



NIBLEY CITY COUNCIL MEETING AGENDA
THURSDAY, APRIL 9, 2026 – 6:30 PM

In accordance with Utah Code Annotated §52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 W 3200 S NIBLEY UT 84321-6337. The public may also view the meeting via the YouTube link provided at www.nibleycity.gov. Public comment should be submitted to cherylb@nibleycity.gov by 6:30 PM. Public comments with names and addresses will be read into the public record.

1. Opening Ceremonies (Councilmember Kenczka)
2. Call to Order and Roll Call (Chair)
3. Approval of the March 12, 2026 Meeting Minutes and the Current Agenda (Chair)
4. Public Comment Period¹ (Chair)
5. Planning and Zoning Commission Report

6. Staff Reports

7. **Discussion and Consideration:** 2026 Arbor Day Proclamation
8. **Discussion and Consideration:** Resolution 26-07—Utah Department of Environmental Quality Municipal Wastewater Planning Program Survey 2026 (First Reading)
9. **Discussion and Consideration:** Ordinance 26-02—Rezone Parcel 03-017-0019, Located at 1405 W 3200 S, from Residential (R-2) to Residential (R-2A) (Second Reading)
10. **Discussion and Consideration:** Ordinance 26-03—Adding Nibley City Code 5.06.040 Transient Room Tax (Second Reading)
11. **Workshop:** Future Boundary Agreement with Hyrum
12. **Discussion and Consideration:** Ordinance 26-01—Adoption of the Nibley City General Plan (Second Reading-Continued)
13. **Discussion and Consideration:** Resolution 26-08—A Resolution of Support For Nibley City Manager To Serve As The State Of Utah Representative On The National Rural Water Association Board Of Directors (First Reading)
14. **Discussion and Consideration:** Approval of a Lease to the Morgan Farm

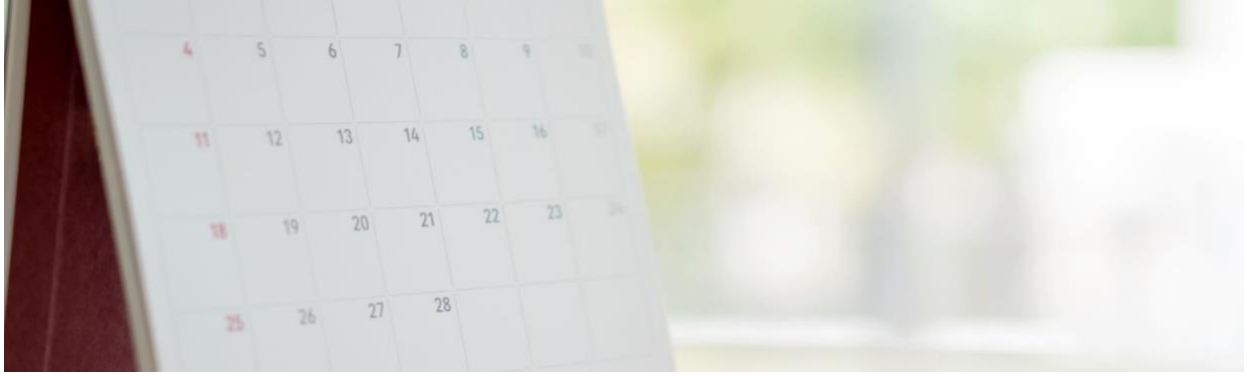
15. **Council Reports**

Adjourn

Nibley City's next scheduled Council meeting will be on Thursday, May 7, 2026, at 6:30 PM

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

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4-09-26 Council Meeting Change Summary
(changes made to the agenda item report since 4-3-26)

- Background for item #11 (Boundary discussion RE Hyrum) was added
- #11.1--Hyrum Proposal 1 - added
- #11.2--Hyrum-Nibley Boundary Agreement - DRAFT 20210825 – added
- #11.3-- Hyrum Future Annexation Area.pdf added on 4-7-26
- Background for item #14 (Morgan Farm Lease) was added
- #14.1 - Proposed lease of farm property by Nibley Morgan Farm LLC
- #14.2 - Proposed lease of Hollow Road Property by Nibley Morgan Farm LLC
- #14.3 - Suggested amendments and comments to discuss by Nibley City Staff to lease of farm property
- #14.4 - Suggested amendments and comments to discuss by Nibley City Staff to lease of Hollow Road Property

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Agenda Item #7

Description	Discussion and Consideration: 2026 Arbor Day Proclamation
Presenter	Rod Elwood, Nibley City Parks Division Manager
Staff Recommendation	Acceptance of the 2026 Arbor Day Proclamation
Reviewed By	Rod Elwood, Parks Division Manager

Background:

This year celebrates the 54th year of the Arbor Day Foundation in the United States of America. Arbor Day Foundation's oldest program is Tree City USA. It started with 42 communities in 16 states. Today, the program includes over 3,600 communities in all 50 states.

Why do communities become members of Tree City USA?

A thriving urban forest offers many advantages to communities. Here are just a few:

- Trees help absorb the sounds of traffic in urban areas by 40%.
- Neighborhoods with trees are seven to nine degrees cooler than those without.
- Trees reduce energy costs up to 25% by shading buildings and protecting them from winter winds.
- Homes with trees have higher property values.
- Green space plays a major role in improving mental and physical health.
- Planting and maintaining trees absorb carbon dioxide in the atmosphere, mitigating the effects of climate change.

Nibley City has been a member of Tree City USA for 15 years now. It was one of former Mayor Gerald Knight's goals to become a Tree City. In this period of time, Nibley City has planted over 1000 trees on 30 plus Nibley City properties. This work of planting these trees could not have been accomplished without the help of many different volunteer groups. These groups were as small as four, Cub Scout that were 8 years old to a couple of Heritage Day's service projects that involved a couple hundred people of all ages.

TreeUtah donated eight trees to Nibley City. On September 25, 2025, TreeUtah along with about 25 Nibley City residents planted these eight new trees at Virgil Gibbons Heritage Park. These trees were provided by TreeUtah, as well as staff to help teach volunteers how to plant the trees.

The trees that were planted are to help with screening light pollution. These trees will also add to the overall tree canopy at Virgil Gibbons Heritage Park.

TreeUtah is a 501(c)(3) non-profit organization. Their mission is to improve Utah's quality of life for present and future generations by enhancing the environment through tree planting, stewardship, and education.

On September 6, 2025, 21 additional trees were planted at The Sunrise Disc Golf Course at Discovery by about 25 other Nibley City residents during the National Day of Service (part of a just serve project).

A PROCLAMATION CELEBRATING ARBOR DAY IN NIBLEY CITY, UTAH

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than one million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, Nibley City makes great efforts to set the example in planting trees and encouraging citizens to do likewise; and

WHEREAS, Nibley City desires to improve its efforts to commemorate Arbor Day each year; and

WHEREAS, Nibley City has chosen to celebrate Arbor Day 2026 on Friday, April 24, in coordination with National Arbor Day; and

WHEREAS, in commemoration of Arbor Day 2026, Nibley City will host a tree give away to residents at Nibley City Hall on Monday, April 20, 2026, and on September 25, 2025, TreeUtah along with about 25 Nibley City residents planted 8 new trees at Virgil Gibbons Heritage Park. TreeUtah and Nibley City staff also helped teach volunteers how to plant the trees.

NOW, THEREFORE, I, Larry Jacobsen, Mayor of the City of Nibley do hereby proclaim Friday, April 24, 2026, to be ARBOR DAY in the City of Nibley, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

Dated this ____ day of _____, 2026.

Larry Jacobsen, Mayor

Attest: _____
Cheryl Bodily, City Recorder

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Agenda Item #8

Description	Discussion and Consideration: Resolution 26-07: UDEQ Municipal Wastewater Planning Program Survey 2025 (First Reading)
Presenter	Jared Pratt, Water/Waste Water Division Manager
Staff Recommendation	Approve Resolution 26-07
Planning Commission Recommendation	NA
Reviewed By	Justin Maughan, City Manager Steve Eliason, Public Works Director Jared Pratt, Water Division Manager

Background:

The Utah State Division of Environmental Quality requires municipalities to complete a survey each year to report on the status of the City's wastewater system. The questions in the survey are focused on financial health, planning and maintenance of the system.

The Sewer Department's finances are strong, and the staff does not anticipate any major expenses for the collection system in the immediate future. However, that could change quickly as development occurs. Nibley has been able to avoid many of the problems that other cities face, primarily due to the young age of Nibley's sewer system. Staff routinely inspect and clean the system, to ensure proper function. Staff will present the survey to Council and the public and answer any questions that may arise.

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RESOLUTION 26-07

**A RESOLUTION ACCEPTING THE 2025 MUNICIPAL WASTEWATER
PLANNING PROGRAM SURVEY**

WHEREAS, The State of Utah, Municipal Wastewater Management Program requires municipalities to respond to an annual survey; and

WHEREAS, it is required by the State of Utah, for the Nibley City Council to review and accept the survey answers.

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

1. The attached 2025 Municipal Wastewater Planning Program survey be accepted and submitted to the State.

Adopted by the Nibley City Council this 9 Day of April, 2026.

Larry Jacobsen, Mayor

ATTEST:

Cheryl Bodily, City Recorder

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Agenda Item #9

Description	Discussion and Consideration: Ordinance 26-02: Rezone Parcel 03-017-0019, Located at 1405 W 3200 S, from Residential (R-2) to Residential (R-2A) (Second Reading)
Presenter	Levi Roberts, City Planner
Planning Commission Recommendation	Approval of Ordinance 26-02: Rezone Parcel 03-017-0019, Located at 1405 W 3200 S from Residential (R-2) to Residential (R-2A)
Staff Recommendation	Approval of Ordinance 26-02: Rezone Parcel 03-017-0019, Located at 1405 W 3200 S from Residential (R-2) to Residential (R-2A) with the findings noted below
Reviewed By	Levi Roberts, City Planner Nibley City Planning Commission Mayor Larry Jacobsen Justin Maughan, City Manager

Background:

Josh Low, representative of Hidden Valley Estates LLC, property owner of Parcel 03-0017-0019, located at 1405 W 3200 S has applied to Rezone the property from Residential (R-2) to Residential (R-2A). On September 14, 2023, the City Council Rezoned the property from Agricultural (A) to Residential (R-2). At the time, applicant proposed to rezone the properties as R-2A. However, the Planning Commission determined that R-2 was a more suitable zone for the property, citing that there would be more of an incentive to develop the property as an Open Space Subdivision. The City Council concurred with this assessment and rezoned the property R-2. After the Open Space Subdivision Ordinance was amended, incentivizing its use in the R-2A zone, the applicant re-applied to rezone the property to R-2A in conjunction with an Open Space Subdivision application. However, The City Council denied the request for rezone on August 21, 2025. With this denial, the proposed subdivision application could not move forward.

Although this application is essentially a reconsideration of this former request, the applicant has provided an updated justification and is submitting this updated application. The applicant has not provided a concept plan or specific subdivision application associated with this request.

Although this Rezone was previously denied, Staff is recommending approval, as the proposal is consistent with the General Plan, including the Future Land Use Map.

Applicant Statement

- What is the need for the proposed zone change, code change or master plan change?

To be given the same density that has been awarded to like parcels in the surrounding area.

- What will the public benefit be if the zone change, code change or master plan change is granted?

Smaller lot sizes that will be more affordable to consumers.

- How does the proposal comply with the goals and policies of the Nibley City General Plan?

We will create a beautiful subdivision that will beautify the area, continue the walking trails, and help with existing water flow issues.

- Please explain how the anticipated use is appropriate for the surrounding area.

The use is similar to the surrounding areas with the exception of the 5 lots in the Hideaway Estates which has larger lots.

- What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

The land is surrounded by infrastructure.

Site Context

The two properties together total 19.49 acres. The property has been historically used as an equine facility with outbuildings, stalls, racetrack, pasture and other training facilities and equipment. The property is bordered by Maple Valley Estates to the west (R-2, PUD Overlay), Hideaway Estates to Southwest (R2), Stonebridge to the North and Heritage Crossing to the east (both R2A). Each of these bordering subdivisions are detached single-family developments. Malouf Industries is located to the North West. The properties could be serviced by two arterial roadways, 1200 West to the East and 3200 South to the South. These two corridors also provide access for the properties to both water and sewer facilities. The north end of the property has been master-planned for a storm water drainage corridor and a trail.

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ORDINANCE 26-02

REZONE PARCEL 03-017-0019, LOCATED AT 1405 W 3200 S, FROM RESIDENTIAL (R-2) TO RESIDENTIAL (R-2A)

BE IT ORDAINED BY THE NIBLEY CITY COUNCIL LOCATED AT NIBLEY, UTAH, THAT:

Parcel 03-0017-0019, more particularly described below, is hereby rezoned from Residential (R-2) to Residential (R-2A).

Parcel 03-0017-0019:

A portion of the SE1/4 of Section 20, Township 11 North, Range 1 East, Salt Lake Base & Meridian, located in Nibley, Utah, more particularly described as follows: Beginning on the northeast corner of MAPLE VALLEY ESTATES Subdivision, Phase 4, and the southwest corner of STONEBRIDGE Subdivision, Phase 1, according to the Official Plat thereof on file in the Office of the Cache County Recorder, located S89°51'19"E along the Section line 1,326.76 feet from the West 1/4 Corner of Section 20, T11N, R1E, SLB&M; thence S89°51'19"E (plat: S89°54'58"W) along said Plat 1,026.75 feet to a Boundary Line Adjustment described in Book 2021 Page 3471 of the Official records of Cache County and extension of the west line of HERITAGE CROSSING Subdivision according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat the following 3 (three) courses and distances: S0°03'24"W along said Boundary Line Adjustment 519.64 feet; thence N89°51'08"W 115.19 feet; thence S0°10'30"W 97.31 feet to a rebar and the northeast corner of HIDEAWAY ESTATES Subdivision, according to the Official Plat thereof on file in the Office of the Cache County Recorder; thence along said Plat the following 4 (four) courses and distances: N88°51'30"W (plat: S88°51'33"E) 437.68 feet; thence S0°01'27"E (plat: N0°01'32"W) 300.02 feet; thence S88°42'04"E (plat: N88°42'07"W) 108.91 feet; thence S0°15'21"E (plat: N0°15'24"W) 199.73 feet to the north right-of-way line of 3200 South Street and the southwest corner of HIDEAWAY ESTATES Subdivision, according to the Official Plat thereof on File in the Office of the Cache County Recorder; thence N88°54'38"W along said north right-of-way line 346.44 feet; thence N1°05'22"E 129.25 feet; thence N88°54'38"W 228.36 feet to a point on the east line of MAPLE VALLEY ESTATES Subdivision, Phase 1, according to the Official Plat thereof on File in the Office of the Cache County Recorder; thence N0°38'12"W (plat: S0°51'17"E) along said Plat 972.66 feet to the point of beginning.

CONT 19.23 AC

PASSED BY THE NIBLEY CITY COUNCIL THIS _____ day of _____, 2026.

Larry Jacobsen, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder

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Nibley

Printed: 02/20/2026

LLC

Permit/License #

02/11/2026 - 02/10/2126

**Rezone, Code Change, or Master
Plan Change Application**

Reference Number

Plan Check

Status

Application Status

Active

Awaiting Payment

Application Review Status

Final-Review

Not Reviewed

Date Submitted

02/11/2026

Fees

Plan Check \$500.00

Public Notice Fee \$150.00

Subtotal \$650.00

Amount Paid \$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

First Name

Hidden Valley Estates Project

Last Name

LLC

Address Street

850 N 200 W

City

Logan

State

UT

Zip Code

84321

Phone

Email

Is the property owner representative different from the listed property owner

yes

First Name

Last Name

Address Street

850 N 200 W

City

Logan

State

UT

Zip Code

84321

Phone

Email

Request Type:

Rezone

Rezone Address Street

1400 W 3200 S Nibley, UT 84321 (Approx)

Tax I.D. Number(s)

03-017-0019

Area of Rezone Request (Acres)

19.23

Current Zoning (check all that apply)

R-2- Residential

Proposed Zoning (check all that apply)

R-2A- Residential

Site Plan and Map (please attach)

 HiddenValleyArea.jpg

What is the need for the proposed zone change, code change or master plan change?

To be given the same density that has been awarded to like parcels in the surrounding area.

What will the public benefit be if the zone change, code change or master plan change is granted?

Smaller lot sizes that will be more affordable to consumers.

How does the proposal comply with the goals and policies of the Nibley City General Plan?

We will create a beautiful subdivision that will beautiful the area, continue the walking trails, and help with existing water flow issues.

Is there any annexation of property necessary?

No


Please explain how the anticipated use is appropriate for the surrounding area.

The use is similar to the surrounding areas with the exception of the 5 lots in the Hideaway Estates which has larger lots.

What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

The land is surrounded by infrastructure.

Please attach a statement from the County treasurer showing the current tax status of the property.

 CORE - Parcel #03-017-0019 in 2027.pdf

Signature

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me concerning this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I understand that any cost of engineering, legal, fire, or other review incurred by the City shall be my responsibility to pay. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.

Posting. Not less than ten (10) days before the public hearing, Applicant is responsible for posting a sign in a prominent place on the property containing, in lettering that may be reasonably read by passersby, the time, date, and location of the public hearing. The posting shall not be required before the application being accepted. However, the City shall require that, not less than ten (10) days before the public hearing, the Applicant provides the City with evidence of compliance with this requirement.

With my signature, I give consent to receive service of process at the email listed on this application.

SCAM ALERT

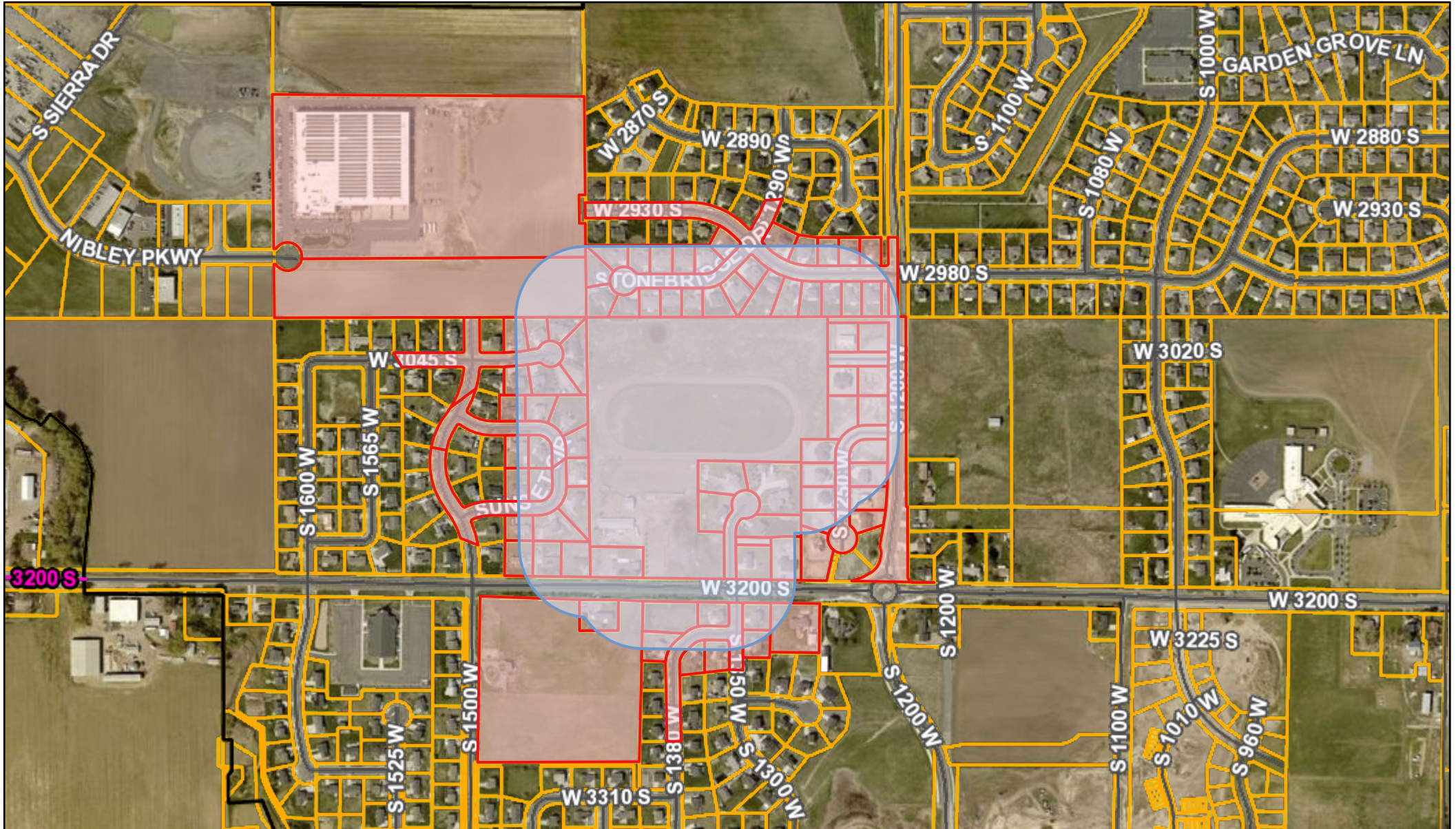
Public records are increasingly being exploited by scammers who use the information to send applicants fraudulent invoices for supposed fees tied to applications. Please use extreme caution when making online payments, particularly if you are asked to wire funds. These scams are becoming more sophisticated and may appear legitimate.

Nibley City does not request payment by wire transfer and cannot be held responsible or liable for any losses incurred if a contractor or customer chooses to send payment to a fraudulent source. If you have any questions about a fee, payment method, or the validity of a request, please contact City offices directly before submitting payment so we can verify it with you.




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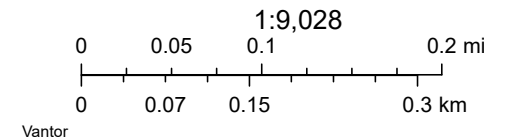
[redacted] - 02/11/2026 3:10 pm

ArcGIS Web Map



2/20/2026, 2:10:09 PM

- | | | | |
|--|---|---|--|
|  Buffer | Class B Surface Type |  Dirt |  Municipal Boundaries |
|  Neighboring Parcels |  Asphalt |  Future |  County Boundary |
|  Gravel |  Private |  Cache Parcels | |



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Agenda Item #10

Description	Discussion and Consideration: Ordinance 26-03— Adding Nibley City Code 5.06.040 Transient Room Tax (Second Reading)
Presenter	Justin Maughan, City Manager
Recommendation	
Reviewed By	Mayor Larry Jacobsen Justin Maughan, City Manager Amy Johnson, City Treasurer

Background:

Staff has recommended that the Council consider the adoption of a transient room tax within the city, which is allowable by Utah Code 59-12-352. A transient room tax is applied to the rental cost of lodging accommodations such as hotels, motels, or short-term rentals for stays of fewer than 30 consecutive days. The proposed ordinance would establish a 1% transient room tax on the cost of accommodations rented to guests within our city. The tax is paid by renters and not by our residents.

This type of tax is enacted to allow visitors to contribute toward the cost of the public services they benefit from during their stay. Revenue generated by this tax is allowed to be used for general fund purposes and would be receipted to general fund revenue. The tax is collected and administered by the Utah State Tax Commission in a similar way to sales tax. Lodging operators and short-term rental hosts collect the tax from the guests at the time of payment and remit it through the state's existing tax collection system. There is no administrative burden for the city.

If this tax is approved, the ordinance will take effect on July 1, 2026. This should give lodging providers needed time to update their booking systems and notify their guests of the new tax.

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ORDINANCE 26-03
ADOPTING NCC 5.06.040; TRANSIENT ROOM TAX

WHEREAS, Nibley City adopts code provisions for the health, safety and welfare of the community; and

WHEREAS, the imposition of a transient room tax pursuant to Utah Code § 59-12-352 serves those purposes by generating revenue for lawful municipal purposes as permitted by state law; and

WHEREAS, appropriate administration and enforcement processes will ensure that Nibley City's regulations will be effectively upheld;

NOW, THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The attached Nibley City Code 5.06.040 be adopted.
2. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, ordinance, or part thereof.
3. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Nibley City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
4. This ordinance shall become effective upon July 1, 2026.

PASSED BY THE NIBLEY CITY COUNCIL THIS _____ DAY OF _____, 2026.

Larry Jacobsen, Mayor

ATTEST: _____
Cheryl Bodily, City Recorder

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5.06.040 TRANSIENT ROOM TAX

A. Purpose

This Ordinance is adopted pursuant to Utah Code § 59-12-352 and the other applicable provisions of Title 59, Chapter 12, Part 3 of the Utah Code to authorize the imposition of a municipal transient room tax on short-term accommodations located within the city, and to provide for the administration, collection, and use of the tax.

B. Definitions

For purposes of this ordinance:

1. Accommodation means a hotel, motel, short-term rental home, tourist home, trailer court, campground, or similar establishment offering lodging or sleeping accommodations for periods of less than 30 consecutive days.
2. Stays of 30 consecutive days or more are not subject to transient room tax under state law.

C. Tax Imposed

A transient room tax of one percent (1.0%) is hereby imposed on the rent charged for accommodations furnished to transients for stays of less than 30 consecutive days within the corporate limits of the City, in addition to all applicable sales and use taxes.

D. Limitations and Exceptions

The tax shall apply only to accommodations located within the City limits. This municipality shall not impose a transient room tax within any area where a different entity is authorized and elects to impose the municipal transient room tax within the same area.

E. Administration and Collection

1. The transient room tax shall be collected, reported, and remitted in accordance with the rules and procedures of the Utah State Tax Commission.
2. The City Council authorizes the Utah State Tax Commission to perform all functions regarding the administration, collection, enforcement, and accounting of the tax, including rule-making authority pursuant to Utah Code.
3. Persons liable for tax collection shall comply with all reporting, remittance, and record-keeping requirements established by the Utah State Tax Commission.

F. Exemptions

The tax shall not apply to charges that are not subject to sales or transient room tax under Utah law (for example, rooms not used for lodging or stays of 30 consecutive days or

more). In the event a business entity is authorized to offer lodging or sleep accommodations for periods of less than 30 consecutive days, such as a hotel, motel, short-term rental home, tourist home, trailer court, campground or similar establishment and such business entity also extends lodgings or sleep accommodations for periods of 30 days or more, then such business shall apply for and must obtain approval for such longer-term accommodations from the City under a separate business license, if any.

G. Use of Revenue

All revenues generated by the transient room tax shall be deposited into the City's General Fund and used for lawful municipal purposes, consistent with Utah Code § 59-12-352(4).

H. Effective Date

This ordinance shall take effect on July 1, 2026.

Agenda Item #11

Description	Workshop: Future Boundary Agreement with Hyrum
Presenter	Justin Maughan, City Manager
Recommendation	
Reviewed By	Mayor Larry Jacobsen Justin Maughan, City Manager

Background:

1. Nibley and Hyrum have discussed the boundary between our cities for many years.
 - a. The Nibley City Future Annexation Map goes south to 4400 South and anticipates 4400 South as the boundary between Hyrum City and Nibley City.
 - b. The Nibley City Council sent the Hyrum City Council a draft agreement in November 2021 delineating 4400 South as the future dividing line between the two cities. Reference: Boundary and Future Annexation Area/Agreement.
 - c. Discussions between mayors during 2022-2025 urged consideration and adoption of a city delineation. It appears that the Hyrum City Council did not discuss the draft from the Nibley City Council.
2. Hyrum's most recent future annexation map was adopted in January 2003 (Reference: Hyrum 03-02 Annexation Policy Plan.pdf). That map includes areas already annexed into Nibley. Does an annexation plan that has not been updated since 2003 give precedence or demonstrate a lack of attention to its importance?
3. Hyrum has proposed a diagonal boundary between Hyrum and Nibley (Reference: Hyrum Proposal 1.pdf).
4. Cache County is proposing an East-West Corridor capable of moving truck traffic between US 89/91 and SR 165. This corridor would give Hyrum relief from truck traffic on Hwy 101 that includes Hyrum's Main Street.
 - a. A previous study completed in 2024 indicated that 4400 South is the preferred location for the East-West Corridor (Reference: <https://storymaps.arcgis.com/stories/442da7290a1b4ac6b432aeef8b0cee54>)
 - b. In a meeting between Hyrum, Nibley, Wellsville, and Cache County on 19 March 2025, Executive Daines expressed reservations for the county to build and own a road where one city was on both sides of the road.
 - c. During the meeting on 24 March 2025, Mayor Miller reported that Executive Daines was rethinking "4b" above. Nibley City has not discussed this with Executive Daines.

5. Hyrum reported during the meeting on 19 March 2025 that it needs areas north of 4400 South for growth and areas to the south of Hyrum are difficult for expansion due to the Little Bear River and Hyrum Reservoir.
6. Hyrum reported during the meeting on 24 March 2025 they needed areas north of 4400 South to accommodate future expansion of their waste-water treatment plant. Hyrum's current plant is located on a parcel of 10.33 acres, and Hyrum owns land around totaling more than 32 acres adjacent to their current plant.
7. Nibley's future sewer, water, and road master plans have included areas south to 4400 South.
8. Rocky Mountain Power has already installed a high-capacity distribution line north of 4400 South.
9. Nibley offered to consider and possibly propose a different boundary between Hyrum and Nibley, including one that would put the North and South sides of the East end of 4400 South in Nibley and the North and South sides of the West end of 4400 South in Hyrum.
 - a. This alternative has not been considered by Cache County.
 - b. Perhaps the county could build the road (GoG, CMPO, etc) and then turn over ownership to Hyrum and Nibley (see 4b).

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BOUNDARY AND FUTURE ANNEXATION AREA AGREEMENT

THIS BOUNDARY AND FUTURE ANNEXATION AREA INTERLOCAL COOPERATION AGREEMENT (the “**Agreement**”), is made and entered into by and between NIBLEY CITY, a Utah municipality, (“**Nibley**”), and HYRUM CITY, a Utah municipality (“**Hyrum**”), collectively referred to as “**Parties**” or individually as “**Party**.”

RECITALS

- A. Pursuant to the Utah Interlocal Cooperation Act, Title 11, Chapter 13 of the Utah Code, the Parties are each authorized to enter into mutually advantageous agreements for joint or cooperative action.
- B. Each Party has adopted annexation policy plans that designate certain property outside of the Party’s boundaries as eligible for future annexation, described as expansion areas, according to the procedures set forth in Title 10, Chapter 2, Part 4 of the Utah Code.
- C. Pursuant to Utah Code § 10-2-401(6), Utah municipalities are authorized to negotiate and cooperate with each with respect to defining each municipality’s expansion area for future annexation.
- D. The Parties desire to avoid conflicts between their annexation policy plans and expansion areas and to reach a mutually beneficial understanding regarding the potential zoning, uses, and annexation of certain areas that that are adjacent to each Party.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained hereafter, the Parties hereto agree as follows:

- 1. **Purpose of Agreement.** The purpose of this Agreement is to establish the understanding of the Parties regarding the location and boundary of each Party’s future annexation expansion areas, as well as potential uses and zoning that may be allowed in such areas. Nothing in this Agreement shall modify or adjust the existing boundaries of either Party.
- 2. **Legislative Power.**
 - a. The Parties are municipalities and political subdivisions of the State of Utah. Each Party has authority to adopt and pursue policies that best serve the interests of their residents.
 - b. This Agreement represents the Parties’ current mutual intent and policy with respect to expansion areas and future annexation decisions and zoning decisions regarding those areas. This Agreement is intended to serve as a guide and a statement of policy that will inform future legislative decisions, but the Agreement does not limit the legislative authority of either Party.
 - c. Subject to the above, the Parties agree to pursue amendments and changes to their respective annexation policy plans, expansion areas, ordinances, and regulations to reflect the terms of this Agreement.

3. **Expansion Areas.**

- a. The Parties agree to use 4400 South as the boundary of the Parties' respective expansion areas, with 4400 South serving as the north boundary of Hyrum's expansion area and the south boundary of Nibley's expansion area, as shown in the attached **Exhibit A**.
- b. Each Party agrees to not annex nor to encourage, entertain, or accept a petition for annexation of any property that is located on the other Party's side of 4400 South without the prior written consent of the other Party.
- c. Consent shall not be unreasonably withheld if it appears to the City Council of the Party whose consent is required that the city to whom the petitioning property owner wishes to be annexed can reasonably provide services to the property without adversely affecting existing, planned, or potential public spaces and public services of the consenting Party, and the property will be developed in a manner consistent with this Agreement.
- d. Annexations that border 4400 South shall extend to the centerline of 4400 South, or as otherwise required by Cache County.

4. **Zoning and Property Use.**

- a. The Parties agree to establish compatible zoning and land use regulations for property that is adjacent to 4400 South, in order to avoid discrepancies between use types, neighborhood configurations, and undue impacts on each other's public spaces and services.
- b. Parks, trails, and open spaces should be provided or required as part of any development of property adjacent to 4400 South to avoid undue impact on one Party's public spaces and services, to facilitate compatible neighborhoods, and to provide interconnectivity between the cities and their residents.
- c. Residential uses shall not be located within **660 feet** of 4400 South.

5. **Notice.**

- a. The Parties agree to provide notice to each other, or to the board established in Section 6, regarding any annexation petition, zone change, or land use/development application that will affect the areas and properties described herein. The notice shall be in writing and be provided at least 14 days in advance of the first public meeting or public hearing at which the matter may be considered.
- b. A Party's compliance with notice requirements established under Utah State Law shall satisfy this section if such requirements provide require notice to be specifically provided to the other Party. Publication of notice on a website or newspaper is insufficient.

6. **Administration of Agreement.**

- a. The Parties to this Agreement do not contemplate or intend to establish a separate legal entity under the terms of this Agreement. The Parties agree that this Agreement does not anticipate or provide for any organizational changes in or to the Parties.
- b. Pursuant to Utah Code § 11-13-207, the administration of this Agreement shall be by way of a joint board consisting of representatives from each Party. The number and makeup of the board shall be determined by the parties, and may be modified or changed from time to time, provided that each Party shall have equal representation. The initial board shall consist of each Party's mayor, city manager or planner, and one representative from the respective Party's City Council. The board shall not have authority to make final decisions regarding public policy or public funds, but shall function to inform, recommend, and coordinate actions and policies between the Parties pursuant to this Agreement.
- c. Unless otherwise agreed to, each Party shall keep their own respective books and records related to this Agreement in accordance with applicable laws and regulations. Each Party shall be entitled to review and inspect all books and records related to this Agreement during business hours upon request and reasonable notice.

7. **Real and Personal Property.**

- a. The Parties agree that they will not acquire, hold, or dispose of any real property pursuant to this Agreement. At all times and upon termination of this Agreement, all real property shall remain the property of the Party that acquired it.
- b. The Parties agree that they will not acquire, hold, and dispose of any personal property except as necessary to carry out the terms of this Agreement. At all times and upon termination of this Agreement, all personal property shall remain the property of the Party that acquired it.

8. **Effective Date and Term.**

- a. The Effective Date of this Agreement shall be the date all conditions of approval provided in Section 10 of this Agreement have been satisfied ("**Effective Date**").
- b. The term of this Agreement shall be from the Effective Date up through and including December 31, 2031, unless terminated or extended as set forth in Section 9.

9. **Termination.**

- a. This Agreement shall continue in effect until:
 - i. The Parties mutually consent in writing to terminate the Agreement;
 - ii. Either Party elects to terminate the Agreement, with or without cause, by providing the other Party ninety (90) days' written notice; or

- iii. The term of the Agreement expires.
- b. This Agreement may be extended by the mutual, written consent of the Parties, with or without written amendments, but in no event shall the term of this Agreement extend beyond fifty (50) years.

10. **Conditions of Approval.**

- a. This Agreement is conditioned upon each of the following:
- b. The approval and adoption of the Agreement by resolution of the legislative body of each Party in accordance with the Utah Interlocal Cooperation Act, Title 11, Chapter 13, of the Utah Code;
- c. The written approval of the authorized attorney of each Party in accordance with the Utah Interlocal Cooperation Act, Title 11, Chapter 13, of the Utah Code.

11. **Amendments.** The terms of this Agreement may not be amended, changed, modified, or altered except by an instrument in writing authorized and executed by each Party pursuant to the requirements of the Utah Interlocal Cooperation Act.

12. **Authorization and Filing.** The individuals executing this Agreement on behalf of the parties confirm that they are the duly authorized representatives of the parties and are lawfully enabled to execute this Agreement on behalf of the parties. Each Party shall be responsible for the timely submission, filing, or recording of the Agreement and any subsequent amendment or termination thereof with the appropriate governmental or regulatory offices, in the proper form and format as required by law.

13. **Governing Law, Jurisdiction, and Venue.** This Agreement and all claims or causes of action arising therefrom shall be construed and governed by and enforced in accordance with the laws of the State of Utah, including its statutes of limitation. Any dispute, claim, or cause of action regarding the interpretation or application of this Agreement shall be brought and maintained in the courts of the State of Utah, Cache County, Utah, which courts shall have jurisdiction over this Agreement and the Parties thereto.

14. **Immunity.** By entering into this Agreement, the Parties do not waive any governmental or sovereign immunity. Each Party specifically retains all immunities and defenses available to it as a sovereign or governmental entity pursuant to state and federal law, including the Utah Governmental Immunity Act. Designations of venue, choice of law, insurance and indemnification conditions, enforcement actions, and similar provisions shall not be construed as a waiver of sovereign or governmental immunity.

IN WITNESS WHEREOF, the Parties have caused their proper and duly authorized officers to execute and deliver this Agreement.

For Nibley City

For Hyrum City

Signature: _____

Signature: _____

Name: _____

Name: _____

Title: _____

Title: _____

Attest:

Attest:

Recorder: _____

Recorder: _____

Attorney Approval as to Form and
Compatibility with Law

Attorney Approval as to Form and
Compatibility with Law

Attorney: _____

Attorney: _____

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RESOLUTION 03-02

A RESOLUTION ADOPTING THE HYRUM CITY ANNEXATION POLICY PLAN.

WHEREAS, provisions of 10-2-400 of the Utah State Code require municipalities to adopt an Annexation Policy Plan which sets forth guidelines and criteria for future annexations; and

WHEREAS, the Hyrum City Planning Commission has prepared Hyrum City's Annexation Policy Plan taking into consideration population growth' projections, expansion of municipal services and how they will be financed, the interests of neighboring political entities, and the City's General Plan; and

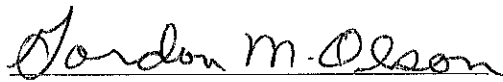
WHEREAS, the Hyrum City Council held a public hearing on January 2, 2003 to consider the proposed Annexation Policy Plan and has considered all written and oral statements made at the public hearing objecting to or supporting the City's Annexation Policy Plan.

NOW, THEREFORE, be it resolved that the Hyrum City Council hereby approves and adopts the Hyrum City Annexation Policy Plan attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that this resolution shall become effective upon adoption.

ADOPTED AND PASSED by the City Council this 16th day of January, 2003.

HYRUM CITY



Gordon M. Olson

Mayor

ATTEST:



Stephanie Fricke

City Recorder

HYRUM CITY

ANNEXATION DECLARATION POLICY PLAN

The Character of the Community

Retain much of the rural character of today's community. Maintain a balance of rural, agricultural, recreational, commercial, and light manufacturing. Maintain open agricultural areas around the City. Consider transfer of development rights and other methods of ensuring these green belts.

The Need of Municipal Services

Areas to be annexed will need to be provided with electrical, water, fire protection, police protection, sewer and possibly irrigation water services.

The Municipalities Plan for Extension of Services

A condition of annexation may be to require the owner(s) of the property being annexed to provide a plan showing how initial water, sewer, and electrical lines will be extended to their property and an agreement to pay for the extensions

The City Engineer should approve any extension plans and provide inspections during construction.

Long term effects on the infrastructure should be considered, including the potential for increasing the capacity of water, sewer, etc.

How the Services Will be Financed

The City may pay a percentage of costs depending on potential benefits or liabilities the development brings to the City.

An Estimate of the Tax Consequences to Residents Both Current and Within the Expansion Area

This will vary widely with the size and location of the proposed annexation.

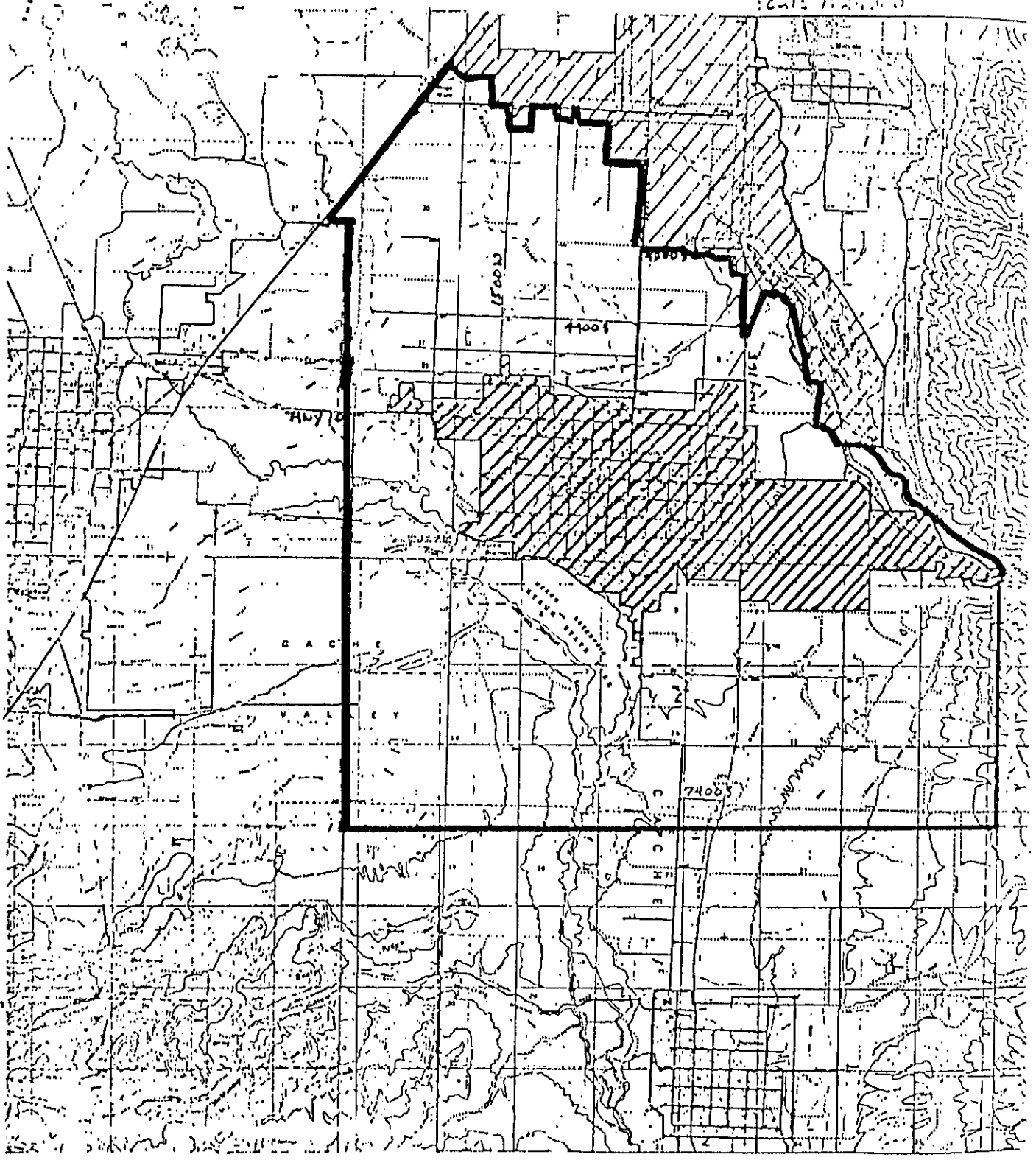
Current Residents: Though impact on current residents should be kept to a minimum, they may face future tax increase to pay for maintenance of the enlarged infrastructure.

