

The Nibley City News

Nibley, Utah — December 2007



Business and Dog Licenses

It's that time again. If you are a dog or business owner, you will need to renew your license(s) in January 2008. Letters have been sent to each business owner with details for payment. An information sheet is included with this mailing for dog owners. License fees may be included with your utility payment. New brass tags will not be issued (tags issued in 2007 are not dated).

New City Council Members Elected

In the November elections, 45 percent of Nibley citizens went to the polls to vote for the candidate that they believed would serve the city best on City Council, as well as to voice their opinion on several county and state-wide issues. Way to go Nibley for such an awesome turnout! Your voice matters!

In January, Shaun Dustin, Scott Larsen, and Larry Jacobsen will begin new terms on Nibley City Council.

*Special thanks to the Youth
Council for
hosting a great
"Meet the
Candidates"
Night on
October 25th.*



Dear Nibley Citizens:

From the Mayor

I congratulate the people that were elected to our City Council last month. I am excited to work with them. They are good people. I encourage each citizen to come to our City Council meetings and get to know their Council representatives, especially those newly elected. I also wish to thank all those that ran for City Council. I appreciate your willingness to put so much time and effort into running for an elected position. I know this was done out of a concern for the well being of Nibley City and a desire to serve the citizens that live here. I applaud your dedication.

I mentioned last month that I would talk about the City's budget and how we pay for City services. I think it is important that citizens know what services Nibley City provides and understand how they are funded. Nibley City provides these services either directly or by contract. Most of these services have a fee that is assessed directly to the user, such as the water, sewer, building permits, and court adjudication. You pay for what you use.

Nibley City Services

	<u>Paid For By:</u>
Drinking water generation and distribution	User Fee
Sewer collection and treatment	User Fee
Fire protection	Tax Collection
Police protection	Tax Collection
Court adjudication	User Fee
Park creation and maintenance	Tax Collection
Road creation and maintenance (including snow removal)	Tax Collection
Municipal legislation	Tax Collection
Building permitting and inspection	User Fee

The remaining services are not a pay-as-you-use service. Therefore, it is more difficult to budget for and understand how these services are funded. Taxes are collected to provide these services. There are four different taxes that are collected; property tax, franchise tax, sales taxes, and Class-C road tax. Nibley City receives a small portion of each of these taxes. For example, approximately 15 percent of the property tax that is collected on your home comes to Nibley City. Nibley City's portion of each of the listed taxes is somewhat complicated to explain in a short article but I would be willing to discuss these with any interested person. For the purposes of my message, I wish only to give the total we receive from these combined taxes, \$695,000. This is the money we use to maintain our roads and parks, plan the city, and provide police and fire protection. We operate with a very tight yet efficient budget due to very good planning and preparing by city employees and elected officials.

I hope this gives you a better understanding of the services Nibley City

provides for you and your family. Our city is in great financial shape. We have a strong financial future with the current level of services we provide. However, if more services are requested, we will need to raise more money through tax increases. If you are happy with the current level of services, then tax increases or user fees will generally only match inflationary costs. I appreciate everyone that contributes to this great city.

Mayor Gerald Knight

Nibley City Office
625 West 3200 South
Nibley, Utah 84321
Ph: 752-0431, Fax: 753-1510
Hours: 9:00 a.m. - 4:30 p.m. (Mon.-Fri.)

Visit the Nibley City website at
www.nibleycity.com

If you have questions or comments regarding the newsletter, please contact Becky Yeager at blyeager@comcast.net.



Santa Claus is Coming to Nibley Town!



Nibley City is hosting the 2nd Annual **Holiday Open House** at the Little Wonders Pre-School (the old red brick church) 3223 South Main, Nibley!!

Saturday, December 8th, from 1:00 - 3:00 pm.

All Nibley City children and their families are invited!

Santa Claus and his Elves (the Nibley City Royalty) will be reading holiday stories, singing festive songs, and serving up hot chocolate and cookies. Little ones will have time to whisper their wishes in Santa's ear and have their picture taken with Santa and his Elves. They can also climb on the Little Wonder's indoor playground.

