

NIBLEY CITY COUNCIL MEETING

Thursday, September 20, 2007

The following actions were made during the meeting

Action Item 1: Councilman Hansen made a motion to approve Zollinger Acres – Phase 1. Seconded by Councilman Harrison.

Councilman Mickelson made a motion to amend that approval is contingent upon a letter from a wetlands specialist stating delineation is needed or not for the entire subdivision. Seconded by Councilman Larsen. The motion to amend passed with Councilmen Larsen, Hansen and Mickelson in favor and Councilmen Harrison and Jacobsen opposed to the motion.

Councilman Jacobsen made a motion to amend to be subject to city engineer approval. Seconded by Councilman Larsen. The motion to amend passed with Councilmen Jacobsen, Harrison, Hansen and Mickelson in favor and Councilman Larsen opposed to the motion.

Councilman Larsen moved to amend that lots 3 and 20, although they front 1500 West the driveway is off of 3350 South. Amendment dies for lack of a second.

Motion as amended passed with Councilmen Jacobsen, Harrison, Hansen and Mickelson in favor and Councilman Larsen opposed to the motion.

Action Item 2: Councilman Jacobsen made a motion to adopt ordinance 07-13 to read as follows:

G: Street Width Requirements: The following shall serve as street-width requirements for development of small acreage parcels using a cul-de-sac as the only access to the development.

- 1. Private roads are allowed for areas of three lots or less. The cross section of the road shall include: 20 feet of asphalt, 2 feet of shoulder on each side and 4 to 6 feet (each side) for storm water swale. These roads shall be built to the standards of the Nibley City Design Standards and Specification and shall include 5 foot sidewalks where sidewalks are required according to the city ordinances.**
- 2. Developments of 4 to 9 lots shall have a publicly dedicated road way with a 50 foot cross section as follows: 25 feet of asphalt, and the following on each side of the road: 2.5 feet of curb and gutter, 4 feet of planting strip, 5 feet sidewalk and 1 foot strip to property line. These roads shall be built to the standards of the Nibley City Design Standards and Specification.**
- 3. All other developments shall have roadways that conform to Section 11-5-5 of the Nibley City Code.**

Seconded by Councilman Harrison.

Councilman Jacobsen moved to amend that in 10-5-5 G Section 1 to add the following: Private roads in Planned Unit Developments are exempted from this ordinance “11-5-5”. Seconded by Councilman Harrison. Motion to amend passed unanimously.

Councilman Larsen moved to amend to strike nine lots and amend it to 7 lots on 11-5-5 G Section 2. Seconded by Councilman Jacobsen. Motion to amend passed unanimously.

Councilman Jacobsen made a motion to amend two feet of road base shoulder to extend beyond asphalt. Seconded by Councilman Larsen. Motion failed with Councilmen Larsen and Jacobsen in favor and Councilmen Harrison and Hansen opposed to the motion with Councilman Mickelson abstaining. Mayor Knight voted against the motion.

The motion as amended passed with Councilmen Larsen, Jacobsen, Harrison and Hansen in favor of the motion and Councilman Mickelson abstaining.

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

Mayor Knight called the Thursday, September 20, 2007 Nibley City Council Meeting to order at 6:00 p.m. Those in attendance include City Council Members Jay Harrison, Larry Jacobsen, Scott Larsen, Bryan Hansen and Thayne Mickelson. City Manager Larry Anhder was also in attendance. The meeting took place at the Nibley City Hall, 625 West 3200 South.

Item 1: Approval of previous meeting's minutes and evening's agenda:

Councilman Larsen made a motion to approve the evening's agenda and hold minutes until the next council meeting. Seconded by Councilman Hansen. Motion passed unanimously.

Item 2: Final Plat Approval – Zollinger acres subdivision phase 1, 22 lots at 3350 South 1500 West.

Steve Edwards met before the council and said that the city engineer has review their plans and recommends that the final flat be approved and so did the Planning Commission. Mr. Anhder said that they have cleared up all but one of the details that the city engineer had pointed out. Mr. Edwards said the reason they were doing this phase first was so that they could work with the Foxborough subdivision and do the infrastructure along 1500 West in conjunction with them.

Councilman Mickelson asked what the cross section was where the road enters the subdivision on 1500 West. Mr. Edwards said it was a 60 foot cross section. Councilman Mickelson's concern was that traffic could get backed up far enough that there could be a problem. Mr. Anhder said UDOT required a Q-ing line of about 300 feet for a road as busy as 2600 South. Councilman Larsen said there is a ditch of concern to him along 1500 West. Currently it is dry but a couple of weeks ago it was full. Mr. Edwards said it was the in the plan to pipe everything on the frontage properties.