Expansion Area Residents: Will have City taxes added to their tax bill. Special tax consideration may be given to agricultural activities.

The Interests of All "Affected Entities"

Hyrum City will consider all affected entities interests when evaluating proposed annexations.

Scale 1:25,000

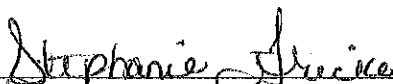


CERTIFICATE

STATE OF UTAH)
 :ss
COUNTY OF CACHE)

I, Stephanie Fricke duly appointed and acting City Recorder for Hyrum City, Cache County, State of Utah, do hereby certify that the foregoing is a true copy of a Resolution duly adopted and passed by the City Council of Hyrum City, Utah, at a regular meeting thereof, held the 16th day of January, 2003 which appears of record in the City Recorder's office. I further certify that a quorum was present and acting throughout said meeting and that this Resolution is in full force and effect in the form so adopted and that it has not been subsequently modified, amended or rescinded.

In witness whereof, I have hereto set my hand this 23rd day of January, 2003.



Stephanie Fricke
City Recorder

(SEAL)

Resolution 03-02

Annexation Policy Plan

Agenda Item #12

Description	Discussion and Consideration: Ordinance 26-01: Adoption of the Nibley City General Plan (Second Reading-Continued)
Presenter	Justin Maughan, City Manager
Staff Recommendation	The motion 2-29-26 to approve for 2nd Reading was continued at the last meeting. Approval of Ordinance 26-01: Adoption of the Nibley City General Plan
Planning Commission Recommendation	Approval of Ordinance 26-01: Adoption of the Nibley City General Plan
Reviewed By	Larry Jacobsen, Mayor Justin Maughan, City Manager Tom Dickinson, City Engineer Levi Roberts, City Planner General Plan Steering Committee Planning Commission

Additional Background (since 3-12-26)

Changes made by motion from the March 12 and February 19 meeting, included in the meeting minutes, have been incorporated into the draft included in the packet.

New Background for 19 Feb 2026:

In our last meeting, the Council considered dividing the draft plan into sections and creating a workplan to consider each section. The Council asked Larry (Mayor) to propose such a workplan. After reviewing the draft, Larry suggests focusing on the sections that might require the least amount of effort first. Towards that goal, that means putting off the Land Use and Housing sections until later and considering the Introduction, Public Engagement, Transportation, Parks Recreation and Open Space, Public Facilities, Water Conservation and Preservation, and Economic Development first, and in that order. While this is a rather long list for this meeting, some of these sections are driven by recently adopted plans, and discussion could go rather quickly. If we start down this list and don't get to the end during this meeting, we can pick it up where we left off in the next meeting.

In our last meeting, Larry mentioned a potential replacement for Nibley's Mission Statement currently shown on page 6. At the Council's request, Larry proposes the following for consideration. A motion to amend the current version of the Plan is required for this to be discussed by the Council.

We will provide fiscally sound municipal services that Nibley residents cannot easily provide for themselves, we will equitably find the balance between individual property rights and the rights of our community, and we will help our citizens be proud to live in Nibley.

After reading the Economic Development section, and if we get to this point in this meeting, the Council might consider this paragraph as an introduction to that section.

This section on economic development focuses on the financial impact to Nibley citizens, specifically as an opportunity to broaden and diversify Nibley's tax base and reduce the residential tax burden. In addition, economic development can strengthen a community in ways that go beyond dollars and cents. Commercial centers with shops and restaurants can bring neighbors together and create a shared sense of place. A vibrant town center can preserve and promote Nibley's identity and boost community pride. Developing employment opportunities within Nibley can limit traffic congestion and promote active transportation by decreasing travel distances between home and work. Many of the community benefits considered in other sections of this plan are enhanced by the economic development discussed here.

While we might not get to the Housing section in this meeting, the Council might consider the following as an introduction to that section.

This plan considers how we will grow housing opportunities in the coming years. An equally important question, and one that was discussed while writing this plan, is if Nibley should grow by increasing housing opportunities. As shown by the citizen outreach, many of us value our small-town heritage and wish for the Nibley that we were either born in or moved to. Because we value the Nibley of today, we resist changing the Nibley of tomorrow, even if our moving here changed the Nibley of yesterday.

Utah and Cache County are in the middle of a housing crisis, and lack of affordable housing puts home ownership beyond reach for many of our children and grandchildren. Should our community help solve that housing crisis? If not, then who will? Each year, the State Legislature shows an increased willingness to make land-use decisions that were previously reserved for local municipalities. Most of us could not afford the houses we currently own if we had to re-purchase them at today's prices. That seems to imply that maintaining the status quo cannot solve the housing problem.

This plan tries to balance individual property rights with the rights of our community. We desire open space, including agricultural fields. However, it is a struggle to buy that open space outright or to buy the development rights of that open space. Cache County and the State of Utah embrace a "right to farm". If a farmer decides to stop farming or a farmer's heirs don't want to farm, does that family have the "right not to farm" and sell their land?

Changes are difficult. It can be even more difficult if we ignore it and allow somebody else to shape that change. Nibley has already been impacted by development on our northern border by a neighboring city. The same possibility exists on our southern border.

For these reasons, this plan admits to the inevitable pressure for growth. It attempts to honor and preserve our heritage while managing change to create a Nibley we can continue to be proud of.

Councilmembers are encouraged to bring their thoughts, opinions, enthusiasm for discussion, and other proposed changes.

Background:

The City has been working with Wall Consultant Group (WCG) throughout the course of 2025 to update the General Plan. The General Plan was last updated in 2016. UCA 10-20-401 requires that all municipalities prepare and adopt a “comprehensive, long-range general plan for present and future needs of the municipality growth and development of all or any part of the land within the municipality.” The General Plan provides guidance for the implementation and coordination of land use, transportation, housing, parks and open space, water resources and municipal services. The process has been informed by extensive public engagement to formulate the community’s vision and a thorough analysis of existing and needed community resources to improve quality of life as the community grows. The Plan provides actionable strategies to guide the City’s formulation of its ordinances, zoning and capital projects.

A project steering committee provided direction on the process and development of the plan throughout its inception and was made up of the following individuals:

Larry Jacobsen, Mayor
Nathan Laursen, City Council
Garrett Mansell, City Council
Nick Kenczka, Planning Commission
Clair Schenk, Planning Commission
Justin Maughan, City Manager
Tom Dickinson, City Engineer
Levi Roberts, City Planner

The proposed General Plan includes the following elements:

- **Introduction** which provides the City’s Mission Statements, History, Projected Growth, the community’s values and general vision.
- **Public Engagement** summary, including findings from a community survey, the USU Wellbeing survey, stakeholder interviews, a growth scenarios workshop, future land use open house.
- **Land Use** element, which describes the principles and direction for the City’s future land use pattern, a description of land use designations, an update the Future Land Use Map and recommended implementation items.

- **Transportation** element, which provides policy direction for the City's transportation system to support the updated Land Use element, including recommended implementation items.
- **Housing** element, which provides an updated analysis on the City's housing needs, a Moderate-Income Housing Element, including direction on updated strategies.
- **Parks, Recreation & Open Space** element, which supports the recently adopted Parks, Recreation & Open Space Master Plan and provides additional direction for park access and distribution and implementation items.
- **Public Facilities** element which refers to ongoing master planning efforts of the City's public facilities, including water, sewer, stormwater, natural gas, electric power, police, fire and first responders.
- **Water Conservation & Preservation** element that analyses the City's water supply needs, provides an analysis about how the City's land use plans will impact water needs and provides recommendations for reducing water demand for future development. This element is required by State statute for communities that are greater than 10,000 in population. Although Nibley has not reached this threshold, this was included in the scope of work so that this requirement would be met if/when we grow to 10,000 population.
- **Economic Development** element, which provides an analysis of the City's current and projected market conditions, supportable zoning framework, a SWOT (strengths, weaknesses, opportunities and threats) analysis, and recommended implementation items.

ORDINANCE 26-01

ADOPTION OF THE NIBLEY CITY GENERAL PLAN

WHEREAS, Utah Code 10-20-401 requires all municipalities in the State of Utah to adopt a comprehensive, long-range general plan for present and future needs of the municipality and growth and development of all or any part of the land within the municipality.

WHEREAS, the General Plan sets forth Nibley City's vision, community-wide goals, while acting as a decision-making guide for development and a framework for more specific planning.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NIBLEY CITY, STATE OF UTAH, AS FOLLOWS:

1. That the attached Nibley City General Plan is adopted by the Nibley City Council. This document, including the Future Land Use Map, stands as an update to the previously adopted General Plan.

Dated this ____ day of _____ 2026

Larry Jacobsen, Mayor

ATTEST

Cheryl Bodily, City Recorder

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Nibley City **GENERAL PLAN**

December 2025



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ACKNOWLEDGMENTS

Special Thanks

Special thanks go to all community members who attended General Plan meetings and events, completed surveys, and shared their feedback throughout the planning process. Your involvement helped shape the future vision for Nibley.

Planning Commission

Nick Kenczka
Clair Schenk
Bret Swenson
Tyler O Bray
Troy Ribao
Karina Brown

Mayor & City Council

Larry Jacobsen, Mayor
Erin Mann
Garrett Mansell
Kay Sweeten
Nathan Laursen
Norm Larsen

City Staff

Justin Maughan, City Manager
Levi Roberts, City Planner
Tom Dickinson, City Engineer

Bear River Association of Governments (BRAG)

Shawn Milne

Other Key Stakeholders

Russ Holley (Logan City)
Skarlett Bankhead (Providence City)
Katie Haslam, Jordy Guth (Utah State University)
Aaron Robertson, Blaine Hamblin (Heritage Land Development)
Dan Larsen (Kartchner Homes)
Travis Taylor (Westates)
Utah Division of Natural Resources
Ryan Halverson (UDOT Region 1 Planning Manager)
David Alger (UDOT Region 1)

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Kyle Horton
Connor Stone
Shawn Seager
Rylie Runyan
Josh Ogden

LRB Public Finance Advisors

Fred Philpot
April Greenwood



I. INTRODUCTION

“

Nibley is a great place to live! We moved here over 30 years ago when it was quiet, peaceful, and farm ground.

”

– General Plan Survey Response

I. INTRODUCTION

Nibley is located at the southern end of Cache Valley and is bordered by Logan to the north, Hyrum to the south and Millville to the east. Nibley has become one of the fastest-growing cities in the region, having increased from a population of 5,438 in 2010 to approximately 9,000 in 2025, an estimated 65% increase.

The rapid growth Nibley is experiencing calls for a renewed examination of current conditions, community values, and a reaffirmed or revised direction for the future of the City. This General Plan serves as a guiding framework to help the City respond thoughtfully to change by identifying what residents value most while finding opportunities to adapt and plan for a sustainable, connected, and vibrant future. The Nibley City General Plan was last updated in 2016.

Nibley City History

Nibley was incorporated in 1935, driven by community concerns over future water supply. Originally part of the Millville Ward, the area west of the Blacksmith Fork River became Nibley Ward in 1920 and a separate political precinct in 1925, named after early Church of Jesus Christ of Latter-day Saints leader and settler Charles Wilson Nibley. When federal funding for water improvements was denied to private companies, residents voted to incorporate in order to qualify. Nibley's favorable conditions for agriculture, proximity to job centers, businesses, and Utah State University in Logan and Highway 89 have attracted growth and development.

Why Plan?

Planning helps Nibley grow in a way that makes sense for the community. With more people moving in and new development happening, it's important to have a clear vision for how the city should change over time. The General Plan guides decisions about where homes, parks, roads, and businesses should go, and how to keep Nibley a safe, connected, and welcoming place to live. It also helps protect the things residents care about—like open space, mountain views, and a strong sense of community—while making room for the future.

THE GENERAL PLAN IS:

- ✓ A Statement of Vision
- ✓ A Set of Community-Wide Goals
- ✓ A Decision-Making Guide for Development
- ✓ A Framework for More Specific Planning

THE GENERAL PLAN IS NOT:

- ✗ A Zoning Ordinance
- ✗ A Rigid/Static Document
- ✗ A City Budget
- ✗ A Parcel-Specific Policy Statement

City Mission Statement

~~The mission of Nibley City is to make life better for its citizens by fostering community cooperation so residents, businesses, and government work together to develop the City in harmony with its natural environment, historical surroundings, and in accordance with the values and vision of the community as set forth in the General Plan. The City will provide fiscally sound municipal services for a safe, attractive, creative, and viable community.~~

Nibley's Values and Vision

The General Plan process included extensive public involvement through interviews, surveys, and three public events to gather input on community needs, values, and vision. A Steering Committee, the City Council, and Planning and Zoning Commission also played key roles in shaping the process. The 2024-2025 Nibley City Budget outlines a recent effort to identify core values and formulate goals surrounding city issues.

Nibley values fiscally sound municipal services for a safe, attractive, creative and viable community.

Land Use/Growth - Nibley will be a healthy and sustainable place, where protecting and highlighting natural assets, such as the view of the Wellsville Mountains, the Blacksmith Fork River, key wildlife corridors and open spaces are prioritized. Nibley provides places that create a strong sense of community and a high standard of living for residents that respects and preserves the City's heritage and property values.

Residential Development and Housing - While retaining the character and form of established neighborhoods, residential development in Nibley will prioritize the inclusion of open space and incorporate a variety of housing forms. Future growth will balance the rights of property owners to develop with the community's desire to maintain the overall character and identity of the city.¹

Commercial and Economic Development - Nibley's commercial development will be compact and economically sustainable, focused in identified centers, balanced with residential growth, and will promote the area's character and charm.

Transportation and Mobility - Nibley supports an efficient circulation system that will allow traffic flow on major streets and create a safe atmosphere that encourages pedestrians and bicyclists. Trails are a critical part of the transportation system.

Parks, Trails, and Open Space - Nibley will have a park system interconnected by trails, community facilities, and cultural features, which are connected to neighboring systems and communities.

Utilities and Municipal Services - Nibley will continue to strategically plan and implement improvements to utilities and public infrastructure to ensure necessary facilities and services are provided to the community and occur in advance of significant growth. Nibley will pursue opportunities to develop information infrastructure to support technology business development.

Previous Plans

This General Plan updates the 2016 Nibley City General Plan, and incorporates data, analyses and recommendations from previous planning efforts relevant to this general plan update. Exceptions to this general statement are noted in the text, but the intent of this General Plan is to update information and consolidate and reconcile the visions statements, goals and policies of all the City's planning efforts to date.

These previous plans can be found on the [Nibley City website](#), and include:

- Moderate Income Housing Annual Report - 2024
- Active Transportation Plan - 2024
- Parks, Recreation, and Open Space Master Plan - 2024
- Moderate Income Housing Plan - 2023
- Future Land Use Map - 2022
- Street Master Plan - 2021
- Sewer Master Plan - 2021
- Water Master Plan - 2020
- Transportation Master Plan - 2019
- Emergency Operations Plan - 2018
- Stormwater Master Plan - 2015
- Economic Development Strategic Plan - 2013



¹ The values and vision for the residential development and housing section was updated as a part of this general plan update.

Population Growth

Population growth estimates for Nibley were developed using a combination of historic and forecasted data from multiple sources. Historic growth trends were derived from U.S. Census data and local building permit records to establish a baseline of how the city has grown over time. Future projections were then informed by county-level demographic forecasts and the Utah Unified Transportation Plan (informed by the Cache MPO), which provides regionally coordinated population and employment projections. Each of these sources was evaluated for consistency with Nibley’s updated Future Land Use Map, recent development patterns, and remaining land capacity. Through this process, a set of population projections was developed for the future planning year 2050 that reflects both the community’s historic growth and the realistic potential for future development within the city’s future land use plan. It is important to note that Nibley retains significant greenfield areas within its annexation boundary, where a single large development could generate population growth at a rate higher than projected.

TABLE 1: HISTORIC AND FUTURE POPULATION PROJECTIONS

Year	1990	2000	2010	2020	2025	2030	2040	2050
Population	1,220	2,111	5,564	7,168	9,000	10,300	13,600	17,600

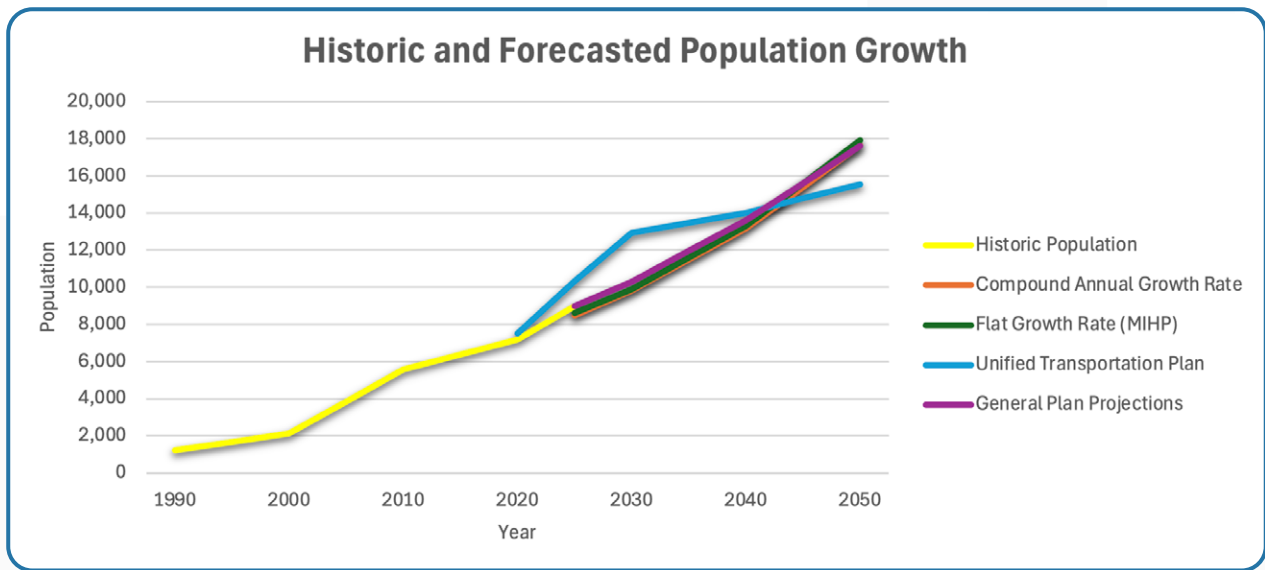


FIGURE 1: Historic and Future Population Projections



II. PUBLIC ENGAGEMENT

“

I love living in Nibley! Open minded growth and continued community involvement are keys for me.

”

– General Plan Survey Response

II. PUBLIC ENGAGEMENT

Survey

Introduction

The General Plan process was shaped by extensive public input gathered through one-on-one interviews, a city-wide survey, interactive online website, a growth scenarios community workshop and booth at Nibley Heritage Days, and a future land use open house.

Interactive Website

An interactive website was launched to inform the public about the project and gather community input. It featured educational content, a survey, and an open comment map where residents could share feedback on topics such as housing, economic development, open space, transportation, infrastructure, and a potential town center. Between May 1st and October 31st the site attracted over 500 visits and helped generate comments and survey responses.



Over 440 residents participated in the Nibley General Plan community survey, providing clear and actionable feedback to guide the city's long-term vision and policy direction. The responses represent a strong cross-section of the community, with 98% of respondents living in Nibley, 9% working locally, and 3% owning a business in the city. The following is a summary of survey results, the complete survey results can be found in **Appendix C**.

Top Priorities for Nibley's Future

Residents expressed a clear consensus on what matters most for Nibley's future. The top five priorities ranked were:

1. Preserving the small-town feel
2. Managing growth and development
3. Expanding parks, open space, and recreation opportunities
4. Improving roads and traffic flow
5. Supporting local businesses and economic growth

These results highlight a shared community desire to balance growth with preservation, ensuring that Nibley continues to feel like home while enhancing quality of life through open space, recreation, and thoughtful development.

When asked to rank Nibley's future priorities (1 = most important, 5 = least important), residents clearly emphasized outdoor recreation and preservation of agricultural roots and heritage:

- **#1 Trails, Parks & Recreation** – Average score **2.02**; ranked first by **36%**
- **#2 Agricultural Roots & Heritage** – Average score **2.23**; ranked first by **38%**
- **Lower priorities:** Economic Growth & Local Business (**3.12**) and Housing & Affordability (**3.39**)

Overall, feedback highlights a strong desire to maintain Nibley's small-town feel and outdoor-oriented identity.

Influence the future of Nibley - Join us and share your vision!



Online Survey

If you live, work, or have a stake in Nibley, we encourage you to complete the Online Survey to help shape the General Plan by sharing your insights on key city issues and opportunities.

[Click here to access the online survey.](#)



Community Meetings

The City needs to hear what you have to say! The Nibley General Plan relies on community participation, your input and ideas are essential.

[Click here to view upcoming community meetings.](#)



Leave a Comment

Drop a point and leave your comment concerning issues and opportunities in Nibley.

[Click here to access the open comment map.](#)

Growth Vision

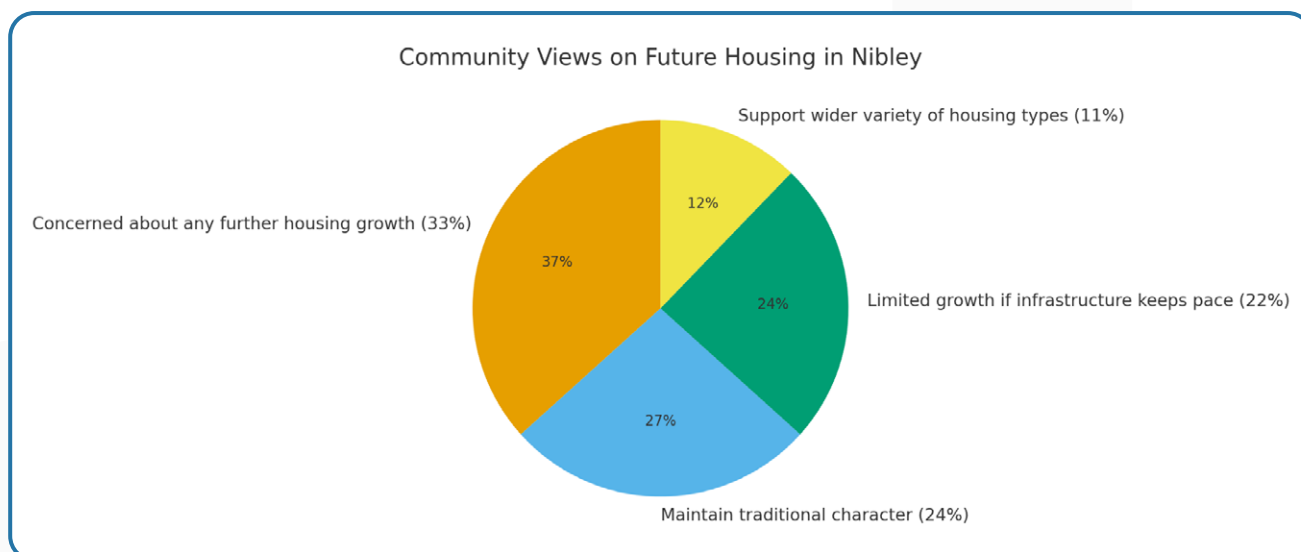
When asked about their preferred approach to future growth:

- The top-rated preference was “Low Growth” (average score: 2.06 of 5), emphasizing limits on new development to preserve Nibley’s existing character.
- The next most supported vision was “Growth through Connected and Active Neighborhoods” (average score: 2.14 of 5), suggesting residents favor walkable, community-centered growth that integrates parks, trails, and local gathering spaces.

Together, these findings reflect a strong preference for measured, intentional growth that complements existing neighborhoods and supports active and connected communities.

Housing Perspectives

Housing affordability and growth management emerged as major themes. When asked which of the following statements best reflects your view on future housing in Nibley, residents responded as follows:



Survey results show that residents value preserving Nibley’s traditional, owner occupied character while considering limited, well-planned efforts to improve housing affordability. The community values quality over quantity in housing, preferring development that aligns with infrastructure capacity and the city’s established character while still offering flexibility for future needs.

Economic Development

When asked which of the following approaches to economic development do you most support for our community, **61% of respondents selected “a balanced approach that allows for some commercial development while preserving key aspects of the community’s rural character.”**



Which of the following approaches to economic development do you most support for our community?

Maintain rural character without pursuing significant development, by increasing taxes if needed to fund services and infrastructure. 89 (20.27%)



Pursue more commercial development to broaden the tax base, with the goal of potentially lowering property taxes over time. 54 (12.3%)



A balanced approach that allows for some commercial development while preserving key aspects of the community's rural character. 271 (61.73%)



None of the above / Unsure 25 (5.69%)



Economic development preferences highlight a strong community desire for amenities that enhance quality of life while maintaining Nibley's small-town feel. Overall residents expressed strong support for recreation, dining, and retail options that serve the local community but limited enthusiasm for large-scale or industrial development.

Town Center

The planned town center would serve as a community hub for local commerce, gatherings, and seasonal activities. Residents showed strong support for creating a town center centered around small, locally grown businesses with 59% strongly supporting or supporting this concept and 10% of residents opposing or strongly opposing the concept.

Residents envision the town center as an active, family-friendly space with their most desired activities:

- 78% want farmers markets
- 75% want kids and family activities
- 74% support holiday or seasonal festivities
- 51% favor outdoor concerts or movies and food truck nights
- 42% support art fairs or craft markets
- 41% would like fitness or wellness events such as yoga in the park

While residents welcome community activity, they are more cautious about higher-density housing near the town center. The concept of adding townhomes or apartments was strongly opposed or opposed by 49% of residents while 23% support or strongly support the idea.

Overall, residents strongly favor a vibrant, locally focused town center with community events but are cautious about introducing higher-density housing nearby.



Open Space

Community feedback shows mixed opinions on what types of open space should be prioritized in Nibley. When asked which types of open space should be prioritized in Nibley (1 = most important, 5 = least important), residents responded as follows:

- Agricultural preservation ranked as the highest priority (average 2.70), with 26% of respondents selecting it as their top choice.
- Undisturbed natural areas and conservation lands followed closely (average 2.91, 22% ranked #1).
- Developed recreation areas such as playgrounds, parks, and sports fields were also valued (average 2.95, 21% ranked #1)
- Trail corridors for walking and biking (average 3.07) and scenic open lands and view corridors (average 3.38) ranked lower but still showed consistent community interest.

While agricultural preservation received the highest average ranking and scenic open lands or view corridors were ranked lower, the results suggest there is a desire for a diversity of open spaces.



Transportation & Mobility

Transportation feedback reinforces the need for infrastructure investment and connectivity:

- Pedestrian and bike safety was cited by 22% of respondents as the top concern.
- Traffic congestion (16%) and road maintenance (14%) followed closely.
- Public transit options were mentioned less frequently but present a future opportunity.

Residents want Nibley to remain safe, accessible, and family-friendly, with clear interest in improving traffic flow, walkability, and trail connections across the city.

Key Takeaways for the General Plan

- **Growth Strategy:** Residents want development that protects the City's character while supporting connected, walkable neighborhoods.
- **Parks and Recreation:** Trails, parks, and outdoor recreation remain top community priorities, reflecting a shared love of Nibley's natural setting and outdoor-oriented identity.
- **Housing:** Focus on preserving Nibley's charm while planning for targeted, infrastructure-supported housing diversity.
- **Economic Development:** Support for a balanced, locally focused approach by encouraging small businesses, local dining, and retail that serve residents without sacrificing city character.
- **Open Space:** Indicated a desire for diverse, balanced open space that protects the city character and enhances access to nature.
- **Transportation:** Address pedestrian safety, traffic flow, and connectivity through targeted design and infrastructure improvements.

Stakeholder Interviews

Several key Nibley stakeholders were individually interviewed from April 2025 through October 2025. Individuals with a variety of backgrounds were selected, ranging from developers and residents, to community leaders and City officials including:

- Shawn Milne (BRAG)
- Russ Holley (Logan City)
- Skarlett Bankhead (Providence City)
- Katie Haslam, Jordy Guth (Utah State University)
- Aaron Robertson, Blaine Hamblin (Heritage Land Development)
- Dan Larsen (Kartchner Homes)
- Travis Taylor (Westates)

Interviews with local stakeholders, developers, and city representatives revealed broad agreement on the need for Nibley to define a clearer long-term vision for growth, land use, and community character. Participants emphasized the importance of moving from reactive to proactive planning - particularly through well-defined zoning, density expectations, and design guidelines to reduce uncertainty in the development process. Many expressed support for diverse housing options, including higher-density and smaller-lot developments, to improve affordability and meet the needs of younger residents.

There was consensus that future growth should balance residential, commercial, and employment uses, with intentionally planned nodes of mixed-use and commercial activity to strengthen Nibley's economic base and reduce reliance on neighboring cities. Stakeholders also encouraged the City to pursue strategic economic development through targeted recruitment, branding, and coordination with regional partners.

Nibley Forward Growth Scenarios Workshop

A growth scenarios public workshop was held the evening of June 17th, 2025 from 6:00pm to 8:00pm at the Nibley City Offices. A booth was also set up at Nibley Heritage Days Saturday, June 21st to gather additional public participation and input. The purpose of the workshop was to engage community members in shaping Nibley's future by exploring a range of potential growth scenarios: Growth As-Is, Compact / Centered Growth, Low Intensity Growth, and Connected and Active Communities. Through a combination of presentation, discussion, and visual preference exercises, participants were invited to consider how different approaches to growth could affect housing, transportation, open space, and the overall character of the city. The workshop aimed to gather feedback on community values, priorities, and preferences to inform the development of the city's General Plan and ensure future decisions reflect the needs and aspirations of residents. The workshop had approximately 15-20 attendees including facilitators and the Heritage Days booth had about 30 residents engage in the exercise. Results from the exercise are shown below, and indicate a desire for connected and active communities and compact / centered growth with some preferring low intensity growth.

The information presented for each of these growth scenarios can be found in **Appendix A**.

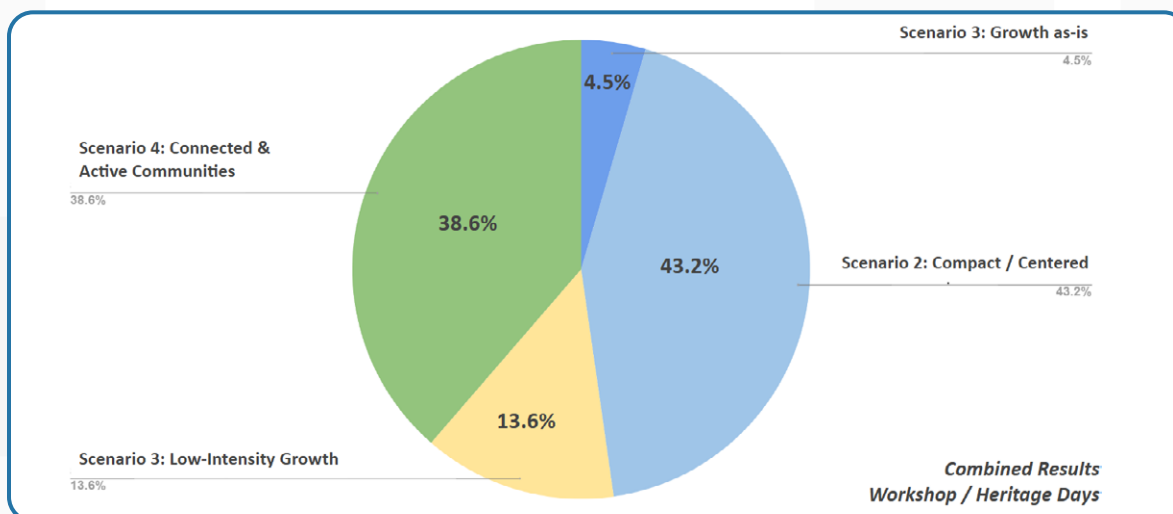


FIGURE 2: Growth Scenarios Exercise Results

Additional key takeaways from the exercise include:

- Support for increased housing density in targeted areas to preserve open spaces in other parts of the city
- Desire to maintain intergenerational opportunities, allowing families to stay and grow in Nibley
- Interest in the preservation of farmland in the southern part of town
- Desire for a balanced dispersion of parks and passive recreation areas integrated into neighborhoods
- Desire for neighborhood commercial nodes at key intersections (e.g. 3200 S. & Main , US-89 & 2600 S.)
- Support for “third places” like small cafes and gathering spots
- Interest in a “multi-nodal” approach - not just one commercial core
- Desire for a balance of preservation and development - protect agriculture land on edges while accommodating future targeted residential and commercial growth
- Support for a connected network of multi-use paths - e.g. 640 West
- Interest in safer bike infrastructure along major roads
- Desire for improved pedestrian and bike connectivity across railroad and highways



III. LAND USE

“

A big concern for Nibley and our state is having attainable housing for our children to live in. If we don't address this issue then Utah and Nibley will not have vibrant thriving communities with people in all stages of life.

”

– General Plan Survey Response

III. LAND USE

Introduction & Background

As Nibley prepares for a future that could see its population double in the coming decades, decisions about how and where to grow will shape everything from housing opportunities and economic development to infrastructure investments and the careful management of open space.

This section provides a framework for managing future land use decisions within the city in a way that reflects the Nibley community's values and ensures that infrastructure and city services can keep pace. It is informed by community input, an understanding of existing conditions, and projected needs looking towards the future. The land use framework in this section offers guidance for future zoning, annexation, and development review decisions in a fashion that steers the city closer to its established vision.

Nibley's land use pattern today reflects its history as a settlement surrounded by farmland and early industry. Over time, development has transitioned toward a more suburban form, with newer subdivisions emerging alongside traditional agricultural parcels and undeveloped land. Today, the city faces the challenge - and opportunity - of guiding this change in a manner that preserves Nibley's small-town identity while accommodating current demands for housing, jobs, parks, and increased mobility options.

In the following sections, you will find:

- A snapshot of existing land use and development patterns
- Key trends and issues that were documented throughout the General Plan Update process
- A Future Land Use Map illustrating the desired long-term development pattern
- Land use categories and descriptions to guide decisions

Best Practices

- Direct growth to areas with existing or planned infrastructure to reduce costs and ensure long-term serviceability
- Focus higher-intensity and mixed-use developments near key corridors and future nodes, such as along US-89, Highway 165 and potential town center areas

- Integrate parks, trails, and greenways within all areas of the city, providing recreational amenities within walking distance of homes
- Plan for logical future annexation areas, ensuring consistent development standards and thoughtful integration into the city
- Preserve existing parks and open spaces by encouraging compact development forms and clustering where appropriate

Principles

Throughout the public engagement process, several key themes and ideas emerged. Feedback from the growth scenarios workshop found the following:

- Support for increased housing density in targeted areas to preserve open spaces and the look and feel of other parts of the city
- Desire to maintain intergenerational opportunities, allowing families to stay and grow in Nibley
- Interest in the preservation of farmland in the southern part of town
- Desire for a balanced dispersion of parks and passive recreation areas integrated into neighborhoods
- Desire for neighborhood commercial nodes at key intersections (e.g. 3200 S. & Main , US-89 & 2600 S.)
- Support for "third places" like small cafes and gathering spots
- Interest in a "multi-nodal" approach - not just one neighborhood commercial core
- Desire for a balance of preservation and development - protect desirable open spaces while accommodating future targeted residential and commercial growth
- Support for a connected network of multi-use paths - e.g. 640 West
- Interest in safer bike infrastructure along major roads
- Desire for improved pedestrian and bike connectivity across railroad and highways

Element

The general land use vision from residents was to guide future growth in an intentional and connected manner. Some in the community expressed concern about the pace and intensity of new development - particularly high-density housing - and emphasized the importance of maintaining some of the cherished open spaces and preserving a strong system of parks and trails. Many acknowledged the inevitability of growth and the overwhelming sentiment was that affordability and a family-supportive environment that Nibley has historically provided is key to preserve in the future.

Residents supported the idea of neighborhood-scaled commercial areas and a modest town center that could house local businesses, gathering spaces, and community amenities—so long as it is thoughtfully planned for and doesn't drastically alter Nibley's existing character. Several comments pointed to a desire for a well balanced dispersion of park access across the city and a focus on bike and pedestrian safety as future development occurs. Taken together, these perspectives point to a land use approach that prioritizes smart growth that respects the character of existing neighborhoods, accommodates affordability - particularly for young families, and is aligned with Nibley's capacity for growth.

Future Land Use Definitions

Civic / Institutional

This designation identifies areas used for schools, government facilities, churches, libraries, and other public institutions that provide essential services, education, cultural opportunities, or community gathering spaces. These uses play a vital role in supporting the social, educational, and civic life of the community. While not typically intended for private commercial activity, civic and institutional areas are important anchors within neighborhoods and the city as a whole, often serving as community landmarks and centers of activity.

Related Zoning: Park/School (P/S)

Commercial

This designation identifies areas for community-wide retail, services, dining, and office uses that meet the needs of residents, employees, and visitors. These areas tend to be larger community destinations and attract customers from a broader area. These areas are mostly located along US-89 and State Highway 165, providing destinations

that support community life and complement nearby residential and employment districts.

Related Zoning: Commercial (C)

Neighborhood Commercial

This designation supports small-scale commercial areas that serve the daily needs of surrounding neighborhoods. Typical uses include cafés, small shops, personal services, offices, and other neighborhood-supportive businesses, designed to be compatible in scale with adjacent residential areas. Flexibility is provided for incorporating residential uses, either in a horizontal format (on adjacent sites) or vertical format (above ground-floor commercial). These areas are intended to support community destinations and gathering places that provide convenient access to goods and services in neighborhoods.

Related Zoning: Neighborhood Commercial (CN)

Employment

This land use is intended to plan for employment-supportive commercial uses such as professional offices, corporate campuses, research and development, and flex/light industrial spaces. Areas depicted on the map as Employment areas are oriented toward sustaining and attracting businesses that bring long-term economic benefits to the community.

Related Zoning: Commercial (C), Neighborhood Commercial (CN), Industrial (I)

Industrial

This land use provides suitable areas that will accommodate the need for manufacturing and industrial-related goods and services.

Related Zoning: Industrial (I)

Open Space

This land use enables the city to preserve natural open spaces and other lands that are conserved for agricultural use only. This designation also provides for the protection of wetlands and other environmentally sensitive areas where development is limited, unfeasible, or prohibited. Several of these open space areas may be suitable for recreation uses such as trails and trailheads.

Related Zoning: Agriculture (A), TDR, Floodplain Overlay zone

Parks

This designation encompasses the community's system of parks, recreational facilities, and key trail corridors. It includes everything from small neighborhood parks and playgrounds to large community and regional parks that host sports fields, gathering spaces, and natural areas. Parks and recreation areas provide opportunities for play, fitness, and social connection, while also contributing to the community's identity. While the Park/School zone is generally provided for many of these uses, several uses, including churches and schools are allowed and integrated in neighborhoods across the City and may not be specifically noted on the Future Land Use Map.

Related Zoning: Park/School (P/S)

Detached Residential

This designation accommodates a variety of single-family housing types with a range of lot sizes, generally $\frac{3}{4}$ acre or smaller. Detached residential units do not share walls with neighboring homes, offering more private living environments and maintaining neighborhood character.

Related Zoning: Residential (R-2), (R-2A), Residential Planned Unit Development Overlay Zone (R-PUD)

Attached Residential

This designation accommodates a variety of housing types where units share at least one common wall, such as duplexes, townhomes, condominiums, and apartments. Attached residential areas provide opportunities for a broader range of household types and income levels, supporting both housing affordability and neighborhood diversity. These developments are often located near commercial centers or community centers to promote high access to daily needs.

Related Zoning: Residential -Mixed (R-M), Residential Planned Unit Development Overlay Zone (R-PUD)

Mixed Residential

This designation accommodates a blend of detached and attached housing types within the same neighborhood. Mixed residential areas are intended to provide greater housing variety, affordability, and choice while maintaining a cohesive community character. Typical housing types may include single-family homes on lot sizes $\frac{1}{2}$ acre or smaller, duplexes, townhomes, and low- to medium-density multifamily buildings.

