

A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South, Nibley, Utah, on Thursday, January 8, 2026.

OFFICIAL MINUTES OF THE MEETING
City Recorder Cheryl Bodily took minutes

Opening Ceremonies

Mayor Jacobsen reviewed that he had recently attended a Wellsville City Council meeting where indoor recreation had been discussed. He'd heard complaints from Wellsville residents about the failure of Wellsville City to keep their citizens informed of what was going on. He said this was a familiar complaint heard in many cities. Mayor Jacobsen encouraged the public to stay informed with what Nibley City was working on and go the Utah Public Notice website and subscribe to notifications on the Nibley City Council. Mayor Jacobsen described the information that could be found regarding Nibley City on the Public Notice website. Mayor Jacobsen told the public, he would continue to show up at City Hall at 9:00 a.m. on Saturdays to meet and discuss anything with the public.

Mayor Jacobsen led the meeting in the Pledge of Allegiance.

Oath of Office

City Recorder, Cheryl Bodily led Mayor Larry Jacobsen, Nick Kenczka, and Randy Spaulding in taking the Oath of Office. The repeated the following Oath of Office:

*I, (state your name), having been elected on November 4, 2025 to the Nibley City Council
Do solemnly swear that I will support, obey and defend
The Constitution of the United States and
The Constitution of this State, and
That I will discharge the duties of my office with fidelity.*

Call to Order and Roll Call

Mayor Larry Jacobsen called the Thursday, January 8, 2026, Nibley City Council meeting to order at 6:35 p.m. Those in attendance included Mayor Larry Jacobsen, Councilmember Nathan Laursen, Councilmember Erin Mann, Councilmember Garrett Mansell, Councilmember Nick Kenczka, and Councilmember Randy Spaulding. Justin Maughan, Nibley City Manager, Levi Roberts, Nibley City Planner, Tom Dickinson, Nibley City Engineer, and Cheryl Bodily, Nibley City Recorder was also present. Mayor Jacobsen also recognized Amy Johnson, Nibley City Treasurer, Steve Eliason, Nibley City Public Works Director, Chad Wright, Nibley City Recreation Director, and Claire Schenk, Nibley City Planning Commissioner in the audience.

Approval of the Previous Meeting Minutes and Current Agenda

Councilmember Mann moved to approve December 8 and December 11, 2026, meeting minutes and the evening's agenda. Councilmember Mansell seconded the motion. The

1 motion passed unanimously 5-0; with Councilmember Mann, Councilmember Mansell,
2 Councilmember Laursen, Councilmember Kenczka, and Councilmember Spaulding all in
3 favor.

4

5 **Public Comment Period**

6 Mayor Jacobsen gave direction to the public present and opened the Public Comment
7 Period at 6:42 p.m.

8

9 Seeing no public comment, Mayor Jacobsen closed the Public Comment Period at 6:43
10 p.m.

11

12 **Planning Commission Report**

13 Mr. Roberts reported that the Nibley Planning Commission had heard from Utah State
14 University Landscape Architectural and Environmental Planning students. They'd given a
15 presentation on their findings on a town center project for Nibley. The Planning
16 Commission also had a discussion and workshop regarding a fee in lieu of open space
17 requirements. The Planning Commission had decided that no changes needed to be
18 made and everything else discussed at the Planning Commission would be heard in the
19 current City Council meeting.

20

21 **Discussion and Consideration: Resolution 26-01 Advice and Consent on Planning
Commissioner Appointments (First Reading)**

22 Mayor Jacobsen described services given by members of the Nibley City Planning
23 Commission and introduced the names he'd like to get advice and consent from the City
24 Council to serve on the Planning Commission: Michael Wing, Jess Bradfield, and moving
25 Troy Ribao from an alternate position to a full Commissioner. Mayor Jacobsen
26 introduced that he was recommending Kyle Audd serve as alternate on the Nibley City
27 Planning Commission. All these individuals were present at the meeting and stood at the
28 meeting lectern for questions.

29

30 Councilmember Kenczka thanked these individuals for putting their names forth. He said
31 the Planning Commission was an important duty. He said they would get yelled at just
32 the same but felt the Planning Commission was a great way to serve and understand the
33 challenges any city had and to provide guidance. He felt the best outcomes came from
34 good, respectful debate.

