

A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South, Nibley, Utah, on Thursday, September 26, 2019.

The following actions were made during the meeting:

Councilmember Beus moved to accept the 2019 Nibley City Audit as presented. Councilmember Ramirez seconded the motion. The motion passed unanimously 5-0; with Councilmember Beus, Councilmember Ramirez, Councilmember Jacobsen, Councilmember Bernhardt, and Councilmember Larsen all in favor.

Councilmember Ramirez moved to approve the appointment of the Cache County Attorney's Office as Nibley City Prosecutor. Councilmember Beus seconded the motion. The motion passed unanimously 5-0; with Councilmember Ramirez, Councilmember Beus, Councilmember Jacobsen, Councilmember Bernhardt, and Councilmember Larsen all in favor.

Councilmember Jacobsen moved to adopted Resolution 19-12: The Addition of a Moderate-Income Housing Plan to Nibley City's General Plan for first reading. Councilmember Larsen seconded the motion.

Councilmember Ramirez moved to amend to scratch specifically naming Neighborhood Housing Solutions in the Moderate Income Housing plan and rewrite to the following:

"Nibley should be proactive in seeking partnerships with other corporations or non-profit organizations in building affordable housing."

Councilmember Bernhardt seconded the motion. The amendment passed unanimously 5-0; with Councilmember Ramirez, Councilmember Bernhardt, Councilmember Jacobsen, Councilmember Beus, and Councilmember Larsen all in favor.

The amended motion passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Larsen, Councilmember Beus, Councilmember Bernhardt, and Councilmember Ramirez all in favor.

Councilmember Beus moved to approve Ordinance 19-16: An Update to Nibley City Code 19.32: R-PUD Town Center and advance the ordinance to second reading. Councilmember Bernhardt seconded the motion. The motion passed unanimously 5-0; with Councilmember Beus, Councilmember Bernhardt, Councilmember Jacobsen, Councilmember Ramirez, and Councilmember Larsen all in favor.

Councilmember Jacobsen moved to adopt the latest draft of Ordinance 19-13: An Update to Nibley City Code 19.28, Conditional Uses. Councilmember Ramirez seconded the motion.

Councilmember Jacobsen made a motion to amend Section 19.28.050.C.1.iii. to read:

“iii. Applicant may be required to limit noise associated with the conditional use that emanates beyond their property boundaries to less than 50 DBA”

Councilmember Larsen seconded the motion. The amendment passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Larsen, Councilmember Beus, Councilmember Bernhardt, and Councilmember Ramirez all in favor.

Councilmember Jacobsen moved to amend Section 19.28.050 C.1.iv. to read:

“Applicant may be required to limit light associated with conditional use that emanates beyond their property boundaries, to less than 0.01 foot-candles.”

Councilmember Larsen seconded the motion. The amendment passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Larsen, Councilmember Beus, Councilmember Bernhardt, and Councilmember Ramirez all in favor.

Councilmember Jacobsen moved to amend Section 19.28.050.1.v.b. Parking, to read:

“Applicant may be required to provide off-street accommodation for delivery and pick-up of materials, supplies and products associated with the Conditional Use.”

Councilmember Ramirez seconded the motion. The amendment passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Ramirez, Councilmember Beus, Councilmember Bernhardt, and Councilmember Larsen all in favor.

The amended motion passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Ramirez, Councilmember Beus, Councilmember Bernhardt, and Councilmember Larsen all in favor.

Councilmember Jacobsen moved to adopt Ordinance 19-14: An Update to Nibley City Code 19.20, Land Use Chart, as presented. Councilmember Ramirez seconded the motion.

Councilmember Jacobsen made a motion to amend Ordinance 19-14, removing “Slaughter House” from Agricultural uses. Councilmember Larsen seconded the amendment. The amendment passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Larsen, Councilmember Beus, Councilmember Bernhardt, and Councilmember Ramirez all in favor.

