A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South, Nibley, Utah, on Thursday, February 10, 2022.

The following actions were made during the meeting:

Councilmember Larsen moved to approve the Ridgeline Park East Preliminary Plat, containing 333 residential units, located at approximately 250 W 3200 S. and amending the development agreement; applicant, Visionary Homes, as presented with conditions; including staff's recommendation of condition 6.b.

1. ***Development Agreement to be amended, striking requirement for 2965 S roadway connection to be continuous without need to turn onto another roadway.***
2. ***Development Agreement to be amended to allow on-street parking on 250 W.***
3. ***Record an easement and build Emergency access between Hwy 165 and the east boundary of the preliminary plat along the 3025 South alignment in conjunction with phase 5.***
4. ***2900 S right of way needs stamped survey with required improvements shown for the entire right-of-way, as noted on the Development Agreement. The City will indemnify Visionary with regards to legal challenges arising out of claims that the City does not own or lacks sufficient right-of-way for Visionary's construction of 2900 S from the project to Highway 165.***
5. ***Traffic Impact Study, Geotechnical study, sewer study, stormwater study and all other supporting materials must be provided or updated and appropriately addressed, as determined by City Engineer.***
6. ***The following to be incorporated into the amended Development agreement:***
    a. ***Construction of any remaining portion of 250 W and 2900 S (from 250 W to Highway 165) shall be completed in conjunction with construction of infrastructure on phase 7, 8, or 9, whichever develops first.***

Voting on the motion was as follows:
Councilmember Bernhardt voted in favor
Councilmember Beus voted yes
Councilmember Larsen voted yes
Councilmember Laursen voted yes
Councilmember Sweeten voted yes.

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

Councilmember Laursen moved to approve the agreement with Randy and Pam Fesser in regard to property acquisition on 1200 west. Councilmember Bernhardt seconded the motion. The motion passed unanimously 5-0; with Councilmember Bernhardt,

Councilmember Beus, Councilmember Larsen, Councilmember Laursen, and Councilmember Sweeten all in favor.

Councilmember Beus moved to approve the agreement with Bob and Carry Stott about property acquisition for 1200 West Roundabout Project. Councilmember Larsen seconded the agreement. The motion passed unanimously 5-0; with Councilmember Bernhardt, Councilmember Beus, Councilmember Larsen, Councilmember Laursen, and Councilmember Sweeten all in favor.

Councilmember Beus moved to approve Ordinance 22-03 Business License Procedure and Amending Nibley City Code 5.02.120 Exemption to License and waived the second reading. Councilmember Larsen seconded the motion.

Voting on the motion was as follows:
Councilmember Bernhardt said yes.
Councilmember Beus said yes.
Councilmember Larsen said yes.
Councilmember Laursen said yes.
Councilmember Sweeten said yes.

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

Councilmember Larsen moved to approve Ordinance 22-05: Amending Duties, Discretion, and Control of the Nibley City Manager; NCC 1.12.070 and waived the second reading. Councilmember Beus seconded the motion.

Voting on the motion was as follows:
Councilmember Bernhardt said yes.
Councilmember Beus said yes.
Councilmember Larsen said yes.
Councilmember Laursen said yes.
Councilmember Sweeten said yes.

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

OFFICIAL MINUTES OF THE MEETING
City Recorder Cheryl Bodily took minutes

Opening Ceremonies

Councilmember Kay Sweeten quoted David McCullough's 1776. She shared some thoughts on George Washington. She discussed that the Revolutionary war had taken 25,000 lives or roughly 1% of the population and was the costliest war in history except for the Civil War. Washington said he relied upon the strength of those around him to accomplish what needed to be accomplished.

