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I. INTRODUCTION



1.0 City History

Cache Valley was occupied by the Shoshone Indians prior to its settlement by Mormon pioneers. Trappers arrived in Cache Valley in 1824 under the leadership of John Weber of the Rocky Mountain Fur Company. Several trapping companies operated in the valley during the next 20 years. During that time, the beaver and bison were virtually eliminated.

In 1849, the valley was surveyed by the U.S. Army Corps of Topographical Engineers. Reports of Cache Valley's abundant range and beautiful setting were conveyed to Brigham Young by army officers, trappers, and Mormon scouts. In 1855, the Utah Territorial Legislature granted Cache Valley to Brigham Young as a herd ground for his increasing numbers of cattle. A company of cattle owners was organized to take cattle to Cache Valley under the direction of Briant Stringham. The site they chose was located near the Blacksmith Fork River by some springs about a mile northwest of the former Nibley Ward Chapel of the Church of Jesus Christ of Latter-day Saints on the corner of Main Street and 3200 South. The ranch they established was named the Elk Horn Ranch and became the first Mormon settlement in the valley.

A severe winter forced abandonment of most of this early settlement, except for a few settlers. Those left at the ranch suffered during this severe winter as food became dangerously low. When Spring came, barley was planted. This venture, like the ranching, was also unsuccessful. As settlers continued to enter Cache Valley, relations with the Shoshone deteriorated. Although little physical contact occurred, theft of stock and grain was commonplace. Tight settlement patterns were encouraged to help provide security for these early settlers.

In 1860 settlers at and near Elk Horn Ranch were advised to move to the East side of the Blacksmith Fork River where they would be safer in the event of Indian attack. Serious threats from Indians ended in 1863 when a major battle was fought in Northern Cache Valley. In the 1870s the remaining Indians were forced to enter reservations.

Shortly after, the settlers gathered on the East side of the Blacksmith Fork River were organized into the Millville Ward of the Church of Jesus Christ of Latter-day Saints. Once the Indian threat had diminished, some of the settlers moved back on the West side of the river to what was called West Millville. A variety of activities were operated in this area, including a blacksmith shop, a molasses and grain mill, a general merchandise store, a slaughter house, a dairy, and a nursery.

Water for the settlers in Millville Ward was supplied by the Millville Water Works Company. In 1915, as the population continued to grow, the company found its water supply inadequate and began to search for additional sources of water. Yeates Springs, located near the Blacksmith Fork River on the Southern boundary of present day Nibley, were selected and purchased from John Yeates

for \$500. From these springs 28,000 feet of redwood pipe were laid along the county road to service residents living west of the river. The system was paid for by selling stock to those who received water from the project at \$262.50 per share.

In 1920 the Millville Ward was divided by the Church of Jesus Christ of Latter-day Saints. The area West of the river was Nibley Ward. It was named after Charles Wilson Nibley presiding Bishop of the Church of Jesus Christ of Latter-day Saints in 1907.

Nibley precinct was created in 1925 as a separate political entity by the Cache County Commissioners. In 1926 repairs were begun to replace leaking water pipelines. The Church of Jesus Christ of Latter-day Saint built its first chapel in Nibley in 1926.

In 1933 the Millville Public Works Company applied to the Public Works Administration (WPA) for a \$2,500 loan to replace the existing water pipeline. The loan was refused on the grounds that the WPA did not make loans to private companies. Since loans to incorporated Cities were permissible, the stockholders voted to dissolve the company and turn the water system over to the City of Millville. Consideration was also given to having Nibley incorporate as a City. On May 21, 1935 a mass meeting was called to discuss the incorporation of Nibley. A motion was made "that we do incorporate so as to be eligible to take over the water works and get the government grant." The motion passed and City boundaries were drawn up which included all members of the Nibley Ward and extended 20 rods on both sides of all included roads. A petition was presented to the Cache County Board of Commissioners and on August 30, 1935 Nibley was incorporated. Today, Nibley has grown to a population of 2,045 in 2000.

2.0 General Plan Introduction

The Nibley City General Plan is an officially adopted document, designed to guide future growth of the City. The City Council, Planning Commission, Board of Adjustments and other concerned governmental entities, committees, residents, property owners, business people and others, should base decisions concerning the future of the City on the General Plan's vision and content. This General Plan updates the Nibley Master Plan of 2003. This General Plan also updates, guides, builds upon and ties together several other plans or projects that have been completed or are being completed, including:

- **The Nibley City Master Plan of 1977**
- **The Nibley City Zoning Ordinance of 1993**
- **The Nibley City Subdivision Ordinance of 1982**
- **The Wastewater Facilities Management and Financial Plan of 1998**
- **The Nibley FEMA Flood Insurance Rate Map of 1983**
- **The Nibley City Official Annexation Declaration of 1995**
- **The Nibley City Water System Master Plan 1994 & 2005**

- **The Nibley City Community Development Strategic Plan of 1996**
- **2002 Master Road Plan**
- **Stormwater Master Plan**
- **Commercial Design Standards**
- **Engineering Design Standards & Specifications**

These studies focus on specific issues relevant to the City. Although the General Plan may touch on these issues, the General Plan does not consider technical solutions to issues. These studies, and others that may be completed, should support the goals and objectives of the general plan. The Nibley General Plan uses not only the technical results of these studies, but also the ideas and criticisms that have surfaced in the development of these plans and studies.

Plan Background

The current revision to this plan was begun in 2007, and updates the plan that was passed in 2002. The City contracted with Cooper, Roberts, Simonsen & Associates of Salt Lake City to serve as consultants on the revision process. Residents from throughout the City are on this committee participated in a public workshop and public open house. City officials served on an advisory team to review the progress of the plan materials. These comments are the key to the process of preparing and formulating this General Plan. With much public involvement, this document as well as a new Land Management and Development Code and Zoning Map will be prepared and adopted. The citizen comments received during this process, as well as relevant comments from meetings on other planning related subjects form an integral part of this plan. As small as Nibley is, it is a City of much community involvement and spirit, and the citizens always get involved and turn out in mass to any meeting held to discuss the existing and future quality of life we now enjoy and hope to continue to enjoy.

This plan update was prepared specifically in response to the need for a future land use map. Due to heavy development growth in the city and a need to update the overall vision of the city, new community planning was needed. A great deal of work has been performed by the City Council(s) and Planning Commission(s) over the years, along with public input, to shape this General Plan. These efforts and comments have been shaped into a series of goals, objectives and policies which reflect the direction of the City officials, citizens and development interests. As the General Plan is updated, careful review of these goals and objectives takes place to ensure they remain relevant and focused to the wishes of the city's citizens. The goals found within this plan are what the citizens of Nibley would like to attain. The objectives begin to detail the means to the goals while the policies show how the objectives may be achieved or implemented and/or when they should be implemented. The goals and objectives are intentionally general in nature in order to allow for the flexibility of several different methods to achieve them.

One of the primary components of this General Plan is the Future Land Use Map. This map, as part of the land use section, describes the land use patterns that are preferred by the city. The means by which the land use patterns described in this General Plan will be achieved are not entirely certain. There are a variety of different legal and policy approaches to shaping land development, many of which are outlined in the land use section of this plan. These range from the zoning of property, to incentive programs that encourage certain uses. An acquisition program for preservation of lands is also a possibility. Certain ordinances, including mainly, the Nibley Land Management and Development Code will put many of the objectives outlined in this General Plan in a code form that may be interpreted and implemented or applied by the Planning Commission and uniformly enforced by the City Council. As state land use code, city code, and practical planning tools change, the implementation of the City's future land use plan will also change.

Implementation tools and strategies have been developed where appropriate to outline specific steps that may be taken to achieve the objectives of the General Plan, including the future land use map. In some cases, the implementation strategies will suggest additional steps that need to be taken to more clearly define objectives and/or the steps to reach the objectives. This document is not intended to commit the City Council or Planning Commission to specific courses of action, but rather to clearly define the end products which the City desires to attain. Additionally, this document is not intended to provide absolute direction on specific issues. Additional studies and plans, such as those listed previously, provide additional direction and support to the General Plan.

City Wide Planning

This plan is organized into ten elements or subject areas, each including supporting graphics and maps as necessary. Appendices are included to support the plan in general. The General Plan, through these sections, defines the character and vision for the City, as well as the strategies that may be used to achieve the vision. The sequencing of any changes to the city, such as development, must occur logically to reduce the challenges to the city and its residents. Close coordination with citizens, developers, adjacent municipalities and the County is necessary if the City is to expand in an orderly and controlled fashion. To facilitate this goal, this document is organized into specific sections that discuss the procedures that the City should adhere to as changes come before elected and appointed officials. It is important to understand the relationship between the various sections of the General Plan, as well as the relationship between the general plan and the Zoning Map, Future Land Use Map, and the Land Management and Development Code.

While the before mentioned elements are similar, they are not the same. The General Plan provides a general direction in terms of land use the City hopes to achieve over time. The future land use plan has been developed with an eye toward the future rather than for the purpose of current regulation. On the other hand, the zoning map and the Land Management and Development Code

represent local regulations as they currently exist. It is anticipated that the zoning map and development code will be revised in conjunction with the implementation of this General Plan to help codify the objectives and policies of this plan. The development code and zoning map may need further revisions and/or additional ordinances to achieve the full intent of this General Plan over time, but this continuing process of refinement and improvement to City Codes is proper and desirable to ultimately achieve the goals of this General Plan. The General Plan should be a visionary document which provides guidance for decision making. It should not only anticipate the future direction of development, but should also provide a framework which can be used to evaluate options and make consistent decisions on situations which are not anticipated. This framework should also be improved upon in the future as conditions change, or the City's goals and objectives are updated. A dynamic General Plan that can be modified or added to on at least a five year schedule is desirable.

II - City Vision and Community Character



1.0 Basis for City Vision

Nibley City is a community rooted in a deep seated work ethic, an ethic brought to the valley by ranchers and farmers over one hundred years ago. That pioneer spirit exists today and makes Nibley a pleasant place to live and work. The Nibley Heritage Days Celebration, in response to this heritage, has continued for over 20 years. The celebration is an achievement of hundreds of hours of donated time by citizens. It is part of what makes Nibley a beautiful place to live. The people and community spirit give the City its character.

Until recently, Nibley had experienced little to moderate growth since its meager beginnings in the 1800s. Since the building boom that hit Cache County in 1990s, the growth has been escalating. Cache County and its cities and towns have the task of dealing with this expansion. The major challenge Nibley faces, from this growth, is becoming a “bedroom” community to the larger Cache Metropolitan area. As growth rates rise, the City will struggle to accommodate new residents within the rural fabric that the City currently is based upon. New growth in Nibley City has become suburban in nature, with large tracts of land developing in short periods of time. This “bedroom” type growth impacts public services severely and does not traditionally pay for its fair share of the public services needed. As the physical fabric of the community changes, so does the character of the City. City residents are concerned about losing the small town rural character that they have grown accustomed to.

Much of the discussion around growth challenges has been built around development of the City future land use map. This portion of the plan, along with supporting development codes, will become a significant tool for shaping the physical attributes of the City. There are many city wide policies that flow from the future land use plan. Of initial concern to city leaders is how to fund a growing city that has little industrial or commercial tax base to subsidize residential growth.

The rapid new growth also brings with it higher property values, thus inflating the taxes for long time residents. Higher property values and costs of development can attract even more affluent people to the rural region and may intensify socioeconomic differences between different income classes. Over time the new residents will demand public services similar to those they received in their previous communities. Many long time residents of Nibley would be very satisfied with simple and cost efficient services.