The amended motion passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Ramirez, Councilmember Beus, Councilmember Bernhardt, and Councilmember Larsen all in favor.

Councilmember Bernhardt moved to continue discussion and consideration of the proposed Nibley Farms Subdivision Preliminary Plat, a 32.49-acre Rural Preservation Subdivision located between 1200 West and 1500 West at 3400 South.

Councilmember Larsen seconded the motion. The motion passed unanimously 5-0; with Councilmember Bernhardt, Councilmember Larsen, Councilmember Jacobsen, Councilmember Beus, and Councilmember Ramirez all in favor.

OFFICIAL MINUTES OF THE MEETING
Deputy City Recorder Cheryl Bodily took minutes

Opening Ceremonies

Councilmember Bernhardt noted he’d had a lot of citizen discussion over the last couple weeks and read from the first amendment of the Bill of Rights.

“Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press; or the right of the people peaceably to assemble, and to petition the Government for a redress of grievances.”

Councilmember Bernhardt said this was a great freedom and a right they had.

Councilmember Bernhardt led the meeting in the Pledge of Allegiance.

Call to Order and Roll Call

Mayor Shaun Dustin called the Thursday, September 26, 2019, Nibley City Council meeting to order at 6:33 p.m. Those in attendance included Mayor Shaun Dustin, Councilmember Kathryn Beus, Councilmember Tim Ramirez, Councilmember Larry Jacobsen, Councilmember Norman Larsen, and Councilmember Thomas Bernhardt. Mr. David Zook, Nibley City Manager, Stephen Nelson, Nibley City Planner, Justin Maughan,

Nibley City Public Works Director, and Michelle Jensen, Nibley City Treasurer was also in attendance.

Approval of agenda; and approval of the August 29, 2019 meeting minutes

Councilmember Larsen moved to approve the last meeting minutes and the evening's agenda. Councilmember Bernhardt seconded the motion.

Councilmember Jacobsen requested the minutes be changed from a reference of ".006" to "one-six-hundredth" which is what was adopted. Councilmember Jacobsen asked for and received general consent for the amendment.

The motion passed unanimously 5-0; with Councilmember Larsen, Councilmember Bernhardt, Councilmember Jacobsen, Councilmember Beus, and Councilmember Ramirez all in favor.

Public Comment Period

Mayor Dustin gave direction to the public present and opened the public hearing at 6:38 p.m.

Natalie Lofthouse of 1184 West and 2600 South expressed her concern that stop signs had been moved that past week. She said this raised concerns because the street was a place that people tended to speed and the stop signs would stop traffic, otherwise it was a mile-long drag strip. Ms. Loft house discussed the pedestrian traffic along 1200 West. She said this created a safety issue. She understood there were future changes for 1200 West anticipated but questioned why the change needed to be made so far in advance. Ms. Lofthouse shared traffic patterns and

Rusty Lofthouse of 1184 West and 2600 South didn't understand why they were making the move to accommodate people coming from Logan to Hyrum and why they weren't providing for the safety of the people of Nibley. Mr. Lofthouse also said the road was a big drag strip and said they'd had to change the rules for their children playing in the front yard. Mr. Lofthouse discussed that there had been patrol placement on the section of road but hadn't observed the officer pulling anyone over who sped down the roadway. Mr. Lofthouse requested that the stop signs be changed back or a flashing speed limit sign be put in place or he'd like to see more patrols.

Mayor Dustin asked Mr. Maughan if they'd discussed moving the portal flashing speed limit signs. Mr. Maughan said the signs would be placed on the following Monday. They had been pulled off 800 West and were charging for the weekend.

Seeing no further public comment, Mayor Dustin closed the public hearing at 6:47 p.m.

Planning Commission Report

Mr. Nelson reported that the last Planning Commission meeting was a mobile bus tour of every subdivision in Nibley that required open space for some sort of density bonus. They had discussed changes that could be made to the Rural Preservation Subdivision ordinance or other open space ordinances.