35

36

37 *Councilmember Mansell moved to approve Resolution 26-01 Advice and Consent on
Planning Commissioner Appointments and waived the second reading. Councilmember
Norman Laursen seconded the motion.*

38

39

40 Mayor Jacobsen noted that the resolution included the appointment of Troy Ribao as
41 the Nibley Planning Commission Chair and Claire Schenk as the Nibley City Planning
42 Commission Vice-Chair.

1 *Voting on the motion to pass Resolution 26-01 was as follows:*
2 *Councilmember Laursen voted in favor.*
3 *Councilmember Mann voted in favor.*
4 *Councilmember Mansell voted in favor.*
5 *Councilmember Kenczka voted in favor.*
6 *Councilmember Spaulding voted in favor.*
7
8 *The motion passed unanimously 5-0; with Councilmember Mansell, Councilmember*
9 *Laursen, Councilmember Mann, Councilmember Kenczka, and Councilmember Spaulding*
10 *all in favor.*

11
12 **Discussion and Consideration: Resolution 26-02—Accepting the Nibley City Audit for**
13 **Fiscal Year 2024-25 (First Reading)**

14 Joh Haderley, with Larson and Company was present at the meeting. Larson and
15 Company conducted the Nibley City Audit. Amy Johnson, Nibley City Treasurer led this
16 discussion. She summarized the results of the Nibley City 2024-25 audit report.

17
18 Mr. Haderley reviewed the opinions the auditors had given in the Nibley City audited
19 financial statements and the emphasis of matter. Mr. Haderley reviewed the
20 management discussion analysis, performance of the audit according to government
21 auditing standards, controlling efficiencies, the State compliance report, government
22 fees, restricted taxes, and the fraud risk assessment. Mr. Haderley reported that for the
23 second year in a row, there were no findings. He said this was reflective of their staff
24 and the controls they had in place.

25
26 Mayor Jacobsen asked if their test disclosed non-compliance on provisions of law,
27 regulations, contracts or grant agreements. Mr. Haderley said no, and that these would
28 typically show in findings. Mayor Jacobsen asked if the audit showed findings or made
29 recommendations on government audit standards and compliance for this year or the
30 previous year? Mr. Haderley said “nope.”

31
32 *Councilmember Mann moved to approve Resolution 26-02—Accepting the Nibley City*
33 *Audit for Fiscal Year 2024-25 and waived the second reading. Councilmember Mansell*
34 *seconded the motion.*

35
36 *Voting on the motion to pass Resolution 26-02 was as follows:*
37 *Councilmember Laursen voted in favor.*
38 *Councilmember Mann voted in favor.*
39 *Councilmember Mansell voted in favor.*
40 *Councilmember Kenczka voted in favor.*
41 *Councilmember Spaulding voted in favor.*
42

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

4

5 **Discussion and Consideration: Resolution 26-03—Adopting Annual Amendments to**
6 **the Nibley City Consolidated Fee Schedule (First Reading)**

7 Ms. Johnson summarized this Resolution item. She described the cost that were
8 incurred for various responsibilities of the City. She noted the costs to review
9 applications, staff time, material costs, passthrough costs, software costs, and
10 outsourcing cost. She said all these things are considered when establishing the fees
11 charged to resident and customers. The State government had directed to align fees
12 with actual cost, and the cost had to be backed by something that was reasonable.

13

14 Councilmember Mann asked about fees regarding a \$30 stop fee. Ms. Johnson said the
15 stop payment fee was assessed because the software used by the City assessed this cost
16 for a stop payment. She said this was a temporary stop and was typically a banking
17 transaction fee that was a one-time fee. Councilmember Mann asked about the
18 increased parking fee. Ms. Johnson said staff had decided to structure this like the City's
19 early bird fees regarding dog licensing and recreation registration. She said the early
20 bird price was more palatable than a late fee. Ms. Johnson described the new software
21 that code enforcement had recently acquired and were now beginning to implement.
22 Currently 80% of parking tickets were being paid and 20% were not. Councilmember
23 Mann asked about the Fee in Lieu of Open space. Mr. Roberts said he didn't feel it was
24 appropriate to have a per acre fee, but that there would be different values assessed
25 based on the parcel of land. He agreed that staff would work with a developer as open
26 space instances occurred, and the fee would be agreed upon by whomever was the
27 approval authority for the development.

