the 1200 West Corridor (First Reading)**

13 Councilmember Laursen said he had worked with staff and the City Council and had
14 taken input from the public and data collected by himself and provided by staff. The
15 resolution being presented was what he thought would work and pass at this time.
16 Mayor Jacobsen said had put this on the agenda because it was the City Council's
17 direction to put the item on the agenda. He said the road was fully open now and had
18 been fully open for a month.

19
20 The Council reviewed the numbered action items of Resolution 25-37.

- 21
22 1. *"Alter the mountable traffic islands installed at 2980 South, 2800 South, and*
23 *2500 South to match the height and setback location of the shorter, existing*
24 *Phase 5 islands. The cost for this alteration shall not exceed \$100,000.*
25 2. *Enhance the visibility of all mountable traffic islands by applying highly*
26 *reflective paint. The cost for this enhancement shall not exceed \$500.*
27 3. *Contract a licensed, independent engineering consultant to conduct an*
28 *Intersection Control Warrant Analysis for the intersections of Nibley Park*
29 *Avenue and 2980 South. The cost for this analysis shall not exceed \$25,000."*
30

31 Councilmember Larsen asked if the budget would need to be amended for the
32 alterations to be made. Mayor Jacobsen said it would need to be amended.

33
34 Councilmember Mansell discussed his experiences driving 1200 west. Mayor Jacobsen
35 showed a video that showed right and left-hand turns at a 1200 west intersection with
36 mountable islands. Councilmember Mansell said part of the problem was visibility
37 because people inched forward to see what was coming. He said getting on and off 1200
38 west was very problematic in his opinion. Mayor Jacobsen shared that the City Engineer
39 had observed visibility at the stop sign and stop line and the visibility was there. Mayor
40 Jacobsen showed that State code required vehicles stop at a stop line and questioned if
41 the City Council wanted to follow State code. Mayor Jacobsen discussed documented
42 speeds on the north and south sides of 1200 west from 3200 south. He said they knew
43 that speed made accidents more dangerous. Mayor Jacobsen showed an article from
44 the Department of Public Safety and the newspaper titled "Numbers Show How

1 Dangerous Utah Roads Can Be For Children". He also showed data regarding the What
2 about Utah?: Trends in the US Pedestrian Deaths and Other Vehicle-Related Deaths. He
3 also showed data showing Fatalities on Utah Roads in 2022.

4
5 Councilmember Laursen said he was not ready to take the traffic calming measures out
6 yet but was ready to engage with the feedback they'd gotten and decide if they were
7 willing to spend money to make modifications. He asked Mr. Roberts to bring up photos
8 showing why he proposed different islands. Mr. Roberts played a video titled "North
9 1200 west from 3200 To Park Avenue" and Councilmember Laursen said this showed
10 the reason he felt the older mountable islands needed to be modified. Councilmember
11 Mann said she was a fan of the new, lower island. She said she always ran over the
12 island, and it barely bumped her car. She said they were inconsequential in height but
13 slowed her down. The City Council discussed visibility with Councilmember Laursen
14 stating it was a mistake for Nibley City to give up the easement they'd had in place on
15 the road. Councilmember Larsen said they needed to change the culture and habits and
16 he felt they could. Councilmember Larsen described his experience driving the lower
17 mountable islands. Councilmember Mann discussed the problem of merging onto 35
18 mph traffic while going 1-2 mph at turns in intersections. Councilmember Mansell and
19 Mayor Jacobsen discussed if 1200 west were built to fire code. Councilmember Mansell
20 requested a visit with fire enforcement.