Councilmember Beus quoted from an article included in the book 1776 from a "free man":

> *"Never was a cause more important or glorious than that which you are engaged in. Not only your wives, your children and distant posterity but humanity at large, the world of mankind, are interested in it. For if tyranny should prevail in this great country, we may expect liberty will expire throughout the world. Therefore, more human glory and happiness may depend upon your exertions than ever yet depend upon any of the sons of men. He that is a soldier in the defense of such a cause needs no title. This post is a post of honor and although not an emperor, yet he shall win a crown of glory and blessed will be his memory."*

Councilmember Beus led the meeting in the Pledge of Allegiance.

Call to Order and Roll Call
Mayor Larry Jacobsen called the Thursday, February 10, 2022, Nibley City Council meeting to order at 6:30 p.m. Those in attendance included Councilmember Kay Sweeten, Councilmember Nathan Laursen, Councilmember Norman Larsen, Councilmember Tom Bernhardt, Councilmember Kathryn Beus and Mayor Larry Jacobsen. Mayor Jacobsen recognized Nibley City staff present: Justin Maughan, Nibley City Manager, Levi Roberts, Nibley City Planner, Darren Farar, Nibley City Engineer, and Cheryl Bodily, Nibley City Recorder. Chad Wright, Nibley City Recreation Director was also present.

Approval of the Previous Meeting Minutes and Current Agenda
Councilmember Sweeten moved to approve the January 27, 2022, meeting minutes and the current agenda. Councilmember Laursen seconded the motion.

Mayor Jacobsen asked for general consent that in previous minutes, lines 11-15 were interpreted by the Chair to say "yes." General consent was given, and the previous minutes were amended.

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

Public Comment Period

Mayor Jacobsen gave direction to the public present and opened the Public Comment Period at 6:35 p.m.

Ladd Kennington, 2022 Republican Candidate for Cache County Council Southeast District introduced himself and discussed that Gordon Zilles was not running for reelection on the Cache County Council in the upcoming election. Mr. Kennington said he'd decided to run for the Cache County Council. He discussed attending City Council meetings and seeing people in communities get involved in their cities and having care and concern. He said it was important the County can get along with their cities because of the coordination they did together. He wanted to represent the district and get out and interact with the people Mr. Kennington said he believed conservatism was the last, best hope on earth. He believed Cache County led the way and did things the right way. He thanked Mayor Jacobsen and said he looked forward to seeing how the City Council interacted together.

Seeing no further public comments, Mayor Jacobsen closed the Public Comment Period at 6:38 p.m.

Planning Commission Report
Mr. Roberts said the Planning Commission approved a preliminary plat for a standard subdivision named Heritage Crossing, a 17-lot subdivision, and described the general location of the subdivision. He relayed specifications of the subdivision. Mr. Roberts said the Planning Commission had also discussed their goals, which he would report on later in the evening's agenda.

Discussion and Consideration: Recommendation for Ridgeline Park East Preliminary Plat, containing 333 residential units (mix of single-family, townhome and condo units), located at approximately 250 W 3200 S. & Amending the Development Agreement (Applicant: Visionary Homes)
Mr. Roberts had a presentation to begin this discussion. His presentation was entitled *Ridgeline Park East Preliminary Plat* (a printed version of the presentation is included in the printed meeting minutes). He showed the updated subdivision preliminary plat and discussed the items that had changed on the proposed plat. Mr. Roberts displayed a plat showing the proposed phasing of the preliminary plat, phases 4-10.

Mr. Farar reported that Nibley City had received an updated traffic impact study that reflected the changes that had been made on the preliminary plat; including the addition of a commercial area on SR 165 and the connection on 2900 south. He said there were minor items that were being worked on that would not affect the layout of the preliminary plat. He recommended a few additional reports including additional traffic study and geotechnical study. He believed he only had 5 of 16 comments left from the last review of the preliminary plat. Mr. Farar said it was his recommendation that the proponent was ready to move forward.

Mr. Roberts reviewed the recommendations for approval of the preliminary plat.