We appreciate the kindness of the owners, Michael and Vicki Arambel, for allowing the City to use this great facility and have hopes to continue this annual holiday tradition. Come and see the wonderful renovations Little Wonders has made to this classic Nibley City landmark.



Take a moment to catch the Holiday Spirit.
It's contagious!



A GREEN HOLIDAY SEASON *(Recycling news)*

It is the holiday season again and the City of Logan Environmental Department is asking the Cache County public to consider the environment while they are shopping for the holidays.

The department is planning to provide extra curbside recycling collection during the Holiday Season for no additional charge to residents. From December 17 thru January 11, there will be

weekly recycling collection for all residents in Cache County.

Our County currently averages 400 tons per month of recyclable materials and our goal is to capture all recyclable materials generated during the holiday season and recycle up to 500 tons per month.

Residents may place their blue recycle containers on the curb on

their regularly scheduled collection day to be emptied each week during the holiday season. Please remember to rinse all food containers and break down boxes and paperboard for recycling. Please also remember that wrapping paper can be recycled, just remove ribbons and no foil wrapping paper or glass. Starting January 14, we will resume the regular bi-weekly collection schedule.

For questions about recycling or for more information, please call 716-9755 or to download a 2008 recycle schedule, visit us on the web at: www.loganutah.org/site/id/curbsiderecycling.htm



Update on the 2008 season of Nibley Children's Theatre

As part of the 2008 Nibley City Heritage Days, the Children's Theatre will be presenting Pirates of Penzance, by Gilbert and Sullivan. Children, ages 5 to 17 are invited to try out in May (date forthcoming). We have speaking and singing parts for pirates, policemen, mermaids, pirate maids, the major general and his daughters, and more. We are really excited for our upcoming year!

Many families are planning their 2008 summer vacations and activities at this time of year. Many church groups are also planning activities and scheduling camps. When you do so, please take the dates of the play and practices into account. Every year, we have unhappy kids and teens who find out they cannot be in the play because they are already committed to attend some other activity.

The dates for play practices for the 2008 season will be June 16-20 and 23-25. Performances will be on the 26th and 27th. Again, parents and youth activity leaders, please keep this in mind when you schedule trips, camps, and activities. We have only eight practices before we put on the play. That is not

much time. When kids don't attend practice, they not only miss out on learning their own lines and routines, they confuse other kids by not knowing their cues and dance steps. If you have to miss more than one practice, please don't plan on being in the play or call the director and ask for an exception.

In other news, the Nibley Children's Theatre has a new director this year, Bonnie Schenk-Darrington. Bonnie was in the plays as a child and her enthusiasm for the Children's Theatre is boundless!

The Nibley Children's Theatre is looking for a music director for the 2008 and 2009 plays. This would involve writing simple arrangements for the songs. It would also possibly involve leading a small orchestra for the play. This is an unpaid volunteer position but it would look great on a resume and is a good chance to keep your music skills current and make a lot of kids happy in the process. If you are interested, please call or e-mail Bonnie (Ph: 787-1170, Email: utahdarringtons@gmail.com).

COMMUNITY HAPPENINGS

The Cache Valley Figure Skating Club Presents Two Shows

Celebrate the holidays and prepare to be dazzled as the award-winning Cache Valley figure skaters entertain you with professionally-choreographed solos and holiday-themed programs in beautiful costumes. *Wheelchair accessible. Family-friendly environment. Free admission.*

Both events will be held at the Eccles Ice Center (2825 North, 200 East in North Logan).



HOLIDAY ICE SHOW

6th Annual Winter Wonderland on Ice
Saturday December 8, from 6:00 - 7:45 p.m.

NEW YEAR'S EVE ICE SHOW

Part of *Cache Celebrates 2008*
Monday, December 31, from 5:00 - 6:30 p.m.



Winter Gift Market

The Cache Valley Gardeners' Market presents the 5th Annual Winter Gift Market, Cache Valley's premier artisan gift market. The event will be held Saturday, December 1, from 10 a.m. - 6 p.m. at the Bullen Center, 43 S. Main St. in Logan.

A festival of unique gifts, music, and food from over 30 talented local artisans. Live music, food, children's activities from the AVA. *Free admission.* Due to staircases and space constraints, no strollers please. Email joyb@sisna.com or visit saabra.org/pages/GM.htm for more information.

