

NIBLEY CITY COUNCIL MEETING

Thursday, December 6, 2007

The following actions were made during the meeting

**Action Item1: Councilman Mickelson made a motion to accept Ordinance 07-21, and ordinance adopting a new Nibley City General Plan. Seconded by Councilman Larsen. Motion passed unanimously.**

OFFICIAL MINUTES OF THE MEETING  
Minutes taken and prepared by Deputy Recorder Jessica Lawes

Mayor Knight called the Thursday, December 6, 2007 Nibley City Council Meeting to order at 5:06 p.m. Those in attendance include City Council Members Scott Larsen, Larry Jacobsen, Jay Harrison, Bryan Hansen and Thayne Mickelson. City Manager Larry Anhder and Zoning Administrator Shari Phippen were also in attendance. The meeting took place at the Nibley City Hall, 625 West 3200 South.

**Item 1: Approval of evenings agenda and previous meetings minutes.**

**Councilman Larsen made a motion to approve previous meeting's minutes with necessary changes as proposed by him and also the evening's agenda. Seconded by Councilman Jacobsen. Motion passed unanimously.**

**Item 2: Consideration of Ordinance 07-21 – Adoption of a new Nibley City General Plan.**

**Councilman Mickelson made a motion to accept Ordinance 07-21, and ordinance adopting a new Nibley City General Plan. Seconded by Councilman Larsen.**

During discussion the following majority approved changes were made by the council:

Page 11

- Will read “Nibley has experienced little to moderate growth since the meager beginnings in 1880 until recently. Since the building boom hit Cache Valley in the 1990’s the growth has been escalated. Cache County and its cities and towns have the task of dealing with this expansion. The major challenge Nibley faces from growth is becoming a bedroom community of the larger Cache metropolitan area. As growth rates rise the city will struggle to accommodate new residence within the rural fabric the city is currently based on.”

Page 18

- Second sentence will read, “The city should work with the beautification committee to develop an urban forestry plan.”

Page 29

- Add 800 West before 1200 West.

Page 30

- Add “throughout the city” to the sentence “A mixture of housing types...”

Page 31

- Objective 7: replace agricultural zones with throughout the city.

Page 34

- Add wording for  $\frac{3}{4}$  acre zone. Same wording as low density with the addition of the word larger before individual lots.

P36

- Add wording to “This land use is intended to provide services for the daily professional or commercial needs of the adjacent residential areas”

- Strike “which are approved by the City Council.

Page 43

- Policy 5: strike “should occur” and add, “may not always occur on vacant parcels but should be provided by the development as it takes place.”

Page 44

- Add the private parks be built to city specifications and standards.

Page 46

- Add statement for the possibility of exploring a Nibley City cemetery.

Page 55

- Add the word “out” between “in” and “and”.

Page 56

- Strike highways and replace with streets.

Page 57

- Add the words city so that any construction meets city standards.

Page 58

- Add new objective to support urban forestry.

Page 59

- Add wording “Strongly discourage sidewalks practically adjacent to curb and gutter. Develop an ordinance that mitigates situations that do not allow the standard sidewalk configuration”.

Page 60

- Add no on street parking of vehicles.

Page 66 & 67

- Strike last sentence of paragraph.

Page 80

- Policy 3: Strike whole policy.

Page 82

- Strike word commercial from Planned Commercial Plan and not from the whole concept.

Page 94

- Add wording “desired amenities”.

Page 101

- Add Spring Creek Crossing to list of recently planned subdivisions

Page 104

- Add words “only available in the Spring Creek Crossing development”.

More discussion items:

Councilman Larsen said he would like sources be placed for the graphs and should be willing to back up their work and give proper credit to those who collected the information. Shari Phippen said it would be easy to change and will work on it.

Councilman Larsen said he had some more editorial and grammatical changes he would like to submit and would take them to Shari Phippen for correction. He also wanted to know if the council was going to get a copy of the plan with all changes implemented for review. He was told that there would be one available. Councilman Jacobsen said he was okay with staff doing the grammatical changes as long as the meanings were not changed.