Despite the financial need for new revenue, in community planning workshops, it is common to hear that residents want to preserve natural and rural characteristics. New commercial or industrial development is often seen as a conflict to Nibley’s heritage of a rural farming community. Although the entire area is becoming less rural every year, the agricultural characterization is still valid. Many acres of productive farmland exist in and around Nibley City. It is still easy to identify where the City starts and stops. Soon, however, if Nibley City is

to preserve its own identity, rather than become merely a suburb, a strong vision must be created and implemented.

2.0 City Vision

The primary purpose of the General Plan is to outline the City vision. Due to the need for a vision, as outlined in the previous section, and the need to develop a future land use plan, a series of community events were begun. A city wide public workshop was held on February 24th, 2007. Approximately 125 people attended the workshop and assisted with the development of this vision. The vision for the City of Nibley can be described as follows:

Nibley is a well-planned community that encourages the preservation of open space and the rural heritage of Cache Valley.

The remainder of this plan, through the various sections, describes the intent of this vision. The goals and objectives, and supporting policies, are intended to support this vision. Additionally, all implementation strategies are intended to provide tools to support the vision.

Vision Implementation Objectives

Revision and Amendment of City Ordinances

Nibley zoning and development ordinances (and associated maps) should be revised, updated and/or amended to reflect the General Plan's goals and intentions. Rural and appropriate urban design issues should be addressed in and enforced through these ordinances. Other City ordinances and policies should be revised, adopted or amended based on the General Plan goals and policies. This General Plan should specify policies to fulfill the spirit of the goals and objectives listed herein.

All requests for rezoning or annexation should be considered in light of the land use goals and policies of this General Plan. If land proposed to be annexed can not blend into and enhance these Plan objectives, it should not be considered for annexation. Land within Nibley or within its legal sphere of influence should be rezoned to conform to this General Plan so that all new development projects can be subject to it and benefited thereby.

Capital improvements for public services and facilities should be planned and developed in a way that is closely tied to this General Plan goals and policies.

Construction of utility infrastructure, municipal buildings, schools and related facilities, parks, roads and drainage systems, should follow the guidelines of this General Plan.

3.0 Community Character

Community design is the process by which the functional and visual relationship between people and their physical environment is planned and implemented. Community design standards are usually established and implemented through a City's zoning and development ordinances, sign regulations, site plan review, and other review and permitting procedures. Developers usually retain the greatest influence over the design of their projects. However, the City government can directly influence land use, architecture, open space, street and transportation improvements, and landscaping of private development through design guidelines. The goals and policies of the various elements of the General Plan have been established to encourage, via the planning process, orderly growth and development, and high standards for community design.

Although the concepts of beauty and aesthetics are very subjective, establishing certain basic guidelines can contribute to a functional, desirable and pleasing environment (see General Plan goals and policies). The effective coordination of uses such as buildings, agricultural open spaces, other open space areas, streets, and walks or trails can improve the total living experience. Nibley's physical image and convenience of travel can be greatly enhanced through the application of sound community design concepts established in local ordinances and policies. Not only can the desirability of rural type residential living be improved, but the desirability of Nibley as a working, and recreational center can be encouraged through appropriate community design standards. An organized and pleasing environment will attract and retain high quality development even when other factors may not be as favorable.

There are certain aspects of community design which, if implemented would greatly enhance the identity and aesthetic appeal of Nibley. Maintaining a rural flavor to architectural design is important, especially around a commercial district in the City. Contemporary or traditional residences and businesses should not be discouraged, while innovative development types should be encouraged in building design to provide diversity among neighborhoods. Certain gateway improvements on entry streets would serve to identify City boundaries and create a favorable first impression of Nibley. The use of appropriate landscaping at city entrances can promote a positive image and sense of community pride. The proper design of streetscapes with enhancement corridors, where appropriate, can also foster an appealing environment and a progressive attitude through the use of setbacks and creative landscaping and screening techniques. Incentive programs and the Nibley Planning Commission can encourage above average property design and maintenance. City ordinances should also require site compatibility with respect to signs, buildings, setbacks, landscaping, and parking areas. Proper subdivision design can encourage buffering of residential neighborhoods from major travel corridors as well as improve the aesthetics of these corridors for the motorist and pedestrian.

To be effective, good community design must be achieved at each of three scales. At the City scale, community design should have features and characteristics that will unify and help provide a sense of the physical and social community. At the neighborhood scale, community design should offer opportunities for improvement of neighborhoods and of institutional, light industrial, and commercial districts. Opportunities will be provided to create new unifying focal points, strengthen boundary features, recapture and recall elements of historic or natural importance, maintain the character and attractiveness of older neighborhoods and farms, and to introduce desirable interest and variety. At the individual project scale, rural country and community design standards can be applied to private or public buildings, streets, landscaping and parks as well as fences and signs.

The strategies for achieving a good community design and enhancing the physical small City image of Nibley must deal with problems and opportunities at all three scales of the community design. The strategies that follow may impact the design at one, two, or three scales.

1. Development and Adoption of a Nibley Community Design Plan

This would include an inventory and assessment of existing natural and manmade physical features which help shape a positive image. The plan would help identify rural design objectives at the City, neighborhood, and project scales and establish a framework for the development of neighborhood and sub-area plans to meet these objectives. A rural community design plan could also recommend means whereby individual projects might respond to design objectives at all three scales and provide policies for refinement and implementation of the plan.

2. Neighborhood and Sub-area Planning

Neighborhood and sub-area plans should include design recommendations within the framework established by the Community Design Plan. The neighborhood plans provide a tremendous opportunity to obtain good design and accomplish the important tie between individual project proposals and the accomplishment of City and neighborhood design objectives. This plan would most likely be developed in conjunction with a Master Planned Development project and would assure that agricultural and farming uses blend into the plan and are protected from encroachments of the development. Sub-area planning should be coordinated with the growth management strategy found in the Land Use component of this plan.

3. Community Design Review

The larger public and private projects have a significant impact upon the environment. These projects have the potential to greatly enhance the environment, if properly, developed and to set a positive example for future projects. In addition to being attractive and functionally sound, such

projects have an important role as a means of carrying out City design objectives.

4. Regulatory Measures

Good Community design should be fostered in the standards employed in zoning, subdivision, and other regulatory codes and in design standards for certain public and private improvements. Rigid, insensitive codes and standards can stifle efforts to achieve good design. On the other hand, lack of standards often can lead to ignoring design standards all together. Continued updating of the zoning ordinance provides an opportunity to encourage improved City design. Existing standards, criteria, and design practices need to be examined closely for their impact on design, and they should be supplemented and refined. This would include the standards applied in site plan review, street, sidewalk and sign design, and in the design of all public buildings.

5. Public Awareness

Increased public awareness of design concepts can have the effect of encouraging good community design.

6. Maintenance

Maintenance or “housekeeping” is another area of concern in achieving good design. A positive City image and attractive and functional facilities are dependent upon proper maintenance. Facilities must be maintained, refuse must be picked up, public parks and facilities must be mowed and roads and other surfaces should be properly maintained. Well designed and maintained public facilities should help influence others to maintain private property. Private landowners are encouraged to contribute to the overall image of Nibley City by regularly maintaining their property.

4.0 Goals and Objectives

For Nibley, good community design should be accomplished at all levels of development. This is an important aspect of preserving the character that current resident’s have grown to love. Design standards should support the community-wide vision. A community design plan should be formulated, even if it is a simple at first. Neighborhood plans and public and private projects must reflect community and rural small city agricultural values and objectives.

GOAL 1:

To promote and foster the concepts of good community design at the city, neighborhood and individual project levels, and to strengthen the rural small city image of the City of Nibley.

OBJECTIVE 1:

As an item of public policy adopt a community design at the city, neighborhood, and individual project levels.

POLICY:

Establish and regularly review, strong and adequate procedures for improving the quality of roadside appearance, including signs, litter, weeds and abandoned vehicles.

POLICY:

Establish and regularly update architectural controls and site planning standards for all areas of the City. Ensure standards are stringent enough to ensure new development character is consistent with the City's Vision, but flexible enough to allow for creativity and versatility.

POLICY:

Establish a design review committee that can work with the Planning Commission to help create and maintain design guidelines for effective rural community architectures and master plans. This committee may also act as a design review team to advise the Commission on development projects and associates designs and layouts.

POLICY:

Throughout the City, utilize all opportunities to strengthen and create appropriate focal points, strengthen boundary features, link natural and manmade elements and introduce desirable interest and variety. Utilize city owned property at gateways to create community identity.

POLICY:

The City should sponsor, support and participate in beautification and design competitions for City residents and property owners.

- **Encourage high quality design throughout the City**
- **Vigorously enforce all City ordinances that seek and promote an attractive community development**
- **Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.**

POLICY:

Form a City Beautification Committee and involve them in community design or beautification issues or programs addressed in this element as well as planning and annual competitions.

OBJECTIVE 2:

Through the development review and site plan approval processes, require quality developments that improve the livability of the City and its quality of life for City residents.

POLICY:

Strive for harmony and unity between individual development projects. Landscaping and coordinated tree plantings can be used to unify adjoining developments.

POLICY:

Incorporate good planning principles into future developments that result in some “public good” by clustering lots to provide generous common open space, making land more farmable or usable for private or public purposes, minimizing the number of driveways on public roads, building the most suitable sites and minimizing the visual impact of the development by using generous setbacks and trees and shrubs as buffers.

POLICY:

Locate development in configurations and in areas that will preserve and enhance open space character and a rural atmosphere in the community. Coordinate a street master plan with open space preservation to encourage development to occur in appropriate areas such as town or neighborhood centers.

POLICY:

In all zones within Nibley City, all efforts should be made to screen mechanical equipment, parking, and storage areas from public view.

POLICY:

All setbacks, fencing, and landscaping on arterial or side streets should be consistent and create a unity throughout the City to strengthen the City’s identity.

POLICY:

Improve the visual quality of developments throughout the City by requiring the use and maintenance of generous natural landscaping areas that require little water or irrigation. More specifically:

- **Separate residential and non-residential uses by permanent, easily maintained walls, solid fences, and combinations of space and landscaping.**
- **Develop and update design standards for all commercial developments.**
- **Improve the visual quality of all commercial areas by requiring the use and proper maintenance of generous landscaping areas or open spaces.**
- **Development of major thoroughfares should blend harmoniously together promoting a country theme of oneness and unity.**

OBJECTIVE 3:

Apply all appropriate rural community design techniques to create a unique and powerful community identity and sense of place for Nibley. See Appendix A.

POLICY:

All development within the City should recognize the open view amenities of the City and should not degrade public views and vistas.

POLICY:

As part of a community design program, the City should identify unique features and character as permanent open space and preserve them through a Land Trust or other permanent method of protection.

POLICY:

The City should immediately commence a tree planting program to beautify and give "image" to the City.

POLICY:

The City should work with the Beautification Committee to develop an urban forestry plan.

POLICY:

All signs allowed in the City should be high quality and promote a positive theme for the City. The city's sign ordinance should include design guidelines supporting the City's character and vision.

POLICY:

Buildings throughout the City should promote diversity and interest and be imaginative in design and statement.

- **All ordinances and standards adopted in the City should reflect the City's identity and personality, and eliminate cluttered aesthetically unpleasant commercial areas.**
- **Utilize the western country type physical setting of the City to promote a strong community identity for the City of Nibley.**
- **Encourage high quality country or mountain style design throughout the City.**

OBJECTIVE 4:

For all developments, recognize that street improvements and streetscape play an important role in the City's identity.

POLICY:

Building setback, park-strip requirements and treatments should be sufficient and appropriate to create an aesthetically pleasing and functional streetscape.

POLICY:

The design of streets and street improvements should be evaluated from both aesthetic and functional perspectives. Elements of the streetscape should include traffic control devices, signs, lighting, medians, curb and gutter, parking strips, and tree plantings.