28

29 Councilmember Kenczka asked if the State had guided them to fall in line with other
30 entities. Ms. Johnson described that she'd received guidance at an annual Treasurer's
31 conference, which she attended annually. Councilmember Spaulding asked about a fee
32 about failure to remove snow from sidewalks. He questioned that \$100/day felt
33 excessive. He questioned if the neighbor where gone a week how this would be
34 assessed. Mr. Roberts described that the previously there was not fee associated with
35 failure to remove snow, but it was considered "blocking public ways" and the fee was
36 significantly more than was being proposed. In practice, a warning would be sent giving
37 the offender a certain amount of time and then assessing a fee if the time expired.
38 Councilmember Mann clarified that the City Council had recently extended the time
39 frame to remove snow from 24 hours to 48 hours. Mayor Jacobsen said the 48 hours
40 was in Nibley City code 13.02.020. Councilmember Mansell recalled they'd talked about
41 aligning the fee for snow removal to be the same as a parking fee. Councilmember
42 Kenczka questioned the \$.50 and \$1.00 increases for dog fees and asked if this were for
43 software. Ms. Johnson verified that the increase was for software.

1 Mr. Maughan described that staff would like to include a fee for asphalt cuts and asked
2 the City Council only to pass the resolution for first reading to give staff the opportunity
3 to tweek the fee schedule and include asphalt cut fees.

4
5 Councilmember Kenczka said he'd requested they see how Nibley City's fees aligned
6 with other communities or other communities in general. He said he felt this would help
7 him to operate better.

8
9 *Councilmember Mann moved to approve Resolution 26-03—Adopting Annual
10 Amendments to the Nibley City Consolidated Fee Schedule for first reading.
11 Councilmember Kenczka seconded the motion. The motion passed 5-0; with
12 Councilmember Mann, Councilmember Kenczka, Councilmember Larsen, Councilmember
13 Mansell, and Councilmember Spaulding all in favor.*

14
15 Amy Johnson left at 7:32 p.m.

16
17 **Discussion and Consideration: Resolution 26-04—Amending the Nibley City Active
18 Transportation Plan, Removing the Trail Adjacent to the Scott Farms Subdivision (First
19 Reading)**

20 Mr. Roberts summarized this agenda item. He showed a PowerPoint presentation called
21 *Nibley City Council; January 8, 2026; Active Transportation Plan Amendment*. The topics
22 he addressed in his summary included the following: Background, Excerpts from the
23 current Active Transportation Plan, a map of the area from the Cache County Parcel
24 Viewer, descriptions of neighborhood byways and paved paths from the Active
25 Transportation Plan, Staff Analysis, and Staff and Planning Commission
26 Recommendations

27
28 *“Staff Recommendation*

29 *Approval of Resolution 26-04: Amending the Nibley City Active
30 Transportation Plan, Removing the Planned Trail Adjacent to the Scott
31 Farms Subdivision with the following condition:*

32
33 *No amendments to trail alignments be approved, while approving the
34 proposed amendment to the Neighborhood Byway to connect 3410 S to
35 3480 S.*

36
37 *Planning Commission Recommendation*

38 *Approval of Resolution 26-04: Amending the Nibley City Active
39 Transportation Plan, Removing the Planned Trail Adjacent to the Scott
40 Farms Subdivision”*

41
42 Councilmember Mann asked for clarification of “No amendments to trail alignments be
43 approved, while approving the proposed amendment to the Neighborhood Byway to
44 connect 3410 S to 3480 S, which Mr. Roberts clarified.