Approval of Ridgeline Park East Preliminary Plat with the following conditions:

1. Development Agreement to be amended, striking requirement for 2965 S roadway connection to be continuous without need to turn onto another roadway.
2. Development Agreement to be amended to allow on-street parking on 250 W.
3. Record an easement and build Emergency access between Hwy 165 and the east boundary of the preliminary plat along the 3025 South alignment in conjunction with phase 5.
4. 2900 S right of way needs stamped survey with required improvements shown for the entire right-of-way, as noted on the Development Agreement. *The City will indemnify Visionary with regards to legal challenges arising out of claims that the City does not own or lacks sufficient right-of-way for Visionary's construction of 2900 S from the project to Highway 165.*
5. Traffic Impact Study, Geotechnical study, sewer study, stormwater study and all other supporting materials must be provided or updated and appropriately addressed, as determined by City Engineer.
6. *The following to be incorporated into the amended Development agreement:*
    a. 2900 S and 250 W must be completed before final plat approval of a third phase within phases 4-9. (Planning Commission Recommendation)
    or
    b. Construction of any remaining portion of 250 W and 2900 S (from 250 W to Highway 165) shall be completed in conjunction with construction of infrastructure on phase 7, 8, or 9, whichever develops first. (Staff Recommendation)

Ben Steele, representing Visionary Homes was present for this discussion. Mr. Steele discussed the difference to the plat of option 6.a. versus 6.b. reporting that this was a difference of 40 homes, and he would like the distinction that building the road would be in conjunction with the development of the phases. Mr. Steele said it would be more reasonable to follow the staff's recommendation. Mr. Steele asked if, when the developer came in for final plat approval on phase 5, that the final plat would have the easement built into it or if staff was looking for something additional. Mr. Roberts said the intent was to have the easement at 3025 built into the phase 5 approval. Mr. Steele discussed condition 4 and that Visionary was willing to build out half the right-of-way, whatever amount of right-of-way the city acquired. Mr. Roberts read the original approved development agreement to clarify what was required for buildout of 2900 South.

> *"The Developer shall develop a half road of 2900 S adjacent to Ridgeline Park and also develop and pave the 2900 S Right-of-way east of the Development of*

Highway 165, according to City standards, including curb, gutter, sidewalks, and landscaping.

Mayor Jacobsen said, "Pitter-patter . . . let's get at-er" to begin City Council debate.

Councilmember Larsen moved to approve the Ridgeline Park East Preliminary Plat, containing 333 residential units, located at approximately 250 W 3200 S. and amending the development agreement; applicant, Visionary Homes, as presented with conditions; including staff's recommendation of condition 6.b.

Councilmember Bernhardt questioned the development of phase 5. He said the original intent wasn't predicated on the assumption that 250 west would be fully developed. He felt there was language that seemed inconsistent and questioned if there was enough clarity as to when 3025 would be developed through the commercial property. Mr. Roberts said his interpretation was that 250 West was developed and then it would be interpreted and determined whether 3025 needed to be developed based on city standards. Mr. Steele felt there were two triggers for the connection; when the commercial piece was developed and when traffic generated in the development warranted the intersection, as determined by Nibley City, and according to Nibley City standards. Mr. Farar gave his interpretation of emergency access on 3025 for fire and emergency vehicles as defined in fire code, as a 20-foot all-weather surface. Mr. Farar said after he'd looked at the traffic study, it was not likely they would see the requirement for 3025 happen at any point in the development. He described four other points of access in the development that satisfied the city's requirement of connectivity in code. From traffic generation standpoint, the levels of service at the intersections were satisfactory for Nibley City code. Mr. Farar said the connection could be put off until commercial property development. Mayor Jacobsen said he hoped there was more opportunity for commercial property than the plat included and was not sure what the level of road would need to be in conjunction with other development to the north. If they could delay the construction of the road to see if there were additional commercial opportunity, he felt this was good.

Councilmember Beus said her inclination to listen to the Planning Commission's recommendation (on condition 6) was that they were adding a lot of cars on to 3200 south. She discussed the number of homes proposed in the development. Mayor Jacobsen said he would ask staff to reconcile the City Council's decision (of condition 6) with the Planning Commission. He said the reconciliation between the City Council and the Planning Commission should happen more often.