Councilmember Bernhardt reported that he and Councilmember Larsen had attended the tour. He felt it was pretty eye opening. They had seen things that were good and things that were not so good. Councilmember Jacobsen requested another tour be scheduled for those City Council members that were unable to attend. Mr. Zook said he would coordinate schedules and find a date that worked for a second tour.

Presentation of the Nibley City audit by Larson Certified Public Accountants

John Haderly with Larson Certified Accountants was present and gave this presentation.

Mr. Haderly said Nibley City staff was great to work with and their hadn't been any complications with the Nibley City Audit. Mr. Haderly provided a printed copy of the Nibley City audit to the City Council and city staff. Mr. Haderly went through the printed copy during his presentation; including the Audit Report, Financial Statements, Management Discussion Analysis, government auditing procedures, compliance with Utah code and that Nibley City had no State compliance issues. Mr. Haderly reviewed accounting practices. He said Nibley City had no internal control findings or State compliance findings. Mr. Haderly discussed Nibley's General fund balance, the Municipal Building Authority fund. Mr. Haderly encouraged the City Council to be involved and ask questions regarding Nibley's budget and finances.

Councilmember Beus moved to accept the 2019 Nibley City Audit as presented. Councilmember Ramirez seconded the motion. The motion passed unanimously 5-0; with Councilmember Beus, Councilmember Ramirez, Councilmember Jacobsen, Councilmember Bernhardt, and Councilmember Larsen all in favor.

Discussion and Consideration of the Appointment of the Cache County Attorney's Office as Nibley City Prosecutor

Mr. Zook reported that Nibley City had moved its court services to Hyrum and some discussion had been held about using Hyrum City's prosecutor as Nibley's prosecutor. Hyrum's attorney was also their prosecutor. Nibley City had decided to put out a request for proposals and had received three proposals. Mr. Zook described the committee that had reviewed the proposals and said the Cache County Attorney's office had scored the highest. The Cache County Attorney was the lowest cost and had the most expertise and the highest level of expertise.

Councilmember Ramirez moved to approve the appointment of the Cache County Attorney's Office as Nibley City Prosecutor. Councilmember Beus seconded the motion. The motion passed unanimously 5-0; with Councilmember Ramirez, Councilmember

Beus, Councilmember Jacobsen, Councilmember Bernhardt, and Councilmember Larsen all in favor.

A Public Hearing to receive comment on Resolution 19-12: The Addition of a Moderate-Income Housing Plan to Nibley City's General Plan

Mr. Nelson led this presentation. He used an electronic presentation entitled *Nibley City Moderate Income Housing Plan* (a printed copy of this presentation is included in the written meeting minutes). His presentation included the following topics: Heritage Days land use survey, the results of the booth at the 2018 Family Festivities during Heritage Days, the new Utah law SB 34, Moderate Income Housing Plan, Key Terms, Moderate Income Housing Plan Key Points, and Nibley's Four Moderate Income Housing Goals.

Mr. Nelson showed Nibley City's Moderate Income Housing plan and gave an overview of the plan. Mr. Nelson described the four action items proposed under the moderate income housing plan:

1. Allow for and reduce regulation related to accessory dwelling units in residential zones.
2. Allow for higher density of moderate income residential developments in commercial and mixed-use zones, town center, neighborhood commercial, and other employment areas.
3. Rezone for densities necessary to assure the production of moderate income housing.
4. Partner with organizations that offer grants or other assistance in housing affordability.

Councilmember Jacobsen clarified that the moderate income housing plan would be included in Nibley City's general plan. He asked if the current affordable housing in the general plan was in conflict with the proposed Moderate Income Housing plan? Mr. Nelson said he would review and update the Resolution to include anything that might be redacted out of the General Plan.

Mayor Dustin gave direction to the public present and opened the public hearing at 8:00 p.m.