21
22 Councilmember Mann wanted to have a conversation about the height of the jersey
23 barrier. She questioned if they could replace the pieces of jersey barrier to half-height at
24 the intersections. Mr. Maughan committed to look into half-height and tapered barriers.
25 Councilmember Larsen also requested staff investigate transparent barriers. Mr.
26 Maughan felt they might lose some of the strength or safety and might lose protection
27 to pedestrians with transparent barriers. Councilmember Mann discussed a S-curve on
28 the road. She asked that they paint a straighter lane or eliminate some of the park strip
29 in that part of the road. She had heard there were a lot of people experiences angst or
30 close calls at the curve. Councilmember Sweeten asked that staff investigate the
31 location of the barrier that residents claim was only 7" from the land of traffic. Mr.
32 Maughan said they would check the distance on the entire road. The City Council
33 discussed the ideal time to initiate changes or study on 1200 west.

34
35 Councilmember Larsen reported on people who had let him know that they love the
36 road and utilized it often. Councilmember Mansell said his biggest issue was getting off
37 and on the road going east and west.

38
39 *Councilmember Laursen moved to approve Resolution 25-37: Authorizing Modifications*
40 *and Traffic Control Studies for the 1200 West Corridor for first reading. Councilmember*
41 *Mann seconded the motion.*

42
43 Councilmember Larsen said he was okay with lowering the mountable islands.
44 Councilmember Sweeten thought the smaller mountable islands were better than the

1 bigger mountable but still had some questions in general. Mr. Maughan communicated
2 the list the City Council had given to staff:

- 3
- 4 • Look at lowering the wall barrier at intersections with different options
- 5 • Look at changing the radius of the chicanes to make them less abrupt
- 6 • Measure the distance from the white paint line to the front of the wall to ensure
- 7 they were where they were supposed to be
- 8 • Staff would follow up with the fire department
- 9

10 Councilmember Laursen made a substitute motion to waive the second reading of
11 Resolution 25-37. The motion died due to lack of second.

12
13 *The motion to approve Resolution 25-37 for first reading passed 4-1; with*
14 *Councilmember Laursen, Councilmember Mann, Councilmember Larsen, and*
15 *Councilmember Sweeten in favor. Councilmember Mansell was opposed.*

16
17 **Discussion and Consideration: Ordinance 25-34: Amending NCC 19.24.150 Permitted**
18 **Signs, Allowing Electronic Message Display (EMD) Signs in the Neighborhood**
19 **Commercial (C-N) Zone (First Reading)**

20 Mr. Roberts utilized a presentation during his summary discussion. The presentation
21 was titled *Sign Code Amendment – EMD Signs*. The topics Mr. Roberts addressed
22 included the following: Background, Applicant Justification, Staff Analysis, and Planning
23 Commission/Staff Recommendation

24
25 *“Approval for Ordinance 25-34: Amending NCC 19.24.150 Permitted Signs,*
26 *Allowing Electronic Message Display (EMD) Signs in the Neighborhood*
27 *Commercial (C-N) Zone”*
28

29 *Councilmember Larsen moved to approve Ordinance 25-34: Amending NCC 19.24.150*
30 *Permitted Signs, Allowing Electronic Message Display (EMD) Signs in the Neighborhood*
31 *Commercial (C-N) Zone and waive the second reading. Councilmember Mansell seconded*
32 *the motion.*

33
34 Councilmember Mann noted the Cache Carwash sign right next to Maverick was
35 extremely bright. She questioned how large and bright the Maverick proposed sign
36 would be. Mr. Roberts said the sign would be brought to the Planning Commission level
37 and staff as a conditional use who would assure the sign met all regulations.
38 Councilmember Larsen noted the sign that had been put up at Ginny’s Pit Stop and
39 questioned if it were considered an electronic message display (EMD)? Mr. Roberts said
40 he didn’t know this and didn’t know if he would count it as an electronic message
41 display. It was the menu and they would have to look at the sign. Councilmember
42 Sweeten asked how the signs fell into their dark sky ordinance. Mr. Roberts said there
43 were ways to mitigate the light pollution of those signs. The idea was they were not
44 casting light a long way beyond their property borders. Mayor Jacobsen questioned if

1 they had a foot candle meter to measure the light cast by the EMDs. Mr. Roberts didn't
2 know if the City owned a foot candle meter but clarified that the city's building
3 inspector would typically ensure that signs met Nibley's dark sky ordinance.
4 Councilmember Laursen asked if Nibley's sign regulations were more restrictive than the
5 Utah Department of Transportation's sign regulations. Mr. Roberts did not know this. All
6 his communications with UDOT regarding off-premise signs, was that they were heavily
7 regulated.

