



NIBLEY CITY COUNCIL & COMMUNITY REINVESTMENT AGENCY MEETING AGENDA
Thursday, March 11, 2021 – 6:30 p.m.

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 West 3200 South, Nibley, Utah. The public may also participate in the meeting via the Zoom meeting link provided at www.nibleycity.com. Public comment should be submitted to cheryl@nibleycity.com by 6:30 p.m. and will be read into the public record.

1. Opening Ceremonies (Councilmember Larsen)
2. Call to Order and Roll Call (Chair)
3. Approval of the previous Meeting Minutes and Current Agenda (Chair)
4. Public Comment Period¹ (Chair)
5. Planning Commission Report
6. **Council Training** – Open and Public Meetings Act (OPMA)
7. **Discussion & Consideration** – Process for Hiring a New City Manager
8. **Public Hearing** – Resolution 21-05: Transportation Master Plan Map Amendments
9. **Adjourn to a Meeting of the Community Reinvestment Agency**
 - 9-1. **Discussion & Consideration** – Resolution CRA 21-01: A Resolution of the Governing Board of the Nibley City Community Reinvestment Agency, Designating a Survey Area and Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan and Budget for the Proposed Malouf Community Reinvestment Project Area
10. **Council and Staff Report**
11. **Adjourn to Closed Session** – To Discuss property and personnel pursuant to Utah Code 52-4-205

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, please call (435) 752-0431.

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.

² Items on the Consent Agenda are considered to be routine and/or non-controversial, and will be approved in one vote.

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Agenda Item #6

Description	Council Training – OPMA
Department	Administration
Presenter	Cheryl Bodily, Nibley City Deputy Recorder
Recommendation	Receive the presentation. Ask clarifying questions.
Reviewed By	Mayor, Interim City Manager

Background:

The City Council is required to receive Open & Public Meetings Act training, annually. This training will be recorded and noted by our auditor when the Nibley City audit is performed.

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Agenda Item #7

Description	Discussion & Consideration – Determination of the Process for Hiring a New City Manager
Presenter	Mayor Dustin
Recommendation	Discuss and Consider Process
Reviewed By	Mayor

Background:

The Council will discuss the process for hiring a New City Manager.

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Agenda Item #8

Description	Public Hearing – Resolution 21-05: Transportation Master Plan Map Amendments
Department	Public Works-Streets, Planning
Presenter	Justin Maughan, Public Works Director
Recommendation	Discuss and move to approve Resolution 21-05: Transportation Master Plan Map Amendments
Reviewed By	Mayor, Interim City Manager, Public Works Director, City Planner, City Engineer

Background:

During the February 25 City Council meeting, the following considerations were discussed:

- There was a recommendation to add a local street which connects 3600 South to the planned 3650 South at approximately 600 West, at the southern edge of the Mt Vista Subdivision. This change has been added to the proposed map
- The Council discussed the potential of leaving a local connection between 1200 West and 1350 West at approximately 3400 South through the existing Recycle Site. Staff previously recommended removing this street as it bisects a planned park. However, there is limited connectivity in the vicinity and this roadway would improve connectivity. If a planned road is approved here, Staff recommends aligning it with the road that enters the planned Nibley Meadows Subdivision at the planned City Park.
- There was a concern expressed about removing a connection between 2965 S and 2900 S, as this was included in the previous transportation plan. The reason that this was not included is that the connection between Hwy 165 and 2965 S was approved as part of the Ridgeline Park R-PUD to curve south and connect across from the Maverik driveway at Hwy 165.