Seeing no public comment, Mayor Dustin closed the public hearing at 8:00 p.m.

Discussion and Consideration of Resolution 19-12: The Addition of a Moderate-Income Housing Plan to Nibley City's General Plan

Councilmember Jacobsen moved to adopted Resolution 19-12: The Addition of a Moderate-Income Housing Plan to Nibley City's General Plan for first reading. Councilmember Larsen seconded the motion.

Councilmember Bernhardt questioned where the timeframes associated with the goal had come from. Mr. Nelson said the Planning Commission recommended the

timeframes. Councilmember Ramirez said he was disappointed there weren't a lot of people at the meeting. He asked if there could be extra measures taken to advertise more and get the word out that the City Council was discussing something that would affect all of them. He wanted to see more public comment on the plan. Councilmember Ramirez too issue with specifically naming Neighborhood Housing Solutions in the partnering goal. He wasn't too happy that the homes that had been put in were not low income and had sold for over \$300,000.

Councilmember Ramirez moved to amend to scratch specifically naming Neighborhood Housing Solutions in the Moderate Income Housing plan and rewrite to the following:

"Nibley should be proactive in seeking partnerships with other corporations or non-profit organizations in building affordable housing."

Councilmember Bernhardt seconded the motion. The amendment passed unanimously 5-0; with Councilmember Ramirez, Councilmember Bernhardt, Councilmember Jacobsen, Councilmember Beus, and Councilmember Larsen all in favor.

Councilmember Ramirez said he didn't want to seek more single-family dwellings when they looking for non-profit organizations to partner with.

Mayor Dustin the City Council and staff discussed Neighborhood Housing Solutions and making Nibley City ordinance consistent with Nibley City's General Plan, market driven development, and public perception. Mr. Zook said he felt the best goal in the plan was allowing for accessory dwelling units.

The amended motion passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Larsen, Councilmember Beus, Councilmember Bernhardt, and Councilmember Ramirez all in favor.

A Public Hearing to receive comment on Ordinance 19-16: An Update to Nibley City Code 19.32: R-PUD Town Center

Mr. Nelson led this presentation. He highlighted the updated information in the R-PUD ordinance that was highlighted in red. He discussed additional definitions including Condominiums, Patio Homes, and Town Center Area. Mr. Nelson described the differences proposed on the R-PUD map and read the proposed ordinance wording in section 19.43.040. Mr. Nelson said they were allowing up to 40% of the units to be condos and a minimum of 20% of the units had to be single-family homes; everything else needed to be single-family homes or patio homes. He said they would allow a higher variety of housing types without increasing the density. Mr. Nelson showed that condos and patio homes had been added to the R-PUD setback chart and that design standards for condos and patio homes had been added to section 19.32.080.

Mayor Dustin gave direction to the public present and opened the public hearing at 8:31 p.m.

Nathan Laursen of 1425 Sunset Circle said counting patio homes and seemed like it was in defense of single-family homes and asked Mr. Nelson to expound on that. Mr. Laursen said the State had asked the city to come up with a plan and asked if there had been developers who had expressed the desire to build condominiums in the past. If they changed the ordinance, would they come?

Seeing no further public comment, Mayor Dustin closed the public hearing at 8:33 p.m.

Mr. Nelson addressed the public comment. He said they weren't counting patio homes as single-family homes to provide a variety of land uses and a variety of homes. They wanted a type of minimum single-family home with a small front and back yard. Patio homes eliminated some of this so the Planning Commission and staff recommended the patio home not count toward the single-family home to not take away from the goal of 20% of single family homes.

Mayor Dustin discussed passing the PUD ordinance with the goal of doing these sorts of things. A lot of what they had done with the plan was taking what Nibley was already planning and doing and then looking at the requirements of the State and doing what they felt was right for Nibley City. Mayor Dustin said he had been approached by a developer about doing condos so he had asked the Planning Commission to revisit the PUD and see if they could meet the same goals of the planned unit development but change the definition of some of the housing types.