2nd Annual Nights of Lights Celebration

Hosted by the Alliance for Youth on December 3-15 at the Logan Cache Fairgrounds (400 S. 500 W., Logan).

The event will feature an amazing display of lights, entertainment, food, and activities. Nights of Lights is a fundraiser for the Alliance for Youth with representatives from Cache and Logan School District, Logan Parks and Recreation, Boys and Girls Clubs of Cache Valley, Cache County 4-H, Cache Chamber of Commerce and Utah State University.

For more information, contact Cheryl Empey at 752-6263 or visit www.loganutah.org/accounts/dept13/images/NightsofLightsNewRelease.pdf.

CONSERVATION SUBDIVISIONS *By City Council Member, Larry Jacobsen*



You may know that we have been working on a new General Plan that will shape the future of Nibley. There are several new ideas in the draft General Plan, and I think one of the most interesting is conservation subdivisions. This is an exciting idea because we may finally have a way to balance individuals' rights to develop their property with community rights that preserve open space. Conservation subdivisions can achieve this balance. The City Council has not yet adopted the draft General Plan and I would like to talk about the section that proposes conservation subdivisions.

The conservation process first identifies land in a proposed subdivision that is valuable to our community. It might be land that protects views, helps implement our trails plan, adds to the parks plan, protects wildlife habitat, or helps preserve our rural heritage by remaining in productive agricultural use. Once identified, this land is set aside, and the developer then clusters houses on the remaining land. If developers set aside enough open space, then Nibley City will allow them an average of three lots per acre for their subdivision, the typical density of subdivisions in areas that were recently rezoned from agricultural. If developers choose not to participate in the conservation process, they will be limited to one lot per acre.

I think of conservation subdivisions as cluster subdivisions with teeth. Many planners suggest clustering houses as a way to preserve rural communities, and we have had a Cluster Subdivision Ordinance for quite a while. Unfortunately, it has been difficult for us to talk developers into using it. Without incentives, they prefer to take the safe, traditional approach to laying out subdivisions. As a result, our rural heritage disappears little by little. The incentive for proponents to develop a conservation subdivision is the substantial bonus of averaging three lots per acre rather than one.

While discussing the draft General Plan, we have talked about several issues related to conservation subdivisions.

Issue #1: *Does Nibley City really want to own all of that open space?* The answer is probably not; maintaining that property could be very expensive. Instead, the developer doesn't have to actually give the open space to Nibley City, just the development

rights to that land. As listed above, a variety of land uses could be accommodated on the open space, including continuing to farm it.

Issue #2: *Can we make it stick?* How do we ensure that a future City Council won't change their minds and give up the preserved open space? To answer that, I believe that we first have to elect future City Councils and appoint future Planning Commissioners who have a commitment to preserving our rural heritage. In addition, the process of abandoning the open-space easements that are held by Nibley City would require a number of public meetings and public hearings. Hopefully, our citizens would keep future Councils (as well as this one) in line. Finally, when we write the ordinance (the specific ordinances come after the General Plan) to implement conservation subdivisions, we can look for outside help to enforce and maintain the open-space easements.

Issue #3: *Will developers be able to use conservation subdivisions to achieve three lots per acre in areas of the city that are already zoned for 1, 1.5, or 2 lots per acre?* The answer is no. The draft General Plan calls for only modest density bonuses in areas that are already zoned to one of these residential densities. The eventual ordinance will put a number on "modest." Conservation subdivisions won't open the floodgates for substantially higher average densities in already established, lower-density, residential areas.

The City Council and several Planning Commissioners had a chance to see conservation subdivisions "in the ground" while on a tour in Farmington during a recent conference. It is comforting to know that although no other city in Cache Valley has adopted this approach, it is working in Farmington. If the adopted General Plan includes conservation subdivisions, the Council has agreed to set aside funds and hire the same planner who helped Farmington write their Conservation Ordinance to also help us with ours.

If you have thoughts and ideas regarding conservation subdivisions, then please let a member of the City Council know about them. Our hope is to adopt the new General Plan by December 6. There is still time to let us know what you think.