The Transportation Master Plan was last adopted in January 2019. The overall purpose of this plan is to coordinate future transportation facilities with land use. The Plan

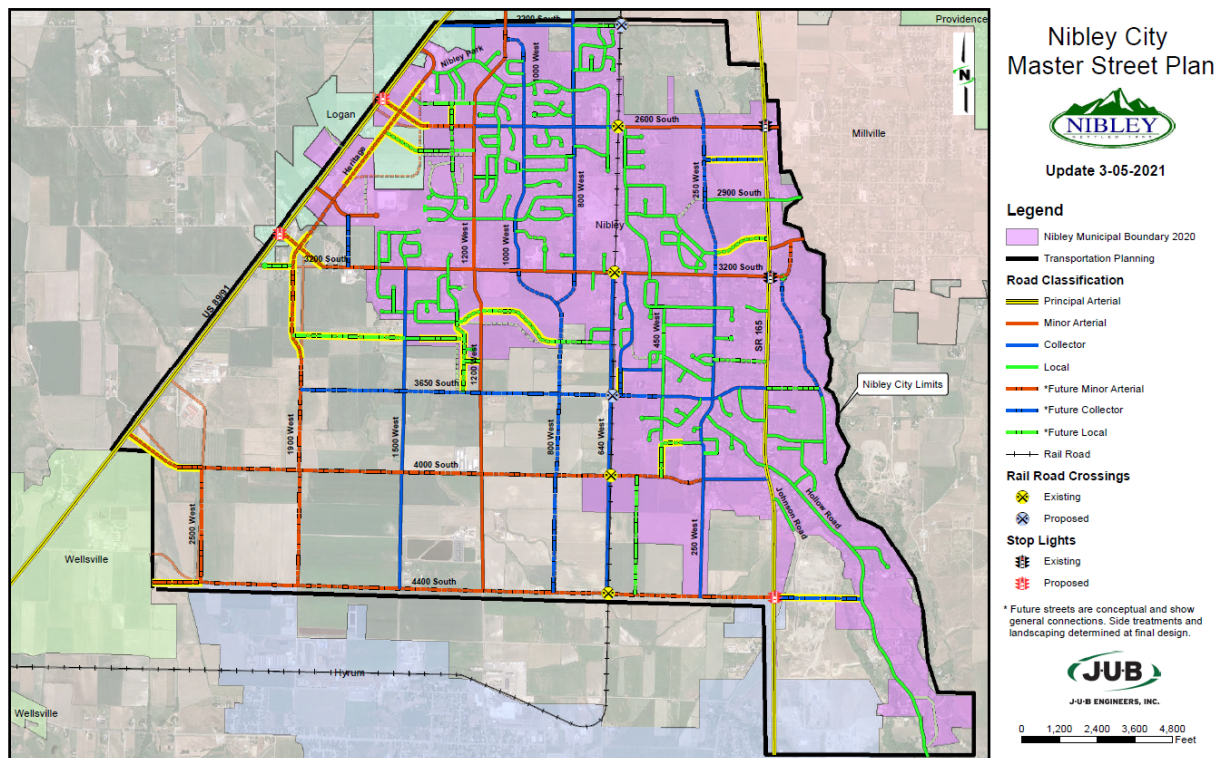
includes a Master Streets Plan, which recommends alignments, right of way widths and facility types for future streets. Future streets are improved as development occurs. The Mayor and the City Staff has expressed the need to consider updating some alignments of streets in the plan to improve connectivity and reflect recent development changes. Specific recommendations include:

- **450 West-** extend 450 W from its existing terminus at 3800 S to connect to 4000 S to improve street connectivity and traffic circulation as this area develops. This connection was previously taken out, as the area south of the existing 450 W may have a permanent conservation easement. However, this has not occurred and it is advised to include this connection for the time that this area may develop.
- **Meadowview Lane-** extend Meadowview Ln to connect to the planned 450 W to improve connectivity in this area and provide appropriate emergency access.
- **3200 South-** realign 3200 S to intersect with 2000 W at a signalized intersection with Hwy 89/91 in accordance with the ongoing study for the intersection. This allows for more efficient traffic flow and improves safety.
- **Heritage Drive** – realign Heritage Dr to stay parallel with Hwy 89/91. This provides a more direct connection and more efficient traffic flow. The existing plan includes an alignment that follows the edge of Tri H Farms. This alignment was made at the request of the landowner of Tri H Farms. In exchange, the landowner agreed to annex into Nibley City. However, this has not occurred.
- **2965 South extension** – The existing plan includes a connection from 2965 S in Elkhorn Estates to 2900 South at Main St. Rather than connecting this street to 2900 S, the approved plan for Ridgeline Park is to curve the roadway to the south and connect to Main St at the Maverik Driveway. This alignment avoids impacts to existing wetlands while retaining the connectivity. 2900 S would retain a connection between Main St and 250 W.
- **2750 South-** A connection is recommended at 2750 S between Main St and 250 West to improve accessibility and connectivity as the town center develops.
- **2700 South-** A local connection is recommended between 1200 W and Heritage Dr to improve local connectivity when this area develops.
- **4400 South** – To improve connectivity and safety, an extension of 4400 South to Hollow Rd is recommended. This connection could divert traffic at the existing offset intersection of Hollow Rd and Main St.
- **3410 South** – Given the future land use plans of areas south of 3200 S and west of 1500 W, a local extension of 3410 S between 1500 W and 1900 W is recommended to improve street connectivity in the area.
- **Stonebridge local streets** – The existing Transportation Master Plan includes the local roads approved as part of the Stonebridge subdivision. As phase 3 and 4 of this subdivision has not yet developed, there may be an opportunity to improve the circulation in this area. The through street at Stonebridge Dr is

retained to connect to future development to the north, but the remaining cul-de-sacs are recommended to be excluded from the plan. This would not prevent Stonebridge from developing as originally approved but allows for more flexibility in the street design.

- **Ridgeline Park and Nibley Farms local streets.** The streets approved as part of the approved final plat for these subdivisions are included to reflect the planned streets for each neighborhood.

The Map below highlights the proposed changes.



Planning Commission Recommendation

Approve Resolution 21-05 Transportation Master Plan Map Amendments, adopting the proposed amended map.

Recommended Finding

- The recommended changes to the Transportation Master Plan will help ensure a more efficient, connected transportation system as development occurs.

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RESOLUTION 21-05

TRANSPORTATION MASTER PLAN MAP AMENDMENTS

WHEREAS, Utah law allows municipalities to create and plan for local infrastructure and transportation needs; and

WHEREAS, Nibley City has established a transportation system and network for its residents and other traffic to travel through the City; and

WHEREAS, Nibley City wishes to update the Transportation Master Plan Map or Master Streets Plan to plan for future growth and traffic patterns within Nibley City; and

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

1. That the attached Transportation Master Plan Map is adopted by the Nibley City Council.
2. This map shall replace the previously adopted Transportation Master Plan Map.