Discussion and Consideration of Ordinance 19-16: An Update to Nibley City Code 19.32: R-PUD Town Center (First Reading)

Councilmember Beus moved to approve Ordinance 19-16: An Update to Nibley City Code 19.32: R-PUD Town Center and advance the ordinance to second reading. Councilmember Bernhardt seconded the motion.

Councilmember Bernhardt clarified the number of units allowed per acre. Mr. Nelson said moved urban planner would calculate 12 units/acre as medium density. Mr. Nelson said this would be the densest development in Nibley; it would be around the average town home developments throughout the state but Nationwide it would be medium density.

Councilmember Jacobsen said a patio home was a single-family home on a smaller lot with reduced setbacks. He asked if it was important that an HOA take care of the front and perhaps backyard. Mr. Nelson didn't know if he would recommend what would be taken care of by an HOA. Mr. Nelson said he would review Nibley's standards for landscaping and maintenance.

The motion passed unanimously 5-0; with Councilmember Beus, Councilmember Bernhardt, Councilmember Jacobsen, Councilmember Ramirez, and Councilmember Larsen all in favor.

General consent was given for a five-minutes recess at +8:45 p.m.

The meeting reconvened at 8:54 p.m.

Discussion and Consideration of Ordinance 19-13: An Update to Nibley City Code 19.28, Conditional Uses (Third Reading)

Mr. Nelson described the modifications that had been made to the conditional use code since the City Council reviewed the ordinance at the August 22, 2019 meeting. He said Nibley City's attorney had reviewed all the changes. Mr. Nelson said if there were any land uses the City Council didn't want in the City they should be classified outright as not permitted.

Councilmember Jacobsen moved to adopt the latest draft of Ordinance 19-13: An Update to Nibley City Code 19.28, Conditional Uses. Councilmember Ramirez seconded the motion.

Councilmember Jacobsen said he was still concerned about residential uses. He'd looked at State code that said they could adopt conditional uses with standards if the standards were in ordinance, or if there were applicable standards.

Councilmember Jacobsen made a motion to amend Section 19.28.050.C.1.iii. to read:

"iii. Applicant may be required to limit noise associated with the conditional use that emanates beyond their property boundaries to less than 50 DBA"

Councilmember Larsen seconded the motion.

Councilmember Jacobsen said noise generated from a conditional use was something they dealt with often when he was on the Planning Commission. Mr. Nelson felt this would involve wood working shops or artisan shops.

The amendment passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Larsen, Councilmember Beus, Councilmember Bernhardt, and Councilmember Ramirez all in favor.

Councilmember Jacobsen moved to amend Section 19.28.050.C.1.iv. to read:

"Applicant may be required to limit light associated with conditional use that emanates beyond their property boundaries, to less than .01 foot-candles."

Councilmember Jacobsen said this was equal to the light of the full moon.

Councilmember Larsen seconded the motion. The amendment passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Larsen, Councilmember Beus, Councilmember Bernhardt, and Councilmember Ramirez all in favor.

Councilmember Jacobsen moved to amend Section 19.28.050.1.v.b. Parking, to read:

“Applicant may be required to provide off-street accommodation for delivery and pick-up of materials, supplies and products associated with the Conditional Use.”

Councilmember Ramirez seconded the motion.

Councilmember Jacobsen said this would keep semi-trucks from disrupting the flow of residential traffic in residential zones. It opened the discussion of how many semi-trucks might arrive at one location in a week.

The amendment passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Ramirez, Councilmember Beus, Councilmember Bernhardt, and Councilmember Larsen all in favor.

Voting on the motion was as follows: Councilmember Bernhardt was in favor, Councilmember Larsen was in favor, Councilmember Jacobsen was in favor, Councilmember Ramirez was in favor, and Councilmember Beus was in favor.