POLICY:

All City street signs should be attractive, well maintained and functional, being clearly visible both day and night.

POLICY:

Major gateways into the City or developments in the City should be identified, protected and enhanced in order to emphasize and preserve the character and appearance of the community:

- **Recommend street-side tree plantings for each lot in new subdivision areas.**
- **Maintain consistent sidewalk, park-strip, and curb and gutter standards throughout the City.**
- **Recommend tree planting along roadways throughout the City.**
- **Implement and monitor a sign control ordinance capable of protecting the City from the negative impacts of visual blight.**
- **Provide adequate, visible, and attractive street signage.**
- **Recommend street design standards for each street classification.**
- **Develop, maintain and recommend a standardized streetscape for Nibley. This streetscape should set “the” standard and address the items of street lighting, tree planting, signage, setback and berm requirements for each street classification.**
- **Provide attractive, landscaped entry treatments at all gateway entrances to the City.**
- **Require the installation of low maintenance fencing and natural or native materials which provide an attractive visual barrier to subdivision lots which back or side arterial streets.**

OBJECTIVE 5:

Recognize that the people of the City of Nibley are the greatest asset and define the quality and character of the City.

POLICY:

Encourage citizen participation and civic organizations to participate in City planning and development activities continue to support and work with Nibley civic clubs and other organizations to further the civic spirit and goals of the City.

POLICY:

Encourage citizen and civic organizations participation, planning and production in activities characteristic of Nibley City and which enhance the quality of life in the community.

GOAL 2:

To ensure that the Nibley General Plan is adaptable and responsive to the goals and values of the Nibley Community.

Amendments to Plan

Because this General Plan is to be used to guide development according to the aspirations and needs of the community, the viability of the plan rests in its adaptability to changing conditions. The process by which the General Plan text and General Plan mapping may be amended will help ensure that zoning decisions and plan objectives and policies are based on adequate research and input rather than on special interest or expediency. The amendment process is set forth as part of the following objectives and policy statements.

OBJECTIVE 1:

Encourage the regular review, update and refinement of the General Plan.

POLICY:

Require the overall evaluation and update of the City's General Plan on a regular basis not to exceed 5 years.

POLICY:

Allow General Plan revisions through addition, or amendment, either deletion or change.

POLICY:

The process for orderly review and update of the General Plan will be as follows:

- **Application is received by the City Planning staff identifying the section of the General Plan for which the amendment(s) and/or addition(s) are sought.**
- **Relevant data is collected and analyzed by the City staff.**
- **Data is presented to the City General Plan Committee, if organized or to the Planning Commission if there is no need for a study committee. The findings are then studied by the Planning Commission.**
- **Prior to making a formal recommendation to the City Council, the Nibley Planning Commission will hold a public hearing.**
- **The City Council will conduct a public hearing to receive additional comments on the proposed amendments or additions. Following the public hearing, the City Council can, through formal adoption, either**

(a) allow/deny addition(s), and/or (b) allow/deny amendment(s) to the Nibley City General Plan.

OBJECTIVE 2:

Encourage and foster continued citizen participation and input on all civic issues.

POLICY:

Continue a program of community awareness, preferably through a newsletter or flyer attached to water/sewer bills. A web site could supplement the newsletter until web access is universal.

POLICY:

Publicize the goals and concepts of the Nibley General Plan, and make the plan readily available to the public.

POLICY:

Create when necessary, maintain and support the functioning of a Nibley City General Plan Committee. This group will be made up of as many residents as are interested in participating in planning issues.

III - Land Use



1.0 Background and Introduction

Purpose

The goals, objectives, and policies found in this section are designed to support the community vision (see Section 2), which strongly favors preservation of open space and rural character. The achievement of this goal is not simply restricting new growth. Rather, the achievement of this goal is based on the development of market driven policies that will give the City tools to encourage new development to take place in a responsible manner. The purpose of this section is to outline the land use strategies that will be utilized by the City to implement the Community Vision. This will be accomplished through the growth management strategy found in this section. As outlined in the previous sections, general plans should be easily updated and flexible. While this philosophy should hold true throughout the land use section, many of the following policies will not work if the City cannot stay true to its vision and the outlined growth management strategy.

Community visioning exercises, conducted as part of this General Plan update, revealed a number of interesting trends. When posed the question:

“Do you support smaller lot development if it results in preservation of larger open spaces”

The vast majority of respondents strongly agreed with the statement. A fair number of the respondents somewhat agreed with the statement. A relatively small number of respondents somewhat disagreed or strongly disagreed with this statement. This results in a number of implications for the City. First and foremost, land use should be planned in accordance with the City vision statement, which preferences open space and rural character. Second, current new growth development patterns will likely result in a suburban style community, and will not result in community wide open space preservation. A full detail of community responses can be found in Appendix B.

2.0 Growth Management Strategy

The location of various land uses, and intensities at which various uses are



Figure 5: Existing large lot subdivision in Nibley City, Aerial Photo

developed and managed, is the most visible element of a General Plan. Nibley's mountainous geography, river valley setting, agricultural terrain and heavy snowfall impose natural constraints on the location of activities. Development must be undertaken in a careful manner in order to not destroy the natural features which are used and enjoyed by the agricultural community and residential community alike. The Nibley City Future Land Use Map is

based on a City wide cohesive growth and land management strategy that

considers the City's natural constraints. The community wide vision, as described in section 2 of this plan, is the basis for this management strategy.

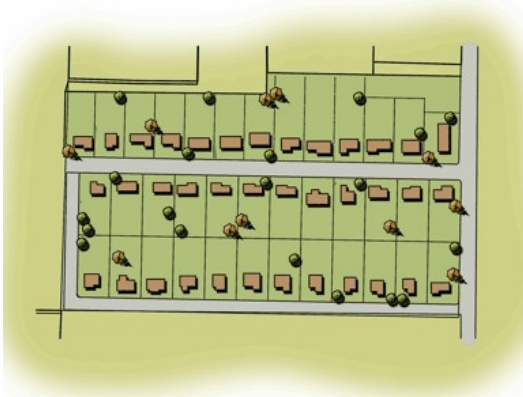


Figure 6: Existing large lot subdivision in Nibley.



Figure 7: Alternative cluster subdivision on same property size. Same number of units, smaller lots preserves usable open space.

Almost without exception, communities have tried to mitigate the loss of open space by requiring larger lots in an effort to preserve some sense of open space. While this creates large percentages of unbuilt land, the land is segmented and privately owned, making it largely inaccessible, precluding any thought of “meaningful” open space. This strategy has actually had the opposite effect on communities by consuming open lands at a faster rate than before and housing fewer people on more and more land. Additionally, in rural communities, this segments the land to such an extent that those who still farm are pushed out, leaving communities with little more than “bedrooms” to define their sense of place.

The graphics on this page left illustrate how different development patterns affect the consumption of land. As an example, we took an existing subdivision at the crossroads of 3300 South and 250 West, near Nibley's historic center.

These graphics are used for

illustrative purposes only, not as a proposal to make changes in this particular neighborhood. Currently, the land in this example is zoned to require no less than one-half acre lots. This allows for thirty-seven units to be built on this piece of land, as shown in Figure 6. If this development pattern is repeated over and over across Nibley, the entire city will rapidly be consumed, leaving a distinctly suburban character, with very little open space, other than piecemeal parcels grudgingly preserved by developers.

By limiting individual property sizes to 1/4 acre, while retaining the gross density at 1/2 acre, it is possible to preserve up to eleven acres as open space. The total number of units shown in Figure 7 remains at thirty-seven, merely clustered in small groups. While the net density has been reduced to 1/4 acre lots, the gross density remains at 1/2 acre lots. Repeating this pattern of clustering across the city, several of the city's goals, as defined by residents, will be achieved. First of

all, an open, rural character will be retained. Second, significantly sized land parcels can be preserved for active agriculture. Thirdly, a complete and efficient trail system can be developed, improving the quality of life of the entire city.

Land Use Districts

Certain areas of the city can be considered, or are hoped to be considered, as unique districts within the City. The development of these areas may not require a change in the underlying zoning. Rather an overlay zone may be considered. The overlay zone may prescribe specific land use techniques, development strategies, design guidelines, etc to be implemented as part of the overall development of the district.

Overlay zones are often used as part of more sophisticated land use tools such transfer of development rights (described in more detail below).

Neighborhood Center Overlay

Neighborhood centers are balanced mixed-use areas. They are defined by several key design features such as complete sidewalk networks and buildings close to the street that are oriented to pedestrian traffic, rather than the automobile. Neighborhood centers also have a concentration of services, shopping, office, and residential uses that emphasize public



Figure 8: Neighborhood Center

spaces. This concentration of uses creates a center or heart for each individual neighborhood.

Neighborhood centers are pedestrian friendly and provide a practical alternative to auto travel. Neighborhood centers make first class users of

the pedestrian, rather than focusing myopically on transporting and storing of automobiles. Neighborhood centers are likely to be filled with locally owned businesses, and serve the surrounding neighborhood, rather than a wide, regional population. They also become a social gathering place: neighbors have a place to walk to, kids have a place to bike to, and everyone can gather in the public spaces. Neighborhood centers are based on a human scale. They can coexist with other city forms and are more attractive and lasting than office parks and strip malls.

A large range of uses can be found within a neighborhood center. Potential uses include housing, offices, retail, schools, churches, and parks. Uses depend on market forces and the desires of the community. Nibley's neighborhood centers could focus primarily on services such as health-care services, small restaurants, hair salons, banks, and other daily needs.

The neighborhood centers are ideal places to cluster density. The City may consider classifying the centers as receiving zones as part of a transfer of development right or clustering program (defined later in this section). Clustering higher density in the areas will provide many more residents with access to the neighborhood's services than otherwise would be available under standard residential zoning.



Figure 9: Town Center Concept

Town Center Overlay

The proposed town center, at 3200 South and Highway 165, will have many features similar to the neighborhood center. The town center is different from neighborhood centers in that it is also the civic center of the community. Civic services such as a city hall, churches, large park spaces, and larger groupings of local services are recommended for this area.

Other Districts

There are other areas of the City that have a very distinct feel. For example Hollow Road is unique to the City. New areas of growth, such as the commercial area along Highway 89 may be defined as a district. Although also potentially defined as a corridor, as the growth expands beyond the highway frontage, the City may want to encourage specific design guidelines.

Corridors

Land use planning and transportation planning should go hand in hand. Many of the primary recommendations of the growth management strategy consider the City's Street Master Plan, as well as the overall travel patterns of the County. In general, new growth should be accommodated where transportation systems are in place, or planned to be in place. Thus, new growth should not be planned on small local streets or along street networks with few connections to City wide arterials and collectors. New growth, especially higher density growth, town and neighborhood centers, and commercial/industrial centers should be focused on streets where the needed capacity is available.

The transportation component of this plan provides additional detail on how roads can be designed. The following corridors may make use of modified design to accentuate the land use policies of the district the corridor is passing through. Generally, specific corridors may be designed with narrower streets, improved landscaping opportunities, improved street lighting, any other identifiable features that would define the corridor or district. Enhanced guidelines may apply to a district or a corridor, or both.

3200 South Corridor

3200 South has been identified as the historic core of Nibley City. This corridor is recommended to remain primarily residential in nature for the entire length of the corridor between Highways 89 and 165. Although this is a primary east-west arterial, the land uses along this corridor are not recommended to increase in density, except at designated transportation nodes including the Town Center, near Highway 165, and the neighborhood center at 1900 West.