Related Zoning: Residential (R-2A), Residential -Mixed (R-M), Residential Planned Unit Development Overlay Zone (R-PUD)

Detached Residential - Large Lot

This designation applies to areas with single-family homes on lot sizes generally larger than $\frac{3}{4}$ acre. Large-lot residential areas provide a lower-density living environment, often characterized by more open space, larger yards, and a semi-rural or estate-like character.

Related Zoning: Rural Estate (R-E), Residential (R-1), (R-1A)

Mixed-Use (Commercial, Neighborhood Commercial and Employment)

The mixed-use designation is intended to allow for a well-integrated mix of residential and commercial and employment development with the primary use being the underlying land use shown on the Future Land Use Map. This land use category aims to enhance residential access to small goods and services and cultivate community gathering places at key neighborhood nodes.

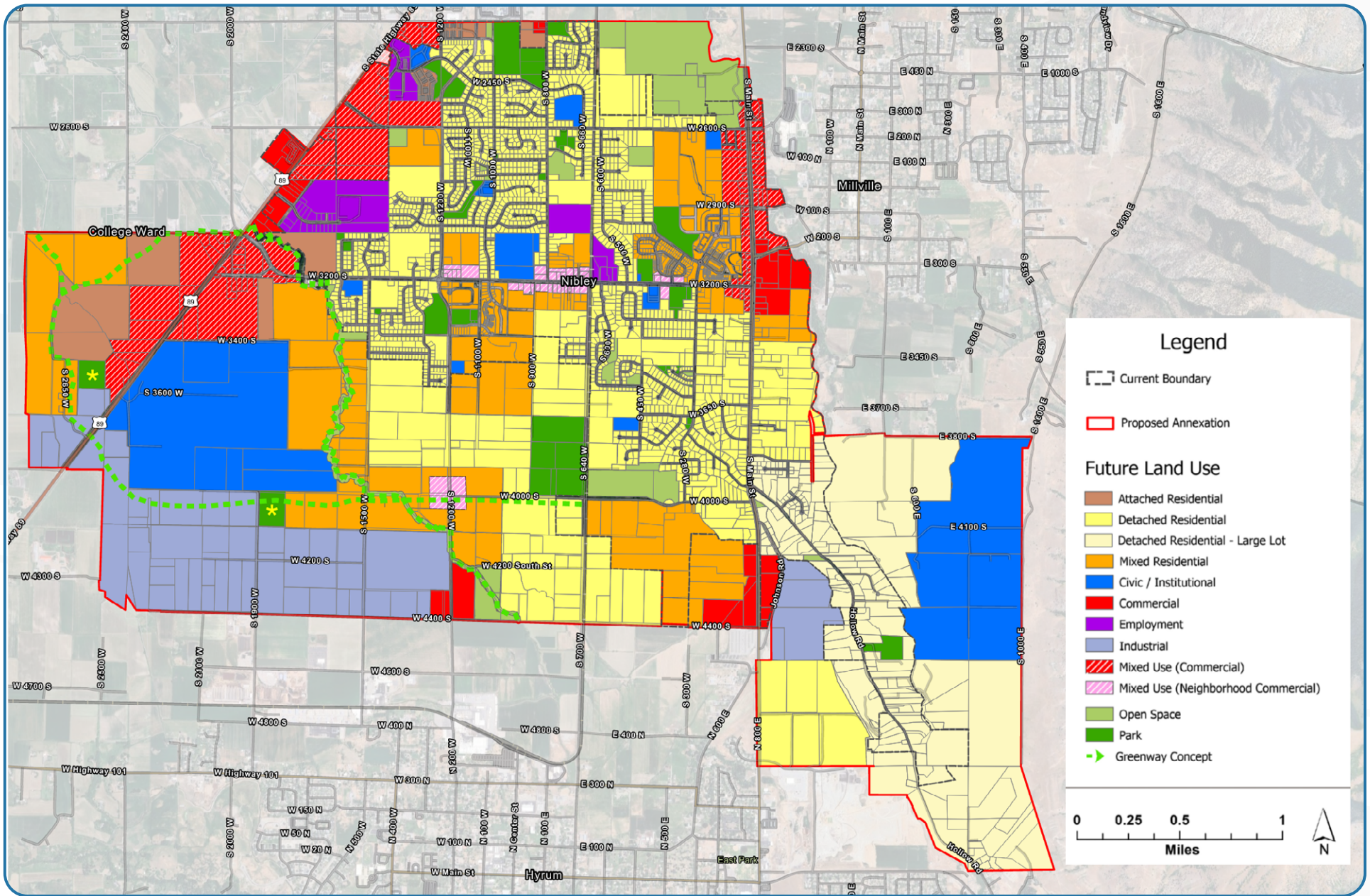
Related Zoning: Mixed Residential (R-M), Residential Planned Unit Development Overlay Zone (R-PUD), Commercial (C), Neighborhood Commercial (C-N)

Future Land Use Map

The land uses depicted on the Future Land Use Map reflect the general development type envisioned for different areas of the city and suggest a corresponding zoning designation that fits within Nibley's zoning ordinance. These land use categories are intended for planning reference and do not grant property owners an automatic right to rezone their property to any of the associated zones that fit with the land uses shown on the map. Any rezoning must first be reviewed and approved by the Planning Commission and City Council.

City Boundary Adjustments

The area east of 2800 West and south of 2200 South to the existing Nibley City border is identified as a potential expansion of the city's current annexation declaration. This particular area has strong economic potential as it is situated along US-89/91 and contains crucial economic development nodes at the intersections of 2600 South and 3200 South / 2000 West, the latter of which will serve as a regional arterial roadway. This area can further be supported by future residential development that supports the city's moderate income housing goals. Nibley is well positioned to efficiently serve this area's future development potential with its utility network, making it a key aspect of the future land use vision.



* This is an approximate location for a future park and is subject to change.

FIGURE 3: Nibley City Future Land Use Map

Implementation

The following steps should be taken upon approval of the Nibley City General Plan Update:

1. Adjust Zoning as indicated on the Future Land Use Map

- a. Several locations on the map have been identified that would ~~modify~~ the existing zoning of the land. These changes may occur in the near term or as new development or redevelopment takes place. Areas where zoning intensity is increased may help the City meet specific State requirements related to moderate-income housing.

2. Update City Zoning Code to accommodate the proposed mixed use overlay areas shown on the Future Land Use Map

- a. Several mixed use commercial and neighborhood commercial overlay areas were created on the future land use map. These areas should be added to the City Zoning Code and Zoning Map following approval of the General Plan Update to clearly define the intent, allowable uses, and desired form of mixed use developments.
- b. The zoning provisions shall require a meaningful mix of commercial and residential uses—ensuring that commercial components are constructed as part of the initial phases of development. A requirement to include commercial uses as a part of a development proposal may be guaranteed through development agreements and clearly defined phasing plans.

3. Update City zoning code to accommodate open space designated areas shown on the Future Land Use Map that don't fit in the agricultural zone or floodplain overlay zone

- a. Several open space areas are shown on the future land use map that do not function as an agricultural use. These areas should be added to the City Zoning Ordinance and Map following approval of the General Plan Update to reflect the long-term intended use either as a natural open space or for resource conservation.
- b. ~~Explore opportunities to expand~~ the City's open space preservation tools ~~beyond~~ the existing Open Space Subdivision provision.

Consider expanding density bonus programs to incentivize developers to conserve priority open space areas—such as natural features and trail corridors—in exchange for increased development potential on the remainder of the property.

4. Encourage a wider range of residential uses, specifically in attached residential and mixed-use designated areas to accommodate future population growth

- a. Update the City's zoning code to establish a framework with clearly defined residential land use categories that align with the community's vision, market realities, and evolving household needs. This framework should encourage innovative and desirable residential development types.
- b. Product types to consider providing an updating definition and intent for may include townhomes, duplexes, cottage courts, accessory dwelling units (ADUs) on smaller lots, condos and apartments in mixed-use areas. Aspects to consider include a reevaluation of the existing minimum and maximum densities for each zone, building height, lot size/coverage, setback requirements, building form and design, parking requirements, and transitions/ adjacent land use compatibility.

5. Encourage the establishment of a "Nibley Gateway" at 3200 South as the "heart of the community"

- a. Integrated with the future town center, emphasize the creation of additional gathering places for residents, practical neighborhood services in a small business environment, and a pedestrian/bicycle friendly streetscape.
- b. Consider completing a Small Area Plan for the 3200 South / US-89 node that defines a cohesive vision for land use, transportation access, design elements, infrastructure requirements, and funding strategies. This effort should proactively explore strategies to attract and support commercial investment, coordinate transportation improvements, and establish urban design standards that create a distinctive, high-quality gateway experience for Nibley residents and visitors.

6. Pursue increased commercial development along major thoroughfares and key nodes in the city

- a. Encourage regional and community-serving commercial development along highway corridors US-89 and US-165 where visibility and traffic volumes support uses such as retail, dining, employment, and hospitality.
- b. Coordinate with UDOT to identify access management improvements, intersection enhancements, and gateway treatments that balance traffic flow with commercial viability.
- c. Explore potential targeted incentives for development projects that will deliver desired uses like retail, dining, employment, or hospitality services

7. Encourage more convenient access to goods and services for residents citywide.

- a. Support the creation of small scale, neighborhood-serving commercial nodes along 3200 South and 4000 South that provide convenient daily services and local gathering spaces within walking or biking distance of nearby neighborhoods.

8. Revise the Nibley City boundary

- a. Update the city's annexation declaration to include land to the northwest of the current city boundary (east of 2800 West and south of 2200 South to the existing Nibley City border). Including the northwest expansion area within the City's annexation declaration positions the city to accommodate future economic development. The area's visibility and direct access to US-89 make it ideal for highway-adjacent commercial, employment, and residential uses to support, capturing sales-tax leakage and diversifying the tax base.



IV. TRANSPORTATION

“

Continued growth in Nibley requires substantial upgrading of the infrastructure (roads, sewers, water, etc). Improvements to the transportation grid and increasing public transportation opportunities are essential.

”

– General Plan Survey Response

IV. TRANSPORTATION

Introduction & Background

Nibley is surrounded by several regional transportation corridors, including US-89/91 to the west and SR-165 to the east. These corridors serve as key connections between Nibley and employment, education, and other services in the greater Cache Valley area. As Nibley continues to experience growth, the City faces the challenge of developing a safe and efficient transportation network that enhances livability. This transportation element supports Nibley’s vision by identifying strategies to maintain and improve a multimodal transportation network that meets the needs of current and future residents, with a focus on safety, connectivity, and quality of life by:

- Improving mobility and accessibility by ensuring all users can travel safely and efficiently, with equitable access to a connected transportation network.
- Promoting multimodal transportation through the development of infrastructure that supports walking, biking, and transit.
- Improving transportation safety by reducing traffic-related injuries and fatalities through safer street designs.
- Supporting economic vitality by improving access to jobs, goods movement, industrial areas, and business districts through an efficient transportation system.

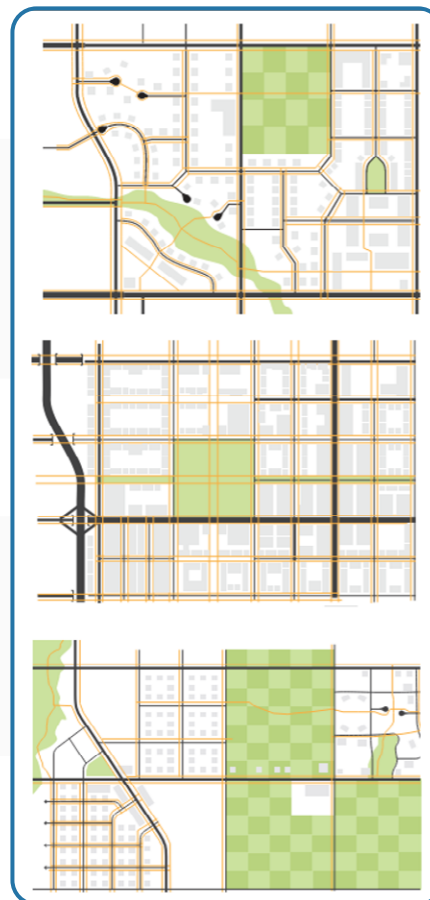
Best Practices

Connectivity

A roadway system with excellent connectivity allows people multiple options when traveling between points within a City. Strong collector and arterial road connectivity distributes traffic between corridors, and a well-connected local street network allows short-trips to be completed on local roadways rather than relying on regional collectors and arterials. A connected road network improves access and reduces travel times for all users and can reduce the need for future roadway widening. Good network connectivity also improves emergency access and response times, and allows multiple exit routes in the event of emergencies.

It is recommended that the use of cul-de-sacs be minimized where possible and that infill projects connect

to all possible stub roads. Disconnected streets, which oftentimes include cul-de-sacs and dead ends, are a major factor in increasing auto dependency and traffic on collectors and arterials.



Traffic Calming

The 2019 Nibley Transportation Master Plan states that “Nibley City’s policy is to utilize traffic calming as its default method of addressing compliance with posted speed limits and desired driver behavior. In design, engineers will design roadways with this as their guiding principle”. Traffic calming includes features added to the design of a street to improve safety and livability of the neighborhood by reducing speeds and cut-through traffic. These features usually directly reduce speed through physical changes in the alignment of the road that require or encourage a vehicle to slow down, visual features causing drivers to voluntarily slow down, or completely blocking access to a street from a certain direction. Major categories include:

- Horizontal and Vertical Deflection: Examples included lateral shifts, medians and roundabouts
- Narrowing: Examples include bulb-outs and medians
- Restricting Access

Several potential traffic calming measures were reviewed by city staff and the following measures were determined to be feasible for use in Nibley City. Additional detail for each measure is included in the 2019 Nibley Transportation Master Plan:

- Bulb-outs (Curb extensions)
- Mid-block Pedestrian Crossing
- Lateral Shifts
- Roundabouts

Roundabouts

At unsignalized intersections expected to perform poorly, the City should consider roundabouts as a preferred solution over installing traffic signals. According to the Federal Highway Administration (FHWA), numerous international studies show that roundabouts significantly improve overall safety. In particular, single-lane roundabouts are safer than two-way stop-controlled intersections, with fewer crashes and less severe injuries.

ROUNDBABOUTS REDUCE FATAL AND SERIOUS INJURY CRASHES BY UP TO 88%

PEDESTRIANS ARE LESS LIKELY TO BE SERIOUSLY INJURED AT ROUNDBABOUTS DUE TO SLOWER TRAVEL SPEEDS

UDOT Safety Countermeasure Fact Sheets (February 2021)

Roundabouts excel in areas where traffic is evenly dispersed in all directions due to their design, which promotes a continuous flow of vehicles without the need for traffic signals or stop signs. When traffic is evenly distributed, vehicles can enter and exit the roundabout smoothly, minimizing congestion and delays. However, if one direction experiences significantly higher traffic volume than the others, it can overwhelm the roundabout, disrupting the flow and causing congestion. This occurs because vehicles from the high-traffic direction need more time to enter and exit the roundabout, leading to longer queues and delays for other directions. As a result,

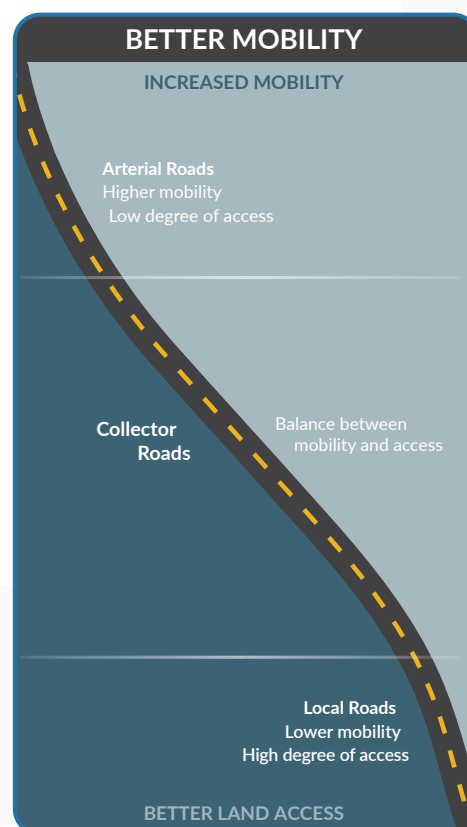
the efficiency of the roundabout diminishes, and traffic may come to a standstill, resulting in failure.

Mini-roundabouts AKA traffic circles are a type of roundabout characterized by a small diameter and traversable islands (central island and splitter islands). Mini-roundabouts offer most of the benefits of regular roundabouts with the added benefit of a smaller footprint. As with roundabouts, mini-roundabouts are a type of intersection rather than merely a traffic calming measure, although they may produce some traffic calming effects. They are best suited to environments where speeds are already low and environmental constraints would preclude the use of a larger roundabout with a raised central island.

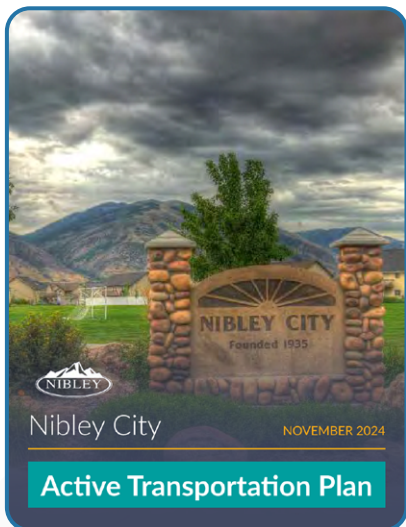
Element

Street Master Plan

The roadway functional classification system has a hierarchy based on roadway attributes such as speed and access. The higher a street classification, the more mobility it provides with limited access. Lower street classifications have less mobility, but more access. The functional classification of a roadway indicates the road's function within the transportation system, which in turn helps determine when increased travel demand or change in the road's use could lead to negative impacts on its intended function in terms of speed, capacity, and relationship to existing and future land use (FHWA, 2013).



The Nibley Street Master Plan, last updated on March 25, 2021, identifies the city's existing and future functional street classifications as well as existing and proposed intersection controls, providing a framework for coordinated roadway improvements and long-term transportation planning. Opportunities exist to improve upon the existing Master Street Plan future roadway networks to improve connectivity by designing a well-spaced grid system, with arterial streets spaced approximately 0.5 to 1 mile apart and collector streets spaced 0.25 to 0.5 miles apart, in accordance with ITE guidelines. This approach promotes efficient traffic distribution, multiple route options, and enhanced access for all users.



Active Transportation

Active transportation includes any way people move under human power, including walking, running, riding a bicycle or scooter, or using a wheelchair. Research from the [National Association of Realtors](#) shows that an increasing number of Americans would like to live in walkable and bikeable communities, and that there is a positive correlation between those who perceive their community as walkable and increased satisfaction with one's quality of life.

Adopted in 2024, Nibley's first Active Transportation Plan establishes a vision for a safe, connected, and convenient network for walking and cycling throughout the community. Building on the city's Parks, Trails, Recreation and Open Space Master Plan and the bicycle and pedestrian elements of the Transportation Master Plan, this plan outlines strategies to enhance safety, accessibility, and connectivity for all users. It emphasizes safe routes linking neighborhoods with schools, parks, and key destinations, promotes a culture of walking and biking, and guides future development toward a more integrated and sustainable transportation network.

Transit

Public transit provides shared transportation options that connect residents to key destinations without relying on private vehicles. In Nibley, transit service is provided by Connect Transit, which currently operates Route 11, a fixed-route service running between Nibley and Logan every 60 minutes during weekdays and Saturdays, with no service on Sundays. In addition, Route 12 offers 30 minute service along Main St, which connects Hyrum the Logan Transit Center via Nibley. The figure illustrates proposed future transit expansions identified by the Cache MPO, including three additional transit lines—two of which remain unfunded—as well as the introduction of microtransit service that will provide flexible, on-demand transit access to portions of the city.

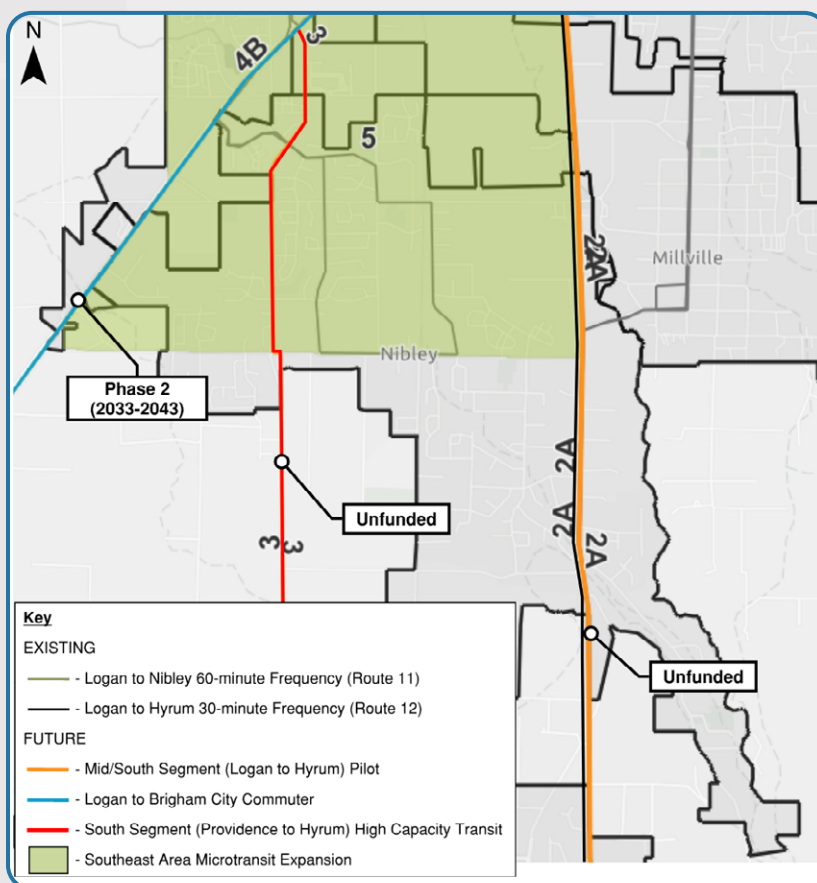
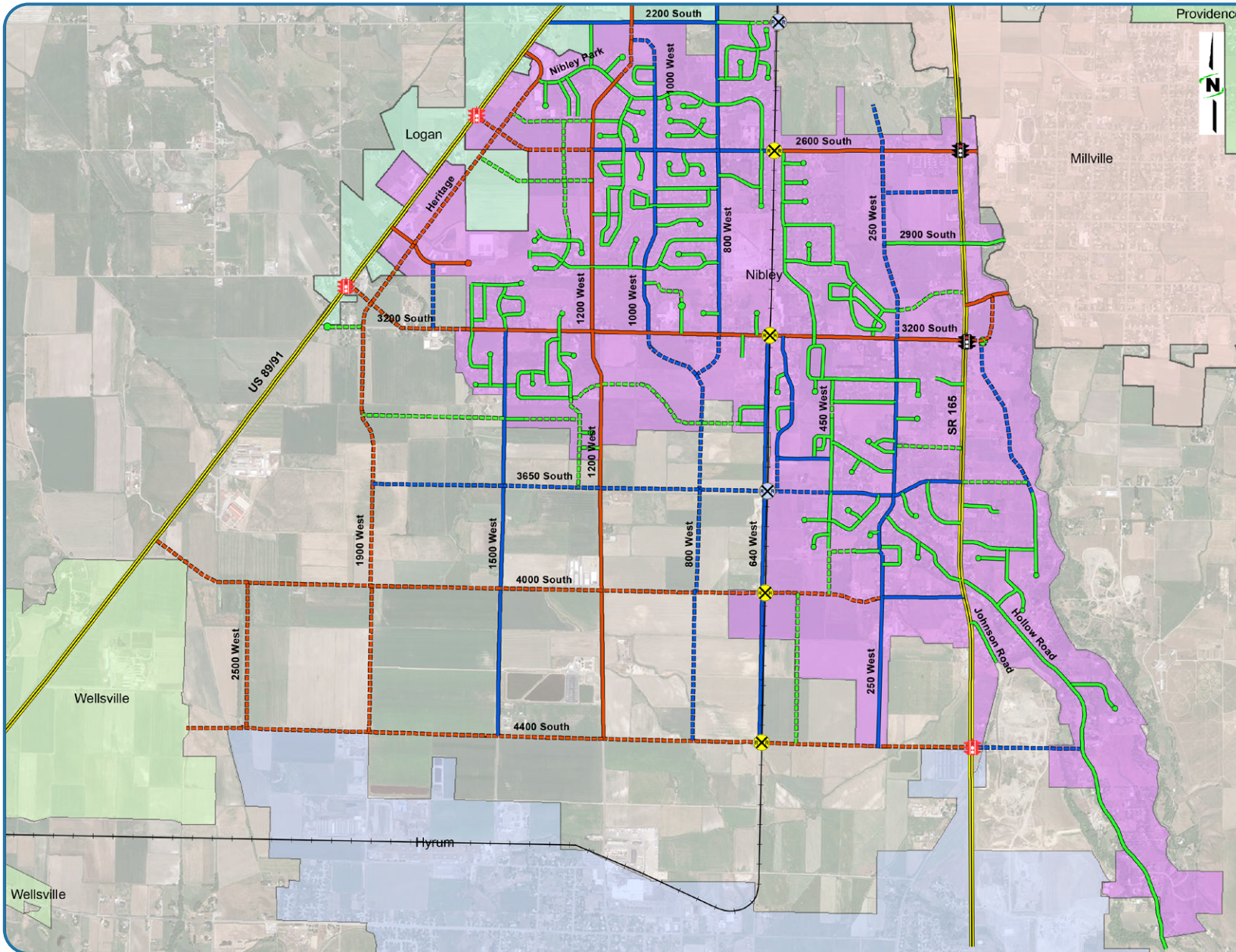


FIGURE 4: Nibley City Existing and Future Transit



Nibley City Master Street Plan



Update 3-25-2021

Legend

Nibley Municipal Boundary 2020

Road Classification

- Principal Arterial
- Minor Arterial
- Collector
- Local
- *Future Minor Arterial
- *Future Collector
- *Future Local
- Rail Road

Rail Road Crossings

- Existing
- Proposed

Stop Lights

- Existing
- Proposed

* Future streets are conceptual and show general connections. Side treatments and landscaping determined at final design.

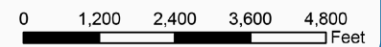


FIGURE 5: Nibley City Street Master Plan

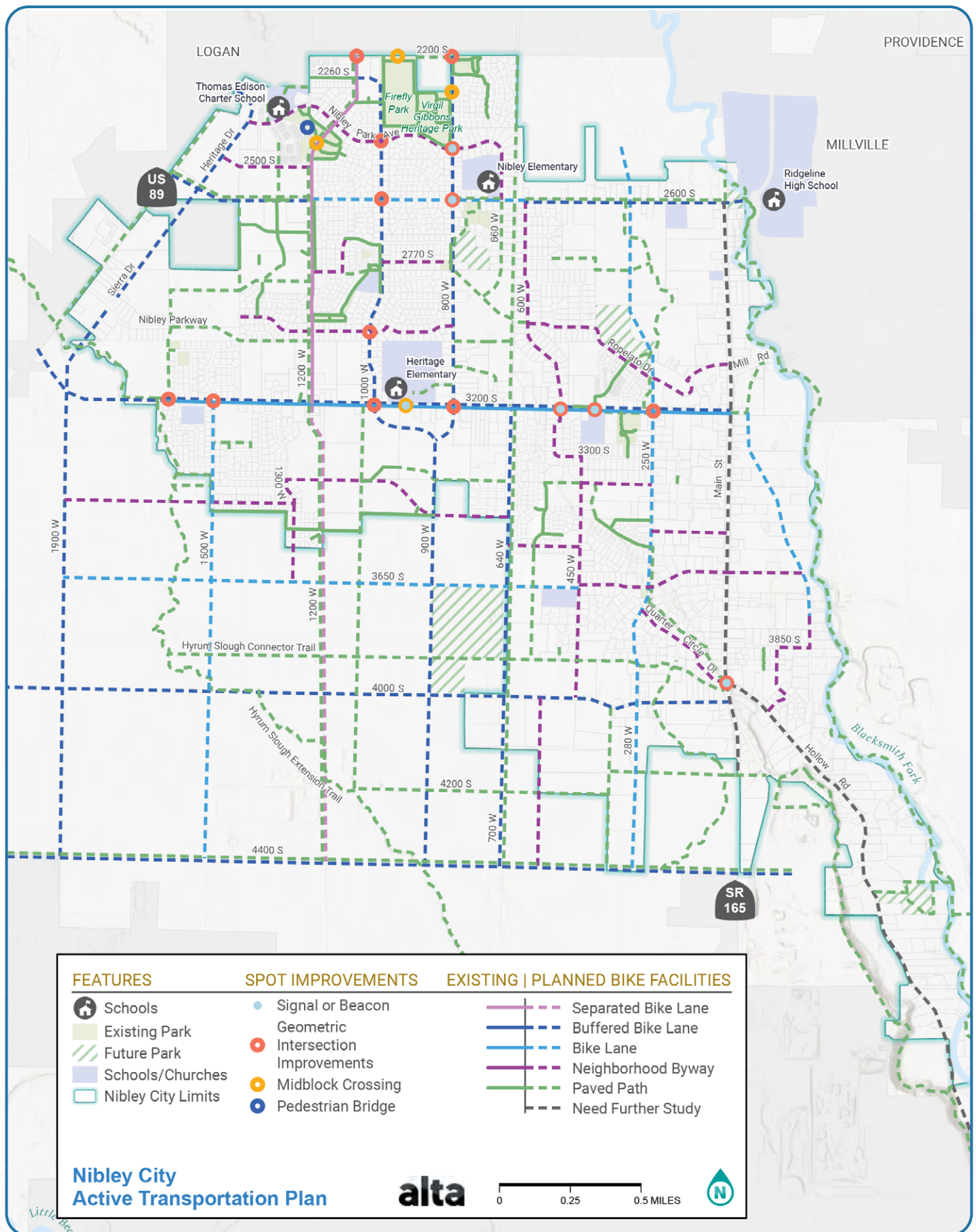


FIGURE 6: Nibley City Active Transportation Plan

Traffic Circulation and Senate Bill 195

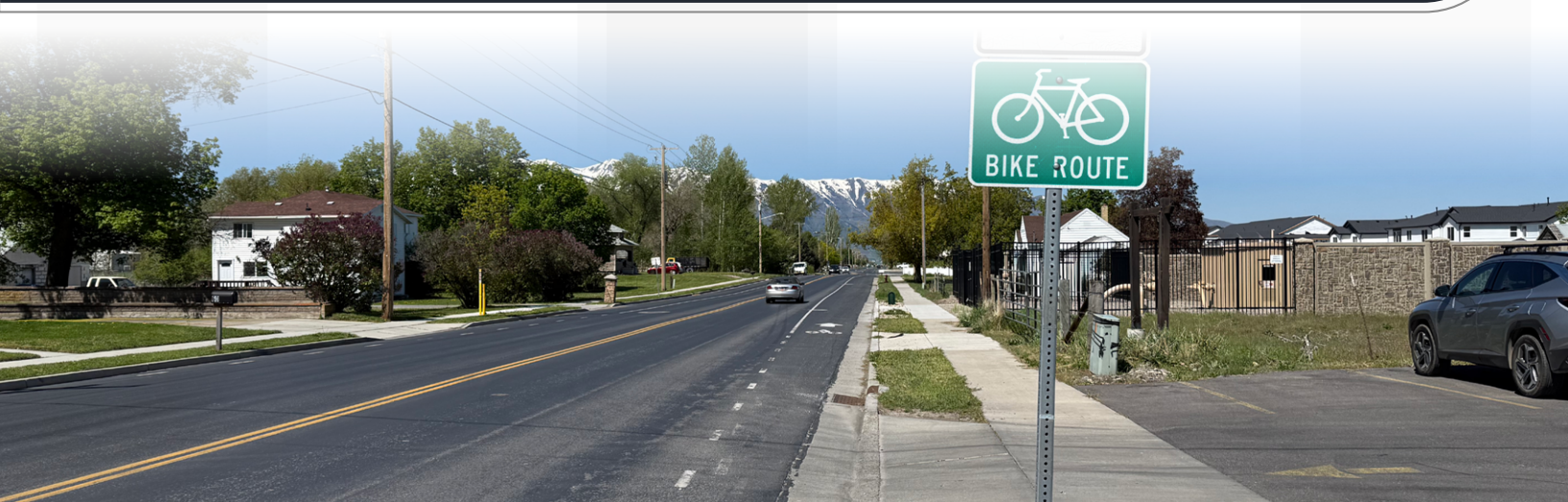
Senate Bill 195 requires that cities in MPO boundaries update their general plan transportation and traffic circulation element to identify priority connections to remedy physical transportation circulation impediments (including canals) to significant destinations (schools, employment centers, etc.) and to determine the cost estimate, potential funding sources, and impediments to constructing the connections. Significant physical transportation impediments in Nibley include US-89/91, SR-165, the union pacific rail line, the Hyrum Slough canal, and the Blacksmith Fork River. Possible projects to remedy these physical transportation impediments are listed in the table below. As there aren't many impediments to vehicular transport, the solutions suggested in this plan emphasize active transportation impediments.

TABLE 2: TRAFFIC CIRCULATION SENATE BILL 195

Project Location	Improvement Description	Physical Impediment	Significant Destination	Cost Estimate, Potential Funding	Impediments to Construction
2600 South & SR-165	Undermast Lighting, Leading Pedestrian Interval	SR-165	Ridgeline High School	~\$5k, UDOT Safe Routes to School	Coordination with UDOT
Union Pacific Rail Line Crossings	Pedestrian Crossing Improvements (Improved Signing)	Rail Line	Various	\$10k - \$25k, UPRR / FRA Section 130 Railway-Highway Crossings program	Cost, Coordination with Union Pacific
Blacksmith Fork River	Active Transportation Crossings	Blacksmith Fork	Various	\$750k - \$2.0M , UDOT Active Transportation Fund or CMAQ	Cost, Coordination with UDOT, Environmentally Sensitive Area
3200 South / 2000 West & US-89/91 Hyrum Slough	Pedestrian Underpass	US-89/91	Future Employment / Commercial Center	\$5.0M - \$10.0M, UDOT Active Transportation Fund or CMAQ	Cost, Implementation, Coordination with UDOT
4000 South & US-89/91	Above / Below Grade Crossing	US-89/91	Future Employment / Commercial Center	\$5.0M - \$10.0M, UDOT Active Transportation Fund or CMAQ	Cost, Implementation, Coordination with UDOT

\$ = <20k dollars, \$\$ = 20k to 1 million dollars, \$\$\$ = > 1 million dollars

Nibley supports an efficient circulation system that will allow traffic flow on major streets and create a safe atmosphere that encourages pedestrians and bicyclists.



Implementation

The following implementation items help translate Nibley City's transportation goals into specific, actionable steps by focusing on improving safety, connectivity, and multimodal access.

Transportation Policy

1. Adopt a Zero Fatalities policy as the City's guiding principle for roadway planning and design, prioritizing roadway safety in all designs.
2. Require the installation of curb extensions (bulb-outs) at all local street intersections to enhance pedestrian safety and reduce vehicle speeds.
3. Encourage or require new residential subdivisions to incorporate alley-loaded lot designs, where garages and service access are located off alleys rather than the street, to reduce driveway interruptions, enhance pedestrian safety, and create more walkable, connected streetscapes.

Street Connectivity

1. Update the City's Transportation Master Plan to include clear connectivity standards for new developments. Require developments to align streets with adjacent parcels, provide pedestrian and bicycle connections, and ensure new local streets integrate with the City's long-term roadway grid.
2. Plan future roadway networks to improve connectivity by designing a well-spaced grid system, with arterial streets spaced approximately 0.5 to 1 mile apart and collector streets spaced 0.25 to 0.5 miles apart that supports the future land use plan.
3. Encourage grid-like or modified-grid street layouts in new developments to enhance connectivity and reduce pressure on major corridors.

4. Minimize the use of cul-de-sacs and ensure infill projects connect to existing stub streets whenever possible.
5. Require new subdivisions to provide multiple access points for emergency and neighborhood circulation.
6. Address major physical barriers such as US-89/91, SR-165, the Union Pacific Rail Line, the Blacksmith Fork River, and the Hyrum Slough through targeted crossing improvements as listed in **Table 2** above and according to Senate Bill 195.

Street Master Plan

1. Regularly update the functional classification map to reflect built conditions, planned developments, and Cache MPO projects.
2. Use roundabouts or mini-roundabouts as the preferred intersection control at unsignalized intersections expected to experience safety or delay concerns, especially where traffic volumes are balanced among approaches.

Active Transportation and Transit

1. Incorporate pedestrian and bicycle facilities into all new roadway and development projects in coordination with the 2024 Active Transportation Plan.
2. Work with Connect Transit to improve pedestrian access and amenities near existing and future transit stops, including sidewalks, crossings, shelters, and lighting, including recommended projects of the CVTD First and Last Mile Study.
3. Support continued partnership with Connect Transit to maintain and expand route service and future microtransit (Pool) service in areas of the community that are under-served by fixed-route service.

V. HOUSING

“

I don't see myself being able to afford a home in Nibley soon, but I love the character, family feel, and spacing that Nibley provides.

”

— General Plan Survey Response

V. HOUSING

Demographics Analysis

Historic Population

The US Census Bureau ACS Population Estimates report Nibley City has experienced an average annual growth rate (“AAGR”) in population of 3.03 percent from 2010 through 2020. This growth is higher than Cache County’s growth at 1.69 percent and higher than the State of Utah’s at 1.7 percent. Nibley’s growth represents about 9.2 percent of the total growth within Cache County. The table below shows a comparison of neighboring communities.

TABLE 3: COMPARISON CITY HISTORIC POPULATION & AAGR

	ACS												DEC					
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	10 YR. AAGR	2021	2022	2023	2010	2020	10 YR. AAGR
Hyrum	7,284	7,435	7,579	7,663	7,751	7,820	7,866	7,926	8,065	8,224	8,415	1.45%	9,330	9,680	10,022	7,609	9,362	2.09%
Logan	46,408	47,275	47,970	48,565	48,933	49,400	49,539	49,957	50,478	50,863	51,266	1.00%	52,420	53,246	53,923	48,174	52,778	0.92%
Millville	1,475	1,495	1,756	2,014	1,888	2,080	2,014	1,912	1,911	2,054	1,895	2.54%	1,844	1,827	1,820	1,829	2,326	2.43%
Nibley	4,763	5,064	5,392	5,641	5,866	6,060	6,256	6,438	6,655	6,819	6,993	3.92%	7,160	7,373	7,651	5,438	7,328	3.03%
North Logan	7,765	7,994	8,248	8,635	9,007	9,380	9,820	10,140	10,457	10,711	10,978	3.52%	10,705	10,981	11,228	8,269	10,986	2.88%
Providence	6,502	6,773	6,941	7,009	7,026	7,043	7,122	7,173	7,300	7,407	7,732	1.75%	8,199	8,418	8,675	7,075	8,218	1.51%
Smithfield	8,957	9,209	9,508	9,879	10,233	10,413	10,629	10,832	11,102	11,373	11,670	2.68%	13,263	13,658	14,033	9,495	13,571	3.64%
Wellsville	3,265	3,342	3,409	3,453	3,557	3,593	3,612	3,641	3,698	3,757	3,847	1.65%	4,036	4,078	4,120	3,432	4,060	1.69%
Cache	107,078	109,752	112,095	114,181	115,954	117,449	118,824	120,288	122,336	124,165	126,336	1.67%	131,703	134,428	137,031	112,656	133,154	1.69%
Utah	2,657,236	2,715,379	2,766,233	2,813,673	2,858,111	2,903,379	2,948,427	2,993,941	3,045,350	3,096,848	3,151,239	1.72%	3,231,370	3,283,809	3,331,187	2,763,885	3,271,616	1.70%

Source: US Census Bureau, 2010 and 2020 Census Redistricting Data (PL 94-171)
 US Census Bureau, American Community Survey 5-Year Estimates (DP05)
 US Census Bureau, Population Estimates Program (PEP)

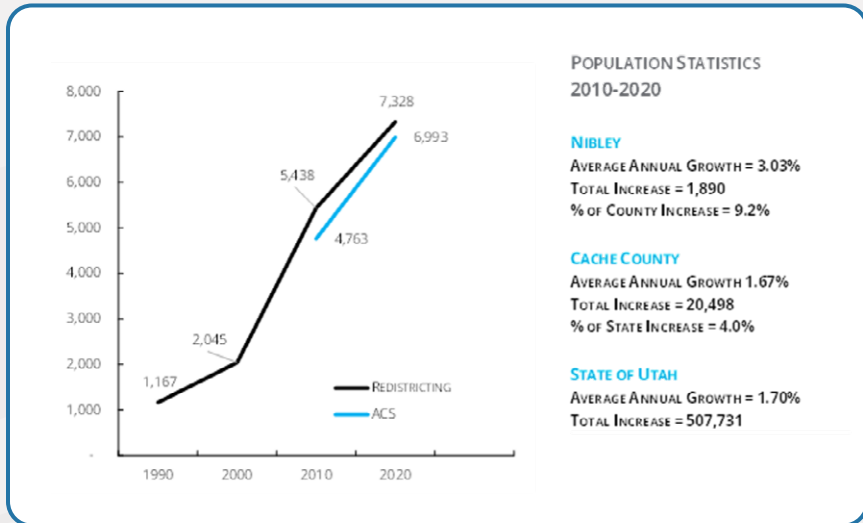


FIGURE 7: Nibley City Historic Population Growth

Based on the historic Census Bureau AAGR, the 2025 population estimate is 8,779. An analysis of the Traffic Area Zone data compiled by the Wasatch Front Regional Council results in a 2025 population estimate of 10,308. The TAZ projections start higher than the Census and Master Plan estimate, however the AAGR utilized in the Census and Master Plan data is notably higher than the TAZ AAGR. In 2030, the population estimates from the Census Bureau and the TAZ data diverge by 2,728 residents as shown in **Table 4**.