1
2 The applicant, Danny Jackson, was present at the meeting. Mr. Jackson said he
3 appreciated the staff and the Mayor. He felt the plan they'd come up with met City
4 objectives, the current residents, and protected future residents as well. He thought the
5 proposed trail was beneficial because the trail aligned to 1500 west up to 640 and
6 connected to a Nibley City owned retention pond and would provide neighborhood trail
7 access to the future regional park and all the way down to the Hyrum slough trail. Mr.
8 Jackson described how and when his neighborhood had been informed of the Active
9 Transportation Plan. Mr. Jackson said the current trail alignment was sometimes 56 feet
10 off the property line of several homes that had been in the area for some time. He said
11 they had done research on parallel pathways and had learned that recommendations
12 were to place parallel bikeway and pedestrian trails a quarter to half mile apart. They
13 felt this was a win-win for the residents and the City.
14

15 Councilmember Spaulding asked if the proposed removal effected anyone else's private
16 property that was not there at the meeting. Mr. Jackson said the trail moved from any
17 current residences and moved it to another property. He said the current byway crossed
18 the northern edge of his property and that the pathway cross on the south border
19 instead of the north border. Councilmember Spaulding said he was curious if the new
20 property owner was in favor of the trail on his property. Mr. Roberts said the property
21 was in agricultural production and there would likely not be a trail until the property
22 was subdivided. Mayor Jacobsen said approaching the property owner could be a task
23 between first and second reading. Councilmember Laursen asked if there were
24 discussion of putting the paved path further to the north. Mr. Jackson said there was
25 not because this would put that trail behind other back yards. Mr. Jackson said this
26 discussion had not happened and there wasn't a natural place for the trail to go.
27

28 *Councilmember Laursen moved to adopt Resolution 26-04—Amending the Nibley City
29 Active Transportation Plan, Removing the Trail Adjacent to the Scott Farms Subdivision
30 for first reading. Councilmember Kenczka seconded the motion.*
31

32 Councilmember Kenczka said he'd been on the Planning Commission and reported that
33 the Planning Commission felt this was a good compromise. They'd agreed that trails and
34 ways to connect people were good. He said the things he considered was that they still
35 go what they needed; the trail aligned with existing infrastructure to the east and he
36 was in favor of giving property owners the opportunity to know a trail existed near their
37 property before buying into a property. Councilmember Mann clarified that the current
38 transportation master plan recommended the trail tie to the sidewalks on 640 once they
39 were all the way developed. Councilmember Laursen suggested the active
40 transportation plan suggested the barriers to using open trails. He suggested distances,
41 being disconnected, weather and feeling safe. What would help them to do more of
42 this; more designated byways and more designated, separated pathways.
43 Councilmember Laursen said he would like to see a trail north of 3500. He thought there
44 were parcels owned by one individual who they could engage and who might consider a

1 trail north. Mr. Jackson and Councilmember Mann debated the potential for use on
2 public trails.

3
4 *The motion to approve Resolution 26-04 for first reading passed unanimously 5-0; with*
5 *Councilmember Laursen, Councilmember Kenczka, Councilmember Mann,*
6 *Councilmember Mansell, and Councilmember Spaulding all in favor.*

7
8 Seeing no objection, Mayor Jacobsen called for a meeting recess at 8:14 p.m. The
9 meeting resumed at 8:19 p.m. Councilmember Mansell was not present at that time.
10 Councilmember Mansell arrived at 8:21 p.m.

11
12 **Public Hearing: Ordinance 26-01—Adoption of the Nibley City General Plan (First
13 Reading)**

14 Mayor Jacobsen proposed the City Council engage in good, meaningful discussions that
15 would help them own the plan they adopted when debating the Nibley City General
16 Plan. Mayor Jacobsen proposed they go forward with a brief introduction by Mr.
17 Roberts of the context of the section and the City Council's goal should be to ask
18 meaningful questions that may go further back than the current draft that will lead
19 them to meaningful discussion about the City.

20
21 Mr. Roberts summarized this agenda item. He showed a PowerPoint presentation called
22 *Nibley City Council; January 8, 2026; What is the General Plan?* The topics he addressed
23 in his summary included the following: What is the General Plan? Schedule, Historic and
24 Forecasted Population Growth, Public Engagement, Scenarios #1-4, Growth Scenario
25 Results, Existing Future Land Use, Future Land Use, Future Land Use; Policy Direction,
26 Annexation, Transportation, Economic Analysis, Economic Recommendations, Other
27 Elements, and Recommendation.