Councilman Mickelson asked why there was not a place on the plat for approvals other than the city council. Mr. Anhder said they are the only body to approve it and the irrigation company should not sign the plat, it is something the developer has to work out with the irrigation company, not the city. Paul Leishman, Blacksmith Fort Canal Company, said it might be wise to have the irrigation company sign the final plat even though it is not required, how else would the council know if the developer has contacted the irrigation company.

Councilman Jacobsen said that Mr. Edwards has gone with the city engineer's recommendation of C1 and C2 for a bigger radius, from 80 feet to 100 feet and was wondering if it was needed to be that big. He said a smaller radius slows traffic. Councilman Jacobsen then said he thought the irrigation company should be treated the same as the utility companies are treated by trying to coordinate with the subdivider and irrigation company and thinks it would be worth while to formalize by having a signature

Councilman Jacobsen said in the planning meeting, ordinance 10-6-C-4 was brought to attention with some questionable wordage. He said the way he interprets the ordinance, a large subdivision with multiple phases could be proposed and only the small lots ever get developed. He thinks the entire subdivision should meet the 14000 square foot average. Mayor Knight told Councilman Jacobsen to address a memo with the recommendations he would like to see done.

Councilman Larsen said that in the concept approval, the council asked Mr. Edwards to bring in a letter from a wetlands specialist saying delineation was not required. Mr. Edwards was told that if there were not a signed letter of approval, delineation would be required. Mr. Edwards said he did not get the letter because there is nothing in this phase that would qualify as wetlands. Councilman Larsen said the request was made to have the letter before final approval. Councilman Jacobsen asked Councilman Larsen if he

would be comfortable in seeing the letter before seeing any more phases. Councilman Larsen said the issue is that Mr. Edwards was told to have an approval letter before he came to final approval and would rather have the letter in hand now. Mayor Knight said engineering addressing drainage for the wetland area on this phase is what can be asked for; the rest will be addressed when the adjacent phases come before the council for final approval. Councilman Jacobsen would like the records to show the council will expect to see a letter from a wetlands specialist saying that delineation will either be or not be needed. Councilman Larsen said that too often things fall through the cracks, the same council may not be here for final approval of future phases of this subdivision. Mr. Edwards said it was in their favor to make sure the wetlands are noted. Councilman Mickelson said he felt the same as Councilman Larsen did as to it may not get addressed in the future. Mayor Knight said it should get addressed regardless because wetland are sensitive lands and need to be addressed.

Councilman Hansen made a motion to approve Zollinger Acres – Phase 1. Seconded by Councilman Harrison.

Councilman Mickelson made a motion to amend that approval is contingent upon a letter from a wetlands specialist stating whether delineation is needed or not for the entire subdivision. Seconded by Councilman Larsen.

During discussion Councilman Jacobsen asked if they could state that there are no wetland issues on Phase 1 and if there are issues on subsequent phases, the city is not assuming the risk of those wetlands being there. If the subdivision is designed to not accommodate those wetlands, it is the developer's risk. He would be happy with stating that Phase 1 has no wetland issues.

The motion to amend passed with Councilmen Larsen, Hansen and Mickelson in favor and Councilmen Harrison and Jacobsen opposed to the motion.

Councilman Jacobsen said that city staff had recommended the city engineer also have final engineering approval.

Councilman Jacobsen made a motion to amend to be subject to city engineer approval. Seconded by Councilman Larsen. The motion to amend passed with Councilmen Jacobsen, Harrison, Hansen and Mickelson in favor and Councilman Larsen opposed to the motion.

During discussion Councilman Larsen had questions in regards to the engineers issues and recommendations on lots 20 and 3 and that the frontage is designed to face 1500 West. Mr. Anhder said it had been discussed in engineering meetings that there were other lots facing and there would not be much of an advantage to not. Councilman Larsen said he would rather the drive come off the back of the lot than come out onto 1500 West because of the future high volume of traffic that will be on 1500 West.

Councilman Larsen moved to amend that lots 3 and 20, although they front 1500 West, the driveway be off of 3350 South. Amendment dies for lack of a second.

Motion as amended passed with Councilmen Jacobsen, Harrison, Hansen and Mickelson in favor and Councilman Larsen opposed to the motion.