The City's population is projected to continue to increase through 2050, reaching approximately 17,600 people per Master Plan estimates. The population in Cache County will continue to grow with the increase in population largely occurring at and around the areas that are already more developed.

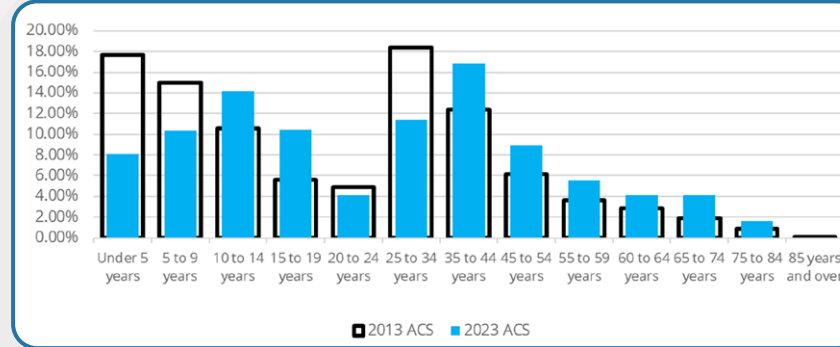


FIGURE 8: Age Distribution

Age

Between 2013 and 2023, the City's population has aged, with age concentrations shifting from younger groups (0-9 and 25-34) to older cohorts (10-19 and 35+). The City now has a slightly older median age than the County but remains younger than the state overall.

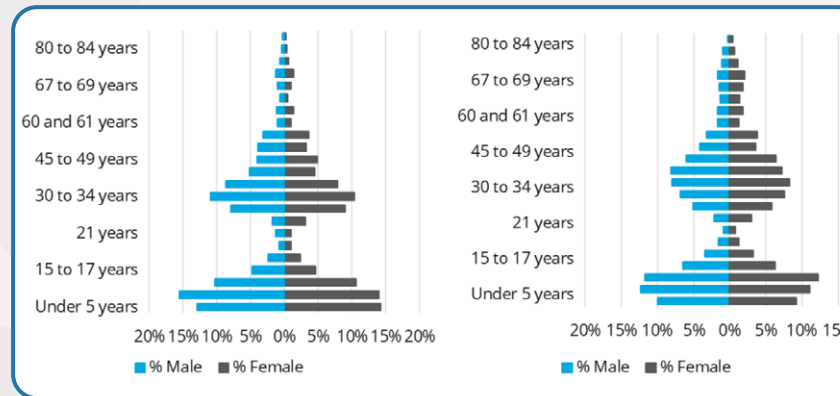


FIGURE 9: Age Distribution by Sex (2020 Left, 2010 Right)

TABLE 4: POPULATION PROJECTIONS

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	AAGR	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	AAGR	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	AAGR
Census Bureau	7,529	7,925	8,271	8,521	8,779	9,045	9,319	9,601	9,892	10,192	3.03%	10,500	10,818	11,146	11,483	11,831	12,189	12,558	12,938	13,330	13,734	3.03%	14,150	14,578	15,019	15,474	15,943	16,425	16,923	17,435	17,963	18,507	3.03%
TAZ	8,070	8,620	9,182	9,747	10,308	10,859	11,397	11,920	12,427	12,920	4.81%	13,023	13,127	13,235	13,346	13,455	13,564	13,673	13,781	13,887	13,994	0.80%	14,162	14,328	14,490	14,648	14,803	14,956	15,107	15,254	15,398	15,538	1.04%
Master Plan					9,000					10,300	2.74%										13,600	2.82%										17,600	2.61%

Source: WFRC TAZ, Census ACS, Unified Transportation Master Plan

Households

The total number of households in Nibley as of the 2023 American Community Survey is 2,113. Of the total housing units, 97.9 percent are occupied with 2.1 percent unoccupied. Cache County has approximately 94.9 percent housing occupancy rate, which is higher than the State at 91.8 percent.

Building Permits

The building permit data was compiled and provided by city officials. Nibley's permit activity has generally increased over the past ten years with a sharp increase after 2020. 2024 shows a significant decrease in single family residential building permit activity with an increase in condo and townhomes permits. After recent efforts to ease ADU restrictions, a small number of units were added in 2024, though overall growth remains limited. There is very little non-residential building activity.

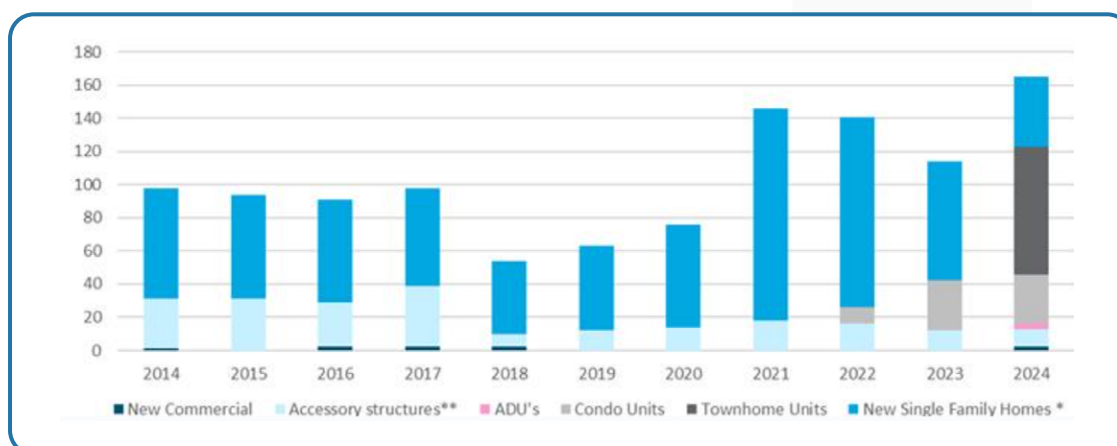


FIGURE 10: Building Permits Issues

Income

Utah median adjusted gross income (MAGI) represents an individual's total gross income minus specific tax deductions. MAGI in Nibley is higher than both the County and State average. A comparison of 2022 data shows that Nibley ranks slightly above the median of all cities in the state.

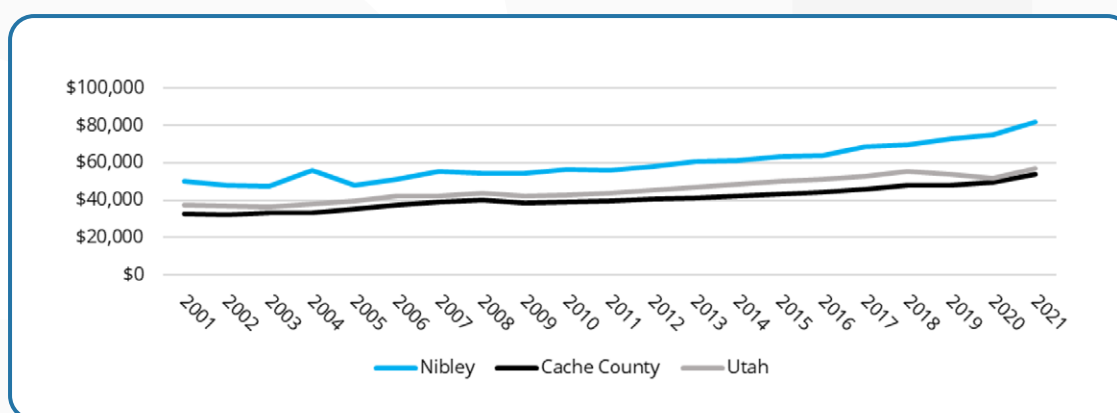


FIGURE 11: Median Adjusted Gross Income

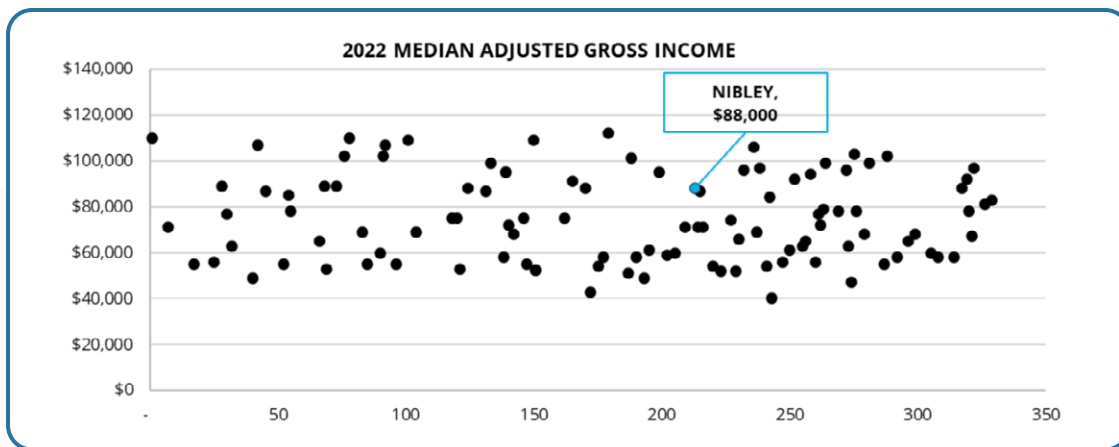


FIGURE 12: Utah Cities Median Adjusted Gross Income²

Education

According to the US Census 2023 ACS five-year estimates, approximately 49 percent of Nibley’s population has an associate degree or higher similar to the Cache County average with 50 percent and the State of Utah at 48 percent.

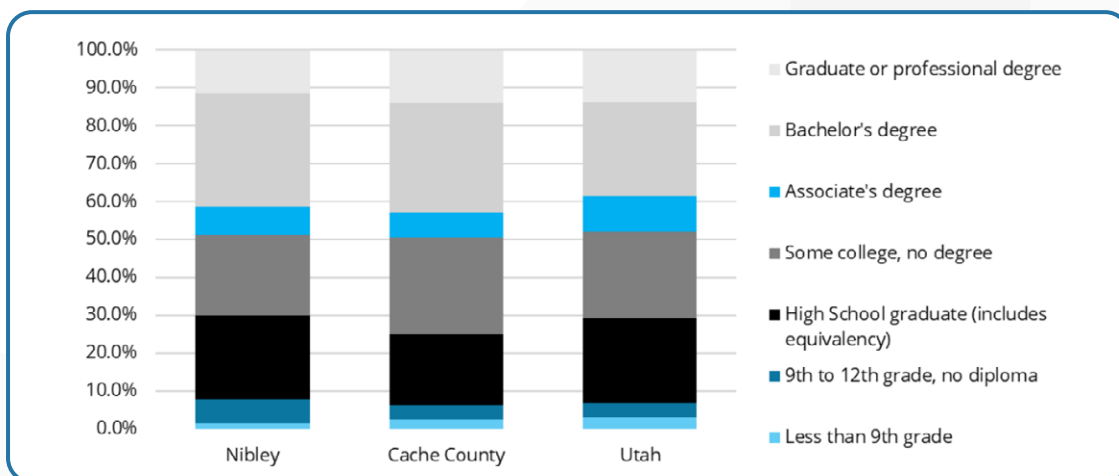


FIGURE 13: Educational Attainment as a % of Total

Employment

As of June 2025, the unemployment rate in Cache County was 2.9 percent, as shown in **Figure 14**. This is notably lower than the national average of 4.1 percent and slightly below the State of Utah’s rate of 3.2 percent.

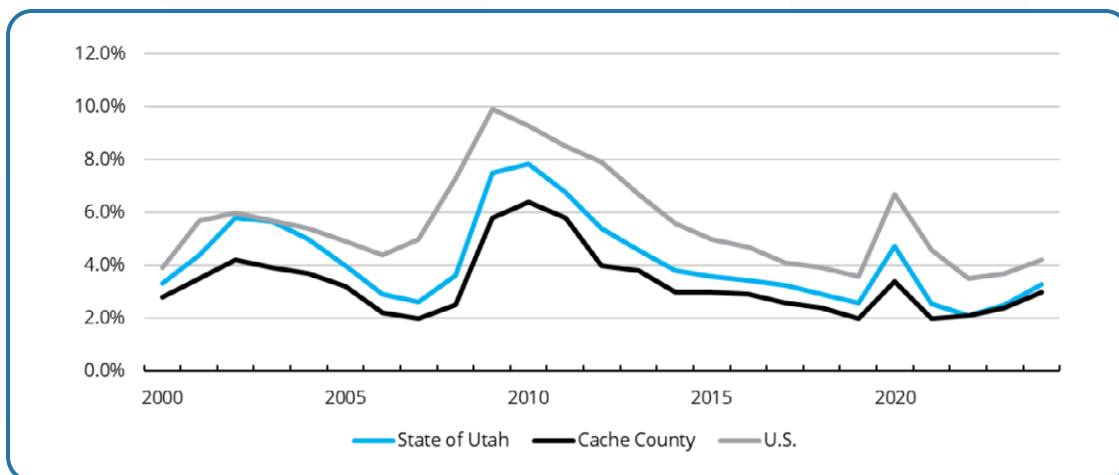


FIGURE 14: Historic Unemployment

² Utah cities are displayed alphabetically with arbitrary numeric values assigned to prevent the data points from overlapping on the graph.

Housing Analysis

Under Utah Code 10-9a-403 (2)(b)(iii) municipalities are required to include a moderate income housing plan as a component of the General Plan. This housing plan includes an overview of existing conditions and a realistic set of strategies to meet the needed housing demand. The “focus is to facilitate a reasonable opportunity for a variety of housing, including moderate income housing... to meet the needs of people of various income levels, living, working, or desiring to live or work in the community”. An additional objective is to allow residents at different income levels to participate in the community.

Existing Housing Stock

The 2023 US Census Bureau ACS reports that the City has 2,113 housing units in total, of which 2,069 are occupied units. There are more homeowners than renters in Nibley, with 89.4 percent of all homes owner-occupied. This is due to a higher amount of single-family homes than multi-family housing units. As of 2023, the City has 1,890 owner occupied units and 179 renter occupied units. Occupied housing has grown at an AAGR of 4.07 percent from 2013 through 2023, with owner-occupied housing units growing at 4.2 percent and renter-occupied units growing at 2.79 percent. The average household size as of 2023 is 3.1.

TABLE 5: NIBLEY EXISTING HOUSING UNITS			
	2013	2023	AAGR
Total Housing Units	1,431	2,113	3.97%
Occupied Housing Units	1,389	2,069	4.07%
Owner-occupied Units	1,253	1,890	4.20%
Renter-occupied Units	136	179	2.79%

Source: US Census Bureau, American Community Survey 5-Year Estimates (B25001, B25032)

As shown in **Table 6**, 99.4 percent of Nibley’s housing stock is single family with 0.6 percent multi-family, mobile home, and other housing types. This distribution is based on the most recent Census data from 2023, and the recent townhome and condo building permits indicate that the share of multifamily housing has increased from 0 percent.

TABLE 6: NIBLEY OCCUPIED HOUSING UNITS						
Type	Owner Occupied		Renter Occupied		Total	% of Total
Single Family	1,878	99.4%	155	86.6%	2,033	98.3%
2 to 4 Units	-	0.0%	-	0.0%	0	0.0%
5 to 9 Units	-	0.0%	-	0.0%	0	0.0%
10 or more Units	-	0.0%	-	0.0%	0	0.0%
Mobile Home & Other	12	0.6%	24	13.4%	36	1.7%
Total Units	1,890	91.3%	179	8.7%	2069	100.0%

Source: US Census Bureau, American Community Survey 5-Year Estimates (B25032)

The City has issued building permits for 849 units over the last 10 years. These include 698 single-family units and 147 condominiums or townhomes. With the exception of one townhome development in 2011, condominiums or townhomes have only been constructed in the past 3 years, with a high of 107 in 2024, and may be an important high density residential option to address moderate income housing needs within the City. **Table 7** provides an annual breakdown of City residential building units from 2014-2024.

TABLE 7: NIBLEY CITY RESIDENTIAL BUILDING PERMITS					
Year	Single Family Units	Condominiums	Townhome Units	Other Residential Units	Total Constructed Units
2014	67	-	-	-	67
2015	63	-	-	-	63
2016	62	-	-	-	62
2017	59	-	-	-	59
2018	44	-	-	-	44
2019	51	-	-	-	51
2020	62	-	-	-	62
2021	128	-	-	-	128
2022	115	10	-	-	125
2023	72	30	-	-	102
2024	42	30	77	3	152
Total	698	70	77	3	849

Source: City Provided Building Permits

Housing Cost Burden

The median adjusted household gross income in Nibley is \$88,000. The median adjusted household gross income has grown at an AAGR of 3.8 percent from 2012 through 2022. The Nibley owner-occupied income (unadjusted) in 2023 was \$107,957 while renter-occupied income was \$49,523.

The average monthly housing costs for all owner-occupied housing in Nibley is \$1,185. Monthly costs for owner-occupied housing units with a mortgage is \$1,839 while those without a mortgage is \$541. The median gross rent in the City is \$1,472. The ratio of the City’s median rent to renter income is 35.7 percent as seen in **Table 8**. This high rent to renter income ratio could be attributed to the limited availability of rental and high-density housing, leaving fewer, larger, and units with higher rent on the market. The ratio of the City’s median mortgage to median household owner income is 20.4 percent. Ratios greater than 30 percent indicate the average renter or household owner is burdened by housing costs. Ratios greater than 50 percent suggest a severe burden. Currently, the overall renter income to rent ratio in Nibley is considered a burden. The housing cost burden ratios in Nibley are rising, and may continue to rise, due to the current housing crisis throughout the State of Utah.

TABLE 8: HOUSING COST BURDEN RATIO (2022)

	Nibley City	Cache County	Utah
Median Adjusted Gross Income*	\$88,000	\$60,000	\$61,172
Median Income	\$105,726	\$78,292	\$91,750
Owner-occupied Median Income	\$107,957	\$100,246	\$109,588
Renter-occupied Median Income	\$49,523	\$48,541	\$58,038
Median Gross Rent	\$1,472	\$1,137	\$1,405
Median Owner-occupied w/ Mortgage Cost	\$1,839		\$1,978
Median Owner-occupied w/o Mortgage Cost	\$541		\$561
Median Rent to Renter Income	35.7%		29.0%
Median Mortgage to Owner Income	20.4%		21.7%

*Utah State Tax Commission, 2023 Statistics of Income

Source: US Census Bureau, American Community 2023 5-Year Estimates (B25119, B25064, B25088)

The U.S. Department of Housing and Urban Development annually reviews fair market rents to determine a standard for various housing programs to publish HOME Investment Partnership Program (HOME) rent limits. The rent limits for the Logan Metro Area for 2025 are found in **Table 9**. The Fair Market Rent shows what people are paying in the market, while the High HOME Rent Limit is based on what low to moderate income households can afford. Since the HOME limit is lower, it shows that market rent is higher than what is considered affordable.

TABLE 9: LOGAN, UT-ID MSA HUD METRO RENT LIMITS

Program	Efficiency	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Low HOME Rent Limit	\$905	\$920	\$1,163	\$1,344	\$1,500
High HOME Rent Limit	\$914	\$920	\$1,169	\$1,638	\$1,893
Fair Market Rent	\$914	\$920	\$1,169	\$1,638	\$1,963
50% Rent Limit	\$905	\$970	\$1,163	\$1,344	\$1,500
65% Rent Limit	\$1156	\$1,241	\$1,491	\$1,714	\$1,893

Source: U.S. Department of Housing and Urban Development, HOME Rent Limits - Utah

Moderate-Income Housing Element

Utah Code 10-9a-403 requires that municipalities include within their General Plan a Moderate-Income Housing element. Nibley City completed a Moderate Income Housing Plan in 2023, the strategies from that document are summarized here. When drafting the moderate-income housing element, the planning commission should facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.

Housing Strategies and Recommendations

To qualify for State transportation funding, the State requires municipalities to select three housing affordability strategies to implement in their community. In addition, the legislature is giving priority funding designation to those communities that adopt two additional strategies. Nibley City has selected the following strategies for implementing moderate-income housing in the community.

1. Rezone for densities necessary to facilitate the production of moderate-income housing (Strategy A).
2. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones (Strategy E)
3. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Strategy F).
4. Implement zoning incentives for moderate income units in new developments (Strategy J).
5. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority

to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing (Strategy O).

6. Demonstrate utilization of moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing (Strategy P).
7. Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530 (Strategy Q).

Strategy 1: Rezone for Necessary Densities

Nibley has collaborated with developers and property owners to reduce barriers and implement appropriate rezones that support R-PUD developments (Strategy A).

IMPLEMENTATION

- Continued collaboration with developers (ongoing)
- Transfer of Development Rights (TDR) which allows higher density in exchange for transferring development rights (ongoing)
- Residential Planned Unit Development (R-PUD) amendment was approved for Nibley Meadows, density increased by 8% (2023)
- Proposed annexation area has potential for a major R-PUD (future)

Strategy 2: Create or Allow For, and Reduce Regulations Related to Internal or Detached Dwelling Units

Nibley will monitor and record the number of ADUs constructed and identify barriers that limit ADU development. Research on these barriers was completed in 2023 and amendments to ordinances are open to consideration (Strategy E).

IMPLEMENTATION

- Researched barriers to building ADUs (2023)
- Reduced regulations and potential for reduced impact fees already adopted (2024)
- Continue to track number of ADU building permits (2023, ongoing)
- Pending ordinance adoption that would reduce cost of ADUs with additional parking (2025)

Strategy 3: Zone or Rezone for high density in commercial or mixed-use zones

The City is planning for optimal residential uses near planned employment centers to promote a balanced mix of land uses. Planning efforts will focus on developing a comprehensive plan for the future 4400 South Industrial Corridor (Strategy F).

IMPLEMENTATION

- Updated General Plan with new land use map allowing for mixed-use areas (2025)
- Planning efforts focus on the future 4400 S industrial corridor (2025, ongoing)
- Evaluating residential units near the corridor to support future growth (2025, ongoing)

Strategy 4: Implement Zoning for Incentives for Developing Moderate Income Units

Nibley will continue to assess appropriate density bonuses and incentive thresholds for the R-PUD and other applicable zones. Based on the results of current P-RUD, potential ordinances establishing zoning incentives for moderate-income housing will be prepared for consideration.

IMPLEMENTATION

- Amendment to the R-PUD for Nibley Meadows allowed 22 additional housing units, requiring that 50% be priced at or below 80% of Area Median Income (AMI) (2023)
- Potential incentives to be implemented elsewhere based on success of Nibley Meadows projects (2025, ongoing)

Strategy 5: Partner with BRAG and HUD for funds and incentives

The City will meet annually with representatives from the Neighborhood Nonprofit Housing Corporation to identify

opportunities for affordable housing development. Staff will also be trained to refer residents to housing assistance programs offered by BRAG and HUD, and information about these programs will be actively publicized (Strategy O).

IMPLEMENTATION

- The City has met with BRAG to increase awareness of available opportunities and increase utilization of resources (2023)
- Active communication taking place with Neighborhood Non-profit Housing Corporation (2023, ongoing)

Strategy 6: agency to create or subsidize Moderate income Housing

The City has an established Community Reinvestment Project area that is expected to generate money in tax increment financing over 15 years. (Strategy P). Funds from this project can be allocated by the city, potentially through partnerships to develop moderate-income housing.

IMPLEMENTATION

- 10% of Malouf Community Reinvestment Project Area is allocated for affordable housing (2023 - 2038)

Strategy 7: Eliminate Impact Fees For Accessory Dwelling Unit

Nibley allows attached, internal, and detached ADUs. Recent coding has reduced regulations to reduce barriers for ADU construction. The City has eliminated impact fees for detached ADUs to encourage production (Strategy Q).

IMPLEMENTATION

- The City has implemented this strategy, limited applicability with limited ADU building permits (2024, ongoing)



Additional State Support

The City could benefit from additional training related to MIHR requirements and data collection. An example of this is the Land Use Academy of Utah's (LUAU) Missing Middle Housing (MMH) Toolkit. This service helps communities in Utah learn about, consider, plan for, and implement more housing options tailored to their city or town. In addition to this resource, training related to the 24 identified strategies and how to implement these strategies could be beneficial.

Potential Additional Housing Strategies

In addition to the moderate-income housing strategies already in place, the following list highlights additional strategies that are currently being explored or may be valuable for future implementation. Additional housing development and analysis resources can be found in the **Appendix**.

Reduce parking requirements

- Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle such as senior living or near major transit. (Strategy H).
- The City has recently updated the Parking Code.

Amend land use regulations to allow for single room occupancy developments.

- Requirements regarding how many unrelated people can live in one house could be further explored to increase housing affordability (Strategy I).
- May lack market applicability or may not be worth the time.

Incentives and deed restrictions

- Support and maintain moderate-income and subsidized housing by offering landlord incentives, providing deed-restricted units through grants, or creating a housing loss mitigation fund (Strategy K).
- Nibley could serve as an active participant in supporting deed restriction. For example, a partner organization assists in building affordable units, and the City could participate in deed restriction and enforcement.

Impact Fee Reduction

- Reduce, waive, or eliminate impact fees related to moderate income housing (Strategy L) Already Implemented with ADUs that are moderate income
- Create a Program to Transfer Development Rights
- Create a program to transfer development rights for moderate income housing (Strategy R).
- The city has TDR ordinance for density and could shift it to cover moderate income housing.

Zone for Walkable Mixed Use

- Create or allow multifamily housing that is compatible in scale with single-family homes and located in walkable communities with residential or mixed-use zones (Strategy V).
- This strategy would pair well with the development of a town center.

Implement Programs or Strategies to Assist Low Income

- Specific programs or strategies to assist residents earning less than 80% of the area median income, such as dedicating local funds or requiring a portion of new residential developments to be moderate income housing. (Strategy W).
- This strategy is in line with the moderate income requirement in the Nibley Meadows development.

VI. PARKS, RECREATION, & OPEN SPACE

“

I would love to see some more parks
and playgrounds in Nibley!
Especially walking distance for
the west side of town!

”

— General Plan Survey Response

VI. PARKS, RECREATION, & OPEN SPACE

Introduction & Background

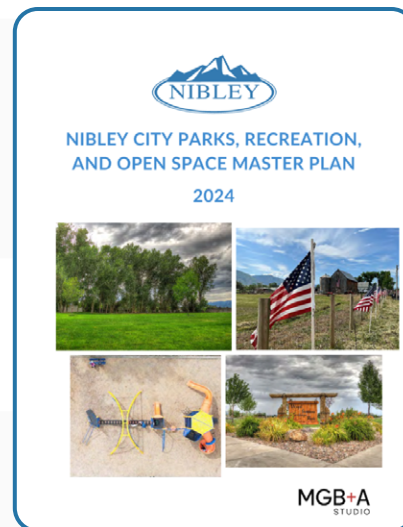
Parks, open space, and recreation are central to Nibley's community identity and quality of life. The community places a strong emphasis on access to recreation, preserving natural open spaces, and using parks as a catalyst for bringing residents together and fostering a sense of belonging.

Nibley has long recognized the value of a park and trail system that supports daily life, strengthens community identity, and connects residents with the City's natural landscapes. Residents consistently demonstrate their appreciation for the many paths and trails that offer opportunities for alternative transportation and recreation. Nibley's vision for a coordinated system of parks, trails, community facilities, and culture destinations linking neighborhoods internally and outward to regional networks remains central to Nibley's identity today. The continued evolution of the park and trail system, informed by updated data, refined community priorities, and national best practices will ensure the network grows alongside the City and continues to serve as a defining asset that enhances quality of life.

2024 Parks, Recreation, and Open Space Master Plan

In 2024, Nibley adopted an updated Parks, Recreation, and Open Space Master Plan that builds on the City's 2017 plan and reflects extensive community participation. The Master Plan was built on robust public engagement - nearly 1,800 total responses or approximately a quarter of the population of Nibley participated in the online survey. Residents voiced a strong desire to preserve the unique ecological and cultural features of Nibley (such as the Firefly Park and Morgan Farm), while also expanding opportunities for youth sports, trails, and indoor recreation. Importantly, the community emphasized that maintaining and upgrading existing parks should be prioritized before building new facilities.

The 2024 Master Plan serves as a comprehensive foundation for establishing detailed inventories, level-of-service standards, capital improvement strategies, and funding options. The General Plan offers a high-level policy framework informed by the Master Plan's findings and robust community input.



Through the Master Plan's process, Nibley identified a clear vision: to motivate, inspire, and guide the development of recreational and open spaces that provide leisure and a high quality of life for residents. **Supporting goals include the following:**

- Plan for projected increase & growth
- Provide high-quality recreation amenities
- Coordinate with regional goals
- Preserve critical natural and cultural resources
- Promote responsible financial, maintenance, and management practices
- Match community interests
- Sustain a high quality of life for Nibley's residents

The plan provides a coordinated roadmap for delivering a high quality parks and recreation system and new investments that reflect Nibley's identity. The plan identified specific amenity needs at existing park facilities as a part of the capital improvement inventory process. Overall, Nibley's parks system performs well in terms of the number of individual parks available to residents, currently exceeding the national median for "residents per park" and projected to remain above that threshold even as the community grows.

While Nibley’s 10.6 acres of parkland currently exceeds national medians, the range of amenities fall short of national benchmarks and are projected to decline further without strategic investments as the community grows. Additional parkland, trails, and recreation features will be needed to sustain high-quality access and meet future demand. Findings in the 2024 Master Plan provide a clear foundation for identifying the future areas of improvement and how to invest in the city’s parks, trails, and open space system strategically.



FIGURE 16: NRPA National Averages

Best Practices and Recommendations

The following principles reflect best practices in creating an inclusive, connected, and high-quality network of parks, open space, and recreation opportunities:

- Ensure that parks, trails, and natural areas are planned alongside neighborhoods and mixed-use areas early in the development process rather than added after the fact
- Maintain up-to-date records of all public and private open spaces categorized by purpose and available amenities
- Strive to locate parks within a short walking distance of most homes (approximately ¼ mile) to maximize daily use and community benefit
- Orient park facilities toward public streets and ensure good lighting and multiple access points ensuring usability and safety
- Incorporate local history, community heritage, waterways, and natural features into park and open space design to strengthen Nibley’s identity and character
- Tailor park and open space enhancements to the needs of nearby neighborhoods, informed by direct resident feedback

- Balance active uses such as sports fields with passive options like natural trails and pathways, landscaped areas, and scenic rest areas
- Anticipate the needs of Nibley’s future population—families, youth, older adults— by reserving and programming open spaces accordingly
- Whenever possible, provide separated multi-use paths and natural corridors that minimize conflicts with vehicle traffic and enhance connectivity between neighborhoods

Together, these principles help guide the continued evolution of Nibley’s parks and recreation system as the community grows and priorities shift over time. As growth occurs, taking action on these best practices and recommendations will help preserve access, expand opportunities, and maintain the strong sense of community that Nibley residents value. The City’s continued commitments to supporting high-quality public spaces will be essential to supporting health, social connectivity, and community resilience.

Element

Building on community priorities and national best practices, the following recommendations represent key opportunities to elevate Nibley’s park, open space, and recreation network as the city grows. Each focuses on enhancing daily access to recreation, bolstering the community’s outdoor identity, and embedding nature amenities into the lived experience of Nibley’s neighborhoods.

Connected Greenway



A cornerstone of Nibley’s long term parks and open space vision is to have a park system interconnected by trails, community facilities, and cultural features, which are connected to neighboring systems and communities. Greenways provide more than a route from point A to point B, they function as linear corridors that offer daily access to nature, physical activity, stress reduction and a comfortable route for walking and biking. A concept of the proposed location of the greenway is shown in the Future Land Use Map, and the network could be extended beyond what is shown to include future trails in the latest Active Transportation Plan.

Building off the existing network of trails and parks, the City envisions a transformative greenway loop that connects through frequent trails and pathways, park spaces, and comfortable biking and walking routes throughout the existing core of Nibley and extends into future annexation areas. This greenway facility can capitalize on existing corridors, waterways, and canals such as the Hyrum Slough and 1200 West trail as potential connections to begin shaping the Greenway.

Strategically aligning a potential greenway with future areas that are likely to accommodate additional residential, commercial, and mixed-use development ensures that Nibley as a whole maintains high access to nature amenities, alternative mobility options, and desirable public spaces. With intentional design and integration, a greenway becomes the social spine of the city. By tying the city together through a health-supportive, environment-supportive, and community-supportive network, a Nibley Greenway Loop will serve as both a signature element and vital connector, ensuring that as Nibley grows, the community preserves its identifiable features.

Multi Functional Corridor

The greenway should be designed with the intention to support multiple community benefits.

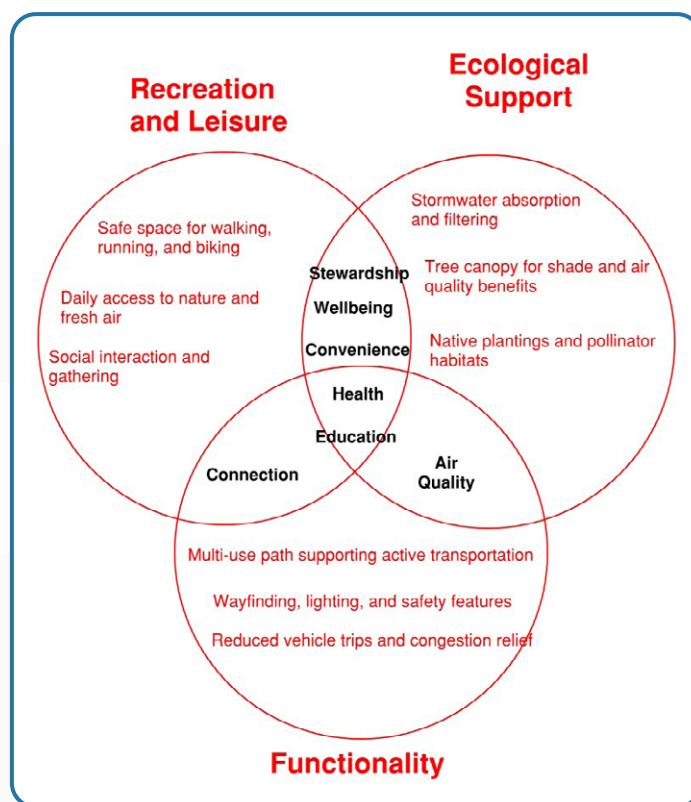


FIGURE 17: Greenway Benefits

Design Elements

To ensure a connected greenway fulfills its function as a vibrant community space, the following design elements should guide its development and integration into Nibley’s existing fabric:

Total Corridor Width (50-100 feet)

A recommended total width of 50-100 feet allows ample space for planting, seating, habitat areas, and other features that support activated spaces and enhance the overall experience. A 30 foot corridor is the minimal width, however 50 plus feet of corridor width will ensure it becomes an amenity.

Multi-Use Path (10-14 feet)

The path itself should be no less than 10 feet in width. A comfortable path should serve as the core function of this corridor and support travel for walkers, runners, and cyclists of all ages and abilities.

Active Building Frontage

Whenever possible, homes and businesses should face the greenway to maximize synergy between various types of community activities. Orienting building frontages toward the greenway helps create lively shared spaces, strengthen the community’s everyday interaction with the corridor, and solidifies a social spine at the heart of the city.



Neighborhood Park Access and Distribution

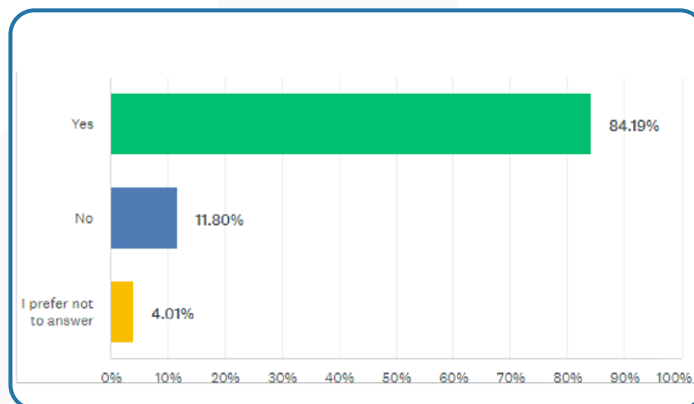
Proximity to parks plays a significant role in community health, livability, and resident satisfaction. National data from the National Recreation and Park Association’s (NRPA) 2023 Engagement with Parks Report shows that 71 percent of U.S. residents live within walking distance of a park, playground, open space, or recreation center. This data also highlights a growing emphasis on park proximity, with nearly one-third of American rating close access to a nearby park or recreation area as extremely important when choosing where to live, a figure that has steadily increased in recent years.

As shown in the Existing and Potential Future Parks map in the Masterplan, Nibley is planning for future parks distributed throughout the City. As development occurs in future annexation areas, the city’s park and open space distribution will need to be evaluated every few years to ensure that the planned park facilities are accessible and highly utilized by the community.

In alignment with national best practices, Nibley City should strive to ensure each resident has robust access to a park, trail, or open space amenity – ideally within a ¼ mile – or roughly five-minute walk. Maintaining this standard reflects the community’s vision for daily, convenient access to recreation and nature while supporting public health, sustainability initiatives, and neighborhood cohesion.

Indoor Recreation

Indoor recreation plays a vital role in supporting year-round health, social connection, and community life in Nibley. While parks and trails provide extensive outdoor opportunities, community feedback shows strong support for an indoor recreation center. A growing need exists for spaces that offer recreation, gathering, and wellness programming regardless of weather or season. As a part of the 2024 Parks, Recreation, and Open Space Master Plan Survey, when asked if they support an Indoor Recreation Center, 84% of residents indicated yes.



2024 Parks, Recreation, and Open Space Master Plan Survey

A future indoor recreation center in Nibley could serve a broader regional role. Surrounding communities such as Hyrum, Millville, and Wellsville face many of the same needs for year-round recreation opportunities. A shared regional facility would allow the broader area to benefit from a centrally located resource while also distributing costs including development, operations, and maintenance among multiple partners rather than Nibley alone.



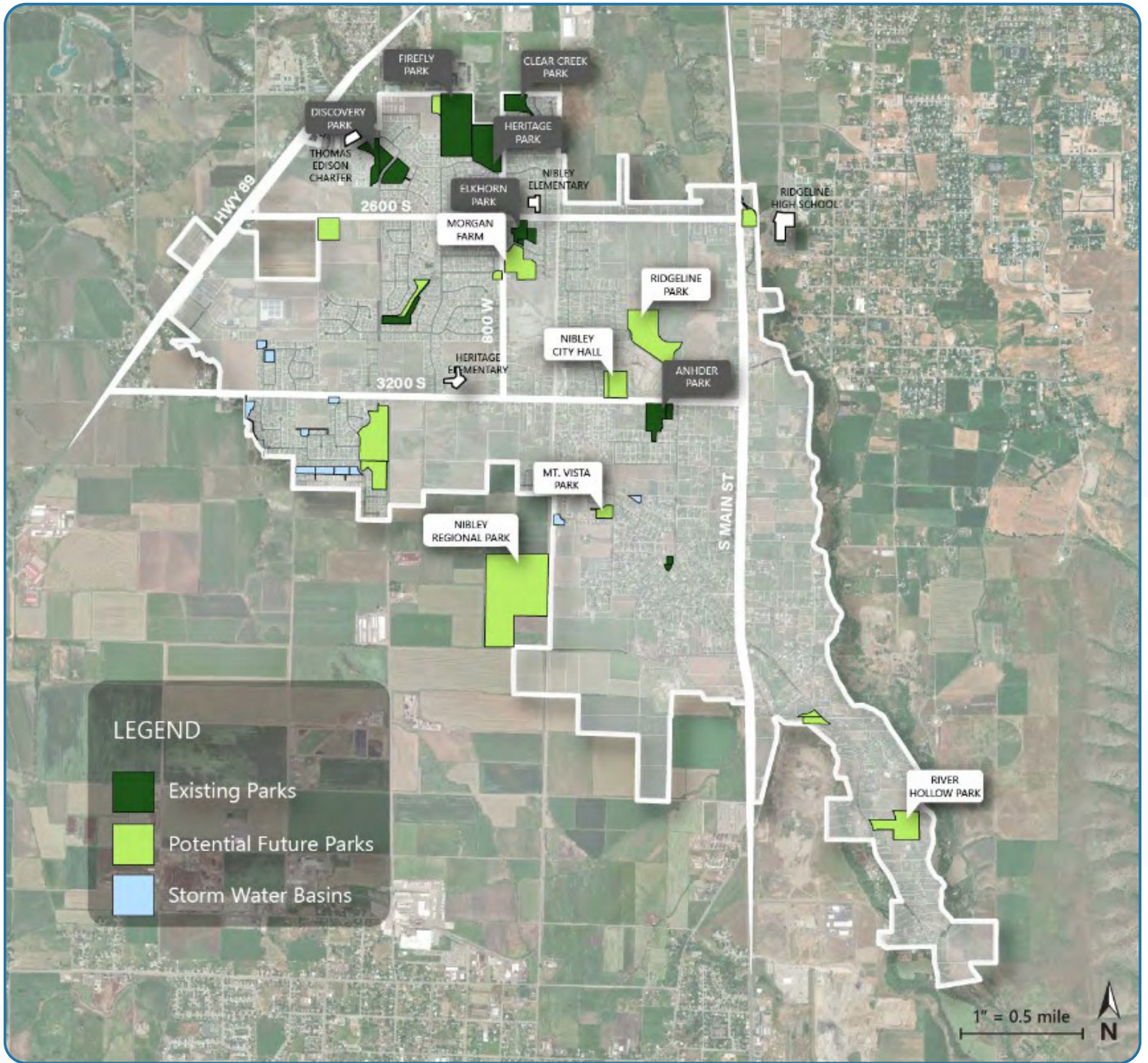


FIGURE 18: Nibley City Existing and Future Parks

Implementation

The following implementation items help translate Nibley City's Parks, Recreation, and Open Space goals into specific, actionable steps by focusing on coordinating investment, maximizing access, and facilitating long-term stewardship of the community's assets. These implementation actions emphasize maintaining a high quality of service, expanding connectivity through trails and greenways, preserving priority open spaces and supporting programs that align with the city's vision.