28
29 Mayor Jacobsen gave direction to the public present and opened the public hearing at
30 8:50 p.m.

31
32 Danny Jackson of 667 West 3430 South liked the effort that had been put into the plan
33 and the consideration of different demographics that had been put in the plan. He liked
34 the designation of larger lot properties, east of SR 165 and said it spoke to the heritage
35 as an agricultural community. There was opportunity between 1500 West and 1200
36 west to designate properties to this as well and address the demographic of those that
37 would like larger properties and perhaps a hobby farm or mini-ranchettes.

38
39 Kyle Audd of 2984 Stonebridge Dr asked if the General Plan addressed the indoor
40 recreation facility being considered. He agreed that he like the idea of some of larger
41 sizes keeping the feel of Nibley. He liked the idea of having the small town, agricultural
42 feel.

1 Greg Henderson with the Cache Association of Realtors and at 110 Quarter Circle Drive,
2 thanked Nibley City Council for taking the time to do the Master General Plan and said it
3 showed that Nibley City took the time to foresee the future and what the future
4 brought. He asked the City Council keep in mind personal and private property rights.
5 He said this was important to his industry and to residents. He said trails and private
6 property rights often came into play. He thanked Nibley City for being forward thinking.
7

8 Seeing no further public comment, Mayor Jacobsen closed the public hearing at 8:56
9 p.m.

10
11 *Mayor Jacobsen moved to suspend the agenda and take up item #15 (Discussion and
12 Consideration: Resolution 25-37—Authorizing Modifications and Traffic Control Studies
13 for the 1200 West Corridor) taking it to item #10.5, making it the next item.
14 Councilmember Laursen seconded the motion. The motion passed unanimously 5-0; with
15 Councilmember Laursen, Councilmember Mann, Councilmember Mansell,
16 Councilmember Kenczka, and Councilmember Spaulding all in favor.*

17
18 **Discussion and Consideration: Resolution 25-37—Authorizing Modifications and
19 Traffic Control Studies for the 1200 West Corridor (Second Reading)**

20 Fire Chief Brady George and Fire Marshall Jason Winn, with the Cache County Fire
21 District, were present at the meeting.

22 Chief George read an executive letter:

23 "December 22, 2025

24
25 *The Cache County Fire District conducted a fire apparatus access evaluation along
26 1200 West in Nibley to better understand how existing traffic calming device
27 configurations interact with fire and emergency medical response operations. The
28 evaluation focused on typical first-due response movements and assessed turning
29 performance using representative fire and ambulance apparatus under routine
30 operating conditions.*

31
32 *Based on observed turning movements, lower-profile traffic calming devices with
33 reduced height, increased separation, and placement closer to the curb line
34 demonstrated improved consistency and maneuverability for emergency
35 apparatus, while continuing to support traffic calming objectives. Locations where
36 these design characteristics are already in place, including 2260 South and Nibley
37 Park Avenue, provided effective reference points for corridor-wide consistency.*

38
39 *Based on these observations, the Fire District supports the resolution before the
40 Nibley City Council to standardize the traffic calming devices along the 1200 West
41 corridor to the lower profile design currently in use at the aforementioned
42 intersections. The District appreciates the City's proactive approach and looks*

1 *forward to continued coordination as the City evaluates options for improving*
2 *public safety.*

3
4 *Respectfully,*
5 *Jason Winn*
6 *Fire Marshal*
7 *Cache County Fire District*

8
9 *Brady L. George*
10 *Fire Chief*
11 *Cache County Fire District"*

12
13 Councilmember Laursen stated some of the concerns the City Council had received
14 regarding moving when an emergency vehicle approached. Chief George described that
15 they would expect a vehicle to yield the right-of-way or stop and then the emergency
16 vehicle would maneuver in the right-of-way and create space around a vehicle.

17 Councilmember Mann asked Chief George to describe if there were any danger to
18 carrying an injured individual over a mountable island. Chief George said they were able
19 to navigate those islands at a lower speed and the lower islands would not create a
20 significant impact to a patient in the back of a vehicle. Councilmember Spaulding
21 described an incident when his wife was injured and the impact of every bump of his
22 wife. He was concerned with the impact of the mountable islands on injured individual
23 in an emergency vehicle. Chief George described the comfort of the gurney in an
24 ambulance and said it was up to the driver to be cognizant of the patient in the back
25 make the ride as comfortable as possible for the patient.