Item 3: Consideration of Ordinance 07-13. Requirements for roads in developments of 9 lots or less.

Councilman Larsen said it was his opinion that a workshop needed to be done before the council passed this ordinance. Mayor Knight said to have a discussion and if it cannot be resolved then have a workshop at a later date. Councilman Mickelson asked where the number of lots 2-9 came from. Mr. Anhder said

his original recommendation to the planning commission was the portion that was crossed out and the planning commission changed it to not have any private roads at all and anything with 2-9 lots would have a publicly dedicated road, built to city standards with a smaller cross section of 50 feet. Councilman Mickelson asked if with a 50 foot cross section could snowplows and emergency vehicles still get down the road if cars are parked on the side of the road. Mr. Anhder said there was plenty of room and that planners are now advocating for narrower cross sections for traffic calming effects. Councilman Larsen said he is in favor of having private roads and that there is a place for them in the city. Councilman Jacobsen said he has changed his mind and is now in favor of private roads. Councilman Harrison said he is also in favor of private roads, but with fewer lots. Mayor Knight said on Hollow Road, there are bridges and if they are not kept to the city standards the people could be in jeopardy of safety issues, such as fire and is not in favor of private roads for anything more than two lots. Councilman Jacobsen said in his opinion the biggest objection on private roads on three lots or less was the results of discouraging in-fill and does not think it is fair and is in disagreement with the planning commission on that issue. There is a responsibility to the property owners.

Councilman Jacobsen made a motion to adopt ordinance 07-13 to read as follows:

G: Street Width Requirements: The following shall serve as street-width requirements for development of small acreage parcels using a cul-de-sac as the only access to the development.

- 4. Private roads are allowed for areas of three lots or less. The cross section of the road shall include: 20 feet of asphalt, 2 feet of shoulder on each side and 4 to 6 feet (each side) for storm water swale. These roads shall be built to the standards of the Nibley City Design Standards and Specification and shall include 5 foot sidewalks where sidewalks are required according to the city ordinances.**
- 5. Developments of 4 to 9 lots shall have a publicly dedicated road way with a 50 foot cross section as follows: 25 feet of asphalt, and the following on each side of the road: 2.5 feet of curb and gutter, 4 feet of planting strip, 5 feet sidewalk and 1 foot strip to property line. These roads shall be built to the standards of the Nibley City Design Standards and Specification.**
- 6. All other developments shall have roadways that conform to Section 11-5-5 of the Nibley City Code.**

Seconded by Councilman Harrison.

During discussion Councilman Larsen said he is afraid that if a motion is passed tonight it will never be addressed again and then there will be an ordinance that does not work. He said that in his research, he found that ASHTO, American Society of Highway Traffic Officials, have minimum private road standards and this ordinance does not follow any kind of standards. Mr. Anhder said the ASHTO standards were the basis of the Nibley City Design Standards and Specifications. Councilman Mickelson asked why would someone have a desire to build a private road with all of these requirements. Mr. Anhder said it would be a narrower cross section, helping them financially. Councilman Mickelson said the only benefit for the developers would be to allow for more lots. Councilman Larsen said in his research he found that the highest lot number was seven not nine. As far as the private roads go there was an application that needed to be signed off by a civil engineer and by a community engineer. Mr. Anhder said they already do that. Councilman Larsen said he just wants the roads to be good roads. He said that the terms and conditions for easements on utilities are not addressed in this ordinance. Mr. Anhder said it is practice to have those easements and the rule is that it is a publicly owned line to the meters. That would come in the subdivision approval. Councilman Mickelson asked if they wanted to address something that says there is a certain requirement for bridges. Councilman Jacobsen said his opinion was that if private roads were required to be built to Nibley City Design Standards and there is a bridge on the road, it will be built to the design standards.

Mr. Anhder said he would recommend, for clarification purposes, that this does not apply to planned-unit developments. Councilman Mickelson said he thought there should be some discussions on what the council had seen at Daybreak. Examples are widths of roads, sharing garages and design issues.

Councilman Jacobsen moved to amend that in 11-5-5 G Section 1 to add the following: Private roads in Planned Unit Developments are exempted from this ordinance “11-5-5”. Seconded by Councilman Harrison. Motion to amend passed unanimously.

