

A Meeting of the Nibley City Council held at Nibley City Hall, 455 W 3200 S Nibley, UT 84321-6337, on Thursday, March 5, 2026.

## OFFICIAL MINUTES OF THE MEETING

Assistant City Recorder Talon Bigelow took minutes.

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

Mayor Larry Jacobsen called the meeting of the Nibley City Council to order at 5:10 PM on Thursday, March 5, 2026. Those in attendance included Mayor Larry Jacobsen, Councilmember Erin Mann, Councilmember Garrett Mansell, and Councilmember Nick Kenczka. A quorum of the City Council was present. No Councilmembers participated virtually. Councilmember Nathan Laursen and Councilmember Randy Spaulding were not present.

Planning and Zoning Commission Chair Troy Ribao, Parks and Recreation Advisory Committee President Kendal Welker, City Manager Justin Maughan, City Planner Levi Roberts, Assistant City Recorder Talon Bigelow, Parks Department Manager Rod Elwood, Recreation Department Manager Chad Wright, City Engineer Tom Dickinson, and Westates Companies Vice-President Travis Taylor were also present.

### **Workshop: Nibley Meadows Park Design**

Mayor Larry Jacobsen opened the workshop and clarified that the item was for discussion only and that no formal action would be taken.

City Engineer Tom Dickinson provided an overview of the proposed Nibley Meadows Park area, describing approximately 25 acres divided by 1200 West and 1300 West. He explained that the purpose of the workshop was to obtain direction from the Council regarding design priorities, budget targets, and scheduling. He reviewed site constraints, including the presence of an arterial roadway, nearby institutional and residential uses, and jurisdictional wetlands. Mr. Dickinson discussed ongoing coordination with the U.S. Army Corps of Engineers related to wetland impacts and noted that prior efforts to pipe an existing drainage feature had been denied, though staff may pursue that option in the future.

Council discussion included clarification regarding water flow in the drainage area and the extent of mapped wetlands. Mr. Dickinson and Mr. Taylor explained the wetland delineation process and noted that portions of the site had been confirmed as jurisdictional wetlands, while other mapped areas had been removed through delineation.

Mr. Dickinson presented background information from the City's Parks Master Plan and summarized conceptual designs prepared by Utah State University Landscape Architecture students. He explained that the master plan identifies a preference for more concentrated active recreation amenities, including trails, playgrounds, pavilions,

and other destination features, and noted that park access is limited in areas south of 3200 South.

Mr. Dickinson then reviewed budget considerations, including anticipated park impact fee revenue of approximately \$2.2 million, with half required to be spent within the development area. He explained that cost savings from completing stormwater improvements in-house could allow additional funding for park design. Discussion followed regarding design costs, phasing strategies, and the potential to prepare both conceptual and detailed plans to support future construction and grant applications.

City Manager Justin Maughan provided additional context regarding overall park funding, noting that continued investment in Nibley City Center Park could significantly reduce available park impact fee funds. The Council discussed the need to balance funding between projects and the implications of development agreements and environmental permitting timelines.

Mr. Dickinson reviewed potential grant opportunities, including regional and state funding programs, and explained that projects with regional draw and shovel-ready plans are more competitive. He noted that while additional funding opportunities exist, they are not guaranteed and may depend on competing projects within the region.

Mr. Dickinson summarized input received from the Parks and Recreation Advisory Committee, including a preference for developing separate, self-contained park areas rather than relying on pedestrian crossings across 1200 West. He also reviewed potential amenities discussed by the committee, including multi-use courts, dog parks, water features, pavilions, shaded areas, and natural space preservation.

The Council discussed desired amenities and overall park design priorities. General consensus supported including playgrounds, restrooms, trails, and shaded areas as foundational elements. Councilmembers expressed interest in multi-use courts and small to medium-sized pavilions, as well as preserving and enhancing natural features within the site. Additional concepts discussed included a community fishing pond, sledding hill, and dog park. There was mixed interest in a skate park and discussion regarding its potential regional draw.

The Council also discussed the inclusion of athletic fields, with consideration given to space requirements, parking demand, and programming impacts. Staff noted that while fields could be utilized for a variety of purposes, larger complexes would require significant parking infrastructure. The Council expressed a preference to avoid designing the park primarily around parking needs.

Discussion of water features included concerns regarding long-term maintenance and water usage. Some Councilmembers expressed interest in alternative water features, while others recommended evaluating usage and public response to water amenities at Nibley City Center Park before constructing additional features.

Further discussion addressed tree coverage and shading, with Councilmembers emphasizing the importance of providing adequate shade throughout the park. Consideration was also given to aligning park amenities with the surrounding residential population and anticipated usage patterns.

Mr. Dickinson requested direction from the Council regarding priority amenities and budget expectations. The Council discussed the need for additional information, including cost estimates, before establishing priorities.

Staff was directed to compile a list of potential amenities discussed during the workshop, provide associated cost information, and distribute the information to the Council for further review and prioritization. This information will be used to inform the development of a future request for proposals for park design.

There being no objection, Mayor Larry Jacobsen adjourned the meeting at 6:54 PM.

ATTEST: Talon Bigelow  
Talon Bigelow, Assistant City Recorder