26
27 Councilmember Laursen asked for more discussion with Chief George about other areas
28 in Nibley City the Fire Department might feel needed more help or could be more safe
29 or accessible in the future. Mayor Jacobsen said they'd received notification from the
30 Federal Highway Administration that Nibley would receive almost \$300,000 through a
31 Safe Streets for All grant. A specific of the grant was to do demonstration projects and
32 to educate about traffic calming and bike/pedestrian safety on 8th west, 10th west and
33 3200 south. Chief George described his perspective of coming off and on 1200 west with
34 islands and discussed he difference in travel speed at higher mountable curbs versus the
35 speeds at lower mountable curbs.

36
37 *Councilmember Laursen moved to approve Resolution 25-37—Authorizing Modifications*
38 *and Traffic Control Studies for the 1200 West Corridor as presented. Councilmember*
39 *Mann seconded the motion.*

40
41 Mr. Dickinson reported he'd reached out to Staker-Parsons and asking them to look at a
42 few options. They'd come back with the option of putting a center rumble strip down, a
43 cross-lane rumble strip, south of the 3200 south roundabout, and removing barriers at
44 each of the intersections and installing 8-inch curb at the intersections with white

1 delineator posts, and the actual cost to remove and install the shorter mountable
2 islands. The total cost came to \$134,310. The City Council discussed if they should add
3 additional items to the Resolution and the costs associated with the road amendments.
4 Councilmember Mansell asked for the cost to remove the islands. Mr. Maughan said
5 their city staff could remove the islands.

6
7 Mr. Maughan left the meeting at 9:27 p.m. Mr. Maughan returned with a Nibley City
8 budget at 9:28 p.m.

9
10 The City Council debated spending money to alter the traffic calming options on 1200
11 west or if the traffic calming measures should be removed. Councilmember Spaulding
12 said he lived in the area and represented a significant portion of the population in the
13 area that wanted the islands removed. Councilmember Kenczka said he tried to make
14 decisions from a data driven perspective. He shared the data they'd gotten from their
15 traffic studies. He was not sure they had enough data to support any changes at their
16 current point. Councilmember Laursen said they had qualitative data and had reviewed
17 the most common complaints. The resolution addressed those most common
18 complaints and gave staff the go ahead with changes when the time was most
19 reasonable and told them to continue to collect more data. The resolution kept the
20 traffic calming measures. Councilmember Kenczka didn't feel they'd given enough time
21 and questioned if they had enough data to decide which way to go one way or the
22 other. Councilmember Mann recalled the traffic study science they'd heard and, while
23 not the best initial design, still felt the islands would improve their biker and pedestrian
24 safety. Councilmember Laursen reported on hearing about an incident at Nibley Park
25 Avenue and the lack of a stop sign, which he felt would be addressed in item 3 of the
26 resolution. Councilmember Spaulding debated a dilemma at the accident, which had
27 complicated the accident. He talked about the turning radius at the islands. He said the
28 residents in his area wanted the islands removed and did not feel safe. The City Council
29 discussed driving experiences at the islands with the new design. Mr. Dickinson
30 described the traffic calming purpose of the mountable islands.

31
32 Mayor Jacobsen reviewed statistical data, titled and regarding Crash Severity Risks for
33 Roadside Object Types

34
35 With assistance from staff, the Council began to include additional directions to
36 Resolution 25-37.

37
38 4. *Enhance visibility at intersection by removing barriers and installing high*
39 *curb island and pylon delineators.*
40 5. *Install center rumble strips throughout and install transverse rumble*
41 *strips at northbound lane of 3200 south roundabout.*

1 *Councilmember Mansell made a substitute motion, to continue Resolution 25-37—*
2 *Authorizing Modifications and Traffic Control Studies for the 1200 West Corridor.*
3 *Councilmember Laursen seconded the motion.*

4
5 Councilmember Laursen said he'd heard a few instances of cars backing up when
6 navigating pick-up and drop-off at Thomas Edison Charter School. He said if the area
7 became a 4-ways stop that would make the problem worse. He suggested the Council
8 and staff investigate this and talk to the drivers about their experiences. Councilmember
9 Spaulding said a four-way stop would solve a significant number of problems at the
10 Stonebridge intersection. He would back a four-way study at the intersection.