Highway 89 Corridor

At key intersections along the corridor, where UDOT approved traffic signals are found, neighborhood centers are encouraged. These centers will take advantage of the better transportation accessibility. Land further

away from key intersections is planned for industrial and commercial uses. These uses will be accessed from frontage roads, rather than the main highway.

Highway 165 Corridor

Although this highway is nearly as heavily traveled as Highway 89, the nature of the road is much different. Many residential homes are located along the highway. This is the preferred land use that may overtime transition to neighborhood commercial. At the intersection of 3200 South, the town center overlay encourages some community level commercial and higher density residential.

Additional Corridors

Other corridors with the City, and within annexation policy areas, have also been considered. 2600 South, 4000 South, and 4400 South are all envisioned similar to the 3200 South corridor. Additionally, it is anticipated that 800 West, 1200 West and 1500 West will serve as major north-south corridors. Lower density residential is the preferred land use along corridors. Higher density development is preferred at neighborhood centers, as shown on the Future Land Use Plan. Clustering of development at the neighborhood centers (transportation nodes at other major cross streets) is encouraged to preserve rural character between the nodes.

3.0 Goals and Objectives

The following goals and objectives support the growth management strategy. As these are implemented, in the form of revised codes, new programs, and innovative planning, the growth strategy can be achieved.

GOAL 1:

Encourage development to occur within the growth management program that preserves the rural setting and sensitive lands of the City, as well as providing a diverse mix of commercial, residential housing and some light industrial uses.

OBJECTIVE 1:

Develop a future land use map, with supporting zones and land use codes which will support higher density uses in the center of the City and will reduce density toward the boundaries of the City, thus preserving the rural community identity of Nibley City. This higher density may also be at the town and neighborhood centers and encourage economic development along highway frontage areas. Reduce density and create rural preservation opportunities in areas of the city that have traditionally been agricultural.

OBJECTIVE 2:

Ensure responsible growth in the City by developing provisions that require available and adequate public services and facilities to exist at the time of new development impact.

OBJECTIVE 3:

Implement land use management strategies, such as agricultural preservation techniques, transfer of development rights and subdivision regulations that preserve the natural setting and resources and the rural character of the Nibley area. Strategies should encourage development at town and neighborhood centers, and designated highway frontage commercial areas.

OBJECTIVE 4:

Designate areas for commercial and some light industrial and manufacturing uses (economic development) that will provide employment, tax base and service needs of the community.

OBJECTIVE 5:

Provide for mixed housing land uses, including single family and multi family housing. Allow clustering and density zoning rather than scattered housing on large fixed lots to maximize the amount of open space and farmable land. Clustering housing on smaller lots while maintaining low overall densities also can reduce the cost of providing residential services.

OBJECTIVE 6:

Reduce cost of providing residential services and lessen costly resource consumption by locating new development near existing services, or clustered around services in newly developing areas of the City.

OBJECTIVE 7:

Include "Right to Farm" provisions in the Land Management and Development Code that would protect the right of the farmers and ranchers to operate their facilities throughout the City without infringement on traditional land and irrigation accesses and uses, or complaints regarding noise, odors or length of work hours. The provisions should protect property rights and safety of residents and livestock by providing buffers and or screening as necessary.

OBJECTIVE 8:

Provide a minor subdivision ordinance that will make it much easier for subdivisions of 3 or less lots to be developed if they maximize open space, need no public street expansion or improvement, or other major infrastructure and meet the goals of this General Plan.

OBJECTIVE 9:

Develop a sensitive lands ordinance and/or overlay zone that would require detailed environmental impact statements or other studies to be performed by developers in these areas. The results of these studies would determine appropriate remediation, building capacities and/or impose appropriate development restrictions on projects influenced or sited in geological hazardous areas, areas of high erosion potential, wet lands, high water table areas and flood plains, river bottoms, unsuitable building soils, and hill sides with slopes greater than 25 percent, critical wildlife habitats, high vegetation/fire danger, water shed protection and other sensitive lands or issues.

OBJECTIVE 10:

Provide density or other incentives where development preserves in the overall design a maximum amount of private or public useable open space. Incentives that work with the open market are encouraged, and lessen the need for the City to purchase property or development rights. Open space useable for agricultural purposes should be maximized or encouraged. Also, hillsides and ridge tops should be protected as view areas or vistas and not developed. Such open space should be permanently preserved by deed restrictions or conservation easements with a City approved taxed land trust.

OBJECTIVE 11:

Develop an enhancement corridor ordinance or overlay zone in the Land Management and Development Code to protect the important landscape features and provide aesthetic qualities along the entrances to Nibley and critical view areas. The corridors shall be used for protection of stream crossings, landscaping, trails, view corridors, entrance features and noise barriers. These corridors shall run along the designated highway or road for a distance to be determined by site specific analysis and extend from the right-of-way line of the road.

OBJECTIVE 12:

It is recommended that development be controlled or restricted in areas of the City with critical visual, open space vistas and which may contain highly sensitive lands. These areas also define much of the unique character of Nibley.

POLICY:

Strictly implement the land use objectives in this element of the General Plan by developing appropriate City procedures, ordinances, codes and regulations in the Land Management and Development Code of Nibley City, developing a Land Use Map, Land Suitability or Critical Lands Map and Zoning Map. Also, develop any necessary accessory ordinances to manage growth and development in the manner prescribed.

POLICY:

Work with Cache County and adjacent cities through an interlocal type agreement to ensure that Nibley's land use objectives are preserved in the sensitive lands areas just outside of the City's borders.

4.0 Nibley City General Plan and Future Land Use Map

The General Plan Future Land Use Map (map at end of section) represents where in the City specific types of land uses have been planned. The Future Land Use Map, in conjunction with these written goals and policy statements, should be used as a zoning decision-making guide which encourages orderly growth and compatibility of zones and land uses.

In preparing this plan, a significant change in the existing City zoning philosophies was made. The new plans and zoning codes change land uses from a highway frontage based development model to a density based clustering model. This new type of land use design will provide for similar overall densities, but allow for clustering of development to maximize agricultural or other usable open space.

The Nibley City Future Land Use Plan also indicates areas not presently within the City boundaries. These areas along the boundary lines are included in the current annexation declaration on file with Cache County and may possibly be sought for annexation if the land use proposals in these areas are compatible with current City goals and policies. Generally, areas within potential annexation areas are planned within the City's overall growth management strategy. Following is a description of the various land uses that are included within the strategy. Implementation tools and funding strategies are listed near the end of this section, and within this plan's appendix.

5.0 Key Land Use Descriptions

The following land uses are found on the City's Future Land Use Map.

Residential Land Uses

The following residential land use zones are allowed within Nibley City. A general description of each zone is followed by the generally allowed development density allowed. Provided density does not translate into actual lot yield. Street and other infrastructure needed may reduce number of units. In other words, density numbers provided refer to net density, not gross density. Thus development may be clustered (preferred and encouraged in some areas) on smaller lots.

Density numbers are applied to the base zone. Specific land use programs, as defined by the Nibley City code, may allow an increase in density in response to an approved mitigation technique. See Appendix A for a list of potential land use programs that may allow for density increases or bonuses. Density bonuses, when granted, are added to the allowable base density for a zone. Actual

densities are defined in the Nibley City land use code. Densities listed in the general plan are provided as a guide.

Conservation Residential Overlay

Density of overlay:

1 units per acre

The Conservation Residential Overlay is a means to accomplish Objectives 1, 2, 3, 5, 6, 7, 10, 11, and 12 of this Land Use Section. This overlay shapes future residential land use by clustering homes to maximize open space, preserve Nibley's rural character, and reduce the cost of providing services to Nibley's citizens. The first step to apply the Conservation Overlay in the subdivision process is to identify open-space areas within the proposed subdivision that are deemed valuable to the community. Once identified, these open spaces will be preserved by deeding at least one of the following to Nibley City: (1) ownership of, (2) public easements on, or (3) development rights to, that open space. Open-space areas for a given development shall be planned to coordinate with adjacent open spaces of existing and future developments.

The Conservation Overlay may be applied to residential areas throughout the city. As land is rezoned from agricultural to residential, the Medium Residential Density (a subdivision average of two to four units per acre) will be achieved only through the Conservation Overlay process. In areas already zoned residential but not yet developed, the Conservation Overlay will allow modest density bonuses as an incentive to cluster homes and preserve open space. The Conservation Overlay is targeted for single-family, detached housing. Other housing types that provide life-cycle housing options may be incorporated into a subdivision design, provided that these alternatives do not detract from the theme of single-family, detached housing, and provided that these alternatives are regulated with appropriate design standards.

Rural Residential Estates

Density of zone:

1 unit per 2 acres

The rural residential estates are established to provide single-family dwellings, as herein after defined and may be harmoniously integrated by open land that is interspersed or scattered with residential dwellings with attractively landscaped lots. This zone does not usually include clustering and would usually not abut a higher density Residential Area and is usually buffered by agricultural type areas.

Low Density Residential

Density of zone:

1-2 units per acre

The low-density residential areas are established to provide areas for the encouragement and promotion of an environment friendly to family life by providing for the establishment of one-family detached dwellings on larger individual lots and associated uses. This land use is characterized by attractively landscaped or naturally rural lots with lawns and shrubs and natural open spaces. Most residential development for this use would range from 2 homes per acre to 1 home per acre.

All newly annexed areas that plan to rezone to residential shall be zoned at a base density of 1 acre lots. There will be incentives to develop open space by clustering lots and applying the Conservation Residential overlay to this zone.

Medium Density Residential

Density of zone:

2-4 units per acre

The medium density residential areas are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one-family detached dwellings on individual lots and associated uses. This land use is characterized by attractively landscaped or naturally rural lots with lawns and shrubs and natural open Spaces. Most residential development for this use would range from 4 homes per acre to 2 homes per acre.

High Density Residential

Density of zone:

3 to 8 units per acre

The High Density Residential areas are characterized by attractively landscaped single-family, two-family and multiple family residential lots and structures and associated uses. This land use is intended to have a residential density higher than the medium density residential area(s),but to maintain residential character comparable to that of a single-family residential area(s) with large landscaped front yards. The multi family dwellings shall not exceed eight dwellings per acre. Multi-family dwellings over two units would be submitted and approved as a Master Planned type of Development under the Development Code. A density between 3 and 8 units per acre would be a range of density in the High Density Residential area. The intent is that this zone shall be used in conjunction with, and interspersed with, zones of less density.

Neighborhood Residential Center & Overlay

Density of Zone:

Maximum of 8 units per acre

The Neighborhood Residential Center is characterized by higher density development, primarily multi-family in nature. Stacked residential construction is allowed, and encouraged in some instances to meet the character of City design guidelines. Stacked construction must be developed as a Master Planned type of Development under the Development Code. A higher level of design is required to ensure the attractive nature of the development. These areas may be used as a location to receive transferred density from another location. In this case, the baseline density can be increased. Where this land use is an overlay of another residential land use, conditional use of increased density may be required. Neighborhood commercial is an allowed component of this land use.

Town Center & Overlay

Density of zone:

8 to 12 units per acre

The Town Center is characterized by higher density residential development mixed with commercial and civic uses. Stacked construction is allowed, however it must be developed as a Master Planned type of Development under the Development Code. A higher level of design is required to ensure the attractive nature of the development. These areas may be used as a location to receive transferred density from another location. In this case, the baseline density can be increased. Where this land use is an overlay of another residential land use, conditional use of increased density may be required. Neighborhood commercial is an allowed component of this land use. Civic buildings and office space are also allowed in this land use.