1. Follow the direction established in the 2024 Nibley City Parks, Recreation, and Open Space Master Plan

- a. Use the adopted Master Plan—and its supporting components including the Maintenance Strategy, Parks Facilities Management Plan, Recreation Plan, Trails Plan, Open Space Strategic Plan, Funding Strategy, and Action Plan—as the guiding framework for prioritizing investments in park development, open spaces, and trail connectivity. Implement these components through coordinated capital improvement planning, partnership development, and pursuit of grants and other funding sources to ensure a well-maintained, accessible, and financially sustainable parks and recreation system.

2. Maintain and enhance the City's level of service for parks and recreation amenities

- a. Use the National Recreation and Parks Association (NRPA) benchmarks to evaluate the quantity, quality, and diversity of park and recreation amenities.
- b. Complete a regular inventory and performance review against NRPA standards to identify park or recreation amenity gaps.

3. Promote and utilize ~~open space subdivision to~~ incentivize open space preservation within newly developed subdivisions

- a. Refine open space and R-PUD subdivision design standards to ensure newly dedicated open space reflects community values and long-term sustainability.

4. Promote Transfer of Development Rights (TDR) ordinance as a tool to preserve planned open space land

- a. Educate property owners and developers about TDR options

5. Prioritize park development in underserved areas

- a. Seek to provide or secure additional park space for residents in areas outside the ¼ mile radius of an existing facility
- b. When new parks are planned, identify strategic locations to help facilitate equitable parks and open space access in areas that are currently underserved in terms of proximity.

6. Provide an accessible and connected trail system of open space, natural areas, parks, recreation facilities, trails, and greenbelts.

- a. Preserve planned trail, multi-use path, and bike corridors and natural open space and greenways as established by the Nibley City Active Transportation Plan
- b. Utilize appropriate opportunities to develop public access along rivers, irrigation canals, and drainage corridors in order to provide additional trail linkages throughout the community. Design trail corridors to include wildlife buffer zones, particularly along streams and rivers.

7. Protect and expand public facilities and programmed events in Nibley that promote and enhance the quality of life.

- a. Establish a location for a community recreation center. Partner with neighboring communities on the south side of Cache Valley for a Special Service District to provide a community amenity with broader benefits.
- b. Strengthen organizations that sponsor and support public activities, business, and social networks. Support new programmed events, such as Heritage Days, nature/science education programs, fairs, festivals, markets, and performing arts events in the City.

VII. PUBLIC FACILITIES

“

Nibley needs to increase the tax base and relieve the pressure on residents.

Eventually Nibley needs to be self-supporting with utilities, waste management etc.

”

— General Plan Survey Response

PUBLIC FACILITIES

Introduction & Background

The Public Facilities section catalogs existing facilities and outlines future plans for infrastructure and services that support the community's quality of life.

Element

Water

Nibley City's Water Management and Conservation Plan was adopted in March of 2020 and provides a current assessment of water use, projects future demand, and outlines five-year recommendations to meet the requirements of the Utah Water Conservation Plan Act. The plan guides the expansion and upgrading of the City's culinary water system, which is supplied by three wells and supported by three storage tanks with a combined capacity of 3.35 million gallons. The distribution system includes 6" to 18" pipes of varying materials.

The Water Conservation Plan sets a goal of reducing water loss in the system by 10%, which is achievable without impacting revenue since it targets unaccounted water rather than residential use. Lower water loss will also reduce system operating costs. To further support conservation, the plan recommends adopting incentive-based (tiered) water rates that increase with higher consumption, encouraging more efficient water use.

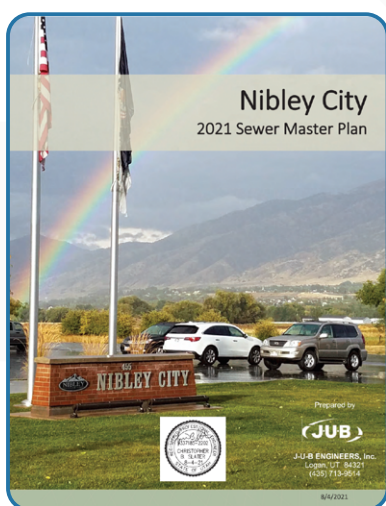
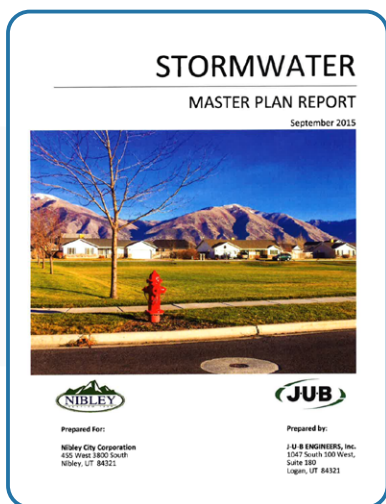
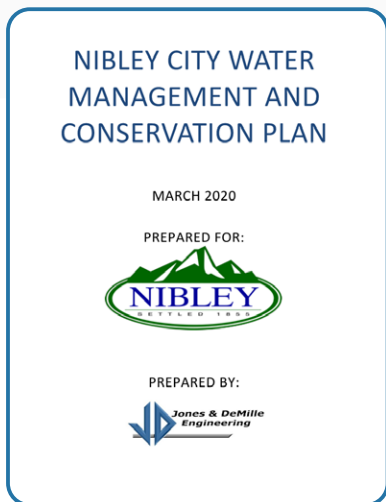
The plan also recommends expanding public education on water conservation through classroom visits, city information booths, mailers, and digital outreach, with simple messaging such as watering lawns outside peak heat hours and turning off sprinklers during rain. It also calls for system water audits, leak detection, and repair to address the City's higher-than-average water loss, beginning with a field water loss study. Based on findings, Nibley may implement a pipeline replacement program to address aging or faulty infrastructure, particularly older steel and PVC pipes prone to leaks.

Stormwater/Flood Control

Nibley City adopted their Storm Water Master Plan in September of 2015 which evaluated the existing collection system and identified improvements needed to support projected growth. An update to this plan is currently in development. The plan mapped the system using GIS, modeled current and future storm events, and sized future pipes and detention ponds to ensure adequate capacity at build-out.

Sewer

Nibley City completed a Sewer System Master Plan update in 2021 to address rapid growth, higher land-use densities, and the need to revise sewer impact fees. The plan identified deficiencies, outlined capital facility projects needed before 2031 and through build-out, updated the trunk line system for undeveloped areas, and prepared an updated Impact Fee Facility Plan. At the time of adoption, the sewer system had adequate capacity with no modeled deficiencies, but continued inspection for infiltration and inflow is recommended. Existing lines can serve roughly 400 additional Equivalent Residential Units (ERUs), and new developments should submit projected flows so the City can verify capacity before permitting. Regular updates to the master plan and impact fees every 5-7 years are recommended to prevent deficiencies.



Solid Waste Removal

As part of the Cache Waste Consortium, Nibley City contracts with Waste Management for solid waste removal as of November 2025. Recycling pickup happens once every two weeks. Green waste is an optional service and is offered between April 1st and October 31st.

Natural Gas

Enbridge Energy supplies natural gas to individual homeowners in Nibley City. According to the State of Utah, natural gas coverage is available in every part of the City.

Electric Power

Rocky Mountain Power provides electricity to all areas of Nibley City, according to the State of Utah Broadband Project. To preserve existing viewsheds, future electric infrastructure should be placed underground where feasible. Rocky Mountain Power plans to construct a major transmission line across southern Cache Valley, which may pass through Nibley. The City should collaborate with the utility to route the line in a way that minimizes impacts on residents while potentially supporting future commercial or industrial development. Additionally, the City should explore the possibility of creating a trail along

the transmission line corridor.

Police, Fire, and First Responders

The police force in Nibley is contracted with the Cache County Sheriff's Office. The contract pays the equivalent of one full-time position for animal control and patrol services. Nibley City has a contract with the Hyrum Fire Department. There is an organized group of volunteer first responders, known as the Nibley-Millville First Responders, for medical and emergency services. Staffed with Utah State-Certified Emergency Medical Technicians, the squad is trained and ready to serve the community. Each member of the squad is a volunteer, who's dedicated to the service they provide with the skills and training they have acquired. All 911 emergency medical calls that take place within the two cities are paged to the Nibley-Millville First Responders, as well as the Cache County EMS, which provides ambulance transport. In addition to the benefits Nibley receives from enforcement, Nibley will seek to integrate the Cache County Sheriff's Office into the life of the community.



VIII. WATER CONSERVATION & PRESERVATION

“

Support agriculture and local
businesses and the natural beauty
of Nibley. Thank you!

”

– General Plan Survey Response

VIII. WATER CONSERVATION & PRESERVATION

Introduction & Background

As the second driest state in the nation, Utah faces frequent periods of drought and water insecurity. It is imperative that public agencies develop robust plans to address water challenges and prepare for the future; to this end, the State adopted S.B. 110: Water as Part of the General Plan in 2022. This legislation requires municipalities to amend their general plan to consider how land use planning impacts water use ([Utah Code Annotated §10-9a-408](#)). The Water Conservation and Preservation element of the Nibley General Plan meets legislative requirements by:

- Documenting regional goals for water conservation
- Examining the City’s current policies and practices relating to water conservation and recommending additional policies
- Examining how the proposed land use plans from this general plan will impact water needs in the city.

This element of the general plan will not constitute a comprehensive plan, but will instead serve as a foundation for the City’s upcoming update to its Water Conservation Plan. The updated document will reexamine the facilities plan to reflect current and future needs.

Nibley City Water Profile

Water Supply and Needs

By law, water of the state belongs to the public and the permission from the state to divert and beneficially use a certain amount of water is granted to parties through the allocation of water rights. Nibley City’s water rights are currently classified under the “Interim Cache Valley Ground-Water Management Plan” for Area 25 (Bear River/Cache Valley) created by the Utah Division of Water Rights (DWR). Nibley City’s water comes from three active sources: the 4000 South Well, Nelson Well, and the 640 West Well.

The 2020 Update to the Culinary Water Master Plan documented the state of the City’s water system at the time. Nibley City had three storage tanks with a combined capacity of 3.35 million gallons, which was projected to become deficient in 2023. The maximum combined safe yield of all wells was about 7,600 gallons per minute (gpm). The culinary water master plan identified several priority concerns for the City:

- It was estimated that by 2025 an additional 1,000 gpm of yield would be required for the system. The city is currently drilling a new well that will provide at least 2,000 gpm of safe yield. It should be online by the end of 2026.
- By 2030 the City will need additional source water. The new well mentioned above will address this concern.
- It was estimated that more wet water rights would need to be acquired by 2025. In addition to acquiring them through development, it was proposed that the City shift water rights from the Yeates well—which has contamination concerns—to other wells. The City recently combined water rights into an “any and all” status for the majority of its water rights. Other rights that were contested in the past were reconfirmed and proven to be of beneficial use. The City is maintaining Yeates Spring as a potential source, but it is registered with the State as inactive.
- It was recommended that the City consider conducting a feasibility study for installing a secondary water system. Such a study is not planned for the near future.
- It was recommended that a new culinary storage tank be studied and installed by 2022. Such a tank has been evaluated, and through extensive rate study and financial forecasts, the new storage tank is being budgeted for construction in approximately 2035.
- It was recommended that 10% water conservation be achieved by 2025. The per-capita consumption in the City has dropped by about 20% since 2020.

Pursuant to the legislative requirement, the Project team met with the [Division of Water Resources](#) (DNR) to discuss regional water consumption goals and how implementation of the land use element and the water use and preservation element may affect the Great Salt Lake on Monday, July 7th 2025. The DNR has set the following per-capita consumption reduction goals for Cache County in future years, measured from the baseline year of 2015:

- **2030: 18% reduction - 176 GPD (gallons per day) in Nibley**
- **2040: 24% reduction - 163 GPD in Nibley**
- **2065: 28% reduction - 155 GPD in Nibley**

Growth of Water Demand

Between 2000 and 2020, Nibley grew in population from 2,085 to 7,328 (U.S. Census), and the estimated population is 8,615 as of 2024 (U.S. Census). As illustrated in [Figure 1](#), the City’s population is expected to reach approximately 17,600 by 2050, which represents an increase of 104 percent relative to the 2024 population. Ensuring that the water supply is sufficient to meet existing and future demand is an essential function of the City.

Water needs vary across land use types and intensities. The gallons per capita per day (GPCD) for an area represents system losses plus the average amount of water delivered daily by the system to each person who works or lives there, whether it’s for washing, the production of goods, landscape cultivation, or for recreation. GPCD is calculated by dividing the total annual water use by the resident population and then averaging that amount to a daily value. The Division of Water Rights records data about culinary and secondary water use as reported by each utility company in the state. **Figure 19** plots the total and per-capita water consumption in Nibley City from 2016 to 2024. Both the amount of water diverted at the source and metered deliveries to customers are represented.

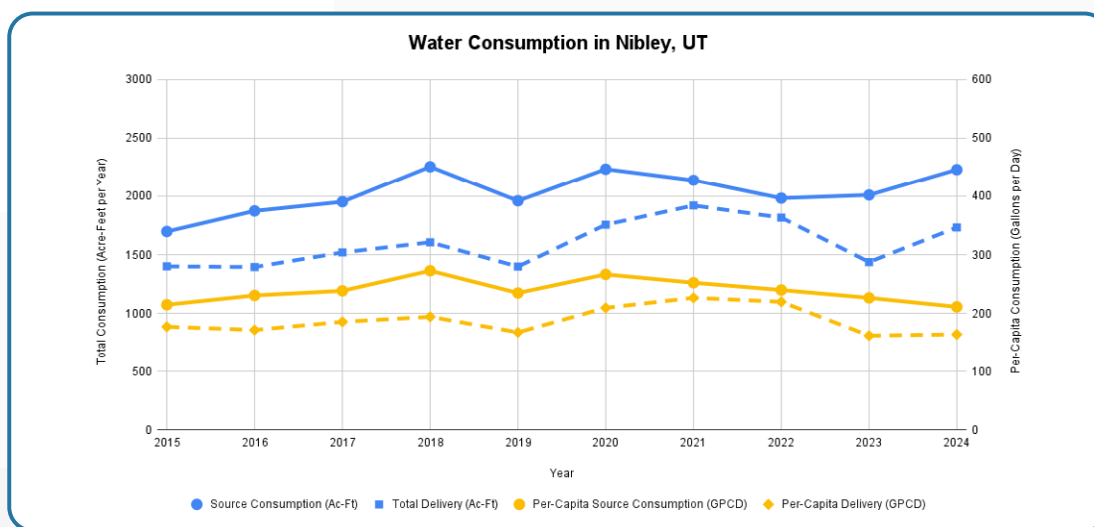


FIGURE 19: 2016 to 2024 Water Consumption

By comparing water diverted at the source to the amount of water actually delivered to customers, the City can monitor system losses that occur during transmission to end users. Some of these losses are due to unmetered, but authorized, use, including use for fire hydrants, maintenance flushing of the system, cleaning water tanks and reservoirs, etc.; other losses occur due to leakage, theft, or meter inaccuracies. The City has a particular interest in minimizing the latter, as system losses drive up costs for both the utility and consumers, as well as increasing the difficulty of meeting water consumption goals.

As shown above, the City has seen a small decline in per-capita consumption since 2015, with some increase up to the year 2020, and then a steady decrease since then. With current water use already below the DNR’s 2030 goal for the county of 233 GPCD, if the City can continue its current trend it will comfortably meet the goal of reducing consumption to 204 GPCD by 2065.

Secondary Water System

Outdoor watering accounts for up to, and possibly more than 50% of the system use. Water used for outdoor

purposes does not need to meet the same treatment standards as water used for human consumption, so a secondary water system can save the City and its customers money by providing water for outdoor use that has been screened, but not treated. This allows the more expensive water that has undergone the full treatment process to be reserved for culinary purposes.

The 2020 Culinary Water Master Plan discussed the potential benefits of installing a secondary water system, but observed that the significant up-front capital investment required for installation in an established community may negate cost savings for the end user. A feasibility study was recommended to weigh the costs and benefits associated with installing such a system.

Some properties in the city have access to secondary water supplied by irrigation canals. Secondary water use is not currently measured and reported to the state database. All users should be aware if their outdoor water is from a secondary source, as this water can be hazardous for human consumption and it is important to avoid ingestion by children or cross-contamination with culinary water.

Effect of Permitted Development On Water Demand and Infrastructure

Each proposed land use in the City is expected to consume a certain amount of water. The amount consumed varies by land use type and intensity. To safeguard the sustainability of the water supply, the City needs to understand how much water is required to support development before it is permitted. As part of this General Plan, a forecast has been developed to project the growth that is likely to occur by 2050.

To support long-term housing needs and responsible water use, the General Plan encourages a variety of lot sizes and housing types in select locations that make efficient use of land and resources. Allowing some flexibility in how new neighborhoods are designed can help reduce the amount of irrigated landscape per household, lowering overall water demand while maintaining green space. As discussed above, the City is already making strong progress on meeting regional per-capita consumption goals, and structuring future residential development in this way will allow that trend to continue.

Water-Use Projections Based on Land Use

For this General Plan, future water demand projections were developed based on historic growth patterns and planned future land use. Research consistently shows that smaller lot sizes and higher housing densities result in lower per-capita water use. This reduction is largely due to less landscaped area and greater infrastructure efficiency. A study by Envision Utah found that per-capita water use declines as residential density increases, with the most significant reduction occurring between 2 and 5 housing units per acre. **Figure 20** illustrates this relationship as documented by Envision Utah.

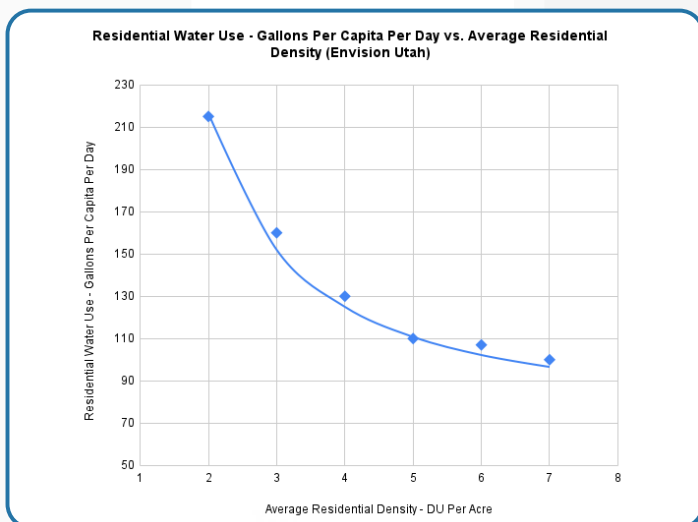


FIGURE 20: Per-Capita Water Use as a Function of Residential Density (Source: Envision Utah, 2003)

Included in the figure is a trendline fit to the data observed by Envision Utah. Although the true shape of this curve will vary from community to community, this served as a starting point to estimate how the per-capita residential water use would change under different development scenarios. A deeper level of analysis will be conducted as part of the development of the new Water Conservation Plan.

To project future water use in the City, historic consumption rates were separated into residential uses, which comprised between 80 and 90 percent of all deliveries, and other uses (including commercial, industrial, etc.). The regression curve for estimating per-capita residential use as a function of the average units per acre was adjusted upward to intersect the observed consumption rate in 2024 (145 GPCD), paired with the current average units per acre (4.6). This produced the curve depicted in **Figure 21**.

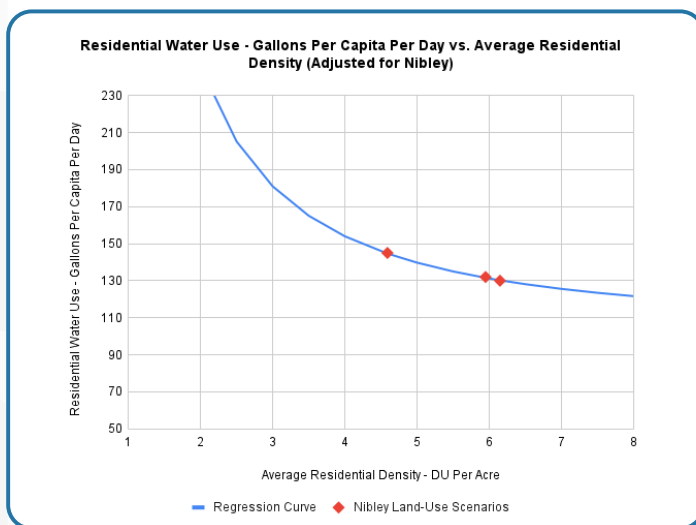


FIGURE 21: Per-Capita Water Use as a Function of Residential Density - Adjusted for Observed Nibley Trend



Using this curve, annual water deliveries were projected through 2050 for a number of scenarios. Each scenario assumes that a total of 1800 acres in the City will be occupied by residential development in 2050. The scenarios are as follows:

- The Historic Residential Mix scenario assumes that per-capita residential water use remains at its current level of 145 GPCD, with all new development matching the current average density of 4.6 units per acre.
- The Compact and Centered Growth Scenario assumes that more development is composed of attached units, or a mixture of attached and detached units. The composition of densities examined produced an average of 6.2 units per acre, resulting in a residential use rate of 130 GPCD by 2050.
- The Connected and Active Communities Scenario assumes 2050 average density of 6 units per acre, which falls between the two other scenarios. This results in a residential use rate of 132 GPCD by 2050.
- The DWR Goal scenario shows the projected deliveries based on population if DWR-defined targets are to be met in 2030, 2040, and 2065.

Table 10 includes the projected breakdown of residential units in the City under each density scenario. This is based on the permitted density of 4 units per gross acre for detached dwellings, 18 units per gross acre for attached dwellings, and an average of 9 units per gross acre for mixed-density areas.

TABLE 10: PROJECTED DWELLING UNITS FOR EACH DENSITY SCENARIO				
Total Dwelling Units				
Land-Use Type	Existing 2025	2050 Scenarios		
		Historic Residential Mix	Compact and Centered Growth	Connected and Active Communities
Detached	1,970	4,020	3,350	3,127
Attached	114	45	447	223
Mixed Detached and Attached	-	402	670	1,117
Total Units	2,084		4467	

Additionally, the historical average of 30 GPCD consumed by non-residential uses was added onto all scenarios to obtain a total consumption rate in 2050. This assumes that total commercial use will increase at the same rate as the population, which may not be the case, but this assumption was determined to be sufficient for this high-level analysis. The projected 2050 use rates were paired with population estimates for 2025, 2050, and years between to project the total deliveries in each year. Although it's inaccurate to assume that development-driven reductions in per-capita use will be realized immediately, it was found that interpolating intermediate rates between now and 2050 produced only a marginal difference in the projections, so this was ignored for simplicity. The Water Conservation Plan will include a more detailed analysis. **Figure 22** plots all scenarios.

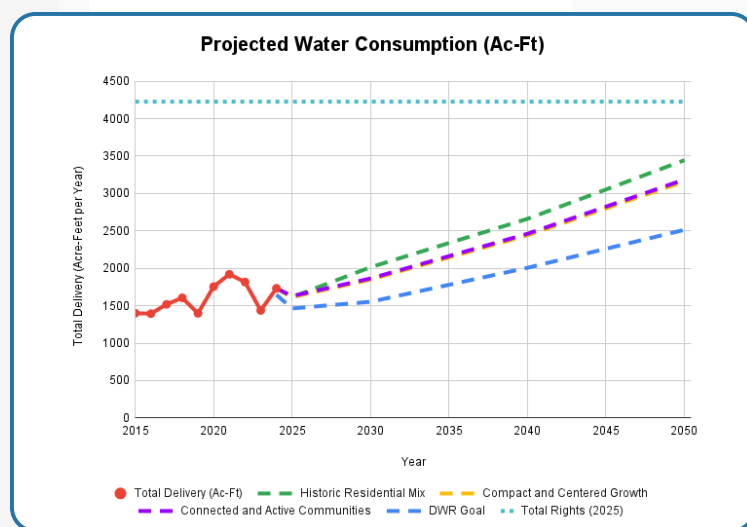


FIGURE 22: Water Consumption Projections (Based on Land Use)

Based on these projections, it is expected that the City’s water system will require between **3900** and **4250 acre-feet** of available water per year by 2050 (after adjusting for system losses). The 2020 Culinary Water Master Plan conducted by the City projected that the City would have the following water rights available:

- 682.44 Acre-Feet per year collected from Development
- 5,368 Acre-Feet per year owned by the City.

These amounts were included in **Figure 22**, both adjusted downward using the average historical loss rate in the system (21%) to reflect the water that could be delivered to customers under the current conditions. **As shown, the City’s policies for acquiring water rights will ensure that enough water is available to meet projected demand through 2050, provided that water rights are developed sufficiently. However, the City’s current trajectory places it above the targets the DWR has set. Implementing additional measures for water conservation as discussed later in this report will be necessary to meet these goals and defer costly supply expansions.** It should be noted that these projections are high-level, and they will be explored in more detail in the City’s upcoming Water Conservation Plan update.

Water-Use Projections Based on Population

A series of high-level projections were developed to predict future water demand based on expected population growth alone, in addition to the land-use-based projections discussed earlier. Total water use was projected in each analysis year using the following scenarios for per-capita consumption:

- Assuming per-capita use remains constant at 2024 levels (164 GPCD).
- Assuming per-capita use returns to the level seen in the baseline year of 2015 (177 GPCD) and remains there. This is the most conservative (highest) projection.
- Assuming per-capita use is reduced from 2015 levels to meet the target set by the DWR for Cache County (145 GPCD from 2025 to 2030, 135 GPCD by 2040 and 132 GPCD by 2050—a value obtained through interpolation between the goals for 2040 and 2065).

Given the above scenarios, the projected growth in water consumption through 2050 is as shown in **Figure 23**.

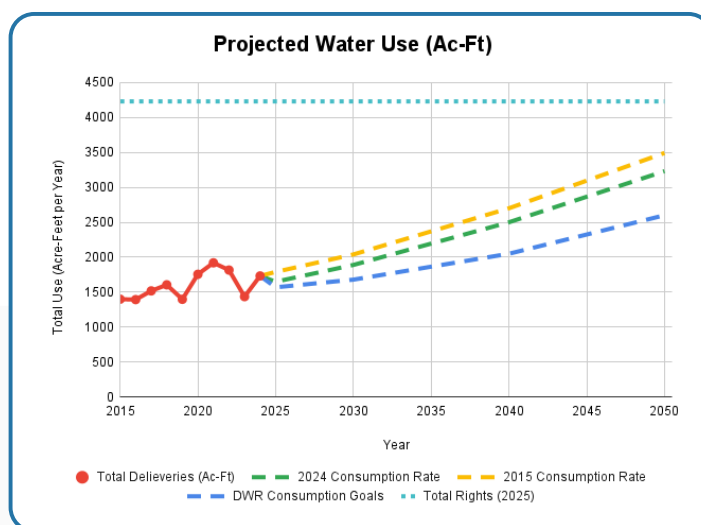


FIGURE 23: Water Consumption Projections (Based on Population)

Based on these projections, it is expected that the City’s water system will require between **3900** and **4300 acre-feet** of available water per year by 2050 (after adjusting for system losses). **As shown in Figure 23, the available water rights in the City should be sufficient for the City’s needs through 2050; however, this analysis confirms that conservation measures are needed to meet the consumption goals set by the DWR.**

Reducing Water Demand and Per-Capita Consumption for Future Development

Indoor Water Use

New development presents an opportunity to move towards water efficiency as the standard for construction in the city. Water-efficient shower heads, toilets, and other plumbing fixtures save residents money and reliably conserve water without requiring additional effort from users. When combined with good habits (discussed below), water-efficient construction standards can move the needle on water conservation in the City. It is recommended that the City continue to adopt requirements for water-efficient plumbing and infrastructure in its building code.

Outdoor Water Use and Sustainable Landscapes

In Utah, outdoor residential water use is the largest single category of municipal water use, averaging 45-percent of statewide municipal use. Approximately [65-percent](#) of culinary water is applied, often inefficiently, to landscapes. For this reason, many communities are focused on promoting water-efficient and sustainable landscaping to help conserve water.

Reducing outdoor water use has been at the center of the City's own conservation efforts; to this end, the City has adopted a number of programs and policies to encourage the cultivation of greenspace that is attractive and water-efficient. Foremost among these are the landscaping requirements defined in the City Code section [19.24.170](#). These include minimum requirements for landscape coverage on residential and commercial lots, while capping the proportion of landscaping that can be used for turf grass, outside of that with an active recreational use. Turf grass is prohibited in park strips, and the City is participating in a turf buyback program to provide rebates to property owners who replace park strip turf with trees and other landscaping. All of these policies will help ensure that new development adopts water-wise practices from the beginning.

Reducing Water Demand and Per-Capita Consumption for Existing Development

For developments that already exist, the primary mechanism to decrease water use is through public education and financial incentives to change behaviors and retrofit inefficient systems.

Indoor Water Use, Incentives, and Public Education

Public education and incentive structures are important elements of a water conservation program. Many members of the public may be concerned about inefficient water use, and providing educational materials can help them learn new habits that can have a positive impact for very little effort. The following principles should be shared with the public:

1. **Do not use the toilet as a wastebasket** - Put all items such as tissues, wrappers, diapers, and cigarette butts in the trash can.

2. **Check the toilet for leaks** - Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak.
3. **In the absence of a low-water flush toilet, put a plastic bottle full of sand and water to reduce the amount of water used per flush.**
 - a. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
4. **Take short showers with the water turned up only as much as necessary** - Turn the shower off while soaping up or shampooing.
5. **Install low flow showerheads and/or other flow restriction devices.**
6. **Do not let the water run while shaving or brushing teeth** - Fill the sink or a glass instead.
7. **When doing laundry, make sure you always wash a full load or adjust the water level appropriately if possible** - Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.
8. **Repair any leak within the household** - Even a minor slow drip can waste up to 15 to 20 gallons of water a day.
9. **Know where the main shutoff valve is and make sure that it works** - Shutting the water off immediately when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to personal property.
10. **Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold** - This avoids the need to put several glasses of water down the drain for one cold drink.
11. **Plug the sink when rinsing vegetables, dishes, or anything else** - use only a sink full of water instead of continually running water down the drain.

Further, aligning incentive structures with conservation best practices can help encourage more efficient water use. This can include adopting and advertising variable rates to discourage outdoor use during the hottest parts of the day. This topic, including efficient metering practices, can be explored more in-depth during the development of the water conservation plan.

Outdoor Water Use and Sustainable Landscapes

It is recommended that the City monitor the implementation and impacts of these ordinances and make adjustments as necessary; in particular, the City wishes to consider instituting a permitting process for new landscaping to ensure compliance and avoid the need to enforce costly tear-outs of non-compliant landscaping post-construction. To further the efforts the City has been making to promote efficient landscaping practices in new developments, it can provide education to residents on the following principles of sustainable landscaping, as well as implementing these principles in the maintenance of public green spaces:

Principles of Sustainable Landscaping

- 1. Use turf grass efficiently** - Turf grass can be a practical and beneficial component of a water-wise landscape when properly applied; however, turf-grass-heavy landscapes are often designed and maintained inefficiently. Inefficient practices include overwatering, placing grass in areas that are inefficient to irrigate such as on steep slopes or in narrow spaces, and planting in areas where the grass isn't useful.
- 2. Employ adequate soil preparation** - Best practices vary from plant to plant, and it is important to plan accordingly.
- 3. Plan to place the right plants in the right places** - The placement of plants in a landscape should be chosen to maximize their desired usefulness and ensure that their water, light, and space needs are met. A water-efficient landscape provides shade, privacy, and beauty while minimizing waste, with the added benefit of decreasing yard maintenance.
- 4. Select Trees with Reasonable Water Requirements.**
- 5. Retain soil moisture with mulch** - mulching around trees, shrubs, and flower beds can result in a ten-fold reduction in evaporative water loss from the soil.
- 6. Employ efficient irrigation techniques** - plants with similar water needs should be grouped together ("hydrozoning"). Then each zone can be watered on a schedule that meets its needs.
- 7. Consider seasonal weather patterns** - for example, cut back on watering times in the spring and fall, when temperatures are cooler.
- 8. Do not water on windy days and/or rainy days.**
- 9. Do not water between the hours of 10:00 AM and 6:00 PM.**
- 10. Sweep sidewalks and driveways instead of using the hose to clean them.**
- 11. Wash cars using a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscape** - ensure that the water running off goes to beneficial use instead of running down the gutter to waste.
- 12. Check for and repair leaks in all pipes, valves, faucets, and hoses on secondary and culinary systems** - Verify there are no leaks by turning everything off and checking the water meter and valves to see if it is still running. Some underground leaks may not be visible due to draining off into storm drains, ditches, or traveling outside the property.
- 13. Adjust and repair sprinkler heads** - maintain proper spray patterns and eliminate waste.
- 14. Periodically check and adjust timers on sprinkling systems.**
- 15. Cut lawns at the highest setting on the mower and keep all other landscaped areas free of weeds to reduce overall water needs.**
- 16. The use of water fountains is discouraged.**
- 17. Encourage low water landscaping at intersections, planting strips and similar locations in the city.**
- 18. Continue to implement and monitor low-impact development practices** (see page 36 of the [City's Engineering Standards](#)) in all new developments, with a focus on minimizing the need for City water by capturing stormwater for productive use.

Modifying Operations to Eliminate Water Waste

One of the most impactful ways to reduce overall water consumption is to minimize waste that occurs due to theft, leakage, and other factors. Where relying on individual behavior changes presents uncertainty, the system loss between source and consumer is something that the City can directly control. The following are policies and practices that the City can adopt to reduce system waste:

- Continue to update and implement the projects outlined in the 2020 Culinary Master Plan - this plan tracks the condition of each asset and makes recommendations to keep the system in good repair.
- Conduct leak-detection testing for all waterlines - this should be done during trenching activities and annually on all main pipelines and services, especially in older areas of the system.
- Implement a program to replace galvanized steel water lines with copper and polyethylene pipe - these are less prone to corrosion and mineral buildup.
- Consider conducting regular water audits - these help to accurately quantify waste and identify targeted solutions.
- Install water meters on secondary connections to eliminate waste and monitor use.
- Encourage compact development; minimizing the length of water delivery systems while serving the same number of residents means less infrastructure that will deteriorate and leak.

Implementation

1. Establish a Clear and Realistic Vision for Nibley's Water Resources, Rights, and Delivery Systems.

- a. Ensure access to the culinary water system is available for future developments in the City.
- b. Meter secondary connections.
- c. Educate the public on best practices for indoor and outdoor water use, as well as the City's current progress on meeting water conservation targets.
 - Develop educational materials such as brochures, online resources, and social media posts.
 - Include materials with water bills.
 - Provide school classrooms with lesson materials on water conservation and environmental stewardship.
- d. Update the Culinary Water Master Plan to provide updated information to water providers and stakeholders on changes that need to take place.
- e. Continue to require developers to provide needed water rights as development occurs.

2. Adopt Water Use Targets that Meet Local Needs While Reducing Unnecessary Consumption of Water Resources

- a. Continue to adopt land use policies and practices that compliment ongoing water conservation efforts.

- b. Continue to implement and encourage the City's water conservation ordinances with regards to landscape development.
- c. Consider requiring single-family developments and similar uses to set measurable water conservation targets.
- d. Implement the following measures as commercial centers develop:
 - Consider water use in the decision process regarding licensing of new commercial businesses
 - Consider requiring businesses to incorporate efficient water practices in their operations.
 - Consider giving lower-water use applicants **be** priority over higher-water users.
 - Consider adopting tiered water rates to encourage compliance with planned water use.

3. Collaborate with Neighboring and Regional Communities in Joint Water Preservation Efforts

- a. Emphasize and fund education related to the Utah Division of Water Resources M&I Report.
- b. Ensure the M&I Report is incorporated into future master plans.
- c. Support improvements to local water rate structures to align incentives with continued conservation efforts.

- d. Support programs to install higher-efficiency toilets, faucets, and shower heads.
- e. Promote programs to repair indoor leaks and encourage good indoor water use habits.
- f. Implement improved water timing systems for outdoor water applications that increase efficiency by adjusting irrigation schedules based on weather, landscaping needs, and drip irrigation systems.
- g. Discuss water conservation efforts regularly with nearby communities, the County, and the Division of Water Resources.

4. Implement Policies to Protect the Watershed and Drinking Water Resources

- a. Continue implementing low-impact development to recharge groundwater, minimize outdoor use, and preserve the natural water cycle to the highest extent possible.
- b. Allow compact development and redevelopment that minimizes impacts on hillsides and the watershed by slowing urban sprawl.
- c. Implement policies and practices to minimize waste and system losses in the water delivery system as described above.



IX. ECONOMIC DEVELOPMENT ANALYSIS

“

I would love to see more restaurants and a grocery store, but still maintain the rural vibe of Nibley. A city center would help provide both options.

”

— General Plan Survey Response

ECONOMIC DEVELOPMENT ANALYSIS

Analysis of Taxable Sales

Taxable sales within Nibley provide an important metric to assess the general economic health of the City. A sales gap (or “leakage”) analysis is used to identify economic development opportunities for a community by evaluating the total purchases made by residents inside and outside the community (hence, the term “leakage” for sales lost outside the community). This type of analysis first identifies sales within the County for each major NAICS code category and then calculates the average sales per capita in each NAICS category. Per capita sales in the City are compared to average per capita sales countywide in order to estimate what portion of resident purchases are being made within City boundaries, and what amount is leaving the City. The resident purchases being made outside of the City represent an opportunity to recapture some of these lost sales. The analysis divides taxable sales into three major categories: retail sales, industry sales and sales related to services.

Retail Taxable Sales

Retail accounts for the largest share of taxable sales, making up 62% of total sales. Nibley’s greatest retail strength is the Non-Store Retailers, accounting for 33 percent of total taxable sales, followed by sales at Motor Vehicle & Parts Dealers, Gasoline Stations, and Durable Goods (Wholesale Trade).

TABLE 11: RETAIL SPENDING BY PERCENT OF TOTAL RETAIL AND SERVICE TAXABLE SALES

NAICS Category	2020	2021	2022	2023	2024
Building Material & Garden Equip	1.7%	2.1%	2.0%	2.2%	1.3%
Clothing & Accessories	1.7%	1.8%	1.8%	1.7%	1.7%
Electrical & Appliance	0.9%	0.9%	0.9%	0.7%	0.8%
Food & Beverage	0.0%	0.0%	0.0%	0.0%	0.0%
Furniture & Home Furnishing	2.5%	0.7%	0.4%	1.1%	1.2%
Gas Station	10.2%	9.3%	9.6%	8.9%	8.2%
General Merchandise	1.4%	1.8%	1.9%	2.1%	2.6%
Health & Personal	0.4%	0.4%	0.8%	2.8%	1.2%
Miscellaneous Retail Trade	5.9%	2.5%	2.0%	1.8%	1.9%
Motor Vehicle & Parts Dealers	17.5%	23.6%	23.2%	21.6%	21.8%
Non-Store Retailers	41.4%	37.5%	35.8%	33.0%	32.8%
Sporting Good	0.8%	0.8%	1.0%	0.9%	1.6%
Wholesale Trade-Durable Goods	6.8%	6.6%	5.6%	6.1%	6.3%
Wholesale Trade-Nondurable Goods	0.5%	0.4%	0.5%	0.5%	0.5%
Wholesale Trade-Agent & Brokers	0.4%	0.5%	0.4%	0.6%	0.2%

Services Taxable Sales

Services represent 14 percent of the City's total taxable sales. Professional, Scientific and Technical Services represent the largest spending category in this group. Industries in this spending category consist of varied professions in both commercial spaces and home businesses. The second largest category is Motor Vehicle & Parts Dealers.

TABLE 12: SERVICES SPENDING BY PERCENT OF TOTAL RETAIL AND SERVICE TAXABLE SALES

NAICS Category	2020	2021	2022	2023	2024
Accommodation	0.3%	0.4%	0.6%	0.5%	0.6%
Administrative Support, Waste Management & Remediation Services	0.4%	0.4%	0.1%	0.1%	0.1%
Arts, Entertainment, And Recreation	0.0%	0.1%	0.1%	0.0%	0.3%
Educational Services	0.0%	0.0%	1.3%	2.0%	2.3%
Finance & Insurance	0.4%	0.4%	0.1%	0.2%	0.3%
Food Services & Drinking Places	0.2%	0.4%	1.3%	0.9%	1.7%
Health Care & Social Assistance	0.0%	0.0%	0.0%	0.0%	0.0%
Management of Companies & Enterprises	0.0%	0.0%	0.0%	0.0%	0.0%
Other Services, Except Public Administration	1.9%	1.4%	1.4%	1.9%	2.7%
Professional, Scientific, & Technical Services	3.3%	6.2%	7.8%	9.2%	8.1%
Public Administration	0.0%	0.0%	0.0%	0.0%	0.0%
Real Estate, Rental, & Leasing	1.5%	1.6%	1.3%	1.3%	1.6%

Industry Taxable Sales

Seventeen percent of Nibley's taxable sales are industry related. Utilities sales represent the largest spending category.

TABLE 13: INDUSTRY SPENDING BY PERCENT OF TOTAL RETAIL AND SERVICE TAXABLE SALES

NAICS Category	2020	2021	2022	2023	2024
Agriculture, Forestry, Fishing & Hunting	0.0%	0.0%	0.0%	0.0%	0.0%
Construction	0.8%	0.8%	2.1%	2.9%	1.5%
Information	5.8%	5.6%	5.3%	5.4%	6.2%
Manufacturing	0.5%	1.9%	3.1%	1.9%	2.6%
Mining, Quarrying, & Oil & Gas Extraction	0.0%	0.0%	0.0%	0.0%	0.1%
Transportation & Warehousing	0.0%	0.0%	0.0%	0.0%	0.0%
Utilities	10.2%	10.0%	11.7%	12.7%	11.7%

Sale Leakage Analysis

The table below provides a general overview of leakage and retention by major category. Negative numbers estimate the approximate leakage of taxable sales from Nibley City to other communities. The population and taxable sales numbers used in this analysis are from 2024. When leakage is occurring, the capture rate is below 100 percent, indicating the City is not collecting the average sales expected based on a per capita basis relative to the State average. While few categories are present for Nibley, positive numbers indicate that Nibley City is attracting more than the State average relative to that category, suggesting shoppers from outside the City are attracted to the area for certain types of purchases or that there is a high concentration of this type of spending. This is reflected in the capture rate as a number above 100 percent.