11
12 *The motion to continue Resolution 25-27 passed unanimously 5-0; with Councilmember*
13 *Mansell, Councilmember Laursen, Councilmember Mann, Councilmember Kenczka and*
14 *Councilmember Spaulding all in favor.*

15
16 **Discussion and Consideration: Ordinance 26-01—Adoption of the Nibley City General**
17 **Plan (First Reading)**

18 Mayor Jacobsen gave an example of questions he'd like the City Council to consider as
19 they debated adoption of the General Plan.

20
21 *"Is the housing shortage a community problem to solve?"*

22
23 *Councilmember Laursen moved to approve Ordinance 26-01—Adoption of the Nibley*
24 *City General Plan for first reading. Councilmember Kenczka seconded the motion.*

25
26 Councilmember Spaulding discussed a quote that he'd read in the Plan that he felt was
27 misrepresentative and suggested the quote be removed from the General Plan.

28
29 *Councilmember Spaulding made a motion to amend that the quote "Nibley is a*
30 *great place to live! We moved here over 30 years ago when it was quiet,*
31 *peaceful, and farm ground. The housing growth in in Nibley is out of control!*
32 *There has to be a limit to the growth. There is no way the infrastructure can keep*
33 *pace." be included the Introduction page of the Nibley City General Plan, in its*
34 *entirety. Councilmember Kenczka seconded the motion.*

35
36 Councilmember Kenczka questioned if there were a way to confirm that the quote came
37 from the same person. Councilmember Laursen suggested they instead just remove the
38 quote.

39
40 *The amendment failed 1-4; with Councilmember Spaulding in favor.*
41 *Councilmember Laursen, Councilmember Mann, Councilmember Mansell and*
42 *Councilmember Kenczka all in favor.*

1 *The motion to approve Ordinance 26-01 for first reading passed unanimously 5-0; with*
2 *Councilmember Laursen, Councilmember Kenczka, Councilmember Mann,*
3 *Councilmember Mansell, and Councilmember Spaulding all in favor.*

4
5 *Councilmember Laursen moved to suspend the agenda and move items 13 and 14*
6 *(Public hearing 25-37 and Discussion and Consideration of Ordinance 25-37) up on the*
7 *agenda to the current time. Councilmember Mansell seconded the motion. The motion*
8 *passed unanimously 5-0; with Councilmember Laursen, Councilmember Mansell,*
9 *Councilmember Mann, Councilmember Kenczka, and Councilmember Spaulding all in*
10 *favor.*

11
12 Mayor Jacobsen called for a meeting recess at 10:38 p.m. The meeting continued at
13 10:45 p.m.

14
15 **Public Hearing: Ordinance 25-37—External ADU Billing Amendments, Amending NCC**
16 **19.24.050 Accessory Dwelling Unit Standards And 15.04.040 Sanitary And Building**
17 **Sewers And Connections; Rates**

18 Mr. Maughan described that there had been a contradiction in code. Staff had brought
19 the contradiction to the City Council for clarification and were given direction to clean
20 up code that accessory dwelling units were not charged a monthly utility charge (water,
21 base rate, stormwater, sewer, EMS).

22
23 Mayor Jacobsen gave direction to the public present and opened the public hearing at
24 10:48 p.m.

25
26 Greg Henderson of 110 Quarter Circle Drive thought from a property rights standpoint,
27 this was great for property owners seeking to build an accessory dwelling unit.

28
29 Seeing no further public comments, Mayor Jacobsen closed the public hearing at 10:49
30 p.m.