Commercial and Civic Land Uses

Public Facilities

The Public Facilities areas are established to provide areas for the location and establishment of facilities which are maintained for public or quasi-public use. These land uses should be created in areas which are suitable and compatible with neighboring zones, possibly providing "buffered" areas where appropriate. Uses similar to the following would be permitted in these areas:

- **Automobile parking**
- **Parks and Arenas**
- **Cemeteries**
- **Executive, legislative & judicial functions**
- **Protective functions**

- **Postal services**
- **Schools and Educational services**
- **Miscellaneous service organizations**
- **Cultural activities and nature exhibitions**
- **Public assembly**
- **Churches**

Neighborhood Commercial

This land use is intended to provide services for the daily, commercial and professional needs of the adjacent residential neighborhood and to stabilize surrounding areas and zones. It is important to establish strategies to achieve good community design while providing economic stability and enhancing property values. These areas should be designed to reduce traffic congestion and promote a more walkable community. The neighborhood commercial zone shall be located in areas approved by the City Council that are deemed appropriate for services to residents of the city. The zone will create a minimum level of detriment, hazard, noise or inconvenience to surrounding residential development.

Commercial/Retail

This land use would be for commercial endeavors ranging from light to moderate public traffic. The main area suitable for this use is the commercial block of Nibley as designated on the Land Use Map. This use is to be architecturally sound and compatible with the community goals and visions associated with this document. Some light uses of this zone may be allowed in the future in certain areas along the highway, providing that residential uses are not adversely affected or disturbed by the use proposed.

Light Manufacturing and Industrial

This land use is similar to the Commercial/Retail use described above but differs in that wholesale and or light manufacturing of products are allowed with less public accesses associated with the use. The types of businesses and plants in this use are relatively small and should be as environmentally clean as possible. These types of businesses could be interspersed in certain residential or agricultural areas if they are designed to be compatible with the neighboring areas and zones, otherwise a small park setting would be more desirable. The plants, offices or buildings located in this classification must be architecturally compatible with the character of the City as defined in this General Plan. Medium to heavy industrial uses would be more compatible outside the City of Nibley.

Open Space and Agricultural Land Uses

Sensitive and Hazardous Land

These areas are dealt with by creation of an overlay zone imposing additional requirements to the other land uses listed above. These sensitive areas are assessed in new development applications by thorough study and analysis by the developer and City with the use suitability and mitigation measures if necessary, determined. These requirements are in addition to the requirements imposed on any land use or zone regulations that may exist below the overlays. Other smaller sensitive lands or hazardous lands may be discovered as new development(s) are applied for or areas are investigated and will also become subject to the regulations specified in the Land Management and Development Code of the City.

Agricultural Preservation

The agricultural areas are established to provide areas where the growing of crops and the raising of livestock can be encouraged and supported within the City. The character and essence of Nibley City is surrounded by agricultural areas and other open space areas. Agricultural areas are intended to protect agricultural uses from encroachment of urban development until such time as residential, commercial or industrial uses in such areas become necessary and desirable by the City. Uses permitted in these areas, in addition to agricultural uses, must be incidental hereto and should not change the basic agricultural character of an agricultural environment. Conversion of the agricultural uses to more urban type uses should be accomplished only in an orderly and careful manner following the General Plan, with no "leap-frog" developments into the surrounding agricultural areas.

The agricultural preservation land use, in conjunction with land use tools and strategies can be used in areas of the city where open space preservation is a high priority.

6.0 Nibley Land Suitability and Critical Lands

The Land Suitability and Critical Lands Map(s) are a series of maps and a compilation of the overlaid maps into one general map that define lands that may not be suitable for development or use. Restrictions should apply. The compilation defines all areas from the individual maps and these areas become the major areas of the Sensitive Lands Overlay Zone in the Land Management and Development Code and Zoning Map and uses in these areas become subject to that portion of the code and its restrictions. Data for these maps comes from various State, Federal and County Studies and may be updated as new data is made available. These maps do not define ALL areas subject to the Sensitive Lands Code, only the obvious. Other small areas may be deemed appropriate for application of the Code on a closer examination and on a

development case by case basis. The maps delineate the following areas as sensitive:

- **High value or critical wildlife habitats**
- **Wet lands**
- **Unsuitable or critical building soils**
- **Obvious steep slopes over 25 percent**
- **Flood Plain or Areas**
- **High vegetation/fire danger**
- **Known Geologic hazards, such as faults or landslides areas**
- **View corridors**
- **Hillside and ridge-top protection**
- **Drain Fields**
- **Riparian Areas**
- **Canals**

7.0 Funding Sources

Funding rural character preservation, as part of an overall land use management strategy, can come from a number of sources. Agricultural based communities often have looked to programs, such as those funded through the US Department of Agriculture, for grant money. While this money does exist and while money is available from the State's LeRay McAllister Fund, more creative techniques for financing are now being employed by many communities. A listing of these program, techniques, and funding sources is found in Appendix A.

IV - Parks & Open Space



1.0 Background and Introduction

It is the intent of the Nibley General Plan that parks, recreational facilities and programs be developed and operated in a responsible manner. The following goal, objective and policy statements were established by the City as a guide for acquiring and developing park property and open space and for developing and maintaining an appropriate and comprehensive recreational program in the City.

Trails are also considered part of a community's parks and open space programs. Nibley's trails plan has been designed to connect parks together in a cohesive manner. The proposed trails network also should connect to neighborhood and town centers. Many of the proposed trails will run along existing and proposed roadways. Additionally, many trails can be funded by state transportation funds, or federal grants such as CMAQ programs (see Appendix A). For these reasons a discussion of trails has been included in the transportation component of this plan.

2.0 Parks System Development

Nibley City currently has a well developed parks system. The City has actively been preserving parcels for parks, with an emphasis on park space at City gateways. The city Future Land Use Map, found in the Land Use Component of this plan, indicates the location of current and potential future parks.

Parks Classifications

Parks are often categorized in the following categories:

- **Regional**
- **City Wide**
- **Community**
- **Neighborhood/Pocket**
- **Recreational Facility**
- **Civic Spaces**
- **Natural Open Space**

Regional parks draw from multiple communities, and provide services for large groups, sports programs and area-wide events. Nibley does not currently have any regional parks; however, Nibley citizens are able to enjoy three city wide parks, Elkhorn Park, near the North boundary of the City, Old City Hall Park on 3200 South and the new Virgil Gibbons Heritage Park on 800 West. Each of these parks provides services the entire community can enjoy, including playground facilities, a bowery and ball fields. Additionally, the park on 3200 South has an amphitheater and a volleyball pit. Nibley has a variety of community and neighborhood parks scattered throughout the City, each with a varying level of amenities.

The City does not have a formal recreation facility and does not have any civic structures with measurable usable open space associated with it. There are a

number of opportunities for residents to access natural open space and trails within the City.

As the City grows in population, a city-wide parks plan should be developed. In the future, the City will need an additional city-wide park and may need a regional park. Additional community parks may be needed to serve specific areas of the city. In the long term, if the City begins to grow outside its current boundary into areas that are not able to access the current city-wide parks (such as a busy highway), additional city-wide parks may be necessary.

3.0 Goals and Objectives

Citizens in Nibley City strongly support the development of a cohesive parks network. See Appendix B.

The following goals and objectives, and supporting policies are crafted to provide the level of service that is desired by the citizens of the City. Appendix A outlines programs and funding strategies that may be used by the City to develop formal park and recreation facilities.

GOAL 1:

Develop a Parks Master Plan that will enable Nibley City to provide facilities for a balanced program of physical and cultural activities for the residents of the City.

OBJECTIVE 1:

Recognize that parks and recreational facilities are essential ingredients of both the physical and sociological environments. These areas not only provide opportunities for both active and passive recreation, but also increase the provision of valuable City amenities.

POLICY:

Continually expand and develop the City's parks and recreational facilities to encourage City residents to stay within the City to participate in recreational pursuits.

POLICY:

Sites for park and recreational facilities should be identified and acquired as soon as economically possible in all areas of the City. Areas that are within the City's annexation policy area should also be analyzed for potential park and open space sites.

POLICY:

The City will reserve park and open space sites in developing areas while land is still available. Park development can come later but only if the land is there to be developed. At this time, emphasis must be placed on acquisition to ensure the availability of future park sites.

POLICY:

Develop new and existing parks that meet the needs of young children, youth, families, groups, and the elderly.

POLICY:

In developed areas, the provision of park, recreational, and other sites may not always occur on vacant land parcels but should be provided as development takes place.

POLICY:

Work with the school districts for the development of joint City school recreational facilities.

OBJECTIVE 2:

Strive to meet the present and future recreational demands of all sectors of the Nibley community.

POLICY:

Identify and utilize a cost effective method to provide high quality recreational planning for the Nibley City.

POLICY:

Develop and maintain a parks and recreation master plan for the Nibley City. This plan should identify the location, purpose, and function of each facility as well as future improvements or modifications to each facility.

POLICY:

Employ progressive and suitable zoning and development techniques to acquire park and recreational sites in appropriate locations. These techniques may include required park dedications, density zoning, property options, joint venturing with developers and property owners, and other techniques.

POLICY:

Where feasible, along drainage channels, implement a trail system to link these areas with a City park system or the center of the City.

POLICY:

Cooperate and participate with Cache County for the coordination of recreation planning within the Nibley area.

POLICY:

Strengthen and expand the recreational opportunities offered in the City.

POLICY:

Open communication channels with surrounding communities to encourage intergovernmental cooperation to meet the recreational needs of area residents.

OBJECTIVE 3:

Identify, pursue, and utilize all funding sources and development techniques that are available for park acquisition and development.

POLICY:

Funding alternatives used to acquire and develop parks and recreation programs should include, but not be limited to, federal, state, and county funds, Community Development Block Grants, impact fees, user fees, donations, revenue bonds, general obligation bonds, special improvement districts, and special service districts. See Appendix A for more detail.

POLICY:

Seek out and utilize all available federal, state, and county funds to purchase and develop park and open space areas.

POLICY:

Ensure that land and/or funds reserved for parks, open space, or other recreational facilities are not diverted to other community uses.

POLICY:

Set and continually update a realistic parks impact fee based on park development costs and the recreational needs of Nibley residents. The parks impact fee should make a significant contribution to the cost of park acquisition and development. The park impact fee should be used to meet the recreational demands of City residents by:

- **Providing park areas concurrently with development in new residential areas; and**
- **Providing "City-wide" recreational facilities.**

POLICY:

Promote and solicit the donation of recreation and parks equipment by private and corporate organizations and recognize their support.

POLICY:

Encourage the private development of park and recreation facilities to be built to City standards and specifications.

POLICY:

Encourage and coordinate the improvement of neighborhood and sub-neighborhood park areas by City residents and community groups.

POLICY:

Establish user fee schedules when an individual or group has exclusive use of a publicly owned recreational facility, including the City Hall. These fees should be sufficient to operate, maintain, and restore the facility to its condition prior to use. Provide a higher rate for use of facilities by patrons living outside of City limits.

OBJECTIVE 4:

Ensure that all City parks, buildings, land and recreational facilities are useful, attractive, and accessible by the community at large.

POLICY:

Park and recreation facilities should be planned and designed to meet their proposed purpose. Park design and improvement must recognize the continuing need to provide high levels of safety in park areas.

POLICY:

Protect park and recreation areas, including the City property, from incompatible developments and uses on adjacent properties. Consider land use management strategies, such as corridor and district design guidelines, when locating parks.

POLICY:

Develop a City property development plan to construct recreational type uses on a phased or annual basis as funds become available.

POLICY:

Increase park development standards to ensure that parks provide a quality recreational experience.

POLICY:

Enhance the appearance and “recreational viability” of existing parks and facilities.

POLICY:

Continue to establish high standards for park maintenance to ensure parks are well maintained and foster an attractive recreational environment.