During discussion Councilman Larsen said he has an issue with a private road sharing a driveway of another home. He is okay with in-fill, but not when it is shared with another's driveway. Mayor Knight said it could be considered as another lot in the subdivision. Mr. Anhder said he agreed with Mayor Knight. Councilman Larsen asked how the council felt about restricting parking on a private road. Mr. Anhder said he did not think they could restrict parking and there is no way to enforce it on a private road. Councilman Mickelson said he does not like private roads and is against them from beginning to end.

Councilman Larsen moved to amend to strike nine lots and amend it to 7 lots on 11-5-5 G Section 2. Seconded by Councilman Jacobsen. Motion to amend passed unanimously.

Councilman Jacobsen made a motion to amend two feet of road base shoulder to extend beyond asphalt. Seconded by Councilman Larsen. Motion failed with Councilmen Larsen and Jacobsen in favor and Councilmen Harrison and Hansen opposed to the motion with Councilman Mickelson abstaining. Mayor Knight voted against the motion.

The motion as amended passed with Councilmen Larsen, Jacobsen, Harrison and Hansen in favor of the motion and Councilman Mickelson abstaining.

Councilman Jacobsen moved to suspend the agenda. Seconded by Councilman Larsen. Motion passed unanimously.

Item 4: Discussion about The League of Cities and Towns conference items.

Councilman Larsen said he attended a meeting about benchmarking, or comparing Nibley City to other cities in the state, and would like Mr. Anhder to proceed with looking into benchmarking. Currently there are 29 other cities in Utah that are participating and it would not cost anything to join. Councilman Larsen said it is more of a management tool to help staff.

Councilman Larsen said he attended the “Revisiting Zion's Plat” meeting and even though it was done in the 1800's, it is more of what planners are going to now. Smaller lots sizes, walkable communities, shared communities and central locations are just a few of the ideas. Councilman Larsen said he also went to a meeting about Condemnation and was informed that cities can now condemn land outside their boundaries. Councilman Mickelson said they have always been able to do that. Councilman Larsen said he was told in the meeting that it was something new.

Councilman Larsen said the city needs to have a more effective safety-training program for all city employees. There currently is not an adequate program available. The city needs to follow OSHA regulations and if OSHA were to come in today, the city would be fined. Training needs to be done every year. Updated MSDS sheets are also needed and placed in the proper places. Bill Green said he was a former inspector and told the council that an MSDS sheet needs to be readily available and everybody has to know where it is, including the public. Councilman Larsen said that since the city is a member of The Trust, they would come and give training if needed.

Councilman Jacobsen said this was the first League of Cities meeting that he has attended and he was excited about it. He said the city needs conservation subdivisions. The cluster subdivision has been proposed but there is no incentive for developers and would like to give bonuses if conservation subdivisions are proposed. Mr. Anhder said the new general plan has ordinances for conservation subdivisions in it. Councilman Jacobsen said he would oppose any rezone that is less than 1 or ¾ of an acre from this point on.

Councilman Harrison said he met with someone in the roads department and was interested in assessing the safety of the city's roads. He said he was also interested in the comments of Councilman Larsen about imminent domain.

Councilman Hansen said he attended the walk ability assessment of Centerville area. He said it made him think about ways to make the city's path system more interesting and one of them was a destination, having a reason to use these paths. It is one of those things that need to be looked at closely, get on a bike and test them out. Councilman Jacobsen said he liked the idea of work meetings. He thinks the planning and zoning commission feels like they are outside of the overall planning of some things and would like to schedule meeting to get together.

Councilman Mickelson said he was pleased with the foresight of the previous people that worked on the council. As he talked to the different cities at the League meeting, the biggest concern they have right now is water and infrastructure and even as far ahead as the city is, it still needs to be on the radar. Councilman Larsen said that in the past, the city has looked into the possibility of a secondary water system and he thinks it should be looked at again. Mr. Anhder said a study has been done and a new well would cost about \$500,000.00 and a secondary system would cost between \$5 and \$8 million. Councilman Mickelson said he would like to propose that when they meet with the Blacksmith Fork Canal Company he sit down with the president and ask for feedback on things he has heard from them so he can then give a presentation on the proposal. Mayor Knight said it sounded fine to him. Councilman Mickelson said he does not think additional workloads need to be given to the city employees by maintaining the irrigation company's system. He thinks it needs to be left to the irrigation company. Mr. Anhder said he had talked to the Spanish Fork's City Manager and Public Works Director and said they have a workable relationship with their irrigation companies with agreements and how they handle new subdivisions. The irrigation companies review a subdivision the same as the city reviews a subdivision. Mr. Anhder suggested inviting them up for a roundtable discussion. Councilman Mickelson said he would like that, the sooner the better.