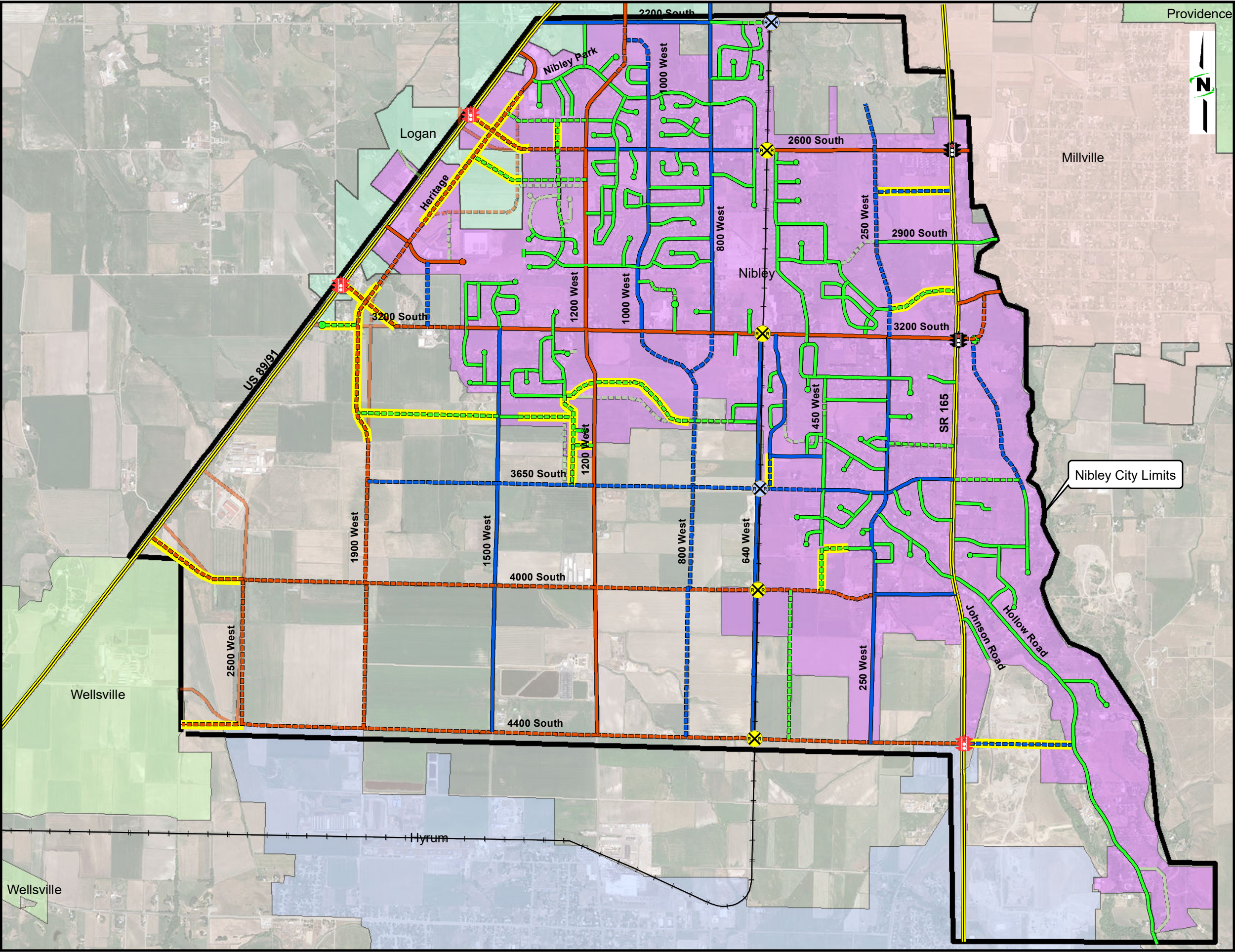
Dated this ____ day of _____ 2021

Shaun Dustin, Mayor

ATTEST

David Zook, City Recorder

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Nibley City Master Street Plan



Update 3-05-2021

Legend

- Nibley Municipal Boundary 2020
- Transportation Planning
- Road Classification**
 - Principal Arterial
 - Minor Arterial
 - Collector
 - Local
 - *Future Minor Arterial
 - *Future Collector
 - *Future Local
 - Rail Road

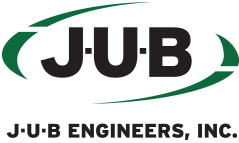
Rail Road Crossings

- Existing
- Proposed

Stop Lights

- Existing
- Proposed

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



0 1,200 2,400 3,600 4,800 Feet

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Agenda Item #9 Adjourn to a Meeting of the Community Reinvestment Agency