POLICY:

Require that the maintenance of park and recreational sites be funded from user fees, general fund revenues, special improvements districts, or special service districts.

POLICY:

Maintain, in good condition, City property reserved for future park and public facilities through lease agreements and other creative maintenance alternatives. Never sell City property which is of suitable size for recreational uses for residential development.

POLICY:

Through proper and appropriate site planning and design, seek to reduce operation and maintenance costs of park and recreational facilities.

POLICY:

Use vandal-resistant materials and building designs in park areas and replace vandalized and inoperable park equipment and facilities as quickly as possible.

OBJECTIVE 5:

Maintain and always strive to improve Nibley Heritage Days.

POLICY:

Create a Nibley Heritage Days committee made up of dedicated residents to work under the City Council's direction in planning and operating the annual celebration.

POLICY:

Support and fund the celebration budget and assist the committee in every way possible to carry out their directive and mission.

POLICY:

With the help of the celebration committee, develop a long-range master plan for future facility improvements to the celebration related facilities.

POLICY:

Locate the major celebration facilities near the center of the City. Design future land uses adjoining the facilities to compliment it rather than detract.

V - Transportation



1.0 Background and Introduction

The City of Nibley has formulated the following goals and policies to provide direction in decisions regarding transportation planning and development. Transportation planning includes consideration of traditional roadway networks for automobiles, trails planning for commuting and recreational uses, as well as coordination with land use management planning.

2.0 Streets and Roadways

The primary mode of transportation, and the primary framework upon which the form of a city is crafted, is through the streets network. There are many strategies to be considered when developing a streets masterplan. Although the efficient movement of vehicles is a primary objective, there are other objectives that need to be considered. For example, roads optimized for efficient vehicle movement are often not desired in residential areas. As Nibley is primarily a residential community, careful planning is needed to ensure a proper balance between land use policies and efficient transportation.

The majority of our city's public spaces are made up of public streets. While most people just think of streets as conduits for automobile traffic, the quality of a city's street design largely determines the overall character of the neighborhood. By spending time and money on the details of our city's streets, we create places that are not only enjoyable to move through, but also places we can be proud to live in. Well designed streets allow for a variety of transportation modes, reducing automobile dependence, improving air quality, and improving overall public health.

Level of Service

Levels of service (LOS) are classified from "A" to "F" (Failing). Nibley currently does not have any significant issues with level of service. It is estimated that all current roadways are at a level "A" or "B." If LOS decreases to unacceptable levels, roadway improvements may be necessary. Access management is discussed later in this section as an approach to mitigating congestion. Secondary approaches to traffic congestion, such as access management, should be considered as part of city wide land use planning to avoid costly roadway improvements in the future.

Neighborhood Street Design

Residential streets serve a variety of purposes not limited to providing a place for vehicles and pedestrians to travel. Residential street design has a significant influence on neighborhood aesthetic quality and desirability. There is also a proven relationship between street design and vehicle speed. Most citizens desire peaceful neighborhood streets. Appropriate street design is critical to create a safe, pleasant neighborhood.

It is important to design streets to a human scale where pedestrians feel comfortable. Reduced traffic speeds encourage pedestrian activity and make streets safer. Research shows that vehicle speeds decrease as streets are narrowed. Slower vehicles result in safer streets (Swift and Associates, 2004, "Residential Street Typology and Injury Accident Frequency")

Research also shows that street width is one of the most significant causal relationships to injury and accident and that accidents per mile per year exponentially increase with increasing street widths. Narrower streets also reduce vehicle speeds. Reduced vehicle speeds decreases vehicle stopping distance and increases available driver response time. Total stopping distance decreases approximately 20% when vehicle speed decreases from 35 mph to 20 mph. Pedestrians struck by a car traveling at 20 mph have a 95% survival rate, 55% at 30 mph, and only 15% at 40 mph. Reducing vehicle speeds makes a street safer.

In residential areas, the safest street width is 24 feet from face of curb to face of curb. Streets that are 24 to 28 feet wide encourage pedestrian activity on the street. The American Association of State and Highway Transportation Officials (AASHTO) minimum travel lane width is 9 feet and local urban street standard width is 26 feet. This is wide enough to accommodate on-street parking and a travel lane. One clear travel lane is sufficient on streets carrying less than 500 vehicles per day. AASHTO accepts that "the level of user inconvenience occasioned by the lack of two moving lanes is remarkably low in areas [of] single family units."

A narrower street allows areas that would have otherwise been paved to be used for other activities. Wide park strips provide opportunities to establish large, healthy street trees which are a significant design element of a street. Street trees lower temperatures reflected from hot paved surfaces and make the street a more pleasant place to be. Park strips also provide separation between pedestrians and vehicles. With less area paved as a surface street, cities can reduce overall road maintenance budgets, freeing up funds for other programs or infrastructure improvements.

Emergency Access

Occasionally, concern is expressed over emergency vehicle access on narrower streets. It is possible for narrow streets to accommodate emergency vehicles without sacrificing safety. A street width of 26' is wide enough to accommodate on-street parking and comply with the requirements of the Uniform Fire Code. Studies show that residential streets that are connected have faster emergency response times than neighborhoods with dead ends (cul-de-sacs) and limited access points. Forbidding cul-de-sac style street design will do more to improve emergency response times than trying to compensate with overly wide roads. Districts within the City, as defined by the land use plan, that have a well developed street grid fit within this description.

Roadway Classifications

The following roadway classifications are included on the City's Streets Master Plan. Each designation has specific design criteria associated with it. These designations are based on the Cache Metropolitan Area (CMPO) designations. Each provides a different level of efficiency to users.

Highway

The principal function of a highway is to provide regional high speed access. US Highway 89 is the only roadway classified as a highway in Nibley City. Land access is strictly controlled, as is access to other roadways.

Major Arterials

The principal function of the major arterial streets is to move large volumes of through traffic on a continuous route over a substantial distance, such as across the region. Land access is a secondary function. Access, intersection spacing and parking can be controlled to preserve the through-traffic function of arterial streets. State Highway 165 is an example of a major arterial.

Minor Arterials

The principal function of minor arterial streets is to move large volumes of through traffic on a continuous route over a substantial distance, such as to the neighboring community or a major arterial/highway. Land access is a secondary function; however accommodations are made for access. Access, intersection spacing and parking can be controlled to preserve the through- traffic function of arterial streets. 800 West and 1200 West are examples of minor arterials in Nibley City.

Collector Streets

Collector streets are designed to move traffic and provide some land access. They are streets which move primarily through residential areas and carry traffic from local streets to the arterial system. 2600 South is an example of a collector in Nibley that funnels traffic to arterials.

Local Streets

Local neighborhood streets should provide vehicular and pedestrian access to all land parcels. With the movement of traffic being a secondary function, local neighborhood streets should be designed to minimize through traffic and to add privacy and identity to a neighborhood

Roadway Design

The design of roadways can vary with the classifications described above. To provide better character for the streets and the variety of uses, all developers are required to submit a roadway design plan for their development, incorporating the elements of curb, gutter, and sidewalk. All roadway design plans, where

applicable, will reflect trees in the planting strip. Roadway design plans are also required to follow the guidelines of this plan.

3200 South Design

Classified as a minor arterial, this street is envisioned to entail a single traffic lane in each direction, with perhaps a center turn lane once improved. The street, at a minimum in the town center district and through any neighborhood districts, should be tree lined with planting strips and sidewalks. In undeveloped rural residential areas, this street may remain in its current rural design.

Local Street Design

All local streets are residential in nature. They are a single lane in each direction, with enough pavement width for on street parking. In some instances, especially in town and neighborhood centers, local streets may have a narrow profile than many of the existing City local streets. Sidewalks will be included as per the City's sidewalk policy.

Town Center Design

The town center roadways are varied. Some will act as local streets while others will have on street parking or medians. Medians are envisioned along some town center roads, separating the travel directions. Street trees should be found in the median and on side planter strips. On-street parking is available for area commercial areas. Streets narrow in bulbouts at the corners, and enhanced street lighting may be desired.

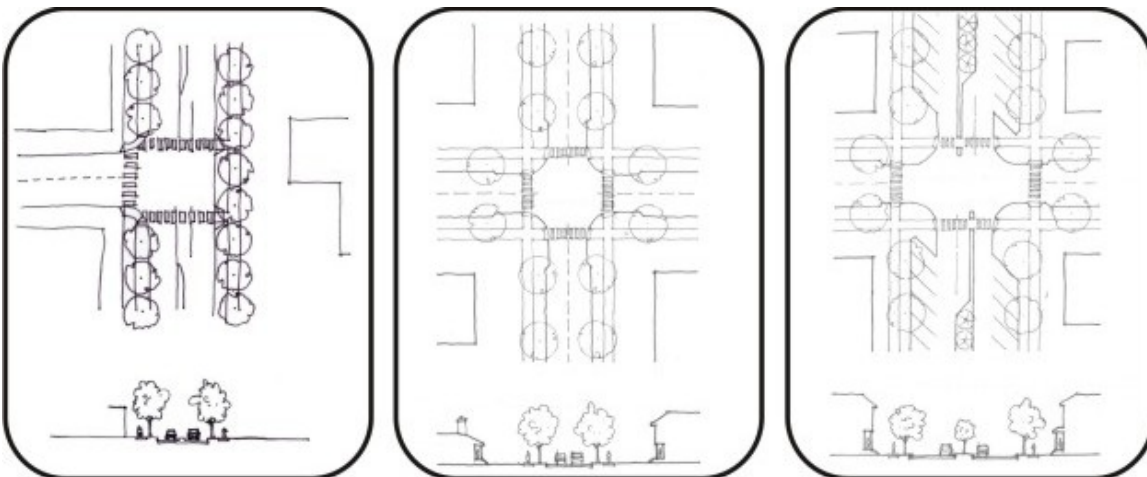


Figure 12: Left Box: 3200 South Section. Middle Box: Local Street. Right Box: Town Center

Access Management

Nibley City has an active access management program, which aims to provide access to properties along arterial streets while simultaneously maintaining traffic flow. As an example, the City has planned for fewer access points along new

arterials. Optimizing safety, capacity, and speed, while avoiding roadway widening, is stressed. The following techniques can be used by the City:

- **Limit the number of conflict points that a vehicle may experience in its travel, especially at intersection and driveways.**
- **Separate the conflict points that cannot be eliminated with adequate spacing.**
- **Remove turning vehicles from through travel lanes. Dedicated left turn lanes is an example.**
- **Provide adequate on site internal circulation which will improve operations on adjacent roadway. A well connected local street network (discouraging over use of cul-de-sacs) is an example.**

Traffic Calming

In areas where traffic speeds are higher than desired, traffic calming should be considered. Intrusive techniques such as speed bumps should be used as a last resort on existing roadways, when non-intrusive techniques are in-effective. Non-intrusive techniques, which work psychologically to slow motorists rather than physical interruption, may include:

- **Bulbouts**
- **Center Islands**
- **Bike Lanes**
- **Chicanes**
- **Diverterers**

Intrusive techniques may be acceptable on new roads or in pedestrian heavy areas such as town centers and neighborhood centers. These techniques include:

- **Roundabouts/Traffic Circles**

When designing new streets, many of these techniques can be included to prevent speed issues from arising.

3.0 Trails Master Plan

When presented with the following statement:

“I support City investment in a complete trails network.”

The vast majority of citizens surveys strongly agreed or somewhat agreed with the statement. A very small number of respondents somewhat disagreed or strongly disagreed. As such, a city-wide trails plan has been developed. The plan has been loosely based on the Cache County trails plan. Certain trails have been added, moved, or deleted to better fit the needs of the community. Consideration of the city's land use management strategy that advocates for clustering of development at neighborhood centers has also taken place. Many proposed

trails connect these neighborhood centers together as well as to the City's parks and recreational facilities.