Mr. Anhder said he really like the slogan of "Making Life Better" and thinks it should be incorporated into the city by putting the decals on the city trucks. He said he it was fascinating to realize that people don't understand just how much the city does for them and would like the council's approval to incorporate this into everyday. Councilman Larsen said he is for educating the public of what services they get from the city but this has been done before and does not see this as an effective way to educate by advertng. The council said to bring a budget for review.

Mayor Knight said he learned a lot at the meetings and most of them will be dealt on a staff level and example is whether a fee is charged to the subdivision homeowners to maintain their open space and then the city maintains the open space.

Item 5: Discussion about Cache County Boundary Commission denial of Nibley City protest of proposed Logan annexation.

Councilman Larsen asked if all the Protestants were suppose to be present at the protest. Mayor Knight said it was a public hearing, they were to follow the rules of a public hearing but could also limit comment input from the public, which they did. He said he was given 20 minutes before the commission. Mayor Knight said he was suppose to meet with the Mayor of Logan City but all he got was phone tag and a meeting never took place before the public hearing. He was told by Jay Nielson to let the Boundary Commission hear the protest and a workable agreement can still be worked up. Mr. Nielson told Mayor Knight to trust Mayor Watts and he said he trusted him whole-heartedly. Councilman Mickelson said when the annexation first happened he did not think the Mayor had a good concession from the council that they thought it was a wise direction to go. He said he is not sure what the final outcome was or what the direction was and is not sure it would have turned out any differently and wonders if the issue was handled properly. Councilman Mickelson would like to know what protocol is for decisions that are made for this kind of situation. Mayor Knight said he based his decision on the direction he felt was given at the previous meetings on the issue. Councilman Harrison said he had been concerned about approaching this with a tap dance sort of attitude and now it looks like it was the wrong approach. Councilman Larsen said the trust issue should not still be there because the trust was broken when he did not follow through on his part. Mayor Knight said he has contacted the Mayor the next morning and expressed his frustrations to him and what they have set up now is looking into what is best for the community. Mayor Knight said he has another meeting with the city to find out where the issue is currently headed. Mayor Knight said he does not think this should be pursued in district court.

Councilman Mickelson said he attended the meeting and there were two things that stood out: One, a statement was made that they better be in good with the citizens in the area you want to work in and thinks it should be the goal to get good with the citizens. Two, in whatever the decisions are of the citizens in that area, the Boundary Commission will side with the citizens. Mayor Knight said he thought the Boundary Commission did not act with sufficient training. Councilman Hansen said he was probably the most outspoken about the Logan/Nibley relationship and his feeling was based on past experiences with North Logan. The problem there was that North Logan just rolled over and did not do anything about it and he does not feel that is what was done. A diplomatic approach was taken and the bridges were not burned. Councilman Hansen said he appreciates what the Mayor is doing and thinks he is taking the correct approach. He then asked what was to be done with the names that did sign the paper to have their names removed from the petition. Mayor Knight said he has filed them with Logan City. He is not sure what will happen to the signatures for withdrawal because there is no legal process to handle withdraws.

Mayor Knight said he would establish a close relation to the people in this area as possible and especially with Logan City relative to this property because Nibley currently has roads and utilities in that area that are not currently connected and need to be. Councilman Mickelson suggested sending a letter to every land owner in that area saying that Nibley understands what the results of the Boundary Commission was and want them to understand that Nibley will still be hear and care about each individual starting a relationship with the citizens. Mayor Knight said he thinks everything will work out and will be okay and they need to approach this in a neighborly way. Councilman Jacobsen said he did not think they have a choice but to play nice. Councilman Mickelson asked if the possibility of any annexation is opened up if somebody comes in that is further out than agreed upon to go and asks to be annexed into Nibley. Councilman Jacobsen said when he said playing nice, he just meant on the disputed piece of property. It does not mean they cannot go out and court other people in other areas. Mayor Knight said he spoke with the county planners and asked them to take a leadership role and get the communities together on the southern region so that access management and planning along Highway 89/91 can be done. They have agreed they would do that. Councilman Mickelson said that with all the planning in the world will not change the minds of the people who made the decision to go. Mayor Knight said nothing can be guaranteed, but it can be made a little better. Councilman Larsen asked if people could still sign the paper to have their name removed from the petition. Mayor Knight told him there was still time and to hurry

and get them in. Councilman Larsen asked why the lawyer the city hired was not present at the public hearing. Mayor Knight said it was felt he was not needed to come. Mayor Knight said he talked to six separate attorneys on this issue and every one of them said it is in the Boundary Commission's hands. Mayor Knight said he would like to have a different attorney to look at everything and thinks a different perspective would be good. Councilman Mickelson said he thought it was a waste of money and nothing would be gained. Mayor Knight said he would like to see this move forward. Do a better job next time, continue to make contact and continue to do great planning.