TABLE 14: 2024 RETAIL SALES LEAKAGE

NAICS Category	City Direct Taxable Sales	Per Capita Spending	County Per Capita Spending	Capture rate	Per Capita Leakage	Total Leakage
RETAIL						
Building Material & Garden Equip	\$565,569	\$74	\$1,477	5%	(\$1,403)	(\$10,732,463)
Clothing & Accessories	\$722,746	\$94	\$471	20%	(\$377)	(\$2,883,883)
Electrical & Appliance	\$349,146	\$46	\$321	14%	(\$275)	(\$2,107,661)
Food & Beverage	\$4,942	\$1	\$2,333	0%	(\$2,332)	(\$17,844,664)
Furniture & Home Furnishing	\$525,480	\$69	\$193	36%	(\$125)	(\$952,697)
Gas Station	\$3,500,000	\$457	\$398	115%	\$59	\$454,545
General Merchandise	\$1,096,449	\$143	\$2,420	6%	(\$2,277)	(\$17,419,827)
Health & Personal	\$498,129	\$65	\$257	25%	(\$192)	(\$1,466,617)
Miscellaneous Retail Trade	\$815,500	\$107	\$627	17%	(\$521)	(\$3,984,186)
Motor Vehicle	\$9,329,986	\$1,219	\$2,009	61%	(\$790)	(\$6,042,052)
Non-Store Retailers	\$14,018,533	\$1,832	\$1,747	105%	\$85	\$649,403
Sporting Good	\$702,997	\$92	\$489	19%	(\$397)	(\$3,036,912)
Wholesale Trade-Durable Goods	\$2,675,131	\$350	\$1,417	25%	(\$1,068)	(\$8,167,761)
Wholesale Trade-Nondurable Goods	\$220,083	\$29	\$266	11%	(\$237)	(\$1,814,803)
Wholesale Trade-Agent & Brokers	\$100,619	\$13	\$36	37%	(\$23)	(\$173,879)
Subtotal Retail	\$35,125,310	\$4,591	\$14,462	32%	(\$9,871)	(\$75,523,457)
INDUSTRY						
Agriculture, Forestry, Fishing & Hunting	\$12,282	\$2	\$19	9%	(\$17)	(\$130,289)
Construction	\$621,648	\$81	\$494	16%	(\$413)	(\$3,160,176)
Information	\$2,631,355	\$344	\$886	39%	(\$542)	(\$4,150,450)
Manufacturing	\$1,117,164	\$146	\$941	16%	(\$795)	(\$6,084,205)
Mining, Quarrying, & Oil & Gas Extraction	\$25,000	\$3	\$80	4%	(\$77)	(\$589,487)
Transportation & Warehousing	\$8,000	\$1	\$36	3%	(\$35)	(\$268,316)
Utilities	\$5,000,000	\$654	\$589	111%	\$65	\$494,086
Subtotal Industry	\$9,415,449	\$1,231	\$3,046	40%	(\$1,815)	(\$13,888,836)

TABLE 14: 2024 RETAIL SALES LEAKAGE (continued)

NAICS Category	City Direct Taxable Sales	Per Capita Spending	County Per Capita Spending	Capture rate	Per Capita Leakage	Total Leakage
SERVICES						
Accommodation	\$250,000	\$33	\$250	13%	(\$218)	(\$1,665,669)
Admin. & Sup & Waste Man. & Remed. Ser	\$49,002	\$6	\$81	8%	(\$75)	(\$571,652)
Arts, Entertainment, and Recreation	\$118,232	\$15	\$165	9%	(\$150)	(\$1,147,227)
Educational Services	\$996,938	\$130	\$95	138%	\$36	\$272,767
Finance & Insurance	\$135,713	\$18	\$45	39%	(\$27)	(\$208,466)
Food Services & Drinking Places	\$734,728	\$96	\$1,562	6%	(\$1,466)	(\$11,217,542)
Health Care & Social Assistance	\$3,000	\$0	\$37	1%	(\$36)	(\$277,584)
Management of Companies & Enterprises	\$1,000	\$0	\$1	13%	(\$1)	(\$6,659)
Other Services-Except Public Administration	\$1,139,644	\$149	\$570	26%	(\$421)	(\$3,221,509)
Professional, Scientific, & Technical Serv	\$3,480,454	\$455	\$427	106%	\$28	\$211,108
Public Administration	\$1,000	\$0	\$269	0%	(\$269)	(\$2,058,515)
Real Estate, Rental, & Leasing	\$675,719	\$88	\$433	20%	(\$345)	(\$2,640,051)
Subtotal Services	\$7,585,430	\$991	\$3,936	25%	(\$2,945)	(\$22,531,000)
OTHER						
Subtotal Other	\$4,619,580	\$604	\$615	98%	(\$11)	(\$84,636)
ALL TAXABLE SALES						
TOTAL	\$56,745,769	\$7,417	\$22,059	34%	(\$14,642)	(\$112,027,929)

*Income Adjusted



The City is leaking in most of all the major categories relative to County average spending. The per capita spending in Nibley is approximately \$7,417, compared to the County average of \$22,059. The total taxable sales leaking to other communities is estimated at \$112M. Assuming a sales tax levy of 0.5 percent based on point of sale, this equates to a loss of \$571K in tax revenues for 2024 sales.

The sales leakage from neighboring communities shown in **Figure 25** highlights that Logan serves as the core economic and commercial engine of the Cache Valley area. Logan captures a substantial share of regional taxable sales from the surrounding cities

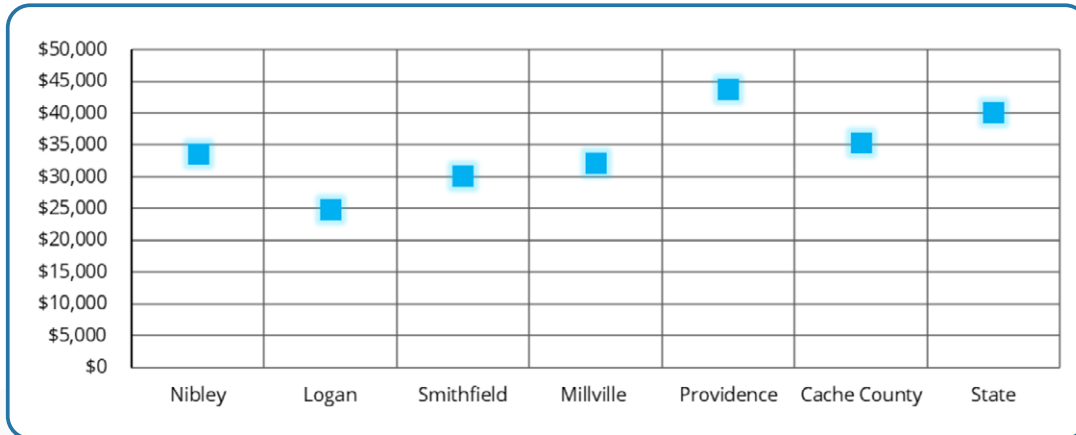


FIGURE 24: Neighboring Communities Per Capita Income

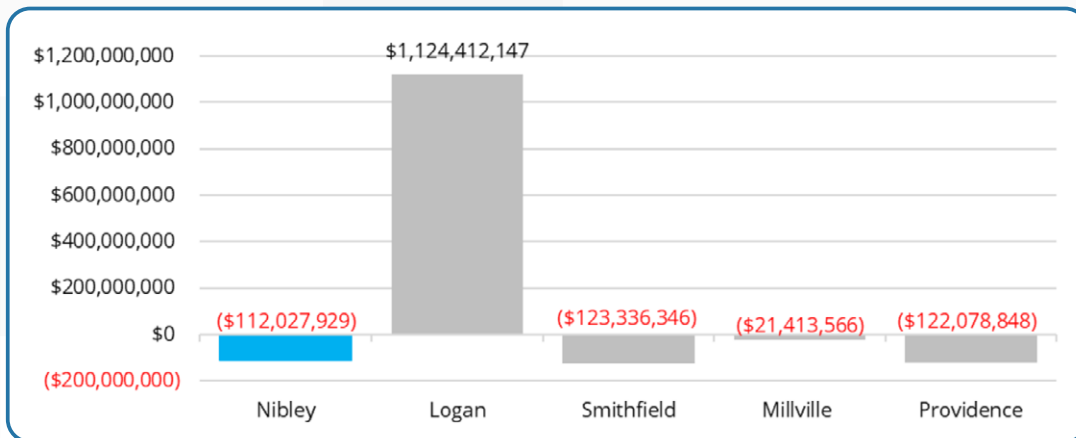


FIGURE 25: 2024 Neighboring Communities Taxable Sales Net Capture

Figure 26 illustrates the taxable sales over the past 10 years. With the increase in taxable sales, there has been an even larger increase in leakage. The annual estimated lost revenue increased by **401%** while the taxable sales occurring in Nibley only increased by **174%**. Per Capita spending increased by 51% .

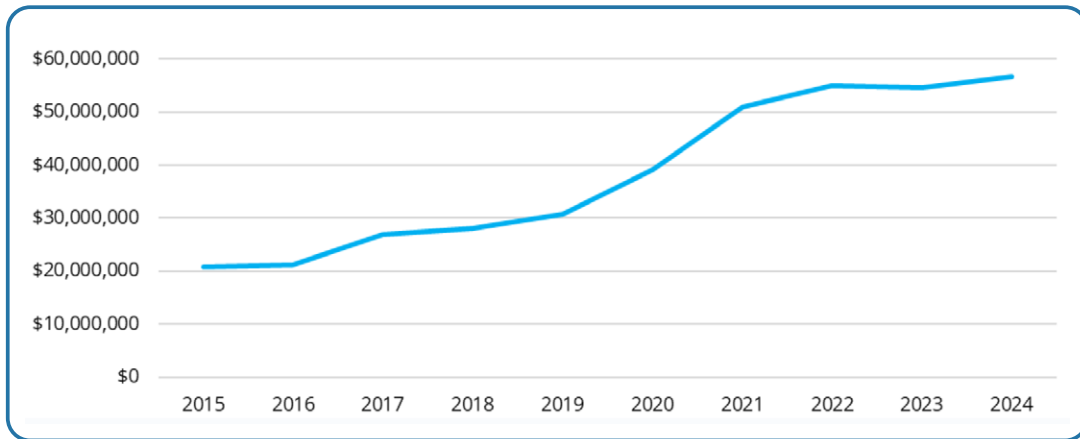


FIGURE 26: Historic Taxable Sales

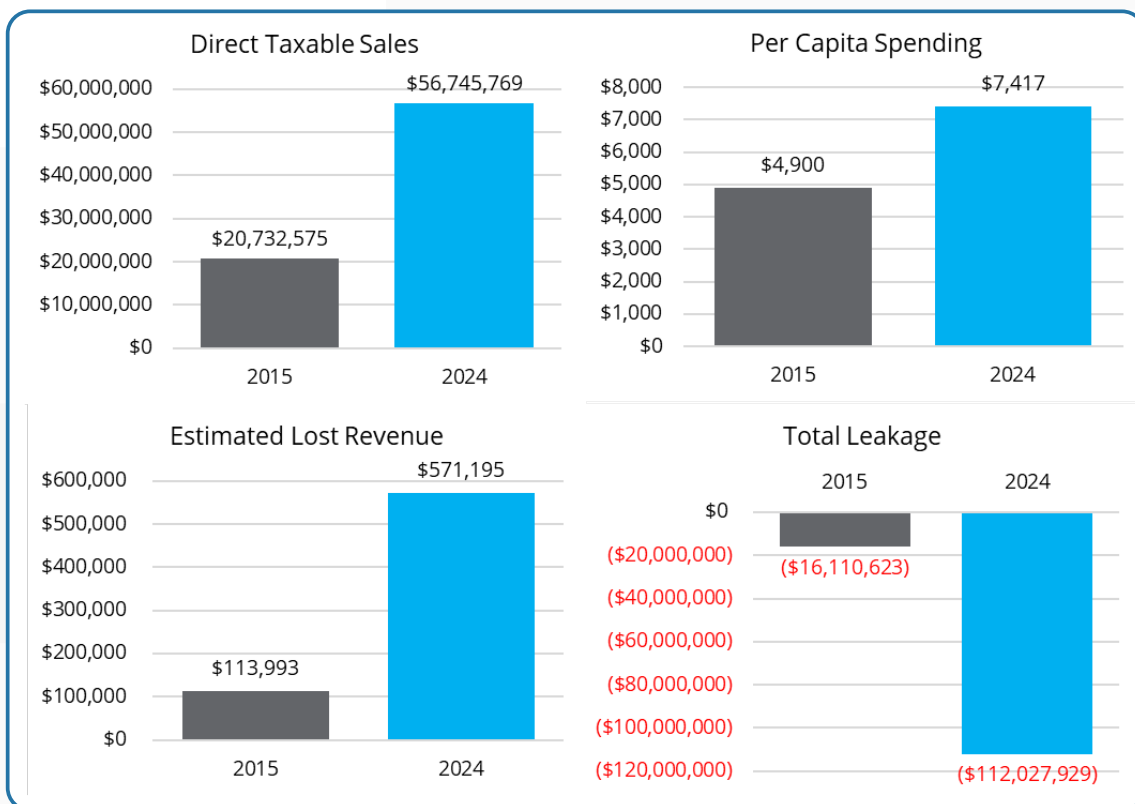


FIGURE 27: Historic Taxable Sales Comparison

Existing Market Conditions

The following section will address existing market conditions within the City including taxation, land uses and zoning, and an illustration of competitive market sites.

Property Tax

The total Nibley tax rate is made up of levies by Cache County, Multicounty and County Assessing, Cache County School District, Nibley City, the Millville-Nibley Cemetery Maintenance District, the Cache Mosquito Abatement District, and the Cache Water District. As shown in **Figure 28** the Cache County School District has historically accounted for approximately between 65 and 67 percent of the tax rate. The Nibley City municipal tax rate as a percentage of the total tax rate has fluctuated historically between 14 percent and 17 percent as shown in **Figure 29**.

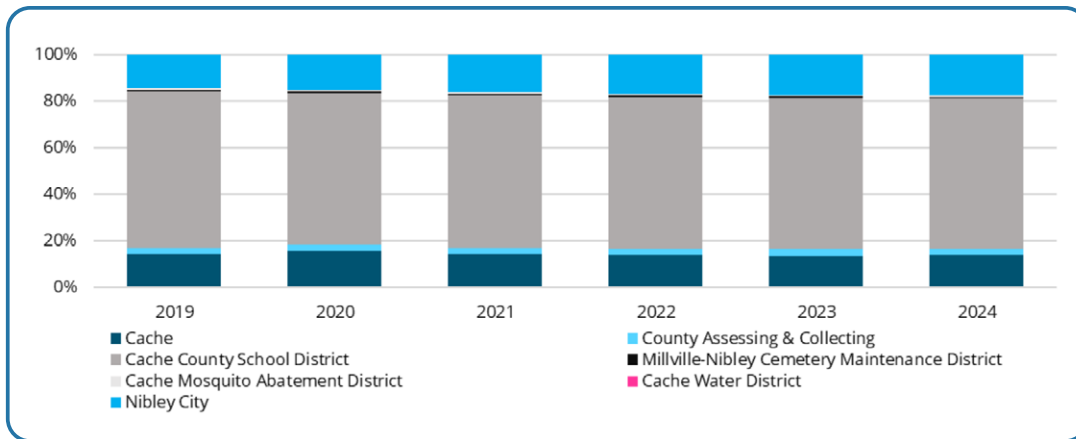


FIGURE 28: Historic Total Tax Rate For Nibley City

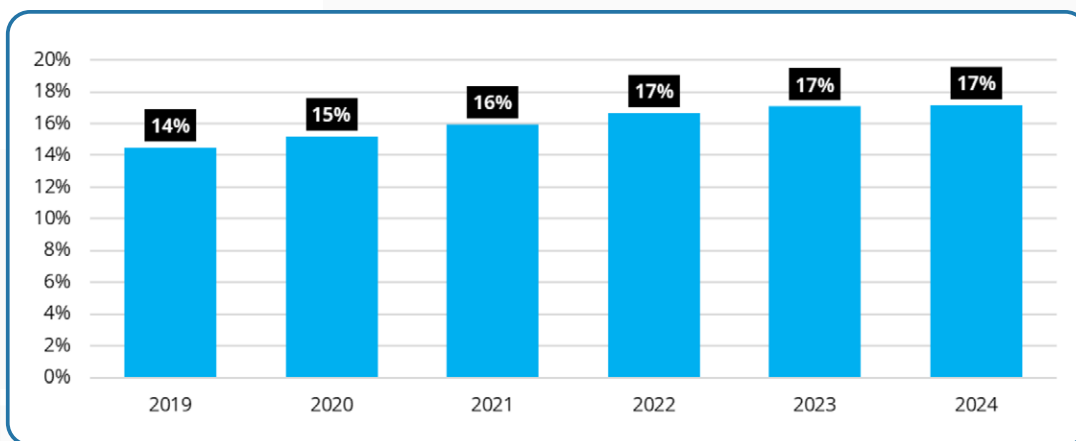


FIGURE 29: Historic Total Tax Rate For Nibley City

Land Use Analysis

The distribution of land uses in the City illustrates a concentration of residential development, with almost 83.7 percent of the City’s Square footage attributed to residential properties. There are approximately 281 acres of vacant land, as shown below.

TABLE 15: NIBLEY CITY LAND USE DISTRIBUTION

Category	Total Market Value	Parcel Acres	SQFT	Land Market Value	% of Total SQFT	Parcel Count
Residential	\$1,394,317,485	1,812	\$4,442,095	\$467,593,278	83.7%	2,714
Agricultural	\$57,753,483	693	36,817	\$56,884,686	0.7%	83
Commercial	\$95,316,006	217	781,702	\$27,664,436	14.7%	78
Tax Exempt	\$1,251,000	203	2,690	\$1,251,000	0.1%	121
Unknown	\$1,931,000	1	18,740	\$1,931,000	0.4%	23
Vacant	\$23,379,572	281	23,918	\$23,368,079	0.5%	163
Blank	0	0	0	0	0%	14
Grand Total	\$1,573,948,546	3,206	5,305,962	\$578,692,479	100%	3,182

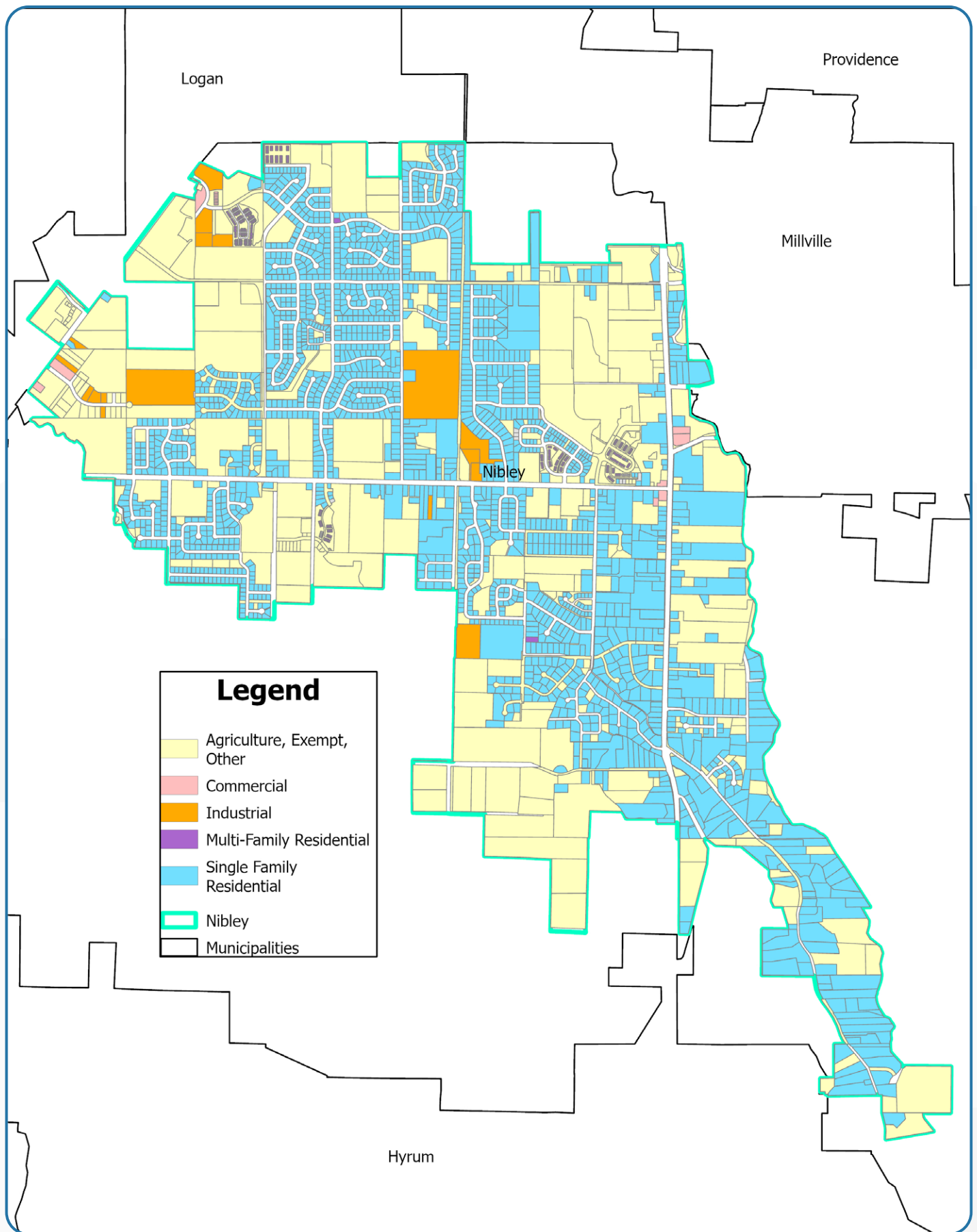


FIGURE 30: Existing Property Types within Nibley City

Competitive Market Sites

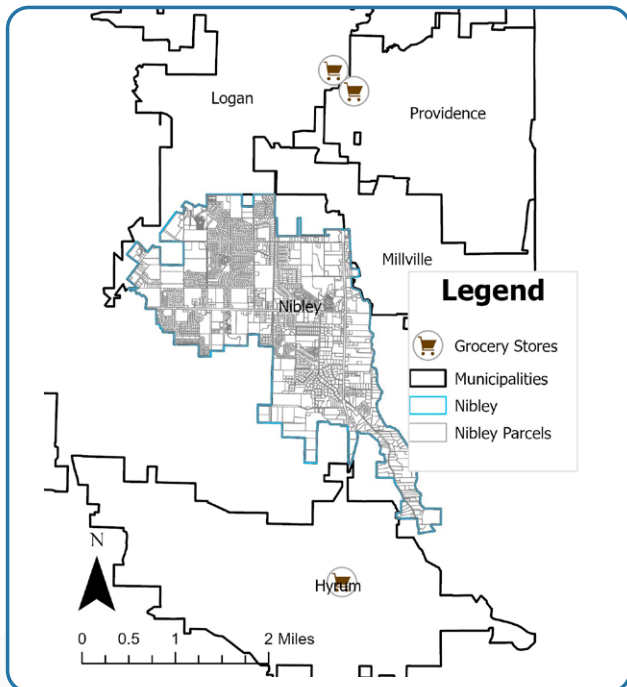


FIGURE 31: Competitive Market Sites

There are several competitive markets in the communities surrounding Nibley. **Figure 31** includes three neighborhood scale retail sites containing grocery stores. Logan and Providence both hold competitive sites. Just south of Nibley, Hyrum has a small competitive market. It is important to note that there are other competitive sites other than the grocery sites depicted in the figure below for the purposes of this analysis.

A one- and two-mile buffer of grocery sites in the valley is shown in **Figure 32**. This illustrates that existing competitive markets barely reach Nibley and highlights the City's growth potential. Future commercial growth will continue to follow rooftops.

Employment

US Census On the Map data for 2022 illustrates 195 residents both live and are employed within Nibley while 1,451 of those who work in the City live elsewhere and 3,060 residents of the City are employed outside of the City, demonstrating a larger proportion of residents leaving the City for work.

2025 WFRC TAZ employment projections estimate the total job count in Nibley is 2,816 which is notably higher than the Census estimate. The TAZ data illustrates that the City will experience an increase in the percentage of total employment. All categories of jobs will experience an increase with non-typical jobs (agriculture, construction, mining, and home-based jobs) increasing the most. Office jobs (office, health care, government, and education) are expected to increase at the smallest margin.

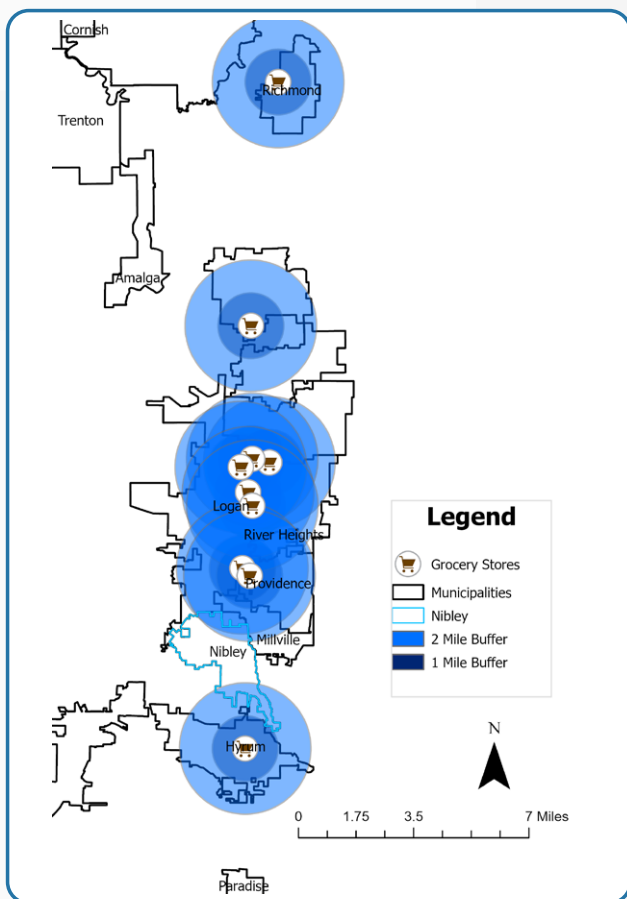


FIGURE 32: Cache County Grocery Sites

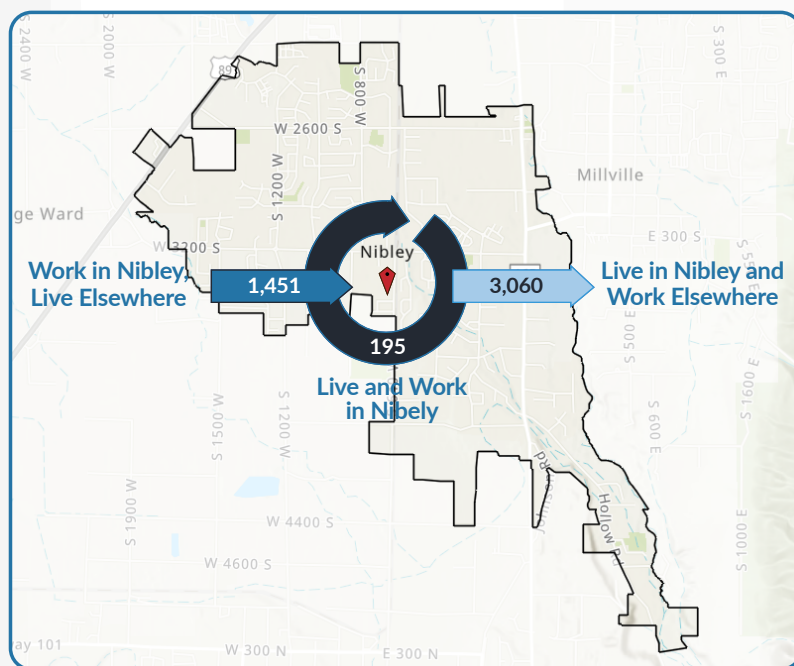


FIGURE 33: US Census 2022 On the Map Data Illustration

TABLE 16: NIBLEY PROJECTED EMPLOYMENT BY CATEGORY

	Employment				Growth (2025–2050)	
	2025	2030	2040	2050	Numeric Increase	Percent Increase
Industrial Jobs	714	721	787	857	143	16.7%
Non-Typical Jobs	854	940	1,100	1,252	398	31.8%
Office Jobs	526	558	577	560	34	6.1%
Retail Jobs	722	918	505	759	37	4.9%
Nibley Total	2,816	3,137	2,969	3,428	612	17.9%

Source: Wasatch Front Regional Council, Traffic Area Zone Projections

Regional Growth and Employment

As shown in [Figure 1](#), the City’s population is projected to continue to increase through 2050, reaching 17,800 persons per General Plan estimates

The population and employment in Cache County will also continue to grow. Although employment in Nibley is projected to grow by 21.7%, the total growth makes up 2.3% of the county’s employment growth. Many of the less populated cities in Cache Valley will also see their workforce grow by a high percentage, but the majority of the growth in employment will happen in Logan City. It is important to note that this data represents employment populations within a community and not the amount of workforce living within a community.

TABLE 17: CACHE COUNTY CITIES PROJECTED EMPLOYMENT

	Employment				Growth	
	2025	2030	2040	2050	Numeric	%
Amalga	646	688	782	1,037	390	60.4%
Clarkston	71	74	85	89	19	26.5%
Cornish	102	102	104	130	28	27.6%
Hyde Park	2,030	2,174	2,500	2,554	524	25.8%
Hyrum	4,687	4,973	5,587	6,389	1,702	36.3%
Lewiston	1,030	1,087	1,210	1,488	458	44.4%
Logan	53,826	57,006	64,799	70,931	17,104	31.8%
Mendon	259	284	288	250	(9)	-3.6%
Millville	823	873	968	1,259	436	53.0%
Newton	131	131	172	189	58	44.4%
Nibley	2,816	3,138	2,969	3,427	611	21.7%
North Logan	10,159	10,836	11,822	12,611	2,451	24.1%
Paradise	98	104	127	163	65	66.1%
Providence	3,859	4,143	4,557	4,987	1,128	29.2%
Richmond	1,110	1,166	1,313	1,562	452	40.7%
River Heights	1,186	1,234	1,368	1,517	331	27.9%
Smithfield	4,455	4,766	5,474	5,150	695	15.6%
Trenton	119	123	135	150	31	26.4%
Wellsville	1,079	1,150	1,298	1,515	436	40.4%
Total	88,487	94,051	105,557	115,398	26,911	30.4%

Source: WFRC TAZ All job projections

Supportable Commercial Zoning

To determine the supportable commercial zoning within Nibley, this analysis evaluates future taxable sales growth and per capita spending by sector. This analysis provides an estimate of supportable acreage by the following categories: general retail, industry, services, and total commercial acreage.

~~The supportable commercial zoning methodology employed in this analysis utilizes estimated per capita spending of \$7,417 in Nibley. Assuming a new population of 9,549 residents (2024 – 2050) within the City using the General Plan estimates, the total supportable commercial zoning is estimated at approximately 177K – 236K SF. There are several factors that go into the sales volume Per SqFt of gross living area. It can vary by community or nature of the business. Because of this, 2 different numbers for sales volume have been used to estimate a range of supportable commercial square footage as shown in Table 18. This analysis assumes a median sales volume of \$300 and \$400 per square foot of gross leasable area (GLA) and floor area ratios (FAR) of 0.20 and .18.~~



The supportable commercial zoning methodology employed in this analysis utilizes estimated per capita spending of \$7,417 in Nibley. Assuming a new population of 9,549 residents (2024 – 2050) within the City using the General Plan estimates, the total supportable commercial zoning is estimated at approximately **177K – 236K SF**. There are several factors that go into the sales volume Per SqFt of gross living area. It can vary by community or nature of the business. Because of this, 2 different numbers for sales volume have been used to estimate a range of supportable commercial square footage as shown in **Table 18**. This analysis assumes a median sales volume of \$300 and \$400 per square foot of gross leasable area (GLA) and floor area ratios (FAR) of 0.20 and .18.

TABLE 18: SUPPORTABLE COMMERCIAL ZONING BASED ON PER HOUSEHOLD SPENDING HIGH VOLUME ESTIMATE

Analysis Based on Per Capita Spending	General Retail	Industry	Services	Other	Total
Per Capita Spending (County Income Adjusted)	\$4,591	\$1,231	\$991	\$604	\$7,417
New Population Growth (2050)	9,549	9,549	9,549	9,549	9,549
Total New Spending	\$43,838,921	\$11,751,160	\$9,467,164	\$5,765,569	\$70,822,814
Median Sales Volume Per Sq.Ft. of GLA	\$400	\$400	\$400	\$400	\$400
Supportable SF	109,597	29,378	23,668	14,414	177,057
General Commercial Floor to Area Ratio	0.20	0.20	0.20	0.20	0.20
Acres Supportable (Based on State per HH Spending)	12.6	3.4	2.7	1.7	20.3
Median Sales Volume Per Sq.Ft. of GLA	\$300	\$300	\$300	\$300	\$300
Supportable SF	146,130	39,171	31,557	19,219	236,076
General Commercial Floor to Area Ratio	0.18	0.18	0.18	0.18	0.18
Acres Supportable (Based on State per HH Spending)	18.6	5.0	4.0	2.5	30.1

It is likely that commercial growth will develop around existing neighborhood scale retail, which provides personal services, food services, gas and lodging and general retail purchases. It is expected that the area will continue to see development in small-scale office development as well, as shown in the comparison of average retail development requirements in **Table 19**. With a population of less than 20,000 residents and competition from neighboring communities, expansion will be limited to neighborhood scale developments.

TABLE 19: TYPICAL RETAIL DEVELOPMENT REQUIREMENTS					
Type of Center	Leading Tenant	Typical	General Range in GLA	Usual Minimum Size in Acres	Approximate Minimum Population Required
Neighborhood	Supermarket	60,000	30,000 – 100,000	3 – 10	3,000 – 40,000
Community	Supermarket, drugstore/ pharmacy, discount department store, mixed apparel	180,000	100,000 – 400,000	10 – 30	40,000 – 150,000
Regional	One or two full line department stores	600,000	300,000 – 900,000	10 – 60	150,000 or more
Super Regional	Three or more full line department stores	1,000,000	600,000 – 2,000,000	15 – 100 or more	300,000 or more

Source: Urban Land Institute, Retail Development, 4th ed.

Barriers to Entry

Some commercial development may be impacted by factors that serve as barriers toward unconstrained commercial growth within the community. These barriers may include growth in online sales, City ordinances, development costs, or geographic challenges. Future commercial development in Nibley may be hindered by these types of barriers. The following paragraphs discuss some of the barriers to entry that may exist within the City.

Shift to Online Sales

Online sales will continue to impact the traditional brick-and-mortar approach. The US Census Bureau’s estimate of retail e-commerce sales as percent of total quarterly retail sales continues to rise, increasing from nearly 6.9 percent in 2015 to 16.1 percent during the first quarter in 2025.²

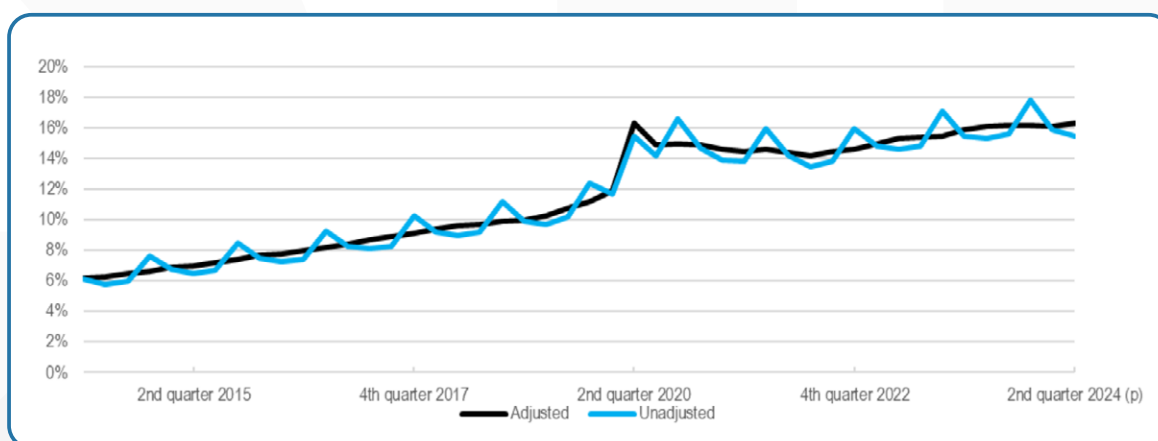


FIGURE 34: Quarterly U.S. Retail E-commerce Sales as a % of Total Quarterly Retail Sales

² Source: 2015 Annual Retail Trade Report <https://www.census.gov/retail/index.html>

Monthly retail sales figures by the Census Bureau show sales from non-store retailers like Amazon, eBay, QVC, and Alibaba increased 6.9 percent from 2023 to 2024.³ This will likely result in a shift from location-based retail to online purchases. Methods to promote increased commercial development include:

- Allow for more residential development and population growth;
- Provide development incentives;
- Promote niche markets that will capture sales from surrounding communities;
- Remove barriers to entry; and,
- Promote other types of commercial development (industrial, tech, office, etc.).

Although taxable sales in Nibley and Cache County are following the national trend of shifting toward online sales, a significant portion still occurs through traditional retailers. Non-store retailers account for only 7.92% of the County's total sales, ranking as the 4th largest sales category. The categories listed in **Table 20** continue to contribute to local sales, highlighting potential sectors for future economic development initiatives. Retail - food and beverage stores consist of grocery stores and supermarkets while food services & drinking places encompass restaurants, bars, and catering establishments.

TABLE 20: TOP TAXABLE SALES SECTORS IN CACHE COUNTY			
	Detailed Sector	Taxable Sales CY 2024	% Total Sales
1	Retail-General Merchandise Stores (452,455)	\$362,637,623	10.97%
2	Retail-Food & Beverage Stores (445)	\$349,581,013	10.58%
3	Retail-Motor Vehicle & Parts Dealers (441)	\$301,058,335	9.11%
4	Retail-Nonstore Retailers (454)	\$261,831,782	7.92%
5	Food Services & Drinking Places (722)	\$234,082,860	7.08%

Source: Taxable Sales

Land Cost

Another barrier to entry may be the cost of land. A comparison of the total market value of land within Cache County versus Nibley City may illustrate the land value disparity. The total market value of all land within Cache County is approximately \$13.9B. With a total of 487K acres of land, this equals around \$28K per acre. This data may be impacted by higher ratios of undevelopable, exempt, government, forest or other lower valued lands that are not as prevalent within a City. Nibley's estimated market land value per acre is \$180K.

Although Nibley's land value is higher than the county average, it remains cheaper than the neighboring cities Logan and Providence offering a potential economic development advantage. While Hyrum has a slightly lower land value, Nibley's closer proximity to larger populations strengthens its position for supporting commercial development.

TABLE 21: COMPARISON OF MARKET LAND VALUES			
2024	Total Acres	Market Land Value	Market Value Per Acre
Cache County	487,264	\$13,918,129,882	\$28,564
Nibley	3,206	\$578,692,479	\$180,502
Logan	12,002	\$3,559,971,480	\$296,615
Providence	2,741	\$791,181,104	\$288,647
Hyrum	5,219	\$886,013,016	\$169,767

Source: UGRC Cache County Parcels

³ Source: U.S. Census Bureau, Retail Indicators Branch

Development Cost: Impact Fees

Many communities within Utah assess impact fees to offset the cost of needed infrastructure related to growth. Total impact fees vary from community based on level of service, age of infrastructure, proportional allocation of buy-in to new facilities, and the inclusion of financing mechanisms and inflation. While impact fees can be a barrier to limiting economic growth, municipalities have tools to mitigate this impact. These include waiving or reducing impact fees, establishing redevelopment areas to fund infrastructure, or allowing development to provide information that may result in a reduced fee.

Location

The City is located along Highway 89 and SR-165.⁴ Average Annual Daily Trips (AADT) along these roadways range from 27,000 trips on Highway 89 and 21,000 trips on Main St (SR-165). However, the City is not adjacent to a major interstate. Proximity to a regional transportation network allows communities to attract larger developments like distribution centers or industrial centers, which in turn stimulate job growth and spending.

Lower Population and Rooftops

The City's population is projected to continue to increase through 2050, reaching 17,600 persons⁵. The population in Cache County is projected to reach 201,573⁶ with the concentration increasing in the Logan vicinity.

SWOT Analysis

Strengths

Nibley's primary strengths lie in its ongoing growth and residential development, supported by a high level of service (LOS) for parks, recreation, water, and sewer. The flat and developable land offers potential for future expansion, while proximity to Utah State University, recreation areas, and other amenities increase Nibley's appeal. The City has a strong sense of community with a rich history and a younger population with higher-than-average education and income levels. Additionally, the location along state roads provides accessibility, and the presence of a diverse economy that includes home-based businesses contributes to its resilience.

Weaknesses

Despite these strengths, there are identifiable weaknesses. The lack of a defined downtown area limits commercial identity and activity. The continued growth places pressure on services and facilities. There is limited industrial land available for development, which restricts non-residential growth opportunities. Economic development has been slow to match the pace of residential growth, and competition from nearby communities has further challenged the City's efforts to expand its commercial base. Additionally, the high number of residential units along major routes has created potential issues with traffic, safety, and land use ratios.

Opportunities

Nibley has several opportunities to pursue. Economic development, programs, and incentives could attract new businesses and diversify the local economy. Enhancing partnerships with community service providers and developers could strengthen growth management and improve amenities. Downtown revitalization efforts would help establish a more defined commercial core and create a community area that fosters engagement and identity. The future annexation planning could strategically guide future expansion and available opportunities. The City also has opportunities to strengthen relationships with regional organizations such as BRAG.