Description	Discussion & Consideration – Resolution CRA 21-01: A Resolution of the Governing Board of the Nibley City Community Reinvestment Agency, Designating a Survey Area and Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan and Budget for the Proposed Malouf Community Reinvestment Project Area
Department	Community Reinvestment Agency
Presenter	Levi Roberts, Planner
Recommendation	Move to approve Resolution CRA 21-01: A Resolution of the Governing Board of the Nibley City Community Reinvestment Agency, Designating a Survey Area and Authorizing the Preparation of a Draft Community Reinvestment Project Area Plan and Budget for the Proposed Malouf Community Reinvestment Project Area
Reviewed By	Mayor, City Planner, City Attorney

Background:

The Malouf Community Reinvestment Area is proposed to be created to promote economic development in the area surrounding the Malouf headquarters. Through the use of tax increment financing, it will incentivize the expansion of Malouf's headquarters, which will ensure significant job growth and investment in the community.

Lewis Young Robertson & Burningham (LYRB) have been selected to develop a Draft Plan and Budget for the Proposed Malouf Community Reinvestment Project Area. Staff has worked with LYRB Staff to delineate a survey area (included in the resolution), which is being evaluated in the plan and budget. A resolution is needed from the Community Reinvestment Agency to designate this Survey Area and authorize Staff to prepare the Draft Plan and Budget for the Malouf CRA, which the Community Reinvestment Agency Board will review in more detail in preparation for adoption at a later date.

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RESOLUTION CRA 20-01

RESOLUTION OF THE GOVERNING BOARD OF THE NIBLEY CITY COMMUNITY REINVESTMENT AGENCY, DESIGNATING A SURVEY AREA AND AUTHORIZING THE PREPARATION OF A DRAFT COMMUNITY REINVESTMENT PROJECT AREA PLAN AND BUDGET FOR THE PROPOSED MALOUF COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS, the Nibley City Community Reinvestment Agency (the “Agency”) of Nibley City, Utah (the “City”) was created to transact the business and exercise all of the powers provided for in the Limited Purpose Local Government Entities - Community Reinvestment Agency Act (Title 17C, Chapters 1 through 5, UTAH CODE ANNOTATED, 1953, as amended) and any subsequent, replacement or amended law or act (the “Act”); and

WHEREAS, pursuant to Section 17C-5-103 of the Act, the Agency's governing board (the "Board") is empowered to initiate the process of adopting a community reinvestment project area plan by adopting a survey area resolution that meets the requirements of that statute; and

WHEREAS, pursuant to Section 17C-5-303 of the Act, the Board also is empowered to prepare a proposed budget for a proposed community reinvestment project area budget; and

WHEREAS, the Board met on _____, 2021 to consider, among other things, (a) designating the geographic area (the "Survey Area") that is located _____ in the County and is shown on the map (the "Map") attached hereto as **Exhibit A**, as a "Survey Area" for purposes of Section 17C-5-103 of the Act; (b) authorizing the Agency to prepare a proposed community reinvestment project area plan and budget for each proposed community reinvestment project area; and (c) authorizing the Agency to conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency considers appropriate; and

WHEREAS, the Survey Area requires a study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area; and

WHEREAS, the Board desires to authorize the preparation of a draft community reinvestment project area plan and budget for a proposed community reinvestment project area to be known as the **MALOUF COMMUNITY REINVESTMENT PROJECT AREA**.

NOW, THEREFORE, BE IT RESOLVED by the governing Board of the Agency as follows:

1. The Survey Area shown on the Map, attached hereto as **Exhibit A** is hereby designated as the “Survey Area” for purposes of Section 17C-5-103 of the Act;
2. The Board affirms that the Survey Area requires study to determine whether project area development is feasible within one or more proposed community reinvestment project areas within the Survey Area;
3. The Agency hereby tentatively designates the Survey Area as the **Malouf Community Reinvestment Project Area**, the approximate proposed boundaries of which are depicted on the Map attached hereto as **Exhibit A**;
4. The Agency staff are hereby authorized and directed as follows:

(a) Prepare a proposed community reinvestment project area plan and community reinvestment project area budget for the Survey Area as required by the Act.