The amended motion passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Ramirez, Councilmember Beus, Councilmember Bernhardt, and Councilmember Larsen all in favor.

Discussion and Consideration of Ordinance 19-14: An Update to Nibley City Code 19.20, Land Use Chart (Third Reading)

Councilmember Jacobsen moved to adopt Ordinance 19-14: An Update to Nibley City Code 19.20, Land Use Chart, as presented. Councilmember Ramirez seconded the motion.

Councilmember Jacobsen made a motion to amend Ordinance 19-14, removing “Slaughter House” from Agricultural uses. Councilmember Larsen seconded the amendment. The amendment passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Larsen, Councilmember Beus, Councilmember Bernhardt, and Councilmember Ramirez all in favor.

Councilmember Bernhardt questioned the Housing-Short-Term rental and asking why short-term rentals weren’t permitted in Commercial, Commercial Node and Industrial zones? Mr. Nelson said the Planning Commission had discussed permitting short-term

rental and didn't want potential apartments to turn in to short-term rentals. Councilmember Ramirez said Cache Valley was getting a lot of hemp farms and questioned if they wanted to address this? Mr. Nelson was not sure how they could classify the use and agreed with Councilmember Ramirez that they couldn't prohibit them.

Voting on the motion was as follows: Councilmember Beus was in favor, Councilmember Ramirez was in favor, Councilmember Jacobsen was in favor, Councilmember Larsen was in favor, and Councilmember Bernhardt was in favor.

The amended motion passed unanimously 5-0; with Councilmember Jacobsen, Councilmember Ramirez, Councilmember Beus, Councilmember Bernhardt, and Councilmember Larsen all in favor.

A Public Hearing to receive comment on the proposed Nibley Farms Subdivision Preliminary Plat, a 32.49-acre Rural Preservation Subdivision located between 1200 West and 1500 West at 3400 South

Mayor Dustin gave direction to the public present and opened the public hearing at 9:26 p.m.

Seeing no public comment, Mayor Dustin closed the public hearing at + 9:26 p.m.

Discussion and Consideration of the proposed Nibley Farms Subdivision Preliminary Plat, a 32.49-acre Rural Preservation Subdivision located between 1200 West and 1500 West at 3400 South

Mr. Nelson described the location of the proposed subdivision. Mr. Nelson reviewed the specifications of the subdivision as presented as a Rural Preservation subdivision. Mr. Nelson said the applicant had proposed an updated version of the plat since the Planning Commission had approved the previous plat with several conditions. Mr. Nelson said staff hadn't had a chance to review the amended plat. Mr. Nelson described the plat recommended by the Planning Commission and the concerns they had with the plat. Mr. Nelson then described the amended plat and described how some of the changes had been based from the Planning Commission recommendations.

Mr. Nelson's recommendation was to continue the item until staff had a chance to do a full review and write a list of findings. Mr. Nelson said staff recommended the City Council consider making one of the roads a cul-de-sac to limit the subdivision to one access on to 1200 west. Mr. Nelson and the City Council discussed transportation access and roadway placement in the proposed subdivision, open space placement, use and ownership, and stormwater retention.

The applicant, Travis Taylor, was present at the meeting. He said there was a lot of conflicting information coming back to them from staff and he hoped they could put a "few things to bed." Mr. Taylor said they were really with what they had presented. Mr.

Taylor said they'd gone back and forth about dedicating the open space to Nibley City. Mr. Zook clarified that staff wanted a cul-de-sac; they didn't want two connections, so close together, on a busy road.

Mayor Dustin told Mr. Taylor that the City Council had interpreted the intent of the code was that the city preserved the right to require open space to be public or to allow it to remain private; that determination is made by the City Council. Mayor Dustin said it seemed the other issues were that staff needed to time to review and verify compliance of the plat and there was a cul-de-sac versus road issue. Councilmember Ramirez asked for clarification on the proposed trail. Mr. Taylor said they'd proposed a trail along a canal on the property or along power side or along the back of the houses. Councilmember Ramirez and Councilmember Jacobsen said they liked the trail by the canal with Councilmember Ramirez describing he wanted the trail further down south. Mr. Taylor said they had planned on an 8-foot asphalt trail. Staff and the Council discussed fencing requirements if there were a trail along the property's canal.