Threats

With all the growth and opportunities, there are also potential threats that Nibley must address. A high-water table presents a flooding threat and challenges for construction and infrastructure. The predominance of residential land use could limit fiscal sustainability, and economic competition from the established surrounding communities may inhibit growth. Continued residential development without adequate balance could strain local services and infrastructure.

Rising housing costs risk reducing affordability, and uncertainty from state legislation or one-size-fits-all policy approaches could disrupt local planning efforts.

⁴ UDOT

⁵ Master plan

⁶ WFRC TAZ

Implementation

1. Ensure Financial Sustainability

- a. Address revenue and expenses in the City's general fund and financial plan. Economic development directly influences the ability and sources used to generate revenue.

2. Coordinate with Economic Development Entities

- a. Increase coordination with economic development and planning entities (BRAG) with a focus on the local workforce (USU & Bridgerland).

3. Focus Commercial Growth in Key Nodes, with Buffers

- a. Existing and future key development areas include Highway 89, Main Street, the Town Center, 3200 South, and the 4400 South corridor. Positioned between Nibley and Hyrum, 4400 South offers rail access and potential for industrial or mixed-use development. Existing users already generate significant truck traffic.

4. Maintain Economic Development Focus

- a. Complete and update Economic Development Strategic plan with established resources and partnerships.

5. Increase Housing Supply to Match Demand

- a. Increase housing through higher densities near commercial areas with mixed-use and other residential as indicated in the proposed future land use map.
- b. City should promote housing options to ensure sustainable growth.

Additional Economic Development Financing Tools

There are a wide variety of tools and incentives available to help achieve economic development goals. Below is a brief description of several resources available to the City.

Redevelopment Areas – Tax Increment Financing

Tax increment financing ("TIF") is the most widely used tool for economic development in the State of Utah. The creation of CRAs, or historically URA, EDA or CDAs, provides a source of financing redevelopment through the creation of tax increment. Redevelopment agencies negotiate with taxing entities to share a portion of the property tax that is generated by new development in a certain area for a specific length of time.

Tax Increment Revenue Bonds

Tax Increment Revenue Bonds allow redevelopment agencies to pledge tax increment funds to repay the debt service. The projected tax increment is often discounted by the bond market, as the tax increment is the only source to repay the bonds, and project areas have little to no tax increment at the beginning of a new project. These bonds are generally more difficult to sell, due to the risk of repayment.

Revolving Loan Funds and Grants

A revolving loan fund is a source of money from which loans are made for small business development projects. A loan is made to a business and as repayments are made, funds become available for future loans to other businesses. This tool is mainly used to finance local, expanding, or small businesses within the community.

The funds used to create a revolving loan fund may have rules governing the program design. For example, the Department of Housing and Urban Development has specified rules for Community Development Block Grants. Matching grants or revolving loan funds have been very successful in various communities throughout Utah. Dilapidated areas within the City may benefit from creating a revolving loan fund that would encourage the upgrade of facades and other building renovations. Most businesses see increased traffic from improvements to their properties.

Business Improvement Districts

A business improvement district (BID) is a public-private partnership that allows for additional taxes to be collected from businesses within a designated area. The taxes generated by a BID are used for public improvements based on the concept that well-maintained public spaces will increase commerce. BIDs are managed by nonprofit corporations created by the district. BIDs allow

businesses to share the costs to increase business activity within the community through joint ventures including 1) joint marketing, 2) ad campaigns, 3) events in the district area, and 4) planning for parking and facility improvements. The City may contribute through facilitation of meetings at municipal buildings, advertising on municipal websites, etc.

Sales Tax Incentives

For strong destination retail anchors, the City may offer a sales tax incentive for a period of time. The City should consider sales tax incentives on a case-by-case basis. This should only be considered for a major tax-generating retailer or to retain a current major tax-generating business.

Special Assessment Bonds

Special Assessment Bonds allow a governmental entity to designate a specific area which will be benefited by public improvements and levy a special assessment, like a tax lien, to finance the public improvements. This assessment is then used to repay the debt service. Usually, only the property owners receiving the benefit from the improvements are assessed the costs.

Special Assessment Bonds may not be created if 50 percent or more of those liable for the assessment payment protest its creation. These bonds usually have a higher interest rate than the other bonds discussed in this

section. All improvements must be owned by the issuer and repayment cannot exceed twenty years. The main advantage to these bonds is: 1) no bond election required, 2) only benefited owners pay for the improvements, and 3) limited risk to the City.

Municipal Building Authority Lease Revenue Bonds (“MBA”)

Cities, counties, and school districts are allowed to create a non-profit organization solely for the purpose of accomplishing the purpose of acquiring, constructing, improving, and financing the cost of a project on behalf of a public body that created it. Normally, MBA bonds are used to construct municipal buildings, however MBA bonds have been used to finance parks and recreation facilities as well. The legal limitation on MBA bonds issued is 40 years.

Sales Tax Revenue Bonds

Sales tax revenues can be utilized as a sole pledge for the repayment of debt. These bonds do not require a bond election and are often used for the acquisition and construction of any capital facility owned by the issuing entity. The bond market usually requires a higher debt service ratio of at least two or three times the revenue to debt.



X. APPENDICES

Appendix A – Growth Scenarios

Appendix B – Housing Development and
Analysis Resources

Appendix C – Nibely General Plan Survey
Results

Appendix A — Growth Scenarios

SCENARIO 1: GROWTH AS-IS



OVERVIEW

DESCRIPTION:

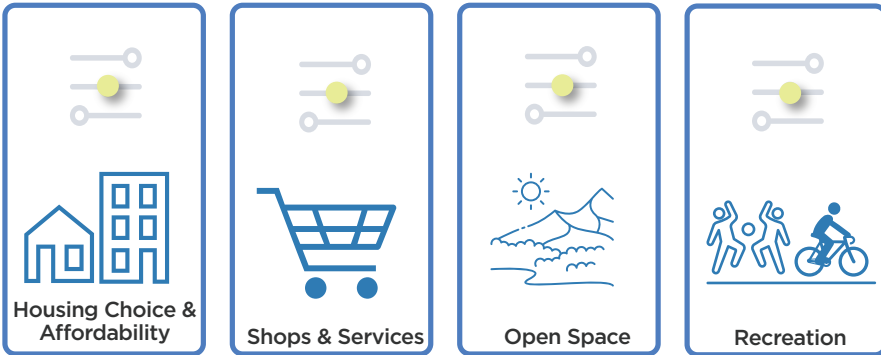
Continue current pattern of growth.

CONSIDERATIONS:

- ✓ Familiar development pattern
- ✓ Supports demand for single-family housing
- ✗ Leads to land sprawl and fewer open space preservation opportunities
- ✗ Limits economic development and future shops and services

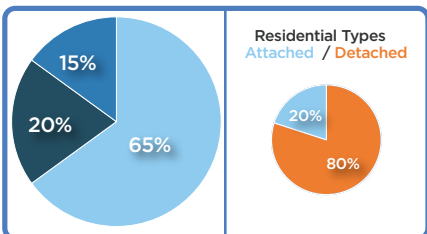
QUALITY OF LIFE METRICS

● Low ● Medium ● High

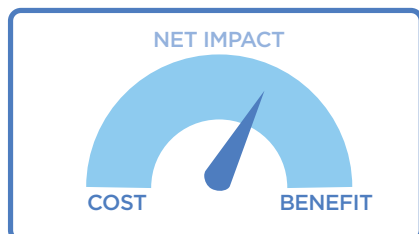


LAND USE MIX

▾ Commercial ▾ Residential ▾ Open Space



TAX IMPACT



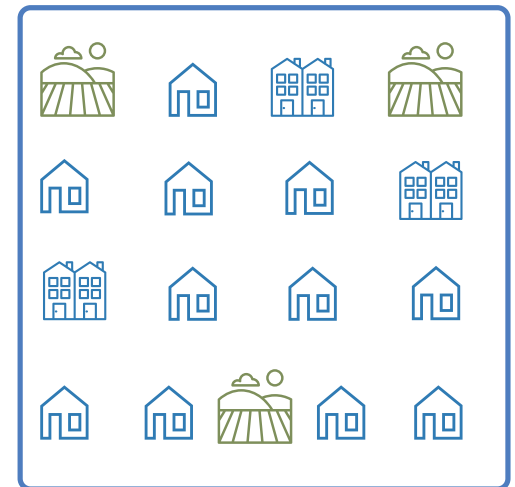
SCENARIO ELEMENTS

HOUSING

Blend of detached and attached units



GROWTH PATTERN



ACCESS TO AMENITIES

DAILY NEEDS AND ESSENTIALS

Groceries, pharmacies, banks

HEALTHCARE

Clinics, childcare, senior services

DINING AND RETAIL

Restaurants, shops, and local businesses

RECREATION AND CULTURAL

Gyms, parks, arts and entertainment

OPEN SPACE

Emphasis on opportunistic open space preservation as future growth occurs.



SCENARIO 2: COMPACT / CENTERED GROWTH



OVERVIEW

DESCRIPTION:

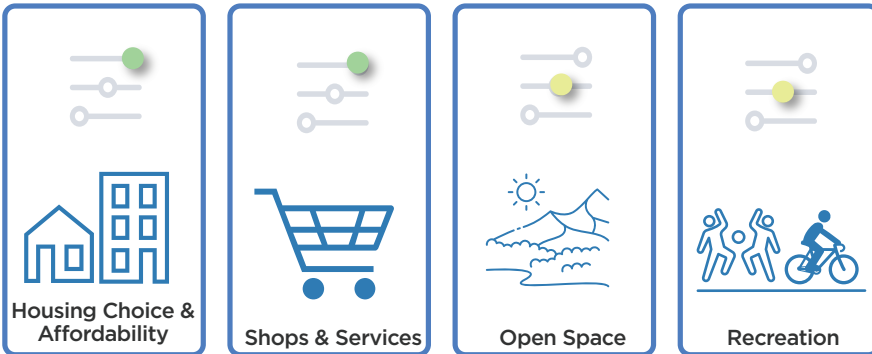
Focus growth into a town center that supports walkability, housing variety, and local businesses.

CONSIDERATIONS:

- ✓ Supports community building
- ✓ Encourages growth of local business
- ✓ Preserves open space and rural edges
- ✗ Less familiar patterns of development
- ✗ Requires major zoning and policy change

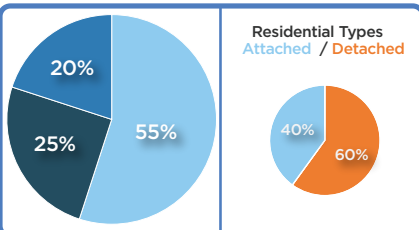
QUALITY OF LIFE METRICS

● Low ● Medium ● High

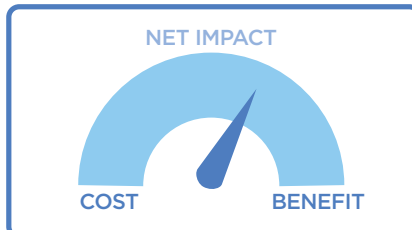


LAND USE MIX

▾ Commercial ▾ Residential ▾ Open Space



TAX IMPACT



SCENARIO ELEMENTS

HOUSING

Blend of detached and attached housing with retail services integrated



GROWTH PATTERN



ACCESS TO AMENITIES

DAILY NEEDS AND ESSENTIALS

Groceries, pharmacies, banks

HEALTHCARE

Clinics, childcare, senior services

DINING AND RETAIL

Restaurants, shops, and local businesses

RECREATION AND CULTURAL

Gyms, parks, arts and entertainment

OPEN SPACE

Emphasis on open space preservation at edges of city. Large swaths of land preserved for agricultural use.



SCENARIO 3: LOW INTENSITY GROWTH



OVERVIEW

DESCRIPTION:

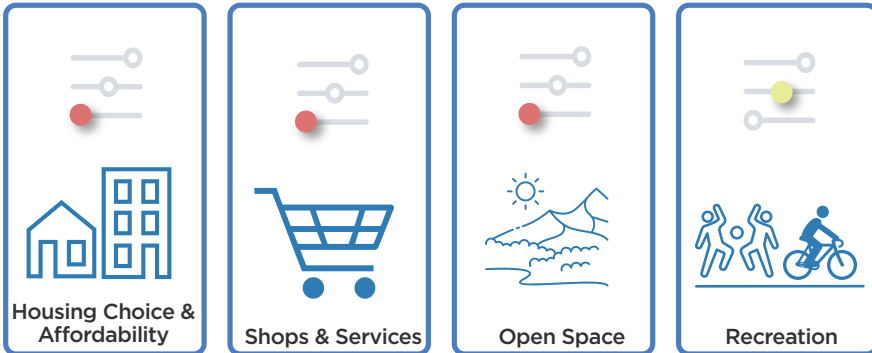
Limit density to preserve Nibley's rural character and minimize additional growth.

CONSIDERATIONS:

- ✓ Preserves rural character
- ✓ Maintains low traffic on local roads
- ✗ Limits housing supply and affordability
- ✗ Limits close access to shops, services, and local jobs

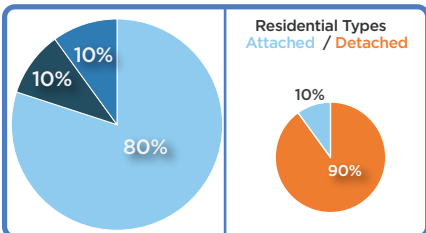
QUALITY OF LIFE METRICS

● Low ● Medium ● High

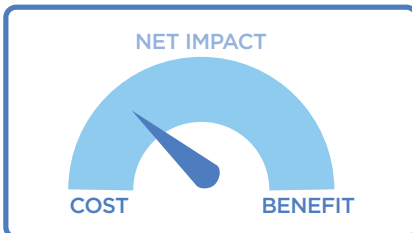


LAND USE MIX

▾ Commercial ▾ Residential ▾ Open Space



TAX IMPACT



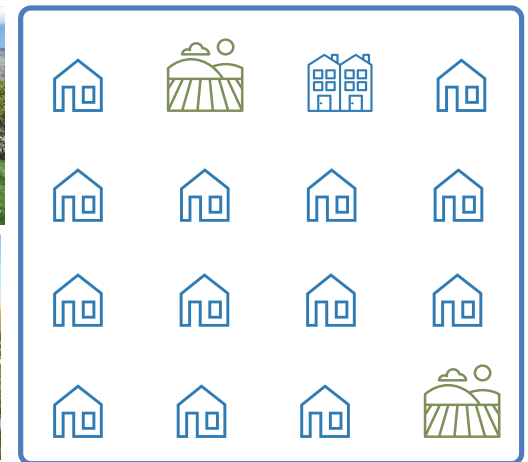
SCENARIO ELEMENTS

HOUSING

Emphasis on detached housing units



GROWTH PATTERN



ACCESS TO AMENITIES

DAILY NEEDS AND ESSENTIALS

Groceries, pharmacies, banks

HEALTHCARE

Clinics, childcare, senior services

DINING AND RETAIL

Restaurants, shops, and local businesses

RECREATION AND CULTURAL

Gyms, parks, arts and entertainment

OPEN SPACE

Reduced land available for agricultural preservation and open space as residential development occurs at lower densities.



SCENARIO 4: CONNECTED & ACTIVE COMMUNITIES



OVERVIEW

DESCRIPTION:

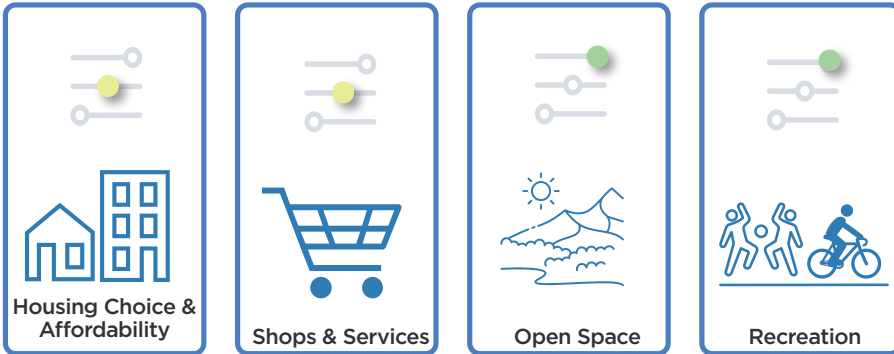
Grow through neighborhoods built around parks, trails, and local gathering places.

CONSIDERATIONS:

- ✓ Fosters a strong sense of community by supporting active living
- ✓ Provides walkable and bikeable neighborhoods with high access to open spaces and recreation
- ✗ Requires complex planning and coordination
- ✗ Less emphasis on a concentrated town center

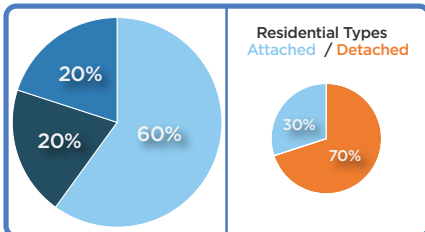
QUALITY OF LIFE METRICS

● Low ● Medium ● High

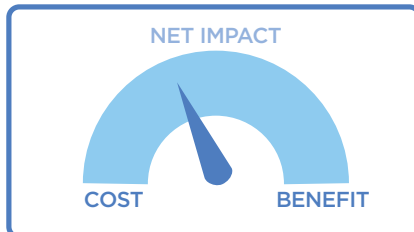


LAND USE MIX

▾ Commercial ▾ Residential ▾ Open Space



TAX IMPACT



SCENARIO ELEMENTS

HOUSING

Blend of detached and attached housing clustered in neighborhood centers



GROWTH PATTERN



ACCESS TO AMENITIES

DAILY NEEDS AND ESSENTIALS

Groceries, pharmacies, banks

HEALTHCARE

Clinics, childcare, senior services

DINING AND RETAIL

Restaurants, shops, and local businesses

RECREATION AND CULTURAL

Gyms, parks, arts and entertainment

OPEN SPACE

Preservation for public use. Emphasis on trails, pathways and outdoor recreation access.



WHAT IS A GENERAL PLAN?

A guiding document for the future of our community.

TOPIC AREAS:

- Growth Management
- Housing
- Transportation
- Environmental
- Water Preservation
- Land Use
- Open Space
- Economic Development



WHAT DOES THE GENERAL PLAN AIM TO ESTABLISH?

- A Statement of Vision
- A Set of Community-Wide Goals
- A Preferred Scenario for Future Growth
- A Decision-Making Guide for Development
- An Implementable Framework for More Specific Planning

WHAT IS INCLUDED IN A GENERAL PLAN?

GOALS: What the community hopes to achieve.

POLICIES: Guidelines for how decisions should be made.

OBJECTIVES: Measurable steps to reach each goal.

MAPS & DIAGRAMS: Illustrating future land use and growth.

STRATEGIES FOR IMPLEMENTATION: A guide for realizing the vision over time.

Appendix B — Housing Development and Analysis Resources

APPENDIX B - HOUSING DEVELOPMENT AND ANALYSIS RESOURCES

Numerous programs are available to encourage the development and preservation of affordable housing at all income levels. The following are resources available to the City to facilitate housing strategies, evaluate housing initiatives, and develop new perspectives on housing affordability. Some tools may require the City to identify funding sources to support local programs, and while these programs are available in the region, specific implementation and eligibility may vary.

Bear River Association of Governments (BRAG)

BRAG is a Multicounty association serving Box Elder, Cache and Rich Counties. BRAG provides programs and services for low-income households, seniors, and people with disabilities. They also offer regional economic planning and emergency assistance. Funding for these programs is primarily provided by federal and state grants.

Example Programs:

- Heat utility assistance
- Housing choice voucher program
- Homelessness services
- Self-reliance through employment and training

Community Development Block grant (CDBG) via Brag

The Community Development Block Grant (CDBG) is federally funded by HUD and administered by the State and regional associations such as BRAG. The program benefits low to moderate-income renters, first-time buyers, and community infrastructure. Objectives of the program include housing rehabilitation, down payment assistance, and infrastructure that supports housing. This funding helps the City improve housing conditions, availability, and affordability.

Housing Choice Voucher Program via Brag

The Housing Choice Voucher (HCV) program (often called “Section 8”) is HUD’s primary rental assistance for low-income households. Vouchers are federally funded but administered locally by Public Housing Agencies (PHAs). In Cache Valley, BRAG has a housing authority that administers the program.

Eligible households rent units in the private market. BRAG pays a subsidy directly to the landlord, and tenants pay about 30 percent of their adjusted income toward rent. At the start of a lease, they may pay up to 40 percent if the rent is above the payment standard. Public Housing Agencies set payment standards, usually between 90 and 110 percent of HUD Fair Market Rents or Small Area Fair Market Rents.

Eligibility is based on income limits, household size, and citizenship/eligible immigration status. By federal rule, at least 75% of households admitted each year must be extremely low-income ($\leq 30\%$ of area median). Waitlists are common, and applicants may apply to multiple PHAs.

Other State/Federal Programs

Olene Walker Housing Loan Fund

The Olene Walker Housing Loan Fund (OWHLF) is Utah’s state affordable-housing fund. It’s administered by the Department of Workforce Services’ Housing & Community Development Division and governed by the OWHLF Board. The board has 14 voting members representing local government, lending, builders, rental housing, advocacy, manufactured/modular housing, rural interests, and transit-oriented development.

By law, OWHLF can fund acquisition, new construction, rehabilitation, land purchase, preservation of existing affordable units, predevelopment grants, mediation programs to prevent evictions, and certain pilots (e.g., low-income ADU loan guarantees; subordinate shared-appreciation loans). It provides grants or below-market loans, with interest based on ability to pay.

Example Programs:

- Multifamily Program: gap financing for 5+ unit rental projects (plus predevelopment grants).
- Rural Single-Family Home Land Revolving Loan: 0% subordinated land/lot-dev loans up to \$25k per home for households $\leq 80\%$ AMI in rural Utah.
- Rural Single-Family Rehabilitation Assistance Grant (forgivable), SFRRP, and HomeChoice (for eligible disabled homebuyers via a partner nonprofit).

USDA Home Loans/ Rural Development

The majority of Cache County (Excluding Logan, Providence, and North Logan) is eligible for USDA home loans. The Section 502 Guaranteed Loan Program provides financing without requiring down payment in qualifying areas.

Neighborhood nonprofit organizations housing corporation (NNHC)

NNHC is a nonprofit based in Logan that focuses on providing affordable housing to people in Cache Valley and surrounding areas

Example programs

- Owner-builder program - Families build their own home and earn “sweat-equity” from the savings of doing the work themselves. Financed through USDA Rural Development.
- HomeChoice- offers a second mortgage to reduce payment of households with a resident who has a disability, 1% interest rate. It is funded by OWHLF.
- Counseling services before purchase, reverse mortgage counseling, and credit counseling
- Developed communities with affordable rental properties for individuals, families, people with disabilities, and senior citizens

Land Use Academy of Utah (LUAU)

Missing Middle Housing Toolkit

The Land Use Academy of Utah (LUAU), is a statewide uniform and comprehensive online land use website resource to train, inform, and educate elected and appointed officials in statutory land issues and best planning practices. LUAU provides the Missing Middle Housing (MMH) Toolkit, where all communities in Utah can learn about, consider, plan for, and implement more housing options tailored to their city or town. The Toolkit is continually updated with new and enhanced resources.

Appendix C — Nibley General Plan Survey Results

Constant Contact Survey Results

Campaign Name: Nibley General Plan Survey Draft

Survey Starts: 945

Survey Submits: 440

Export Date: 08/16/2025 12:29 AM

CHECKBOXES

What is your connection to Nibley? (Check all that apply)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
I live here			433	98%
I work here			39	8%
I own a business here			14	3%
I visit regularly			9	2%
Other			3	0%
Total Responses			441	100%

CHECKBOXES

What are the three most important priorities for Nibley's future? (Select up to 3)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Affordability / Providing more diverse housing options			77	17%
Managing growth and development			288	66%
Expanding parks, open space, and recreation programs			272	62%
Improving roads and traffic flow			121	27%
Supporting local businesses and economic growth			94	21%
Preserving the small-town feel			323	74%
Enhancing public safety			73	16%
Other			21	4%
Total Responses			436	100%

RANK ORDER

Please rank the following statements as a reflection of your priorities for Nibley's future (1 most important, 5 least important)

Answer Choice	Average Rank	Ranked 1	Ranked 2	Ranked 3	Ranked 4	Ranked 5
Trails, Parks & Recreation "A connected, family-friendly community with safe walking and biking routes, quality parks, and access to open space for all residents."	2.03	160 (36%)	161 (37%)	66 (15%)	33 (7%)	13 (3%)
Housing & Affordability "A city that provides a range of housing choices for all ages and incomes, allowing families to stay, grow, and thrive in Nibley."	3.38	40 (9%)	68 (15%)	99 (22%)	138 (31%)	88 (20%)
Economic Growth & Local Business "A city that supports local businesses, brings in new commercial opportunities, and offers more ways to live, work, and shop within Nibley."	3.12	40 (9%)	77 (17%)	139 (32%)	145 (33%)	32 (7%)
Agricultural Roots & Heritage "A community that preserves its agricultural heritage and open spaces while welcoming thoughtful, small-scale growth that fits Nibley's rural character."	2.23	168 (38%)	103 (23%)	71 (16%)	77 (17%)	14 (3%)
None of the Above	4.24	25 (5%)	24 (5%)	58 (13%)	40 (9%)	286 (66%)
Total Responses	433					

RANK ORDER

Nibley is projected to continue to grow substantially in the coming years. Please rank which of the following best reflects your vision for growth in Nibley's future? (1 best, 5 least)

Answer Choice	Average Rank	Ranked 1	Ranked 2	Ranked 3	Ranked 4	Ranked 5
Growth As Is "Continue current growth patterns"	3.65	14 (3%)	37 (8%)	126 (29%)	162 (37%)	91 (21%)
Compact / Centered Growth "Focus growth into a town center that supports walkability, housing variety, and local businesses"	3.00	44 (10%)	106 (24%)	130 (30%)	104 (24%)	46 (10%)
Growth through Connected and Active Neighborhoods "Grow through neighborhoods built around parks, trails, and local hubs"	2.14	124 (28%)	181 (42%)	82 (19%)	26 (6%)	17 (3%)
Low Growth "Limit growth to preserve Nibley's rural character and minimize new development"	2.06	228 (53%)	66 (15%)	40 (9%)	74 (17%)	22 (5%)
None of the above	4.14	20 (4%)	40 (9%)	52 (12%)	64 (14%)	254 (59%)
Total Responses	430					

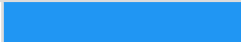
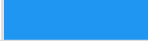



MULTIPLE CHOICE

Which of the following statements best reflects your view on future housing in Nibley?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
We need a wider range of housing types to support young families, seniors, and others with different needs			49	11%
I support dense housing in certain areas if it helps preserve farmland and open space elsewhere			26	5%
I support some growth, but only if infrastructure can keep pace			95	21%
New housing should prioritize maintaining the traditional character of Nibley			103	23%
I'm concerned about any further housing growth			145	33%
I don't have a strong opinion			18	4%
Total Responses			436	100%

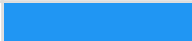
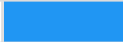
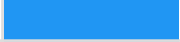


NUMERIC SCALE

Allow for a higher concentration and wider variety of housing types near commercial services.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Oppose)			151	34%
2			93	21%
3			103	23%
4			49	11%
5 (Strongly Support)			38	8%
Mean	2.38			
Median	2.00			
Total Responses			434	100%



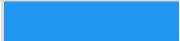

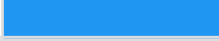
NUMERIC SCALE

Allow smaller lot sizes for certain areas for starter homes

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Oppose)			117	27%
2			74	17%
3			108	25%
4			80	18%
5 (Strongly Support)			53	12%
Mean	2.72			
Median	3.00			
Total Responses			432	100%

NUMERIC SCALE

Requiring a majority of housing to be owner occupied, with a portion dedicated as affordable to moderate income households

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Oppose)			27	6%
2			44	10%
3			109	25%
4			119	27%
5 (Strongly Support)			136	31%
Mean	3.67			
Median	4.00			
Total Responses			435	100%

NUMERIC SCALE

Reduce, waive, or eliminate impact fees related to moderate income housing

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Oppose)			71	16%
2			59	13%
3			190	43%
4			62	14%
5 (Strongly Support)			50	11%
Mean	2.91			
Median	3.00			
Total Responses			432	100%

NUMERIC SCALE

Rezone areas which allow for the production of housing which is affordable to households earning a moderate income

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Oppose)			97	22%
2			84	19%
3			159	36%
4			62	14%
5 (Strongly Support)			31	7%
Mean	2.64			
Median	3.00			
Total Responses			433	100%

NUMERIC SCALE

Restaurants & Cafes

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1			44	10%
2			51	11%
3			103	23%
4			120	27%
5			117	26%
Mean	3.49			
Median	4.00			
Total Responses			435	100%

NUMERIC SCALE

Grocery Stores & Retail Stores

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Negative Impact)			73	16%
2			54	12%
3			95	21%
4			104	23%
5 (Positive Impact)			109	25%
Mean	3.28			
Median	3.00			
Total Responses			435	100%

NUMERIC SCALE

Office & Professional Services

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Negative Impact)			77	17%
2			89	20%
3			141	32%
4			68	15%
5 (Positive Impact)			58	13%
Mean	2.86			
Median	3.00			
Total Responses			433	100%

NUMERIC SCALE

Recreation & Entertainment

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Negative Impact)			22	5%
2			30	6%
3			86	19%
4			117	26%
5 (Positive Impact)			182	41%
Mean	3.93			
Median	4.00			
Total Responses			437	100%

NUMERIC SCALE

Industrial Park

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Negative Impact)			181	41%
2			107	24%
3			97	22%
4			25	5%
5 (Positive Impact)			23	5%
Mean	2.08			
Median	2.00			
Total Responses			433	100%

MULTIPLE CHOICE

Which of the following approaches to economic development do you most support for our community?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Maintain rural character without pursuing significant development, by increasing taxes if needed to fund services and infrastructure.			87	19%
Pursue more commercial development to broaden the tax base, with the goal of potentially lowering property taxes over time.			54	12%
A balanced approach that allows for some commercial development while preserving key aspects of the community's rural character.			270	61%
None of the above / Unsure			25	5%
Total Responses			436	100%

OPEN QUESTION

What types of stores or services, if located in a Nibley Town Center, would reduce your need to travel to nearby cities?

Restaurants, Grocery store, Hardware store, Car mechanic

Trader Joe's, grocery store

Groceries. Hardware .Otherwise all services are within 10 minutes

The idea of focusing on local business vs chains I'd ridiculous. Clearly whoever wrote the question has never been an owner of a business. You have to get a return on the investment.

304 Response(s)

NUMERIC SCALE

How supportive would you be of a town center that primarily features small, locally-grown businesses that originate in Nibley, rather than chains or businesses from outside the city?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Oppose)			24	5%
2			26	5%
3			125	28%
4			122	27%
5 (Strongly Support)			139	31%
Mean	3.75			
Median	4.00			
Total Responses			436	100%

CHECKBOXES

What kinds of recurring events would you like to see in a town center to keep it active and thriving year-round?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Farmers markets			330	78%
Outdoor concerts or movies			219	51%
Food truck nights			217	51%
Holiday or seasonal festivals			316	74%
Art fairs or craft markets			180	42%
Fitness or wellness events (yoga in the park, etc.)			175	41%
Kids/family activities			319	75%
Other			19	4%
Total Responses			422	100%

NUMERIC SCALE

What is your level of comfort with including a mix of residential housing (such as townhomes or apartments) within or near the town center that also includes businesses, parks, and other amenities?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Strongly Oppose)			133	30%
2			85	19%
3			110	25%
4			61	14%
5 (Strongly Support)			45	10%
Mean	2.54			
Median	2.00			
Total Responses			434	100%

RANK ORDER

Rank in order of importance, which types of open space would you most like to see prioritized in Nibley? (1 most, 5 least)

Answer Choice	Average Rank	Ranked 1	Ranked 2	Ranked 3	Ranked 4	Ranked 5
Undisturbed natural areas/conservation lands for wildlife and environmental protection	2.92	98 (22%)	99 (22%)	68 (15%)	73 (16%)	93 (21%)
Agricultural preservation (fields, pastures, and working farms)	2.70	113 (26%)	103 (23%)	74 (17%)	84 (19%)	57 (13%)
Developed areas for outdoor recreation (i.e. playgrounds and other park amenities, large grass areas for play and organized sports, etc.)	3.07	95 (22%)	65 (15%)	88 (20%)	80 (18%)	103 (23%)
Scenic open lands and view corridors	3.38	33 (7%)	68 (15%)	128 (29%)	106 (24%)	96 (22%)
Trail corridors for walking, biking, etc.	2.94	92 (21%)	96 (22%)	73 (16%)	88 (20%)	82 (19%)
Total Responses	431					

MULTIPLE CHOICE

What is the biggest transportation issue in Nibley?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Traffic congestion			72	16%
Road maintenance			63	14%
Pedestrian & bike safety			99	22%
Public transit options			29	6%
No major concerns			132	30%
Other			37	8%
Total Responses			432	100%

OPEN QUESTION

Provide us with your comments concerning issues and opportunities in Nibley.

I like the idea of a recreation center in Nibley

You can't legislate local farms and local business. Economics will dictate what happens there.

Most of Nibley issues would be solved by eliminating lot size and frontage restrictions and garage rules.

The council members don't listen to the people who voted them.

Test

223 Response(s)

OPEN QUESTION

Please include your name, phone number, and email if you would like the chance to win one of ten \$25 Amazon Gift Cards. If selected, you will be notified to pick up the Gift Card at Nibley City Offices during regular Office hours.

Ryan Cowley
435-232-4577
ryanmcowley88@gmail.com

Pea00007@gmail.com

Jamie Pearce
208-351-2838
Kni04005@gmail.com

258 Response(s)

APPENDIX C - NIBLEY GENERAL PLAN SURVEY RESULTS

What is your connection to Nibley?

- I live here – 433 responses
- I work here – 39 responses
- I own a business here – 14 responses
- I visit regularly – 9 responses
- Other – 3 responses
 - “My dad works for Nibley City” (1)
 - “I worked here” (1)
 - “I have kids here” (1)

What are the three most important priorities for Nibley’s future? (Select up to 3)

- Preserving the small-town feel – 323
- Managing growth and development – 288
- Expanding parks, open space, and recreation – 272
- Improving roads and traffic flow – 121
- Supporting local businesses and economic growth – 94
- Affordability / more diverse housing options – 77
- Enhancing public safety – 73
- Other – 21
 - “Stop high density housing.”
 - “None. My house is in the ‘town center.’ I don’t want a whole bunch of people swarming by my house regularly.”
 - “More police! Speeding on side streets not just 3200.”
 - “Nothing. Stop wasting our tax dollars!!”
 - “Speeding issues through residential streets. No police! Everyone knows and no one cares!!”
 - “Better internet. Only xfinity is available where I live and it is having major issues. Google Fiber would be awesome.”
 - “Trees in the middle of the road making turn lanes way too short.”
 - “Speeding through neighborhoods. Would like 4-way stops at 2600 S 1000 W and Nibley Park Ave and 1000 W, as well as speed humps along 1000 W.”

- “The width of the roads are decided by the different builders which causes confusing patterns and half finished roads. Dangerous and confusing.”
- “The ugly concrete barriers and mountable islands at each intersection along 1200 W. They’re still a safety hazard and do nothing to deter speeding on that road as they were intended to.”
- “Stop building apartments and condos! Valley is over populated.”
- “Walkable cities are a terrible idea and have not worked. They don’t provide enough parking for people that will have at the least 2 cars with no space for visitors.”
- “Improving roads, public safety, growth and development, open space, and pedestrian/ bike friendly neighborhoods to me are all one package. They build on each other...”
- “Not interested”
- “None”

Transportation

Top transportation issues (open-ended): 432 responses

- Pedestrian & bike safety
- Traffic congestion at key intersections
- School zone safety on 2600 S
- Limited east-west connectivity

All Responses:

- “Pedestrian & bike safety”
- “Make school zone on 2600 s and 800 west safer”
- “training needs to be done, in the newsletter and social media posts on using the roundabout during the school zone hours”
- “The road barriers at the intersections and all along 1200 West are dangerous and terrible and should be removed ASAP. The whole road was poorly designed.”
- “Pedestrian & bike safety”
- “The roads aren’t safe for biking. However, there are people in our community that depend on biking to get to work, school, etc. we need protected bike

lanes that connect neighborhoods and businesses. Utah county has excellent examples!"

- "Traffic congestion"
- "The traffic at 2600 and 800 is horrendous and dangerous for the school kids.... Also the stupid cement triangle things on 1200. Those are wrecking cars and it's so hard to see children on the paths behind the barriers."
- "Traffic congestion"
- "I'd love to have a cafe to sit at and do work/home-work. It's also hard to know what's going on and when. I read the newsletters, but there are so many things I hear about after the fact that I wish always publicized better. I'd love a farmers market."
- "Traffic congestion"
- "The road barriers at the intersections and all along 1200 West are dangerous and terrible and should be removed ASAP. The whole road was poorly designed."
- "Road maintenance"
- "Pedestrian & bike safety"
- "Road maintenance"
- "The high bump on the intersections on 12th west are a joke for turning onto the other roads and need to be taken out !!!"
- "Traffic congestion"
- "Stop building high density housing and allowing smaller lots. We don't want them. We want to keep the small town feel and it's disappearing with every apartment or townhouse community you allow. Please stop we don't have the water or infrastructure."
- "Pedestrian & bike safety"
- "The ugly concrete barriers and mountable islands at each intersection along 1200 W. They're still a safety hazard and do nothing to deter speeding on that road as they were intended to."
- "Road maintenance"
- "The road on 1200 with the cement barriers and cement blocks on the ground is absolutely awful and a huge eye sore for this city. All the cement needs to be removed from that road other than the round about."
- "The width of the roads are decided by the different builders which causes confusing patterns and half finished roads. Dangerous and confusing."
- "Hurry up and open 10th to 12th west!"
- "More police! Speeding on side streets not just 3200."

- "Speeding through neighborhoods. Would like 4-way stops at 2600 S 1000 W and Nibley Park Ave and 1000 W, as well as speed humps along 1000 W."
- "None. Nibley is so centrally located to such a wide variety of businesses and services, there is no need to radically change the city's footprint."
- "No more apartments in our city. Reduce rental homes, or at least enforce laws that are on the books. There are multiple rentals in Nibley where there are 5-6 cars outside and the yards are full of weeds (probably not owner occupied)."
- "Make sure Logan doesn't spread into surrounding unincorporated land. Work closer with other small towns."
- "Traffic congestion, Dog licensing fees are silly to me. I shouldn't have to pay a government institution to have a pet. Taxes on top of taxes etc."
- "Public transit options"
- "Road maintenance"
- "Traffic at 2600 S and 800 W... it is hard to cross at certain times of day. A roundabout or 4 way stop would help a lot!"
- "People run bus stops all the time. It's scary"
- "The road and bike lanes by Stonebridge neighborhood cause a lot of confusion and congestion as not more than 1 car can go through the barriers at a time"
- "the dependence on 3200 creates big issues when it needs to close down for maintenance especially for neighborhoods on the west side of town. They lack roads going east to west that can get them to and from their homes via a different route than 3200"
- "Trees in the middle of the road making turn lanes way too short."
- "Mountable islands are confusing and frustrating to all drivers. They are a terrible distraction to every driver who has to drive around or over them."
- "I walk a lot through Nibley and it seems like there is a lot of speeding happening through residential areas. Since there are so many young families, it is dangerous."

Additional Comments

223 respondents provided comments on Nibley's opportunities and challenges.

Key themes include:

- Maintaining rural/small-town character
- Concerns about high-density housing
- Road safety and walkability
- Need for more local businesses and family activities
- Parks, trails, and open space preservation

All Quotes:

- "Make school zone on 2600 s and 800 west safer training needs to be done, in the newsletter and social media posts on using the roundabout during the school zone hours."
- "The road barriers at the intersections and all along 1200 West are dangerous and terrible and should be removed ASAP. The whole road was poorly designed. The roads aren't safe for biking. However, there are people in our community that depend on biking to get to work, school, etc. we need protected bike lanes that connect neighborhoods and businesses. Utah county has excellent examples!"
- "The traffic at 2600 and 800 is horrendous and dangerous for the school kids."
- "Also the stupid cement triangle things on 1200. Those are wrecking cars and it's so hard to see children on the paths behind the barriers."
- "I'd love to have a cafe to sit at and do work/home-work. It's also hard to know what's going on and when. I read the newsletters, but there are so many things I hear about after the fact that I wish always publicized better. I'd love a farmers market."
- "I would love for Nibley to be an outlier in valley when it comes to growth. I flew over the valley and looked down and loved seeing the open fields and green areas. There are enough commercial areas nearby, no more are necessary."
- "There's got there's got to be incentives either from the city or county level to keep much of the ag in ag business."
- "I love living in Nibley. I also understand the need for dense housing like townhomes. However condos and/or apartments are crazy. Way to dense for a city like Nibley."
- "Stop building high density housing and allowing smaller lots. We don't want them. We want to keep the small town feel and it's disappearing with every apartment or townhouse community you

allow. Please stop we don't have the water or infrastructure."