Trail Classifications

Three types of trails are proposed for use within Nibley City. Much like the roadway hierarchy shown previously in this section, the trails network provides different levels of efficiency for users. Additionally, each has a different cost associated with implementation. The proposed trails plan is found on the City Trails Master Plan Map.

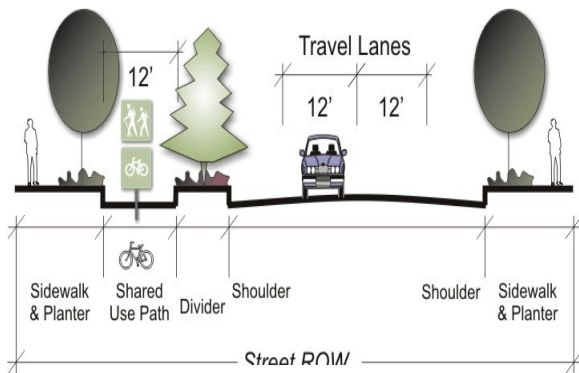


Figure 13: Multi-Use Trail

Multi-Use Trail (Class A)

A multi-use trail provides for bicycle and pedestrian travel on a right-of-way completely separate from any street or highway. Such paths are typically found along streams, canals, or other natural features away from busy streets. These paths are among the most expensive to build and maintain, but are among the most heavily used by a variety of users.

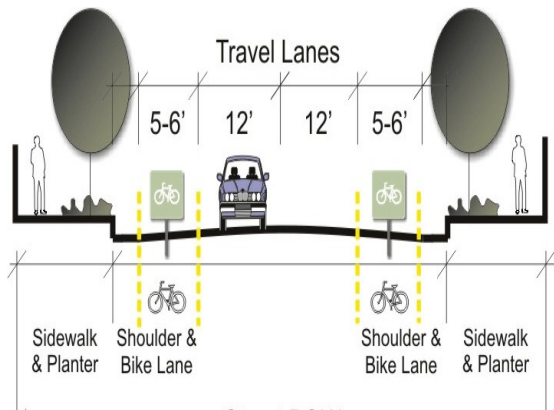


Figure 14: Bike Lane

Bike Lane (Class B)

The bike lane provides a striped and signed lane for one way bike travel on City streets. Pedestrians typically will not use this type of facility. The city should ensure that streets with bike lanes also have adequate sidewalk facilities. The City must have an adequate street markings plan in place to maintain these lanes. Additionally, sufficient right of way is needed. Where right of way and pavement width exists, this type of lane is only moderately

expensive to implement and maintain. It will be used by a variety of users.

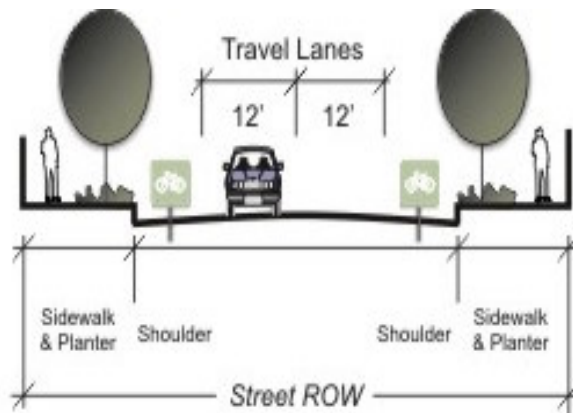


Figure 15: Signed Shared Roadway

Signed Shared Roadway (Class C)

Provides only a sign that indicates to motorists to share the road with non-motorized traffic. This designation is among the cheapest to implement. When used on busy collectors or arterials, only experienced commuters are likely to frequently use the facility. Signed shared roadways are best used on local and less frequently traveled roadways.

4.0 Funding Mechanisms

Appendix A provides additional information on the funding available for roadway and street construction and improvements. The following list of sources may be considered:

- **CMAQ Federal Funding**
- **SAFETEA-LU Federal Funding**
- **Special Improvement District Local Funding**

5.0 Goals and Objectives

Citizens, as part of a city-wide visioning exercise, provided feedback on the current conditions of the transportation plan. Many expressed concerns about traffic speed, design of streets, and the location of trails in specific areas. The following goals and objectives address these concerns.

GOAL 1:

Develop a unified transportation system that provides efficient, comfortable and safe movement of people and goods in and throughout the City.

OBJECTIVE 1:

Improve traffic movement on City streets and access to all areas of the City.

POLICY:

Implement a streets hierarchy for Nibley City composed of:

- **major arterial streets**
- **minor arterial streets**
- **collector streets**
- **local neighborhood streets**

POLICY:

Develop an Access Management Plan and Policies which enforces the streets hierarchy with local streets emptying onto collectors, which empty onto arterials. Vary street widths and patterns to encourage or discourage through traffic where appropriate.

POLICY:

Recommend street design standards for each street classification and for specific corridors as defined in the land use component of this plan.

POLICY:

Based on the street hierarchy, develop, adopt and regularly update a Master or General Street Plan with the accompanying Official Street Map, for Nibley.

POLICY:

Develop and widen arterial and collector streets, as directed by the Nibley Master Streets Plan, if recommended.

POLICY:

Preserve the through-traffic function of arterial streets by minimizing points of property access intersections, and on-street parking.

POLICY:

Require subdivision designs and site-plan layouts which minimize points of access onto arterial roads.

POLICY:

Require school bus and fire equipment access and turnarounds in all developments.

POLICY:

Do not allow any dugway type accesses on to arterial or collector streets from benches or mountain side, thus improving safety and minimizing erosion and appearance problems on hill sides.

OBJECTIVE 2:

To ensure that the City's transportation systems meet present and projected demands.

POLICY:

Incorporate transportation planning as an integral and vital part of the comprehensive planning process. Use a cost effective method to obtain good quality transportation planning.

POLICY:

Continually monitor and evaluate the road system to ensure that proposed and existing road designs will adequately meet the demands of the community.

POLICY:

As directed by the Nibley Streets Master Plan, reserve the necessary rights-of-way in new developments to meet the road's ultimate function in the system.

POLICY:

Develop and annually update a Capital Improvements Program to meet the transportation demands of City residents in a timely and cost efficient manner.

POLICY:

Educate all City residents and solicit support in the formulation and development of an on-going road and trail capital improvements program.

POLICY:

Maintain a close cooperation with the Utah Department of Transportation to improve all state roads and their safety within the City.

POLICY:

All street improvements should be in harmony with state plans and requirements for future traffic service.

POLICY:

Work aggressively for the construction and completion of all necessary road improvements.

POLICY:

Continue to lobby for federal and state funds to meet the transportation needs of the City.

POLICY:

Consider and evaluate, based on cost effectiveness and need, participating with the State for the improvement of the state road system within the City.

POLICY:

The City will maintain and regularly update street construction specifications to prevent premature street deterioration. The City will not accept for dedication any street constructed below City standards.

POLICY:

To ensure all streets meet construction specifications the City will maintain a high level of engineering inspection services.

POLICY:

Develop a truck route plan to limit heavy industrial traffic to state highways and City designated truck routes. Discourage the location of schools, neighborhood centers, parks and other pedestrian area oriented on truck routes.

GOAL 2:

Develop transportation policies and roadway designs that support the overall vision and character of Nibley City.

OBJECTIVE 1:

Provide a network of pedestrian, equestrian and bicycle trails throughout the City, including sidewalks, walkways, bike ways, and rural trails.

POLICY:

Study the possibility of developing a street grid in the vicinity of 3200 South and Highway 165 to support a town center. A new town center district, as defined in the land use component, could be developed as an anchor for community life. Consider with in the district street medians, on street parking, narrower streets, and other design elements to create a unique identity.

POLICY:

Allow modified design elements, such as on street parking, street medians, narrower streets, etc at locations designated as neighborhood centers. Although located at key intersections, efficient movement of transportation should not take precedence over the safety of users and the desired creation of community character.

POLICY:

The City will develop an Urban Forestry Plan including park strip and roadway design to support the overall vision and character of Nibley City.

POLICY:

Develop a city-wide street lighting plan that address the safety needs of automobiles, pedestrians, and residents.

POLICY:

Establish and maintain a safe network of bicycle routes and pedestrian trails, which connect activity centers in the City. Activity centers will include, but are not limited to, schools, churches, parks, arenas, public buildings, and shopping centers. These centers are encouraged by the land use component to be within town and neighborhood centers.

POLICY:

In all new residential areas, sidewalks or an acceptable trail system will be the standard and are required on both sides of City streets. This requirement extends to cul-de-sacs and other street types.

POLICY:

Strongly discourage sidewalks adjacent to curb and gutter. In cases where the sidewalk is located directly adjacent to the curb and gutter, the minimum sidewalk width will be five (5) feet. Develop an ordinance that mitigates situations that do not allow the standard sidewalk configuration.

POLICY:

Sidewalks will be required on all City streets, unless other provisions, considered adequate by the Planning Commission, are made for pedestrian traffic. Streets designated as “safe walk to school” routes will receive special attention by the Planning Commission. Work with school district committees to develop safe walk to school routes.

POLICY:

The requirement for, and location of sidewalks in industrial areas will be evaluated and determined by the Planning Commission.

POLICY:

Require pedestrian and handicapped access to, and within, all parts of commercial developments.

POLICY:

Recognize the provision of a bicycle, equestrian and rural trail network as a valuable community asset. Preserve all areas including sensitive lands that may be suitable or required to develop this system through adopted trails plans.

POLICY:

Adopt a City and Region Trail Master Plan to study and identify where future trails may be safely installed concurrent with development and not jeopardize agricultural uses in the City. Work with the County if necessary in unincorporated areas around the City.

OBJECTIVE 2:

Improve the safety of all City streets and intersections for use by all modes of transportation.

POLICY:

Discourage the bisection of neighborhoods by arterial roads.

POLICY:

Develop and recommend street design standards to encourage higher levels of safety on all City streets.

POLICY:

Widen, improve, or replace bridges which are obstacles to traffic flow and safety.

POLICY:

Consider a traffic calming program for use on streets where average speeds are deemed unsafe.

POLICY:

Develop a “safe walk to school” street plan. Discourage high speeds and heavy traffic on these streets. Work with school district committees to develop safe walk to school routes.

POLICY:

Adopt an on going street marking program to ensure street markings are clearly visible at all times. Provide priority to designated “safe walk to school” streets and those with designated bike lanes.

POLICY:

Improve the safety and aesthetics of City streets by ensuring the arterial and collector road network is well lighted.

POLICY:

Ensure that street identification signage is clearly visible both day and night with particular emphasis on the arterial street system and streets designated as safe routes to schools.

POLICY:

Work closely with the Cache School District and other organizations in selecting locations for schools to minimize the necessity of children crossing arterial roads. Consider traffic calming in these areas.

POLICY:

Enforce City ordinances requiring the off-street parking of vehicles.

POLICY:

Encourage law enforcement to police and vigorously enforce City speed limits, especially near residential areas.

POLICY:

Provide adequate space in subdivision design to allow safe and orderly vehicular and pedestrian movement throughout the neighborhood.

POLICY:

Protect crossings for children, particularly near schools and recreation areas.

POLICY:

Provide the highest level of public safety possible to prevent traffic accidents.

POLICY:

It is not the intent of the City to condemn land to develop the trail system. Trail development is done at landowner’s discretion.

