

MINUTES OF A SPECIAL JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING HELD AUGUST 6, 2015 AT 2759 SOUTH 1100 WEST, NIBLEY, UTAH.

CONVENED: 5:30 p.m.

CONDUCTING: Mayor Stephanie Miller

ROLL CALL: Councilmembers Scot M. Allgood, Jared L. Clawson, Paul C. James, and Aaron Woolstenhulme were present.

EXCUSED: Councilmember Martin L. Felix

CALL TO ORDER: There being four members present and four members representing a quorum, Mayor Miller called the meeting to order.

OTHERS PRESENT: Planning Commission Member Wayne Olsen, City Administrator Ron Salvesen, City Treasurer Todd Perkins, City Secretary Michelle Jensen, and four other people. City Recorder Stephanie Fricke recorded the minutes.

WELCOME: Mayor Miller welcomed everyone in attendance.

AGENDA: A copy of the notice and agenda for this meeting was faxed to The Herald Journal, mailed to each member of the governing body, and posted at the Civic Center more than forty-eight hours before meeting time.

AGENDA

4. ON-SITE VISIT:
 - A. To tour the Neighborhood Nonprofit Housing Development in Nibley, Utah.

ON-SITE VISIT:

TO TOUR THE NEIGHBORHOOD NONPROFIT HOUSING DEVELOPMENT IN NIBLEY, UTAH.

Kim Datwyler with Neighborhood Nonprofit Housing Development explained the Nonprofit Housing Development requirements to build in its subdivision. Families work together as a group to build their homes. This labor not only acts as the down payment, but can substantially reduce the price of the home. There may be additional assistance available for qualified families, such as a mortgage with a reduced interest rate, and other grants, that keeps monthly house payments affordable. Knowledge of construction is not required. However, it is hard work and it does require commitment. Households work together, with each family contributing a minimum of 40 hours of labor per week for

approximately 8 to 12 months. The homes are built simultaneously; no one moves in until all the homes are completed. Through the process of building a home the home owners will gain construction and home maintenance skills. The skills are valuable to homeowners and help homeowners to better maintain their homes. The time spent building their home and their neighbors' homes create a strong sense of "neighborhood". As they work together toward building their homes as a group with other families in the program they gain friendships and develop the community around them. There are a limited number of participants for each building location and is on a first come, first served basis. Those getting their application and eligibility first will have first rights to be in the program. Those who receive eligibility after all the groups have been filled for the year will be eligible for the next year's program.

Nonprofit Housing Development selected Hyrum for its next location and wants Hyrum to understand its concept and vision. Nonprofit Housing Development distributed a survey to its housing focus group regarding the type of amenities people wanted and what type of neighborhood they wanted to live in. The survey shown the greatest want was for larger lots that is why in Hyrum the lots are all over 10,000 square feet and the majority are 11,000 square feet. The subdivision was designed with no cul-de-sacs because cul-de-sacs create secluded neighborhoods and inaccessible pockets. They want it to be a walkable neighborhood. The City has a large park less than half a mile away, and it will have two small parks inside its development. The front yards and park strips have to be landscaped before anyone can move into their home. She invited the City Council and Planning Commission to drive through the development and if they had any questions or concerns to contact her.

ADJOURNMENT:

ACTION

There being no further business before the City Council, the Council Meeting adjourned at 6:10 p.m.

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: September 3, 2015
As Written