Item 6: Discussion about purchase of property adjacent to City Park.

Mr. Anhder said that he and Councilman Harrison have been looking into a property that is for sell. It is a one-acre property. If the property is purchased and split off a ½ acre and resold the home it would leave an area for 33 parking stalls. He said he is worried about loosing parking with the new road going in. A second option would be to keep all the property and use the full acre. The home is very small, 980 square feet. The asking price is \$220,000.00. Councilman Harrison said it could have utility just leaving the home there and having the parking behind it. Mr. Anhder said his recommendation is to make an offer close to comparable homes in the neighborhood.

Mr. Anhder said the issue is how badly do they want the home and how much are they willing to pay for it. He said there was only about \$50,000.00 available in the park impact fee that has not been committed to anything. Councilman Harrison asked about an owner carrier option. Mr. Anhder said he would rather borrow the money from the city its self and pay the interest there. Mayor Knight suggested making an offer on the property. Councilman Larsen asked if the home was available for another use like a senior center or something to that nature, something for the city. And in the future if there is a need for more parking there is still land available without having to purchase it again. Councilman Hansen also thinks an offer should be made. Mayor Knight asked what Mr. Anhder was recommending to offer. Mr. Anhder said his unsupportable recommendation was \$180,000.00, subject to an appraisal.

Councilman Jacobsen asked if there was no other parking solution except buying the house. Mr. Anhder said they are not one hundred percent sure how to work out parking on the street but there is parking on the street they could work with. He said to keep in mind that a lot of cars are not put there but only a few times a year. Councilman Hansen said that any time they have the opportunity to expand; they need to take the opportunity to do so. Mayor Knight said that if the property were listed for a smaller amount, he would be more comfortable in giving consent but would not mind seeing what an appraiser has to say. Councilman Larsen said he wants to know what the property is worth before he commits to purchase it. Councilman Mickelson said that if they are limited on funds, he would hate to see buying land for parking when there are needs for additional space for soccer and baseball fields that are not getting done because the city does not have the funding. Councilman Larsen said there is a park there and not enough parking.

Councilmen Hansen and Harrison both said they would like to make an offer subject to appraisal. Councilman Mickelson said he is in opposition. Councilman Jacobsen gave an offer of \$120, 000.00 and Councilman Larsen said he would like to see what an appraisal is. The direction of the council is to let Councilman Harrison talk to the realtor and see if they can get an appraisal and get back to the council with the appraisal.

Councilman Jacobsen moved to approve the September 6, 2007 minutes with necessary changes. Seconded by Councilman Mickelson. The motion passed with Councilmen Jacobsen, Harrison, Hansen and Mickelson in favor of the motion with Councilman Larsen abstaining.

Item 7: Council Reports

Councilman Hansen:

Councilman Hansen informed the council that the Christmas party would be at The Coppermill this year on December 6, 2007 and would like ideas for entertainment.

Councilman Mickelson:

Councilman Mickelson wanted to be reminded what was decided about the direction of the city planner position. Mayor Knight said it was agreed that Ms. Phippen would be the zoning administrator for a period of one year. Councilman Mickelson asked if there was going to be any revisions of the responsibilities of a planner are and making a job title for that. Mr. Anhder said it would be sometime next spring.

Councilman Larsen:

Councilman Larsen said he is still missing a couple of minutes from previous meetings and would like to see them to approve them. To his recollection there are three missing.

Item 8: Managers report

Mr. Anhder said there has been some trouble with the group home in Nibley Gardens and the staff is working with them the best they can. He has been in contact with the owners and manager of the group homes. There is very little the city can do, group homes are regulated by the state. Councilman Larsen said if it is problematic, the Sheriff's department could get involved. Mr. Anhder said they could do some things with the group home ordinances. He said his next step was to write to Senator Knudsen with a copy of the letter that was received just to make him aware of the problems they have been having.

Item #9: Adjourn: Adjournment by general consent at 10:10 p.m.

Signed _____ Attest _____
Mayor Gerald Knight Assistant Deputy Recorder