8
9 *Voting on the motion to approve Ordinance 25-34 was as follows:*

10 *Councilmember Larsen voted in favor.*

11 *Councilmember Sweeten voted in favor.*

12 *Councilmember Mansell voted in favor.*

13 *Councilmember Mann voted in favor.*

14 *Councilmember Laursen voted in favor.*

15
16 The motion to approve Ordinance 25-34 passed unanimously 5-0; with Councilmember
17 Larsen, Councilmember Mansell, Councilmember Sweeten, Councilmember Laursen,
18 and Councilmember Mann all in favor.

19
20 **Discussion and Consideration: Ordinance 25-36: Amending NCC 21.10.020 Open Space**
21 **Subdivision, Including Requirements for Setbacks, Lot Size Standards, and Variation**
22 **(First Reading)**

23 Mr. Roberts led a summary discussion of the proposed ordinance titled *Open Space*
24 *Subdivision Code*. The topics he reviewed included the following: Background,
25 Developer/Designer Feedback Summary, and Planning Commission/Staff
26 Recommendation

27
28 *"Approval of Ordinance 25-36: Amending NCC 21.10.020 Open Space Subdivision,*
29 *Including Requirements for Setbacks, Lot Size Standards, and Variation"*

30
31 *Councilmember Laursen moved to approve Ordinance 25-36: Amending NCC 21.10.020*
32 *Open Space Subdivision, Including Requirements for Setbacks, Lot Size Standards, and*
33 *Variation for first reading. Councilmember Larsen seconded the motion.*

34
35 Councilmember Laursen brought up less-prescribed variety and that he understood that
36 this was less of a legislative decision and that the Planning Commission wanted more
37 restrictive things they could make decision and there was less negotiation. Mr. Roberts
38 said he would agree and felt staff wanted the code to be clear and objective.
39 Councilmember Laursen clarified that only control the City Council would have would be
40 in the rezone process. Councilmember Laursen questioned why the provision of 40 or
41 greater lots had been recommended? Mr. Roberts said this felt like a reasonable
42 number for smaller developments. He said 40 lots was more manageable.
43

1 Mayor Jacobsen summarized a discussion between Mr. Roberts and himself. He
2 believed the reason they wanted to do open space subdivisions had lost its way. It was
3 the difference between a legislative decision and an administrative decision. It was to
4 identify and preserve what the community felt was of value. Identifying what was
5 valuable to the community was completely a legislative decision. He said open space
6 subdivision was a negotiated process where the City Council could debate what was of
7 value to the citizens. Mayor Jacobsen said there would be no guarantee they would give
8 the community what they wanted with an administrative process. Mr. Roberts rebutted
9 that the Planning Commission had discussed and debated whether the open space
10 subdivision should be a legislative overlay and they concluded that they didn't want
11 there to be a barrier to developing open space subdivision and the standards they had
12 developed were strong enough.

13
14 Mr. Kenczka described why he had voted against recommendation of the open space
15 subdivision ordinance to the City Council. He didn't know if they would achieve what
16 they wanted for open spaces through the administrative process. He appreciated if it
17 stayed at the legislative process so they could ensure the type of density development
18 could compliment Nibley City and its land uses.

19
20 Councilmember Mansell asked if they had an example of what the worst-case scenario
21 would look like? Councilmember Mansell also had issue with little open space. He noted
22 they were building large city parks and questioned if there were value to small open
23 space. Councilmember Laursen asked if there were discussion at the Planning
24 Commission of forcing some of the things they wanted to see in Nibley into ordinances
25 instead of just putting development into zones. He discussed putting regulations into
26 zones. If they were okay with certain sizes of lots and they knew where they would like
27 them, they should put them into zones.