- "Trash cans being overfilled and blowing down the streets during windy days."
- "There are plenty of options for businesses that are wicked close to Nibley. We don't need businesses in the town."
- "I would really appreciate the city council members look into and consider attracting residential fiber optic internet like google fiber or strata networks. This is a really big attractor that will effect economic growth."
- "The high bump on the intersections on 12 th west are a joke for turning onto the other roads and need to be taken out !!!"
- "None at this time. Thank you."
- "Hurry up and open 10th to 12th west!"
- "I am concerned with the number of high density housing units Nibley is allowing. We need bigger lots with open space."
- "Please stop trying to turn us into Logan. Small and local is why we moved here please preserve that feel, we are close enough to gas stations and grocery stores, we don't need more."
- "Previous council members' development decisions have destroyed my confidence in representative local government. I don't follow current meetings and members; I would rather not get stressed and waste my breath trying to fight getting screwed again."
- "I'm sad to see all the farmland and ranches being bought up for development. Nibley is quickly losing its small town appeal."
- "I'm concerned with the drivers in Nibley that drive in the bike lane or swerve to scare runners and bikers. I would love to see more business development in Nibley to help reduce property taxes."
- "I understand growth needs to happen but my heavens at the rate the city is putting in mass housing is unbelievable. The school are busting at the seems. Traffic is just getting worse and Church's are struggling too. When is enough enough?"
- "The road and bike lanes by Stonebridge neighborhood cause a lot of confusion and congestion as not more than 1 car can go through the barriers at a time."
- "I love the commitment to the small town feel-keep it up!"
- "We need parks on the West side of town. (Glorified retention ponds don't count!). Would love a trail system."

- “Internet issues. I hope we can get Google Fiber. The 12th W to 10th W connection being finished will be nice. A traffic circle at 8th W by Heritage Park would be great.”
- “The south valley needs a full recreation center! Indoor outdoor swimming pool for young families and a lap pool for swimmers. Weight rooms, cardio rooms. Track.”
- ● “I love living in Nibley! Open minded growth and continued community involvement are keys for me.”
- Stop trying to make Nibley be like Logan. If people wanted to live in the congestion and bustle of Logan they wouldn’t have picked to live in Nibley. I wanted to live here because it was still small/rural but not so far from everything.”
- “Id love to see a city center with shops and businesses around Ridgeline Park.”
- “The road on 1200 with the cement barriers and cement blocks on the ground is absolutely awful and a huge eye sore for this city. All the cement needs to be removed from that road other than the round about.”
- “I would love to see more restaurants and a grocery store, but still maintain the rural vibe of Nibley. A city center would help provide both options. And more walking paths between neighborhoods and parks would be nice.”
- “the dependence on 3200 creates big issues when it needs to close down for maintenance especially for neighborhoods on the west side of town. They lack roads going east to west that can get them to and from their homes via a different route than 3200.”
- “I’ve watched too many UT communities encourage growth for short-sighted economic ‘gains.’ Nibley’s a true unicorn, offering the peace & serenity we all came here seeking w/ proximity to every possible good/service needed. More is sometimes just more.”
- “Enough with the multi-unit housing low income housing...though I recognize that the city of Logan will allow them to use our land and then receive the tax revenue if we don’t.”
- “No more apartments in our city. Reduce rental homes, or at least enforce laws that are on the books. There are multiple rentals in Nibley where there are 5-6 cars outside and the yards are full of weeds (probably not owner occupied).”
- “Nibley needs to increase the tax base and relieve the pressure on residents. Eventually Nibley needs to be self-supporting with utilities, waste management etc.”
- “We are a small town next to a larger city. Leave us a small town. Quit trying to make us larger. If you want to live in a city, MOVE!”
- “Dog licensing fees are silly to me. I shouldn’t have to pay a government institution to have a pet. Taxes on top of taxes etc.”
- “People run bus stops all the time. It’s scary.”
- “Fire Justin Maughn, Tom Dickerson and Evan. Nibley city does not want to be like Logan.”
- ● “I love Nibley as a small town, and concerned that the feeling will be lost with all the development without the infrastructure adapting to accommodate it. This development will make it hard to leave our neighborhood in any direction.”
- “More stop lights needed, particularly at the 2600 intersection by Nibley Elementary.”
- “This survey is important, but some of the questions are set up with guided/led answers. Nibley is a wonderful place to live. 1200 W should be fixed. We need more parks and open space. We need a splash pad, tennis courts etc.”
- “Why ask our opinion when you will just bow down to the latest developer.”
- “I like the idea of a recreation center in Nibley.”
- “The schools are overcrowded, and the planned middle school is not going to fix the problem considering the massive population growth from current multifamily housing developments in progress. We need more schools.”
- “I would love to see some more parks and playgrounds in Nibley! Especially walking distance for the west side of town! The closest one to me is at least a mile away, and it’s hard to walk that far with a toddler.”
- “I put pedestrian and bike safety as the most important transportation issue, but a close second is public transit options. I would also love more commercial growth as the population expands. Studies have shown that public ridership is proportionally linked with service frequency. Nibley’s bus only comes once an hour and meanders too much.”
- “My biggest current concern is that the fees are higher than normal. \$55 per month for sewer fees is pretty outrageous.”
- “Please reduce high density housing, it will not benefit Nibley long term.”

- “I didn’t move to Nibley for retail opportunities. Once in car driving into Logan or Hyrum is great with me and my wife. We want to keep Nibley a single resident community with at least 1/4 acre lots. No more Townhouses or apartments.”
- “Would love a comprehensive urban trail system.”
- “This no longer has a small town feel. Way too many apartments and they just keep on building. Homes to close, and Nibley city codes need to be looked at and adjusted. Were these codes open to public comment before they were written and enforced.”
- “I would love to see more commercial development to help supplement taxes. This can help in many areas and take some of the burden off residents. (City center, rec center, etc.)”
- “Why is Nibley still called rural it is no longer that. It has changed to much to be called rural.”
- “1200 west is weird, but otherwise, nicely done from what I can tell.”
- “Enforce codes.”
- “I moved from Logan to Nibley because I liked the open space and rural feel. I know that growth is inevitable and others like me want to experience this feeling too, but it makes me sad to see all the farmland being replaced by development.”
- “I don’t want much more housing development.”
- “A big concern for Nibley and our state is having attainable housing for our children to live in. If we don’t address this issue then Utah and Nibley will not have vibrant thriving communities with people in all stages of life.”
- “For the last 20 or so years Nibley has been far to interested growing this city to the detriment of things that used to make Nibley a great place to live.”
- “Keep nibley for the locals. Not trying to become a mini logan. why can’t our kids play on our own rec teams. Because they are filled with kids from other townships. Our kids should have priority first. Not be turned away.”
- “The are no parks that have shaded play areas. Would love to have at least one play structure (Heritage Park maybe?) that has a shade cover. Also, a splash pad would be awesome for all aged kiddos. More marked walking trails away from traffic.”
- “You should add a permanent Gaga pit.”
- “You say you listen to the people who live in Nibley, but I have NEVER heard someone say “please bring in a bunch of apartments and condos”. We want small town!”
- “Bike lane and sidewalk need to be fixed and put in place on 2600 S. from Nibley elementary going west out to the roundabout circle.”
- “You can’t legislate local farms and local business. Economics will dictate what happens there. Most of Nibley issues would be solved by eliminating lot size and frontage restrictions and garage rules.”
- “I don’t want Nibley to lose our comfortable, peaceful feel.”
- “More walking trails.”
- “800 W needs widened and a bike pathway. 2600 S and 800 W probably needs a light.”
- “Connect Nibley Business Park off Hwy 89 to the rest of Nibley. Forcing highway use is dangerous, adds commute time, and prevents safe walking or biking. A short connecting road would fix this.”
- “We are starting to see way too many homes crammed into spaces. Town homes and small lots (less than .5 acres) are not supposed to be in Nibley! Please stop approving these types of developments.”
- “Nibley really needs some sort of grocery store.”
- “Nibley is an amazing place to live.”
- “The growth rate is too large to maintain the small town atmosphere, people who live in nibley do so because of the community feel that it has and the current growth plan is taking away from that.”
- “Fix 1200 W. Cars in the bike lane, no where for snow to go, crosswalk lights at 2600 S roundabout don’t work half the time. Wasting water on grass strip on 1200 while Nibley Garden park is dry & full of thistles.”
- “STOP WITH THE ORDINANCE ABOUT PARKING OUTSIDE YOUR HOME DURING THE WINTER! I DON’T KNOW WHO IMPLEMENTED IT. IT’S BASICALLY A TAX ON FAMILIES WITH MORE THAN TWO VEHICLES. NEEDS TO STOP!”
- “I dislike the new road built on 1000 West.”
- “1200 west is lame.”
- “The parking nazi needs to stop! We were ticketed at 12:01 November 1st. Ridiculous. I get the importance of clearing for the plow but has been handled poorly. Get rid of firefly nature reserve. it looks horrible, and stinks. Not worth tax money.”
- “Our sports recreation teams are being filled up by individuals who do not live in Nibley but other surrounding cities which eliminates the opportunity for Nibley children to play on local teams. Nibley is too focused in becoming another Logan.”

- “I recognize that affordable housing has to be part of Nibley’s growth, and farm land will be hard to protect. I’d support commercial development away from neighborhoods. We really need some indoor sport facilities. A covered pool would be awesome.”
- “Support agriculture and local businesses and the natural beauty of Nibley. Thank you!”
- “Infrastructure keeping up with development. Outdoor walking biking paths. Rec center with pool. indoor entertainment and opportunity to stay active in the colder months.”
- “It’s hard to take the time to provide feedback because I feel like every time I do my comments fall upon deaf ears.”
- “No more high density housing. More Bike/walking paths, parks would be nice.”
- “Make sure Logan doesn’t spread into surrounding unincorporated land. Work closer with other small towns.”
- “Spend less on recreation to save tax money. No rec center! Reduce park impact fee to make housing more affordable.”
- “800 isn’t bike friendly, more crossing guards for Nibley Elementary at 800 and Nibley Parkway.”
- “I moved to Nibley because it had a small town feel and I am extremely worried about its growth! Houses are being built on top of each other and all the beautiful fields are turning into housing developments. It is very disappointing and sad.”
- “Nibley is losing its rural feeling. Need to limit future building of high density housing. It only takes a few years for high density housing to become rundown & trashy.”
- “No more apartments! Keep the fields please! IF there is a city center keep it to one location and only allowing apartments where the city center is located. Please Do Not add a city center without plans and budget for traffic control!”
- “Make Logan take back strata, also I’m fine with lower income housing if it is sparse, well maintained, but most importantly keeps Nibley for Nibley. No more of these Californians turning our town into a cesspool.”
- “I’m concerned about high rise development and apartment or townhome style rather than housing.”
- “Please stop approving condescend housing like ridgeline park. We are losing the small town love of Nibley.”
- “There are enough houses in Utah. The problem is people buying up multiple and then renting out some. We don’t need to build more, we need to limit purchasing multiple houses.”
- “The council members don’t listen to the people who voted them.”
- “I feel that there are some parts of Nibley that get more love than others. Some green spaces are well taken care of and others are dead, filled with weeds, and an after thought. We moved here for the green and open spaces, please keep it that way.”
- “Runners and walkers in the road when we have sidewalks everywhere is a problem.”
- “1200 w is dangerous! Parks are not maintained. Park on 1600 w is a joke. Grass area isn’t even usable.”
- “To much growth with very little infrastructure to support it. Loss of agricultural lands and over restrictions on agriculture in community. 10th w road layout, hard to navigate, not accessible and not necessary.”
- “I would just like to see sidewalks allowing safe biking or running/walking anywhere in town. I just find when I’m out sidewalks aren’t always consistently available. This also applies to roads that connect to neighboring cities.”
- “I’d love to see more growth with shops, markets, etc.”
- “I don’t see myself being able to afford a home in Nibley soon, but I love the character, family feel, and spacing that Nibley provides. I think higher density housing could potentially take away from that, but maybe not if done correctly?”
- “Continued growth in Nibley requires substantial upgrading of the infrastructure (roads, sewers, water, etc). Improvements to the transportation grid and increasing public transportation opportunities are essential. Improvements to snow removal.”
- “Why do we not have a water park? All other cities around us do.”
- “We love Nibley! However the theory behind affordable housing (aka teeny tiny lots with mini homes) only work when those homes are affordable. The prices for those small houses are far too high to make them affordable.”
- “Nibley was truly great before all of the growth. Missing all of the open space and farmland and agricultural feel already. It’s not what it was nor what we chose to live here for, anymore. Would love to see the ‘growth’ chill out and leave things be.”
- “Keep the area peaceful and safe.”

- “You keep approving high density housing, now you want to bring businesses and you have no infrastructure plan! This is obvious from the drunken stupor of 3200 S and 1200 W traffic will only get worse.”
- “Nibley’s past dev of large lots is bad for the city’s future costs and has contributed to the lack of commercial goods and services here. Also makes it an isolating place for kids to go places alone. Public transit is a bigger issue but is CV wide.”
- “We have seen this or variants of this survey so many times over the last 5 years. Data collection time is over. Move on to analysis and execution of some of these ideas.”
- “There is very little oversight from law-enforcement to enforce traffic laws. With the new roads that have been built on the north end of the city there are many violations daily: speeding, running, stop signs, etc. Somebody is going to get hurt.”
- “If adding new businesses they should be ones that are backed by a large corporation, so that it doesn’t go out of business super fast... it will take time for people to get use to shopping here. Small town mentality and saving money.”
- “To concerned with becoming more like Logan.”
- “The changes made on 1200 W between 2600 and 3200 S are both unsafe and aesthetically dull and disappointing.”
- “Nibley is a great place to live! We moved here over 30 years ago when it was quiet, peaceful, and farm ground. The housing growth in Nibley is out of control! There has to be a limit to growth. There is no way the infrastructure can keep pace.”
- “The new light onto the highway needs a blinking yellow light from highway to 3200. Slows down traffic dramatically.”
- “1200 West is the absolute worst road design I have ever seen or driven on. I cannot believe the amount of money the city has wasted on that ridiculous road design. It is so obnoxious to drive on and turn on and off of.”
- “I think that we are building too fast for the infrastructure.”
- “Having more professional business for growth would be great for jobs locally. To much shopping or fast food would lead to traffic congestion.”

Summary:

These results represent the collective input of 442 community members and provide clear, actionable priorities for the city’s General Plan update. The most consistently supported themes center on preserving Nibley’s character, managing growth, expanding parks and trails, and encouraging local business development.

Agenda Item #13

Description	Discussion and Consideration: Resolution 26-08—A Resolution of Support For Nibley City Manager To Serve As The State Of Utah Representative On The National Rural Water Association Board Of Directors (First Reading)
Presenter	Justin Maughan, City Manager
Staff Recommendation	Resolution 26-08—A Resolution of Support For Nibley City Manager To Serve As The State Of Utah Representative On The National Rural Water Association Board Of Directors (First Reading)
Reviewed By	Mayor Larry Jacobsen Justin Maughan, City Manager

Background:

Justin Maughan has been serving on the Board of Directors for the Rural Water Association of Utah (RWAU) since 2017. The mission of association is to accomplish three main objectives:

1. Educate and train water and sewer operators in the state of Utah
2. Provide on-site assistance to small rural water and sewer systems in the state of Utah
3. Provide legislative advocacy and a collative voice for the water and wastewater industry to the Utah State Legislature

Justin's involvement on the board has been to assist and set governing policy and principals guiding RWAU staff. This generally consists of participating in quarterly meetings, attending two conferences a year, and a handful of other occasional trainings and meetings throughout the year.

While this involvement has briefly taken away focus of Nibley City duties, it has provided the opportunities for relationships of key state officials and legislators. These relationships have proven beneficial and given voice to Nibley City over the years. It has also provided opportunities for other Nibley City staff members to become involved in regional issue's, and to share their knowledge, while learning from others as well. Participation on the board has caused no financial burden on the City.

RWAU has a parent association known as the National Rural Water Association (NRWA). NRWA mission is to assist the state associations in accomplishing the same three reasons stated previously. Additional time commitments and responsibilities will

be attending four more quarterly meetings, and others that sporadically come up when issue's arise, and attendance at two more conferences. One is a traditional educational conference while the other is focused on a trip to Washington DC to lobby legislators for funding to accomplish the associations mission. As with the state board, there is no financial commitment or expense to participation on the National Board.

RESOLUTION 26-08

**A RESOLUTION OF SUPPORT FOR NIBLEY CITY MANAGER TO SERVE AS THE
STATE OF UTAH REPRESENTATIVE ON THE NATIONAL RURAL WATER
ASSOCIATION BOARD OF DIRECTORS**

WHEREAS, the current Representative for the State of Utah on the National Rural Water Association Board of Directors is planning to retire in the summer of 2026; and

WHEREAS, Nibley City Manager, Justin Maughan has been serving on the Rural Water Association of Utah's Board of Directors since 2017; and

WHEREAS, Justin Maughan has expressed a desire to submit his name for candidacy for the National position; and

WHEREAS, The Nibley City Council has discussed and understands the considerable amount of time and travel that will be required of the successful candidate; and

WHEREAS The City Manager and Nibley City Council are confident in other City staff to ensure operational continuity during absences of the City Manager.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NIBLEY CITY,
STATE OF UTAH, AS FOLLOWS:

1. Nibley City Council expresses their endorsement of Justin Maughan's candidacy to represent the State of Utah on the National Rural Water Association Board of Directors.

PASSED BY THE NIBLEY CITY COUNCIL THIS 9 DAY OF April, 2026.

Larry Jacobsen, Mayor

ATTEST:

Cheryl Bodily, City Recorder

Agenda Item #14

Description	Discussion and Consideration: Approval of a Lease to the Morgan Farm
Presenter	Justin Maughan
Staff Recommendation	Amend and approve
Planning Commission Recommendation	NA
Reviewed By	Mayor Larry Jacobsen Justin Maughan, City Manager

Background:

Nibley City has been in discussion for some time with the Nibley Morgan Farm LLC about formally leasing the existing Morgan Farm property, which is owned by Nibley City, to the LLC. In addition, the LLC is interested in leasing the City owned property on Hollow Road for pasturing large animals. The proposed lease agreements outline terms and responsibilities to continue the mission of the Nibley Morgan Farm on the two properties. The Board of Directors for the LLC have approved the draft presented in the Information Packet.

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LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this _____ day of _____, 2026, by and between CITY OF NIBLEY, Utah, a principal Corporation, herein referred to as LESSOR, and NIBLEY MORGAN FARM CORPORATION, a non-profit Utah Corporation, herein referred to as LESSEE.

WITNESSETH:

1. That Lessor, for and in consideration of the covenants and agreements hereinafter contained, leases and lets unto Lessee premises situated in Cache County, State of Utah, to-wit:

HOLLOW ROAD PROPERTY, INCLUDING 10.0 ACRES AND ANY IMPROVEMENTS

BEG N89*51'10"W 2200.75 FT & N0*13'36"W 13.1 FT FROM E/4 COR SEC 34 T 11N R 1E & TH N0*11'09"E 206.94 FT TH N89*49'16"W 340.48 FT TH S79*58'39"W 99.05 FT TO E LN OF HOLLOW ROAD TH ALG CURVE IN 3 COURSES: N9*57'18"W 16.0 FT TH TH NW'LY 240.28 FT ALG A 550.0 FT RADIUS CURVE TO LEFT (LC BEARS N 22*28'12" W 238.37 FT) N34*12'19"W 4.58 FT TH S88*18'17"E 585.33 FT LEAVING SD ROAD TO CL OF NIBLEY BLACKSMITH FORK IRRIG CO CANAL TH ALG CL OF CANAL IN 2 COURSES: N6*49'52"W 76.86 FT TH N23*28'26"W 144.69 FT TH S87*00'09"E 567.95 FT TH S1*15'37"E 590.4 FT TH S89*48'34"W 201.62 FT TH S89*44'13"W 363.06 FT TO BEG CONT 10.00 AC M/L RESERVING TO GRANTOR ACCESS ACROSS SD PROPERTY (SEE 1166/207)

2. This lease shall be for a term of three (3) years from the date of this Agreement. Lessor shall have the option to terminate this Agreement ~~at any time~~ [only for cause, including material breach of this Agreement, failure to comply with reporting requirements, or misuse of the property,] after the serving of notice at ~~least 90 days~~ [least (180) days] before said termination. For and as consideration of the lease, Lessee agrees to pay City the yearly sum of \$1.00. This amount will be invoiced yearly to Lessee and is due within 30 days of the invoice date.

3. It is understood and agreed that this Lease is granted for the express purpose of operating and maintaining Nibley City's Hollow Road Property; however, it is understood and agreed that Lessee shall have the right, in connection with the operation of pasturing animals, as provided by the laws of the State of Utah. Any additional activities beyond this scope will require either written approval from the City Manager, an application for a special event permit, or both.

4. Ten (10) Water shares are included as part of this lease agreement for Nibley Morgan Farm Corporation use only.

5. It is expressly understood and agreed that members of the general public, whether members of the non-profit corporation or not, shall be permitted to use facilities operated by Lessee; however, Lessee shall have the right to regulate said facilities for the purpose of preserving the grounds and facilities and for maintaining orderly and proper use thereof.

6. Lessee shall have the right to assess its users whatever fees it shall deem appropriate; however, Lessor reserves the right to review and adjust such fees in accordance with applicable public policy [may review such fees only upon evidence of complaints, unreasonable charges, or conflict with applicable public policy, and shall not unreasonably interfere with the financial independence of the Lessee.]
7. It is understood and agreed that Lessee is a non-profit corporation and Lessor shall not, at any time, have the right or option to interfere with the internal affairs of the said corporation.
8. Lessee agrees to maintain the property in good and attractive condition. Lessee shall comply with all applicable environmental regulations and be responsible for waste management and mitigation of environmental impacts.
9. Lessee may, at Lessee's sole cost and expense, make such changes, alterations or improvements only with permission of Lessor as may be necessary to fit said premises and all buildings, fixtures and improvements of every kind and nature, whenever installed by Lessee, shall, upon termination, remain the property of Lessor, including fencing improvements. Lessee may purchase such personal property as it shall see fit, and upon termination of this Lease, may remove the same.
10. The Lessee shall make available to the Lessor copies of the Lessee's regular financial statements.
11. An independent financial review [compilation or review, prepared by a certified public accountant (audit only if required by grant funding or by mutual agreement),] shall be submitted annually by the Lessee to the Lessor, on or before June 1 of each year.
12. Lessee shall present an Annual Operations Report to the Lessor on or before January 30 of each year. Said report shall detail all operations activity of Lessee for the previous calendar year.
13. It is understood and agreed that the Lessor may, at its expense, make such improvements as it shall deem necessary to repair, preserve, or enlarge said property leased herein, or to make any other improvements deemed necessary by Lessor. Such repair or improvements so made shall be at such time and in such manner so as to cause the Lessee the least amount of disruption to its operation of said property.
14. The Lessee shall pay all required fees and expenses for utility use as required by Lessee.
15. The Lessee shall assume all risks incidental to or in connection with the business to be conducted hereunder and shall be solely responsible for all accidents or injuries of any nature to persons or property caused by its operation at these premises. Lessee agrees to indemnify, defend and hold harmless the Lessor, its authorized agents and representatives, from any and all claims or liability for damage resulting in the death of any person, or loss or damaged property occasioned by or in connection with the use of the premises hereby leased. The Lessee hereby assumes full responsibility for the character, acts and conduct of all persons admitted to said premises, or to any portion of the premises. Lessor assumes no liability or responsibility whatsoever for any

property placed in said premises and Lessor is hereby expressly released and discharged from any and all liability for any loss, injury or damage to persons or property that may be sustained by reason of Lessee's occupancy under this Lease.

16. All notices hereunder must be in writing and shall be deemed validly given if sent by hand delivery, a reputable national overnight courier service (such as FedEx or United Parcel Service), or by certified mail, postage prepaid, return receipt requested, to the address shown below (or to any other address that the party to be notified may designate from time to time by written notice to the other party).

If to Lessee to: Nibley Morgan Farm Corporation
2480 South 660 West
Nibley, Utah 84321

If to Lessor to: Nibley City
455 West 3200 South
Nibley, UT 84321

Lessee shall carry, at its own expense, property damage insurance in the amount of ~~\$2,000,000~~ [\$1,000,000 (to be increased to \$2,000,000 if operations expand substantially or at the request of Lessor upon renewal)] and public liability insurance in an amount of ~~\$2,000,000~~ [\$1,000,000] for any one person and \$2,000,000 for any one accident.

The Lessor is to be made a co-insured with the Lessee on this insurance and said insurance policy is to contain a rider requiring that the Lessor be notified thirty (30) days in advance of any change or termination of said insurance policies.

17. The parties hereto shall have the option to extend this lease for one additional three (3) year period under the same terms and conditions. ~~This option may be exercised by written consent of both parties hereto, prior to termination.~~ [This option shall automatically renew for an additional three (3) year period unless either party provides written notice of intent not to renew at 180 days prior to expiration.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on this _____ day of _____, 2025.

LESSOR:
ATTEST:

CITY OF NIBLEY, UTAH

By _____
City Recorder

Mayor

LESSOR:

NIBLEY MORGAN FARM CORPORATION

By: _____

Chair

State of Utah)
 §
County of Cache)

On the ____ day of _____, _____, personally appeared before me
_____, who duly acknowledged to me that they executed the same.

My Commission Expires:

Notary Public
Residing in Cache County, Utah

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LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this _____ day of _____, 2026, by and between CITY OF NIBLEY, Utah, a principal Corporation, herein referred to as LESSOR, and NIBLEY MORGAN FARM CORPORATION, a non-profit Utah Corporation, herein referred to as LESSEE.

WITNESSETH:

1. That Lessor, for and in consideration of the covenants and agreements hereinafter contained, leases and lets unto Lessee premises situated in Cache County, State of Utah, to-wit:

MORGAN FARM PROPERTY, INCLUDING 7.95 ACRES, BARN, AND OUTBUILDINGS

BEG 724.79 FT S 0*27'37" E & 24.49 FT N 89*33'37" E FROM NW COR SEC 21 T 11N R 1E & ON E R/W LN OF 800 W ST TH N 89*33'37" E 75.0 FT TH N 37*02'11" E 189.01 FT TO S LN OF ELKHORN DR (2680 SOUTH) TH ALG SD DR IN 3 COURSES: SE'LY 90.63 FT, 4.59 FT ALG CURVE, S 62*03'08" E 137.41 FT TH S 0*26'23" E 240.76 FT TH N 89*30'12" E 163.68 FT TH S 55*29'38" E 122.03 FT TH S 0*26'23" E 360.0 FT TH S 89*30'07" W 402.21 FT TH N 0*26'23" W 149.86 FT TH S 89*30'07" W 264.5 FT TO E LN OF 800 W ST TH N 0*26'23" W 457.4 FT TO BEG CONT 7.95 AC M/B

2. This lease shall be for a term of ten (10) years from the date of this Agreement. Lessor shall have the option to terminate this Agreement ~~at any time~~ [only for cause, including material breach of this Agreement, failure to comply with reporting requirements, or misuse of the property,] after the serving of notice at ~~180 days~~ [least twelve (12) months] before said termination. [For and as consideration of the lease, Lessee agrees to pay City the yearly sum of \$1.00. This amount will be invoiced yearly to Lessee and is due within 30 days of the invoice date.]

3. The parties shall have the option to extend this lease for one additional ten (10) year period under the same terms and conditions. This option shall automatically renew unless either party provides written notice of intent not to renew at least twelve (12) months prior to expiration.

4. It is understood and agreed that this Lease is granted for the express purpose of operating and maintaining Nibley City's Farm Property and fulfilling the mission statement of the farm. Lessee shall have the right, in connection with the operation of an educational farm, community gardens, ~~as provided by Nibley City Code and the laws of the State of Utah.~~ [other agricultural activities, and use of the property as a community gathering space, consistent with Nibley City Code and the laws of the State of Utah.] Any additional activities beyond this scope will require either written approval from the City Manager, an application for a special event permit, or both. [Compatible activities activities such as farm-to-table dinners, seasonal markets, workshops, and other community-based events shall be deemed pre-approved without requiring additional

permits.]

5. Ten (10) Water shares are included as part of this lease agreement for Nibley Morgan Farm Corporation use only.

6. It is expressly understood and agreed that members of the general public, whether members of the non-profit corporation or not, shall be permitted to use facilities operated by Lessee; however, Lessee shall have the right to regulate said facilities for the purpose of preserving the grounds and facilities and for maintaining orderly and proper use thereof. [Lessee shall have priority scheduling rights for nonprofit programs and activities before general public use.]

7. Lessee shall have the right to assess its users whatever fees it shall deem appropriate; however, Lessor ~~reserves the right to review and adjust such fees in accordance with applicable public policy~~ [may review such fees only upon evidence of complaints, unreasonable charges, or conflict with applicable public policy, and shall not unreasonably interfere with the financial independence of the Lessee.]

8. It is understood and agreed that Lessee is a non-profit corporation and Lessor shall not, at any time, have the right or option to interfere with the internal affairs of the said corporation.

9. Lessee agrees to maintain the property in good and attractive condition. Lessee shall comply with all applicable environmental regulations and be responsible for waste management and mitigation of environmental impacts.

10. Lessee may, at Lessee's sole cost and expense, make such changes, alterations or improvements only with permission of Lessor as may be necessary to fit said premises. ~~All buildings, fixtures and improvements of every kind and nature, whenever installed by Lessee, shall, upon termination, remain the property of Lessor, unless otherwise agreed to in writing.~~ [Permanent improvements shall, upon termination, remain the property of Lessor unless otherwise agreed in writing. Removable or temporary improvements installed by Lessee may be retained by Lessee upon termination. For significant capital improvements, the parties may negotiate reimbursement or cost-sharing arrangements in advance.]

11. The Lessee shall make available to the Lessor copies of the Lessee's regular financial statements.

12. An independent financial review [compilation or review, prepared by a certified public accountant (audit only if required by grant funding or by mutual agreement),] shall be submitted annually by the Lessee to the Lessor, on or before June 1 of each year.

13. Lessee shall present an Annual Operations Report to the Lessor on or before January 30 of each year. Said report shall detail all operational activity of Lessee for the previous calendar year.

14. The Lessor may, at its expense, make such improvements as it shall deem necessary to repair, preserve, or enlarge said property leased herein, or to make any other improvements deemed necessary by Lessor. Such repair or improvements shall be conducted at such time and

in such manner so as to cause the Lessee the least amount of disruption to its operation of said property.

15. The Lessee shall pay all required fees and expenses for utility use as required by Lessee.

16. The Lessee shall assume all risks incidental to or in connection with the business to be conducted hereunder and shall be solely responsible for all accidents or injuries of any nature to persons or property caused by its operation at these premises. Lessee agrees to indemnify, defend and hold harmless the Lessor, its authorized agents and representatives, from any and all claims or liability for damage resulting in the death of any person, or loss or damaged property occasioned by or in connection with the use of the premises hereby leased. The Lessee hereby assumes full responsibility for the character, acts and conduct of all persons admitted to said premises, or to any portion of the premises. Lessor assumes no liability or responsibility whatsoever for any property placed in said premises and Lessor is hereby expressly released and discharged from any and all liability for any loss, injury or damage to persons or property that may be sustained by reason of Lessee's occupancy under this Lease.

17. All notices hereunder must be in writing and shall be deemed validly given if sent by hand delivery, a reputable national overnight courier service (such as FedEx or United Parcel Service), or by certified mail, postage prepaid, return receipt requested, to the address shown below (or to any other address that the party to be notified may designate from time to time by written notice to the other party).

If to Lessee to: Nibley Morgan Farm Corporation
2480 South 660 West
Nibley, Utah 84321

If to Lessor to: Nibley City
455 West 3200 South
Nibley, UT 84321

Lessee shall carry, at its own expense, property damage insurance in the amount of ~~\$2,000,000~~ [\$1,000,000 (to be increased to \$2,000,000 if operations expand substantially or at the request of Lessor upon renewal)] and public liability insurance in an amount of ~~\$2,000,000~~ [\$1,000,000] for any one person and \$2,000,000 for any one accident.

The Lessor is to be made a co-insured with the Lessee on this insurance and said insurance policy is to contain a rider requiring that the Lessor be notified thirty (30) days in advance of any change or termination of said insurance policies.

18. The parties hereto shall have the option to extend this lease for one additional ten (10) year period under the same terms and conditions. ~~This option may be exercised by written consent of both parties hereto, prior to termination.~~ [This option shall automatically renew for an additional ten (10) year period unless either party provides written notice of intent not to renew at least twelve (12) months prior to expiration.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on this _____ day of _____, 2026.

LESSOR:
ATTEST:

CITY OF NIBLEY, UTAH

By _____
City Recorder

Mayor

LESSOR:

NIBLEY MORGAN FARM CORPORATION

By: _____

Chair

State of Utah)
 §
County of Cache)

On the ____ day of _____, _____, personally appeared before me
_____, who duly acknowledged to me that they executed the same.

My Commission Expires:

Notary Public
Residing in Cache County, Utah

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this _____ day of _____, 2026, by and between CITY OF NIBLEY, Utah, a principal Corporation, herein referred to as LESSOR, and NIBLEY MORGAN FARM CORPORATION, a non-profit Utah Corporation, herein referred to as LESSEE.

WITNESSETH:

1. That Lessor, for and in consideration of the covenants and agreements hereinafter contained, leases and lets unto Lessee premises situated in Cache County, State of Utah, to-wit:

HOLLOW ROAD PROPERTY, INCLUDING 10.0 ACRES AND ANY IMPROVEMENTS

BEG N89*51'10"W 2200.75 FT & N0*13'36"W 13.1 FT FROM E/4 COR SEC 34 T 11N R 1E & TH N0*11'09"E 206.94 FT TH N89*49'16"W 340.48 FT TH S79*58'39"W 99.05 FT TO E LN OF HOLLOW ROAD TH ALG CURVE IN 3 COURSES: N9*57'18"W 16.0 FT TH NW'LY 240.28 FT ALG A 550.0 FT RADIUS CURVE TO LEFT (LC BEARS N 22*28'12" W 238.37 FT) N34*12'19"W 4.58 FT TH S88*18'17"E 585.33 FT LEAVING SD ROAD TO CL OF NIBLEY BLACKSMITH FORK IRRIG CO CANAL TH ALG CL OF CANAL IN 2 COURSES: N6*49'52"W 76.86 FT TH N23*28'26"W 144.69 FT TH S87*00'09"E 567.95 FT TH S1*15'37"E 590.4 FT TH S89*48'34"W 201.62 FT TH S89*44'13"W 363.06 FT TO BEG CONT 10.00 AC M/L RESERVING TO GRANTOR ACCESS ACROSS SD PROPERTY (SEE 1166/207)

2. This lease shall be for a term of three (3) years from the date of this Agreement. Lessor shall have the option to terminate this Agreement ~~at any time~~ [only for cause, including material breach of this Agreement, failure to comply with reporting requirements, or misuse of the property,] after the serving of notice at ~~least 90 days~~ [least (180) days] before said termination. For and as consideration of the lease, Lessee agrees to pay City the yearly sum of \$1.00. This amount will be invoiced yearly to Lessee and is due within 30 days of the invoice date.

3. It is understood and agreed that this Lease is granted for the express purpose of operating and maintaining Nibley City's Hollow Road Property; however, it is understood and agreed that Lessee shall have the right, in connection with the operation of pasturing animals, as provided by the laws of the State of Utah. Any additional activities beyond this scope will require either written approval from the City Manager, an application for a special event permit, or both.

4. Ten (10) Water shares from Nibley Blacksmith Fork Irrigation Company are included as part of this lease agreement for Nibley Morgan Farm Corporation use only.

5. It is expressly understood and agreed that members of the general public, whether members of the non-profit corporation or not, shall be permitted to use facilities operated by Lessee; however, Lessee shall have the right to regulate said facilities for the purpose of preserving the grounds and facilities and for maintaining orderly and proper use thereof.

6. Lessee shall have the right to assess its users whatever fees it shall deem appropriate; however, Lessor reserves the right to review and adjust such fees in accordance with applicable public policy [may review such fees only upon evidence of complaints, unreasonable charges, or conflict with applicable public policy, and shall not unreasonably interfere with the financial independence of the Lessee.]
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10. The Lessee shall make available to the Lessor copies of the Lessee's regular financial statements.
11. An independent financial review [compilation or review, prepared by a certified public accountant (audit only if required by grant funding or by mutual agreement),] shall be submitted annually by the Lessee to the Lessor, on or before June 1 of each year.
12. Lessee shall present an Annual Operations Report to the Lessor on or before January 30 of each year. Said report shall detail all operations activity of Lessee for the previous calendar year, and a forecast for the upcoming year.
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14. The Lessee shall pay all required fees and expenses for utility use as required by Lessee.
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or liability for damage resulting in the death of any person, or loss or damaged property occasioned by or in connection with the use of the premises hereby leased. The Lessee hereby assumes full responsibility for the character, acts and conduct of all persons admitted to said premises, or to any portion of the premises. Lessor assumes no liability or responsibility whatsoever for any property placed in said premises and Lessor is hereby expressly released and discharged from any and all liability for any loss, injury or damage to persons or property that may be sustained by reason of Lessee's occupancy under this Lease.

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If to Lessor to: Nibley City
455 West 3200 South
Nibley, UT 84321

Lessee shall carry, at its own expense, property damage insurance in the amount of ~~\$2,000,000~~ [\$1,000,000 (to be increased to \$2,000,000 if operations expand substantially or at the request of Lessor upon renewal)] and public liability insurance in an amount of ~~\$2,000,000~~ [\$1,000,000] for any one person and \$2,000,000 for any one accident.

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IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on this _____ day of _____, 2025.

LESSOR:
ATTEST:

CITY OF NIBLEY, UTAH

By _____
City Recorder

Mayor

LESSOR:

NIBLEY MORGAN FARM CORPORATION

By: _____

Chair

State of Utah)
 §
County of Cache)

On the ____ day of _____, _____, personally appeared before me
_____, who duly acknowledged to me that they executed the same.

My Commission Expires:

Notary Public
Residing in Cache County, Utah

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this _____ day of _____, 2026, by and between CITY OF NIBLEY, Utah, a principal Corporation, herein referred to as LESSOR, and NIBLEY MORGAN FARM CORPORATION, a non-profit Utah Corporation, herein referred to as LESSEE.

WITNESSETH:

1. That Lessor, for and in consideration of the covenants and agreements hereinafter contained, leases and lets unto Lessee premises situated in Cache County, State of Utah, to-wit:

MORGAN FARM PROPERTY, INCLUDING 7.95 ACRES, BARN, AND OUTBUILDINGS

BEG 724.79 FT S 0*27'37" E & 24.49 FT N 89*33'37" E FROM NW COR SEC 21 T 11N R 1E & ON E R/W LN OF 800 W ST TH N 89*33'37" E 75.0 FT TH N 37*02'11" E 189.01 FT TO S LN OF ELKHORN DR (2680 SOUTH) TH ALG SD DR IN 3 COURSES: SE'LY 90.63 FT, 4.59 FT ALG CURVE, S 62*03'08" E 137.41 FT TH S 0*26'23" E 240.76 FT TH N 89*30'12" E 163.68 FT TH S 55*29'38" E 122.03 FT TH S 0*26'23" E 360.0 FT TH S 89*30'07" W 402.21 FT TH N 0*26'23" W 149.86 FT TH S 89*30'07" W 264.5 FT TO E LN OF 800 W ST TH N 0*26'23" W 457.4 FT TO BEG CONT 7.95 AC M/B

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3. It is understood and agreed that this Lease is granted for the express purpose of operating and maintaining Nibley City's Farm Property and fulfilling the mission statement of the farm. Lessee shall have the right, in connection with the operation of an educational farm, community gardens, ~~as provided by Nibley City Code and the laws of the State of Utah.~~ [other agricultural activities, and use of the property as a community gathering space, consistent with Nibley City Code and the laws of the State of Utah.] Any additional activities beyond this scope will require either written approval from the City Manager, an application for a special event permit, or both. [Compatible activities activities such as farm-to-table dinners, seasonal markets, workshops, and other community-based events shall be deemed pre-approved without requiring additional permits.]

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5. It is expressly understood and agreed that members of the general public, whether members of the non-profit corporation or not, shall be permitted to use facilities operated by Lessee; however, Lessee shall have the right to regulate said facilities for the purpose of preserving the grounds and facilities and for maintaining orderly and proper use thereof. [Lessee shall have priority scheduling rights for nonprofit programs and activities before general public use.]

6. Lessee shall have the right to assess its users whatever fees it shall deem appropriate; however, Lessor ~~reserves the right to review and adjust such fees in accordance with applicable public policy~~ [may review such fees only upon evidence of complaints, unreasonable charges, or conflict with applicable public policy, and shall not unreasonably interfere with the financial independence of the Lessee.]

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13. The Lessor may, at its expense, make such improvements as it shall deem necessary to repair, preserve, or enlarge said property leased herein, or to make any other improvements deemed necessary by Lessor. Such repair or improvements shall be conducted at such time and in such manner so as to cause the Lessee the least amount of disruption to its operation of said property.

14. The Lessee shall pay all required fees and expenses for utility use as required by Lessee.

15. The Lessee shall assume all risks incidental to or in connection with the business to be conducted hereunder and shall be solely responsible for all accidents or injuries of any nature to persons or property caused by its operation at these premises. Lessee agrees to indemnify, defend and hold harmless the Lessor, its authorized agents and representatives, from any and all claims or liability for damage resulting in the death of any person, or loss or damaged property occasioned by or in connection with the use of the premises hereby leased. The Lessee hereby assumes full responsibility for the character, acts and conduct of all persons admitted to said premises, or to any portion of the premises. Lessor assumes no liability or responsibility whatsoever for any property placed in said premises and Lessor is hereby expressly released and discharged from any and all liability for any loss, injury or damage to persons or property that may be sustained by reason of Lessee's occupancy under this Lease.

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The Lessor is to be made a co-insured with the Lessee on this insurance and said insurance policy is to contain a rider requiring that the Lessor be notified thirty (30) days in advance of any change or termination of said insurance policies.

17. The parties hereto shall have the option to extend this lease for one additional ten (10) year period under the same terms and conditions. ~~This option may be exercised by written consent of both parties hereto, prior to termination.~~ [This option shall automatically renew for an additional ten (10) year period unless either party provides written notice of intent not to renew at least twelve (12) months prior to expiration.]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on this _____ day of _____, 2026.

LESSOR:
ATTEST:

CITY OF NIBLEY, UTAH

By _____
City Recorder

Mayor

LESSOR:

NIBLEY MORGAN FARM CORPORATION

By: _____

Chair

State of Utah)
 §
County of Cache)

On the ____ day of _____, _____, personally appeared before me
_____, who duly acknowledged to me that they executed the same.

My Commission Expires:

Notary Public
Residing in Cache County, Utah

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