Councilmember Sweeten presented her observations of traffic on 2650 south. She felt travelers develop the habit of traveling through the road faster because there were not a lot of homes. She felt homes reminded people to slow down. She said she was in favor of option 6.b. because of this.

Councilmember Larsen began a list of things he had for discussion: 1-parking on 250 West and why the City Council was okay with this change. Mr. Roberts described why staff had recommended on-street parking including the use of bulb outs on the proposed road, value of parking for deliveries, most residential areas had parking available on the street, and traffic calming. Mr. Farar described altering the road to provide a bike lane. Councilmember Larsen recalled that they could try parking on the road and if they didn't like the results, they could restripe the road and change it. Councilmember Larsen said his 2- concern was a trail with a double crossing near the roundabout. He asked if there was a concern of having two crossings so close together. Mr. Farar said that having two crossing so close together was partially due to the permitting and the wetlands designation by the Army Corps of Engineers. Mayor Jacobsen quoted Steven Wright, "*Everything is in walking distance, if you have time.*"

Next, Councilmember Laursen discussed losing parking for Anhder Park. He said the City Council needed to figure out parking to Anhder Park. Lastly, Councilmember Laursen asked if the developer was bringing in amenities in proportionality to the development and if a park plan were in place as called out in item 5 of the approved development agreement. Mr. Roberts said a park plan was in place and described the phasing of amenities.

Councilmember Bernhardt made a motion to amend item 3, paragraph 12 of the proposed amendment to the development agreement be unstricken and to eliminate condition 2 in approval of the preliminary plat.

> *Condition 2:* ~~Development Agreement to be amended to allow on-street parking on 250 W.~~
> *Development agreement: "There shall be no residential driveway access or street parking on 250 W. "*

Councilmember Beus seconded the amendment.

Councilmember Sweeten asked if it would be satisfactory to Councilmember Bernhardt to block off on-street parking between the two roundabouts. Councilmember Bernhardt said he would be satisfied with this. Mr. Farar reiterated that he was surprised they didn't have designated bikeways along this roadway and if they city removed the bulb outs it would eliminate something that was in the traffic master plan and in support of the traffic master plan. He said he was in favor of on-street parking. After further debate by Council, Mayor and staff, voting on the amendment took place.

The amendment failed 2-3; Councilmember Bernhardt and Councilmember Beus were in favor. Councilmember Larsen, Councilmember Laursen, and Councilmember Sweeten were opposed.

Seeing no objection to voting, Mayor Jacobsen called for a vote on the primary motion.

Voting on the motion was as follows:
Councilmember Bernhardt voted in favor
Councilmember Beus voted yes
Councilmember Larsen voted yes
Councilmember Laursen voted yes
Councilmember Sweeten voted yes.

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

Discussion & Consideration – Agreement with Randy & Pam Fesser about property acquisition for 1200 West Roundabout Project
Mr. Maughan led this discussion. He described when the city had decided to pursue the roundabout project at 1200 west, they'd entered property negotiations with a few property owners. Mr. Maughan said the agenda item was a bit of a correction. He said the City Council had gone into a number of closed sessions to talk about property negotiations regarding the Fesser and Stott properties. After these discussions, offers were made and executed but they'd failed to come back into open session to approve the offers in open session.

Showing a parcel map, Mr. Maughan said the agreement with the Fesser's was a purchase of the light blue area; the utility easement was in red, and the dark blue on the left was a construction easement and the property was purchased for $128,000. Mr. Maughan said the offer also included a concession that the City take care of a fire hydrant on the Fesser's property.

Councilmember Laursen moved to approve the agreement with Randy and Pam Fesser in regard to property acquisition on 1200 west. Councilmember Bernhardt seconded the motion. The motion passed unanimously 5-0; with Councilmember Bernhardt, Councilmember Beus, Councilmember Larsen, Councilmember Laursen, and Councilmember Sweeten all in favor.