Mr. Taylor felt they met the code with what they'd proposed. He said the proposed plat was their preference. He wanted to work with staff to be able to start a couple houses. Councilmember Beus asked for Mr. Maughan's input. Mr. Maughan said he preferred to have houses with their backyards facing a busy road instead of having four side-yards next to a busy road. Mr. Maughan and the Council debated the speed-limit on 1200 west adjacent to the proposed subdivision.

Mr. Taylor asked to discuss the open space; he said they had a different interpretation of code. Mr. Nelson read from section K. of the Rural Preservation subdivision code:

“Nibley City may at its sole discretion opt to take ownership of Open Space Land at the subdivision approval stage. The developer shall landscape the property with sod, grass, trees and an irrigation system or other natural landscape features as appropriate as determined by the City Council.”

Councilmember Bernhardt said it was his understanding that open space needed to be preserving something unique for the community asked what was unique to the area that they were preserving? Councilmember Ramirez said he had the same concerns and questions. Councilmember Bernhardt said the vast majority of things that had been put in Rural Preservation subdivision were putting open space in people's backyards. Councilmember Ramirez and Councilmember Beus said they wouldn't mind the open space be in pasture and have cows. Mr. Taylor questioned if they needed to complete the road improvements along the frontage. The City Council directed Mr. Taylor that he needed to complete the frontage. Mr. Taylor said it had been painful going through so many iteration of the plat but what they had gotten to made sense. Mayor Dustin said his preference was that the proposed five acres of open space come to Nibley City. Councilmember Jacobsen also thought the north/east parcel of land should be dedicated to the City without a bunch of improvements on it except for fencing. He said the

proponent could make the property suitable for agricultural practice and the land could be used for agricultural practice until the City figured out what they were going to do with the land. Councilmember Jacobsen said the other east/west strip of open space could go to an agricultural use and be maintained as private space. Councilmember Beus and Councilmember Ramirez wanted to see improvements on the open space; dedicated to the City.

Mr. Taylor reminded the City Council that on August 8 the State of Oregon had eliminated single-family zoning; 10,000-25,000 population had to do duplexes and over 25,000 had to do four-plexes. He said it was coming.

Councilmember Bernhardt moved to continue discussion and consideration of the proposed Nibley Farms Subdivision Preliminary Plat, a 32.49-acre Rural Preservation Subdivision located between 1200 West and 1500 West at 3400 South. Councilmember Larsen seconded the motion. The motion passed unanimously 5-0; with Councilmember Bernhardt, Councilmember Larsen, Councilmember Jacobsen, Councilmember Beus, and Councilmember Ramirez all in favor.

Council and Staff Reports

Mayor Dustin reported on the Nelson Farms boundary adjustment issue between Logan and Nibley City. Mayor Dustin said he would send the proposal from Mayor Daines to the City Council.

Councilmember Bernhardt said the new Nibley website looked great. Mr. Zook pointed out that the website had been modernized and stacked so you could see four things at a time. Mr. Zook said the website had been optimized for mobile, the logo had been updated, and the dropdown menus had been optimized. Mr. Zook pointed out that the homepage had a chat feature, which was turned in to an email feather after hours.

Mr. Zook invited the City Council to an event on October 12 for the pollinator garden at Firefly Park. The pollinator garden would be dedicated to Ron Hellstern.

Councilmember Ramirez requested staff make sure Deputy Jake Carly was aware of the stop sign change on 1200 west.

There was general consent to adjourn the meeting at 10:56 p.m.

Attest: _____
Deputy City Recorder