28
29 *The motion to approve Ordinance 25-36 for first reading passed 5-0; with*
30 *Councilmember Laursen, Councilmember Larsen, Councilmember Sweeten,*
31 *Councilmember Mann, and Councilmember Mansell all in favor.*

32
33 Mr. Roberts reviewed what tasks the Council wanted to see from staff before the next
34 reading:

- 35
36
 - Examples or scenarios

37
38 **Discussion and Consideration: Ordinance 25-35: Amending NCC 19.24.090 Fence**
39 **Regulations, Related to Fencing Restrictions Along Trail Corridors, on Corner Lots, and**
40 **Inspection Requirements (First Reading)**

41 *Councilmember Mann moved to suspend the 12-4-26 agenda and eliminate item 15.*
42 *Councilmember Larsen seconded the motion. The motion passed unanimously 5-0; with*
43 *Councilmember Mann, Councilmember Larsen, Councilmember Sweeten, Councilmember*
44 *Laursen, and Councilmember Mansell all in favor.*

1
2 **Council and Staff Reports**

3 Councilmember Mann reported that there was another little library at Ahnder Park and
4 encouraged people to get out and read. There was one more library that needed sanded
5 and painted.

6
7 Councilmember Mann questioned if the signs that had been put up regarding parking
8 had been effective. Councilmember Sweeten said she'd had a number of people
9 comment to her that they like the signs.

10
11 Councilmember Laursen thanked Kay and Norm for their service and friendship.
12 Councilmember Mansell reiterated this.

13
14 Councilmember Sweeten expressed how much she had appreciated being able to work
15 with the City and Council and Mayor. She said it had been a privileged and honor to be a
16 part of the City Council for the past six years. She described how much she appreciated
17 the City Council's discussion and having different ideas.

18
19 Councilmember Larsen thanked for the opportunity to serve the past 8 years. He
20 thanked Nick and Randy for running and felt they had a good City and good people. He
21 was excited for their experience. Councilmember Larsen thanked the Mayor for his
22 support.

23
24 Mayor Jacobsen said the key was listening to each other. Hard problems were solved
25 from coming after things from many points of view. He said Kay and Norm had been
26 great.

27
28 Mayor Jacobsen summarized meeting with citizens regarding an "illegal" subdivision of
29 property that had been recorded by the Council. He wanted to look into the legality of
30 the subdivision. Mr. Roberts said he'd been told by the County Recorder's office that it
31 was not their responsibility to see to that the subdivision was done legally. The City
32 needed to police this

33
34 Mr. Roberts reported that USU Landscape architecture students would be presenting on
35 their concepts for the Nibley Meadows Park and the area at 1200 west. He said this was
36 at 1:30 p.m. on USU's campus at the Fine Arts Visual building.

37
38 Mr. Roberts said there would be a joint workshop meeting ahead of the Planning
39 Commission meeting at 5:30 p.m. the following Thursday. This would be a Landscape
40 Architect and Environmental Planning class that would present their ideas and concepts
41 on a town center and open space to help inform Nibley's planning.

42
43 Ms. Bodily reminded the City Council of the Christmas Party, occureing the foloowoing
44 Monday at 6:00 p.m. at the Desert Lilly Gardens event center in Smithfield.

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Ms. Bodily asked the City Council to arrive to their January 8, 2026, City Council meeting a little early so they could have their Council headshots taken and a new group Council picture. She said the swearing in ceremony for the mayor and two council members would be the first thing on the January 8 agenda.

Mr. Maughan expressed this thanks to staff for taking care of business while he was on a recent vacation.

Seeing no objection, the meeting was adjourned at 10:48 p.m.

Attest: _____
City Recorder