Discussion & Consideration – Agreement with Bob and Carry Stott about property acquisition for 1200 West Roundabout Project
Mr. Maughan said this was the same situation as described in the previous agenda item. Mr. Maughan described the details of this agreement. Showing a parcel map of the property, Mr. Maughan said the agreed upon amount was $36,250 and the taking on the property was relatively small. He described that the light blue was property right-of-way, the red was a utility easement, and the dark blue was a construction easement that would go away when construction was completed. Mr. Maughan also described that there had been a property trade with the agreement. The Stotts were given 50 feet to the south of their existing property and the City Council had agreed to abandon the

right-of-way once the roundabout road was completed and give it to the Stotts. Mr. Maughan said the abandonment of the right-of-way would be coming to the City Council shortly if the agreement was approved.

Councilmember Beus moved to approve the agreement with Bob and Carry Stott about property acquisition for 1200 West Roundabout Project. Councilmember Larsen seconded the agreement.

Councilmember Larsen asked if all utilities would be moved out of the abandoned road before the property was abandoned. Mr. Maughan said there were no utilities in the road, but the City had retained a utility easement on the easterly edge of the right of way if they needed to put a water line in the easement. Councilmember Beus asked if there was a plan for the road; if the asphalt would remain? Mr. Maughan said there were no plans to alter the road other than adding signage that it was a dead-end road or there was no outlet.

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

Discussion & Consideration–Ordinance 22-03: Business License Procedure and Amending Nibley City Code 5.02.120 Exemption to License (First Reading)
Mayor Jacobsen reminded the City Council of the rules and procedures of first and second reading.

Mr. Roberts led a presentation including an electronic presentation entitled Business License & Fees Exemptions (a printed version of the presentation is included in the printed meeting minutes). The topics included in his presentation included the following: Background, when a License Fee exemption would apply, and application fees, and recommendation.

Councilmember Beus moved to approve Ordinance 22-03 Business License Procedure and Amending Nibley City Code 5.02.120 Exemption to License and waived the second reading. Councilmember Larsen seconded the motion.

Councilmember Sweeten stated and disclosed that she held a Nibley City business license. Mayor Jacobsen disclosed that he also had a business license in Nibley City to “make sawdust.”

Councilmember Laursen asked if staff had considered a different classification of business license for the types of businesses that had no impact. Mr. Roberts said he didn’t feel adding more complexity was necessary. It was still a home-occupation business license but there was just a different fee. Councilmember Laursen said he would argue that item 5, excessive noise and impact, was too vague and needed more work and clarification.

Councilmember Laursen made a substitute motion to move Ordinance 22-03 Business License Procedure and Amending Nibley City Code 5.02.120 Exemption to License to second reading. The motion died for lack of second.

The Zoom meeting and technology using during the meeting failed and could not be resumed. The remainder of the meeting proceeded without projected imaging on a screen and the Zoom link was not resumed.

Voting on the motion was as follows:
Councilmember Bernhardt said yes.
Councilmember Beus said yes.
Councilmember Larsen said yes.
Councilmember Laursen said yes.
Councilmember Sweeten said yes.

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

Discussion & Consideration–Ordinance 22-05: Amending Duties, Discretion, and Control of the Nibley City Manager; NCC 1.12.070 (First Reading)
Mr. Maughan described that there had been a few contracts come through and with new Nibley City staff there had been some confusion on who could sign contracts once they had been approved by the City Council. Mr. Maughan had reached out to Nibley City's attorney who suggested the wording amendments to Nibley City code 1.12.070 to make it clear that the City Manager would sign contracts after they were approved the by the City Council.

Councilmember Larsen moved to approve Ordinance 22-05: Amending Duties, Discretion, and Control of the Nibley City Manager; NCC 1.12.070 and waived the second reading. Councilmember Beus seconded the motion.

Voting on the motion was as follows:
Councilmember Bernhardt said yes.
Councilmember Beus said yes.
Councilmember Larsen said yes.
Councilmember Laursen said yes.
Councilmember Sweeten said yes.