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 Kenczka 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. Councilmember*
38 *Mansell seconded the motion.*

39
40 *Voting on the motion to pass Ordinance 25-37 was as follows:*

41 *Councilmember Laursen voted in favor.*

42 *Councilmember Mann voted in favor.*

43 *Councilmember Mansell voted in favor.*

44 *Councilmember Kenczka voted in favor.*

1 *Councilmember Spaulding voted in favor.*

2

3 *The motion to approve Ordinance 25-37 passed unanimously 5-0; with Councilmember*
4 *Kenczka, Councilmember Mansell, Councilmember Laursen, Councilmember Mann, and*
5 *Councilmember Spaulding all in favor.*

6

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

9 *Councilmember Laursen moved to approve Ordinance 25-33—Amending NCC 7.04*
10 *Modifications to Weed, Grass and Brush Height Restrictions for adoption.*

11 *Councilmember Mann seconded the motion.*

12

13 *Voting on the motion to pass Ordinance 25-33 was as follows:*

14 *Councilmember Laursen voted in favor.*

15 *Councilmember Mann voted in favor.*

16 *Councilmember Mansell voted in favor.*

17 *Councilmember Kenczka voted in favor.*

18 *Councilmember Spaulding coted Randy voted in favor.*

19

20 *The motion to approve Ordinance 25-33 passed unanimously 5-0; with Councilmember*
21 *Laursen, Councilmember Mann, Councilmember Mansell, Councilmember Kenczka, and*
22 *Councilmember Spaulding all in favor.*

23

24 *Councilmember Laursen moved to end the agenda and continue the remaining items to*
25 *the next agenda. Councilmember Spaulding seconded the motion. The motion passed*
26 *unanimously 5-0; with Councilmember Laursen, Councilmember Spaulding,*
27 *Councilmember Mann, Councilmember Mansell, and Councilmember Kenczka all in*
28 *favor.*

29

30 **Council and Staff Reports**

31 *Councilmember Laursen suggested the Council have a workshop regarding goals the*
32 *Council wanted to achieve. He asked that this be put on the agenda.*

33

34 *Councilmember Mann said she was excited for the Safe Streets for All grant and asked*
35 *to be included on discussion held.*

36

37 *Councilmember Mann described that on some City Council's they had assignments. On*
38 *the Nibley City Council, they didn't have assignments, but when opportunities came up*
39 *Council members typically volunteered if they had time in their schedule.*

40

41 *Councilmember Mansell described his experience at the City Christmas party. He asked*
42 *to be able to view the presentation from the Utah State University students. Mr.*
43 *Roberts offered to send Councilmember Mansell a link.*

1 Councilmember Kenczka thanked everyone for their point of view. He felt they would
2 work well together. He asked if Councilmember Larsen or Councilmember Sweeten had
3 left any holes in positions they needed to fill. The Council and staff discussed potential
4 service opportunities for the Councilmembers.

5
6 Councilmember Spaulding thanked Mr. Maughan for his help and said he was happy to
7 serve in whatever capacity to help bless the citizens lives. He had significant
8 disagreements with what was happening on 12th but did not take disagreements
9 personally. He discussed his history at Stonebridge and the Malouf development and
10 the help he received from the Mayor.

11
12 Mayor Jacobsen discussed how the Nibley City Council had typically functioned and the
13 lack of Rs and Ds behind their names.

14
15 Mr. Dickinson reminded Councilmember Mann that she was on the steering committee
16 on the transportation master plan update and asked for her notes on the draft RFP.

17
18 Ms. Bodily told the City Council members about the library books they had access to in
19 the front office.

20
21 Ms. Bodily told the City Council about Nibley City staff's Employee Fund, which was used
22 to provide for marriage, birth, and bereavement gift for staff members and the Council
23 was welcome to participate if they wished.

24
25 Ms. Bodily reminded the City Council that they needed to provide a conflict-of-interest
26 disclosure statement by the end of January and that she would help facilitate collecting
27 those conflicts of interest.

28
29 Mr. Maughan said staff was currently going through employee evaluations and he would
30 like to schedule his performance with the City Council and asked that his evaluation and
31 some thought be put into a future agenda.

32
33 With a reminder from Councilmember Mann, Ms. Bodily asked for the City Council's
34 help with Nibley Elementary 2nd graders, who would be coming to City Hall the following
35 Tuesday at 12:30 p.m.

36
37 Seeing no objection, Mayor Jacobsen adjourned the meeting at 11:13 p.m.

38
39
40
41 Attest: _____
42 City Recorder