Councilman Mickelson asked if there were any further thoughts or comments about his earlier sent email about the petitions that were signed about the Nibley Parkway road. He then asked if all possibilities have been exhausted or did they need to look further into it. Mayor Knight said they have look into other traffic calming devices for when the other pieces of ground develops. Councilman Larsen said he felt the citizens were there because they thought the road was a truck route and it was clearly discussed that it was not a truck route and the through street, in essence, already exist. Larry Anhder said there is a dilemma; in this community there are only three east-west routes that go through the whole community, 2600 South, 3200 South and 4000 South. There are two more on the plan and because of the railroad none of the additions will go all the way through the community. Larry Anhder said the through street availability of 2600 South has been flattened significantly with the annexation of Logan City and the future of 2600 South is in the hands of Logan City and the need for Nibley Parkway is greater today than it was two months ago. He said the community was planned to the best of their ability, before all the houses were there. Taking into consideration the needs of a whole community and if the City Council abandons that plan, the logical extension of that will is that the city will end up with no through streets and what will be the stance when the next street comes through. Larry Anhder said he encourages the City Council to stick with the plan already in place. There is no alternative between 3200 South and 2600 South to plan any east-west traffic. Councilman Larsen said that at the last meeting, it was also discussed to look at more traffic calming devices something like curb extensions to make 90-degree turns.

Councilman Larsen said he corrections to the maps that were not done at the last meeting. Mayor Knight asked Shari Phippen to make sure the changes were made. Shari Phippen said she has already given them to them.

**Motion passed unanimously.**

Leslie Dustin, lives on Nibley parkway, asked the council when was the last time they were in a traffic jam in 3200 South. She said she has only lived in Nibley for a year and has never had a problem with traffic. Councilman Larsen said it is because of the planning of the roads that there are no traffic problems. Councilman Mickelson said he thinks it is important to put traffic calming devices on Nibley Parkway. Councilman Jacobsen said it is on the plan as a local road so the goal of the council is to make it local traffic and there is nothing that can be done to get local traffic off that road. Councilman Hansen said there are plans for five stop signs on the road.

Mike & Kathy Duval live on Hollow Road. Mr. Duval said he would like to thank the City Council and the Planning Commission for all they have done. He said he knows it is tuff to do what they do and a lot of other residents know it as well, they just don't say it. He said he had the opportunity to sit on the Hyrum Planning Commission and he knows how thankless the job can be and what is being done to get

the community involved is good. He said he hears the good through out the community, it is just not said out loud.

**Item 3: Council Reports**

**Councilman Harrison**

Councilman Harrison said it has been great being on the council for 14 years. It is a great city and will miss it.

**Councilman Hansen**

Councilman Hansen said he would just remind them of the children’s party at Little Wonders Preschool on Saturday, December 8.

**Councilman Mickelson**

Councilman Mickelson reminded the council about what he mentioned last week about what he would like the other council members to talk to their wives about the beer sales issues and the coalition to make a safe city.

Councilman Mickelson would like to remind the council they are trying to finalize on the canal issue and will try to have it ready to go first week in January.

**Item 4: Mayor Knight Report:**

Mayor Knight said his one item was the approval of the CVTD board member to represent Nibley. He said he would like to appoint Phil Utykanski from Councilman Jacobsen recommendation. It will be on the next agenda so he can attend training.

**Item 5: City Manager’s Report:**

Larry Anhder said he is having a hard time getting some easements on 3200 South put is still working on it.

Larry Anhder said they are receiving a grant from Rocky Mountain Power for the children’s play in addition to the one from the state. It is not known yet what the amount will be.

**Item 4: Adjournment**

**General consent to adjourn at 6:39 p.m.**

Signed \_\_\_\_\_  
Mayor Gerald Knight

Attest \_\_\_\_\_  
Assistant Deputy Recorder