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

Discussion–Ordinance 22-04: Amending Administration Procedures, Nibley City Code (NCC) 1.10 Mayor and City Council

Mayor Jacobsen said he'd tried to identify issues he felt were lacking on NCC 1.10. He gave a list of issues in the ordinance he felt needed to be addressed. Councilmember Beus described that the ordinance was "out of whack" with what their practices were. She'd discussed with the Mayor and some members of Council that the ordinance should be consistent with their practices. She'd wanted to add a provision that an agenda item is not started after 9:30 p.m. unless it was executive session or the agenda was suspended, but after reading the ordnance, she didn't feel this was the appropriate place to address the issue. Councilmember Beus said this should have been done when they adopted their yearly schedule.

Mayor Jacobsen asked if the City Council felt there were enough defects in the ordnance to address or amend the ordinance. The Mayor and City Council debated the code describing when the mayor voted. Councilmember Laursen stated they needed to either come in line with the ordnance or change the ordinance; he was in favor of discussing and changing the ordinance.

Discussion–2022 Nibley City Planning Commission Goals

Mr. Roberts reviewed the goals that had been set by the Nibley City Planning Commission at their February 3, 2022, meeting.

1. Review and make recommendations to create/update the following ordinances:
    a. Landscape Ordinance and Standards
    b. Town Center Commercial Zone and Standards
    c. Nibley City Design Standards (in coordination with Public Works/Engineering)
    d. Cluster Subdivisions
    e. Conditional Uses
    f. Subdivision Financial Assurance provisions
    g. Access, Connectivity Standards and Intersection spacing
    h. All required ordinance changes from State legislature
2. Create an effective Transfer of Development Rights (TDR) Ordinance and Process
3. Develop more robust and standardized public and stakeholder engagement activities to ensure public buy-in of major code changes and plan updates.
4. Review future land use for future annexation areas.
5. Develop an Economic Development Strategy for Commercial Development in Strategic Locations.

Mayor Jacobsen asked for a recommendation from the Planning Commission about what detention and retention landscaping meant.

Councilmember Bernhardt said item 4 lined up with what he was thinking. He said it seemed that townhomes were being thrown up in every open area in every community and he didn't know if this strategy was sustainable in the long term. He wanted to discuss how they created inclusivity to these communities. He said the R-PUD was used as a guise for affordable housing and questioned affordable housing practices and if there would be money that would come to fruition with Malouf and affordable housing.

Councilmember Sweeten thought R-PUD might be a place to tie in commercial development. She thought this might be a great space to create possible changes.

Councilmember Laursen questioned the relationship between the Planning Commission goals and all the other projects going on in the city and asked why the City Council didn't make goals and provide some direction and focus for the next 1-5 years. He said the City Council and city needed to do some goal and priority setting.

The City Council took a three-minute recess at 9:09 p.m. The meeting resumed at 9:12 p.m.

Workshop–Plans for Proceeding with City Property at 465 West and 3200 South
Mr. Maughan reviewed that the City purchased the land and house located just west of City Hall last December. He asked the City Council to discuss options and ideas for the best use of the land and house, and to give staff direction on what to do with the property. Mr. Maughan described what would happen to existing structures on the property if the property were split and the front house sold. Mr. Maughan described the interior of the home and garage. Mr. Maughan presented a few of the ideas that had been discussed for the property:

1. Do a boundary line adjustment and keep the back property, but sell the house
2. Move the recreation department into the house
3. Use the house for emergency medical services personnel
4. Rent the house out
5. Tear the house down and keep all property