(b) Conduct any examination, investigation, or negotiation regarding the proposed community reinvestment project area that the Agency and staff considers appropriate.

(c) Obtain whatever information is needed and hire or contract with consultants and others as necessary for the preparation of the draft community reinvestment project area plan and budget.

(d) Take such other and additional actions necessary or prudent in considering and creating the proposed community reinvestment project area in compliance with the Act including, without limitation, the negotiation of agreements with taxing entities and participants, the preparation for all necessary hearings, and the preparation, publication, and/or mailing of all required notices.

This RESOLUTION, assigned no. _____, shall take effect immediately upon approval of the Board.

ADOPTED by the Governing Board of the Nibley City Community Reinvestment Agency this the _____ day of _____, 2021.

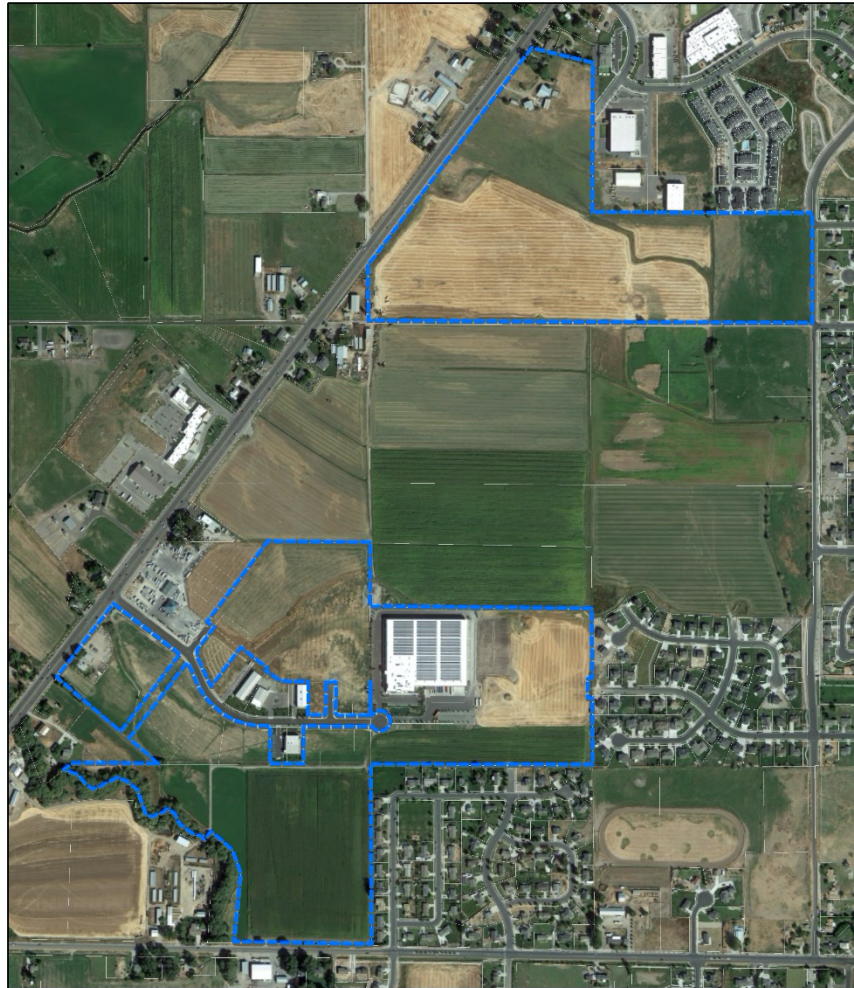
NIBLEY CITY COMMUNITY REINVESTMENT AGENCY

Justin Maughan, RDA Chair

ATTEST:

Cheryl Bodily, CRA Secretary and Deputy City Recorder

Exhibit A
Map of Survey Area



Legend

 CRA Boundary

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