Councilmember Bernhardt said he was on board with letting the rec department use the house and didn't want to tear the house down. He said they could also rent the house. Mayor Jacobsen didn't think the city should be in the business of buying and selling property. He also didn't feel the house should be torn down and they should look for a reasonable use within the city that met their mission; and he thought there was cool stuff in the back. Councilmember Larsen recalled they'd bought the property for the back property. He questioned Chad Wright, Nibley's Recreation Director's thoughts on using the house. Mr. Wright discussed how much space he needed during particular times of year and the crowding at the current City Hall. He said he would be able to make good use of the building. It would require a little update to make an office space versus a living space. Staff and the City Council discussed the condition of the outbuildings on the property. Mr. Wright said he also saw value in the sheds. Councilmember Laursen recalled the City had bought the property for flexibility and thought all the ideas were good on different time spans. He said in the short-term they should rent the house and figure out what they would do from there. Councilmember Sweeten thought letting the rec department use the space was the most direct way to have the space payback to the City in the shortest amount of time. She thought the Children's Theatre and the Nibley Royalty could also make use of that space. Mayor Jacobsen said the space would need to be a safe office working environment. The Council generally agreed that they didn't want to create a non-conforming lot. Councilmember Sweeten felt this was the opportunity for the City to take care of the trees on the property. Mayor Jacobsen said he didn't feel the property should be rezoned because it didn't match the surrounding zoning.

Councilmember Laursen proposed they figure out the cost to the City of splitting the lot and during that time, renting the property. He was in favor of selling the front half of the property. The Council agreed that the property should not be torn down. After further Council discussion, staff was given the following direction to follow up on:

- Decide what staff would like to do with the property and bring the decision back to the City Council with research and financial plan.
- Put the house on the market for rental immediately or let the recreation department use to property.

Council and Staff Report

Councilmember Sweeten reported on land use training she'd attended.

Councilmember Sweeten thanked staff for the meetings they'd provided regarding the Ridgeline Park developments.

Councilmember Sweeten reported on the attending the City Park workshop.

Councilmember Sweeten reported on attending the government class at Ridgeline high school. She reported that a teacher, Mr. Wing had asked for follow up on trees in park strips especially when there was a drought occurring. He was also concerned with the types of trees in the park strips.

Councilmember Sweeten reported that Eric Wild had let her know that the city's new playground equipment would ship on Friday.

Councilmember Laursen said he'd reached out about Ranked Choice voting. There were quite a few professors who'd expressed interest doing outreach on both a small level and reaching out to see if there could be a statewide, published effort. He said he would work with

Councilmember Laursen discussed communication with residents. He would like to offer helping make this a priority. He wanted to look at what they currently did and make a plan to improve with possible connected to USU and utilizing interns.

Councilmember Laursen asked what was happening to the swing set at Elkhorn Park. Chad Wright said the swings had been removed and the plan was to remove the swings at Anhder park and replace them with the swings from Elkhorn park.

Councilmember Larsen reported that he'd met with Wendy Saunders about the Nibley City Royalty float. She'd inquired when she be able to build and put it together and asked about the trailer for the float.

Councilmember Larsen asked if staff would like him to coordinate the coloring page for the upcoming Heritage Days? Mr. Wright said he would like it if Councilmember Larsen could have the page made up.

Councilmember Bernhardt reported on meeting the Ridgeline High Schools' government classes and reported on meeting Providence's Mayor.

Councilmember Bernhardt asked about the water flowing through Clear Creek park to the detention pond. He questioned what would happen with the Campbell property being developed? He questioned if the water would still run through.

Councilmember Beus thanked staff for addressing the concerns residents had with overgrown foliage. Staff had gotten on this quickly.

Mr. Farar reported on the workshop held to discuss the city park at Ridgeline Park on Wednesday, February 9. He reported on the process moving forward. Mayor Jacobsen discussed coordinating the design process with Nibley's Parks and Recreation Committee meeting. Mr. Wright said the next Parks and Recreation Advisory Committee would be on February 23, 2022, at 6:30 p.m.

Mr. Farar reported on the progress of construction of new offices at the Nibley City Public Works building.

Mr. Farar reported on projected start of work on the roundabout at 1200 West.

The meeting was adjourned at 10:14 p.m.

Attest: ______________________________
City Recorder