VI - Socioeconomic & Economic Development



1.0 Background and Introduction

Nibley is a relatively small, but rapidly-growing community. Most households commute to work outside of the City, thus facilitating shopping near the workplace and outside of city boundaries. Currently, there are few retail choices and little commercial development in Nibley. However, with the rapid growth that is occurring in the area, as well as Nibley's strategic location in the center of Cache Valley, economic development opportunities are becoming more apparent, and should be a priority for the community in creating a sustainable economic base. Located along Highway 89/91 and Highway 165, the City is easily accessible and visible from all directions, and is well served by the transportation infrastructure in the Valley, thus providing some unique competitive advantages for development.

2.0 Demographic Characteristics

Population

Based on the 2000 United States Census, Nibley had a population of 2,045 people, 580 housing units, and an average household size of 3.61 persons. According to the Governor's Office of Planning and Budget, the estimated 2005 population is 2,554 persons, reflecting an average annual growth rate of 4.5 percent per year. However, an analysis of building permits in Nibley from 2000 to 2005 suggests that growth has been much more rapid than that suggested by the Governor's Office - reaching an estimated 4,249 persons by the end of 2006.

HISTORICAL POPULATION GROWTH Nibley City			
Year	New Building Permits	Households	Population
Census 2000		580	2,045
2000	22	602	2,173
2001	30	632	2,282
2002	52	684	2,469
2003	116	800	2,888
2004	151	951	3,433
2005	133	1084	3,913
2006	93	1177	4,249
<i>Source: Bureau of Business and Economic Research, University of Utah; United States Census 2000; LYRB</i>			

The building permit analysis suggests an average annual population growth rate of nearly 12 percent per year since the year 2000. With ample undeveloped land in Nibley, and the potential for the City to annex large areas of undeveloped property, there are no land limitations to this rapid growth continuing in the future.

From 2005 to 2010, the Governor's Office has projected that population growth in Nibley will occur at an average annual rate of approximately 2.2 percent per year.

Nibley City General Plan Update- 2007

However, given the recent rapid growth in Nibley, this growth rate seems very conservative. If we assume that Nibley will average around 100 building permits per year through the year 2020¹, this results in an average annual projected growth rate of 5.5 percent per year, with the City reaching a population of over 9,300 persons by 2020. With the potential for annexation of significant additional land in Nibley, these growth projections are also, at best, conservative.

POPULATION GROWTH PROJECTIONS			
Year	New Building Permits	Households	Population
2007	100	1,277	4,610
2008	100	1,377	4,971
2009	100	1,477	5,332
2010	100	1,577	5,693
2011	100	1,677	6,054
2012	100	1,777	6,415
2013	100	1,877	6,776
2014	100	1,977	7,137
2015	100	2,077	7,498
2016	100	2,177	7,859
2017	100	2,277	8,220
2018	100	2,377	8,581
2019	100	2,477	8,942
2020	100	2,577	9,303
<i>Source: LYRB; historic building permit information from the Bureau of Business and Economic Research, University of Utah.</i>			

For purposes of comparison, estimates from the Governor's Office of Planning and Budget are shown in the table below. However, based on building permit data through 2006, Nibley City has already exceeded its 2020 projections.

¹ The average from 2000 to 2006 has been 85 permits per year.

GOVERNORS OFFICE OF PLANNING AND BUDGET									
	2000	2005	2010	2020	2030	2,040	2050	2005-2010	2010-2020
Cache County	91,391	102,477	114,304	147,776	193,989	223,185	266,711	2.21%	2.60%
Amalga Town	427	458	511	661	823	999	1,193	2.21%	2.61%
Clarkston Town	688	735	820	1,060	1,319	1,600	1,913	2.21%	2.60%
Cornish Town	259	277	309	400	498	604	722	2.21%	2.61%
Hyde Park City	2,955	3,190	3,558	4,600	5,728	6,948	8,303	2.21%	2.60%
Hyrum City	6,316	6,754	7,534	9,740	12,126	14,710	17,578	2.21%	2.60%
Lewiston City	1,877	1,979	2,207	2,853	3,552	4,309	5,149	2.20%	2.60%
Logan City	42,670	46,785	52,185	67,467	83,999	101,894	121,766	2.21%	2.60%
Mendon City	898	1,064	1,186	1,534	1,910	2,317	2,768	2.19%	2.61%
Millville City	1,507	1,611	1,797	2,323	2,893	3,509	4,193	2.21%	2.60%
Newton Town	699	768	857	1,108	1,379	1,673	1,999	2.22%	2.60%
Nibley City	2,045	2,554	2,849	3,683	4,585	5,562	6,647	2.21%	2.60%
North Logan City	6,163	7,361	8,211	10,615	13,217	16,032	19,159	2.21%	2.60%
Paradise Town	759	807	900	1,163	1,448	1,757	2,099	2.21%	2.60%
Providence City	4,377	5,555	6,196	8,011	9,974	12,099	14,459	2.21%	2.60%
Richmond City	2,051	2,191	2,443	3,159	3,933	4,771	5,701	2.20%	2.60%
river Heights City	1,496	1,590	1,773	2,292	2,854	3,462	4,137	2.20%	2.60%
Smithfield City	7,261	8,438	9,412	12,168	15,150	18,377	21,961	2.21%	2.60%
Trenton Town	449	483	539	697	867	1,052	1,257	2.22%	2.60%
Wellsville City	2,728	2,923	3,261	4,216	5,249	6,367	7,608	2.21%	2.60%
Balance of Cache County	5,766	6,953	7,756	10,027	12,484	15,144	18,097	2.21%	2.60%
*Source: GOPB, individual cities within the Cache County borders were projected to grow at the same rate as the County.									

Age

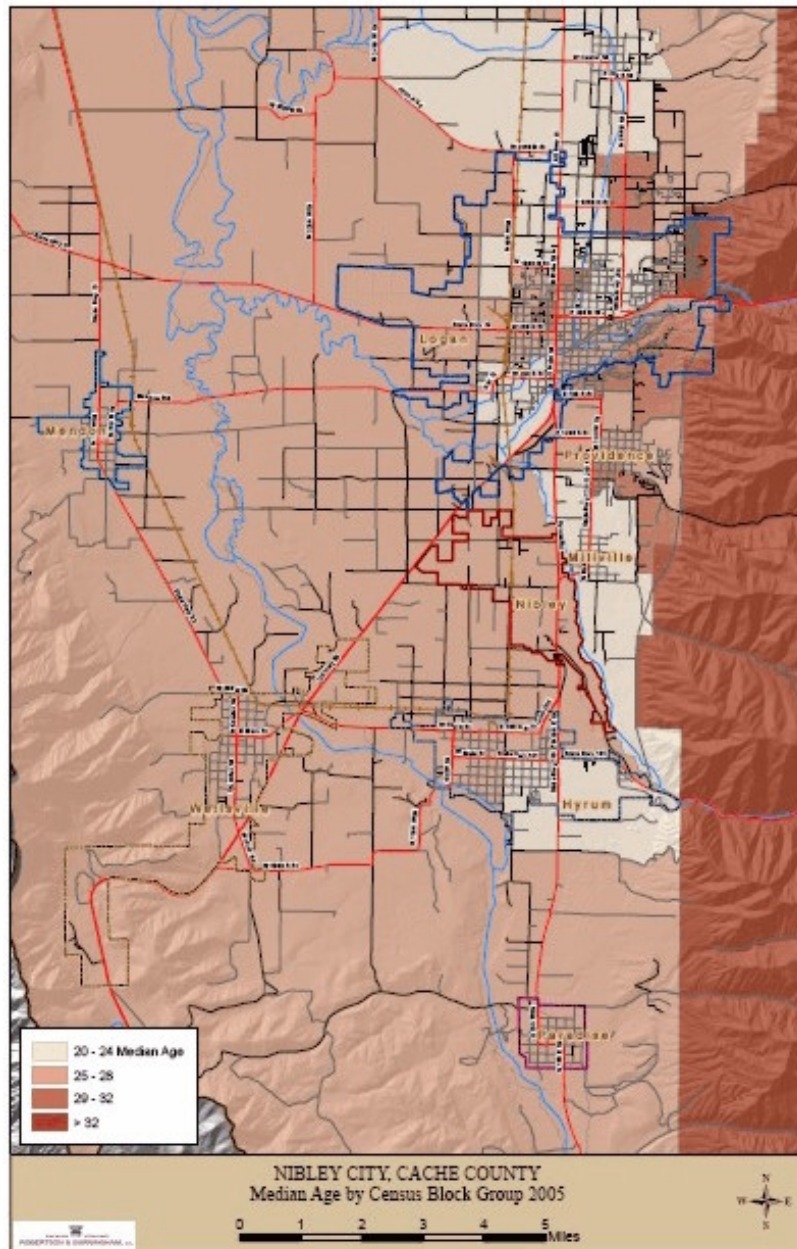


Figure 17: Age Distribution

According to the 2000 U.S. Census, Nibley City had a median age of 25.9 years, slightly higher than the Cache County average of 25.5 years. In comparison, the median age statewide is 28.5 years, with the national median age a much higher 35.3 years.

Although Nibley has a younger median age than the State of Utah, it also has a smaller percentage of its population in the 18 to 24 years age range. The

population pyramids below for Nibley and Utah show that Nibley also has a comparatively smaller percentage of a senior population.

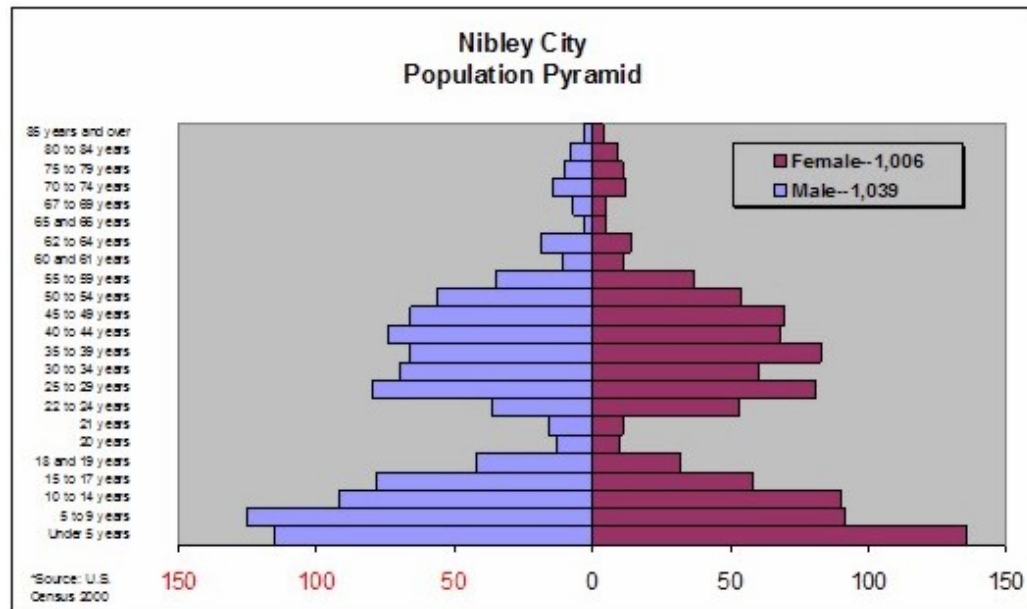


Figure 18: Nibley City population pyramid Source: U.S. Census 2000

3.0 Household Characteristics

Household Size

According to the United States Census 2000, Nibley City had 580 total residential housing units and an average household size of 3.6 persons; in comparison, the average U.S. household size is 2.6, a full person less than Nibley. Nibley is a very family-oriented city; over 60 percent of households have children under the age of 18 at home. In comparison, in Cache County roughly 44 percent of households have children at home.

Household Structure

Household structure in Nibley City remained relatively unchanged from 1990 to 2000. The large majority of households - 85 percent - are married couple families.

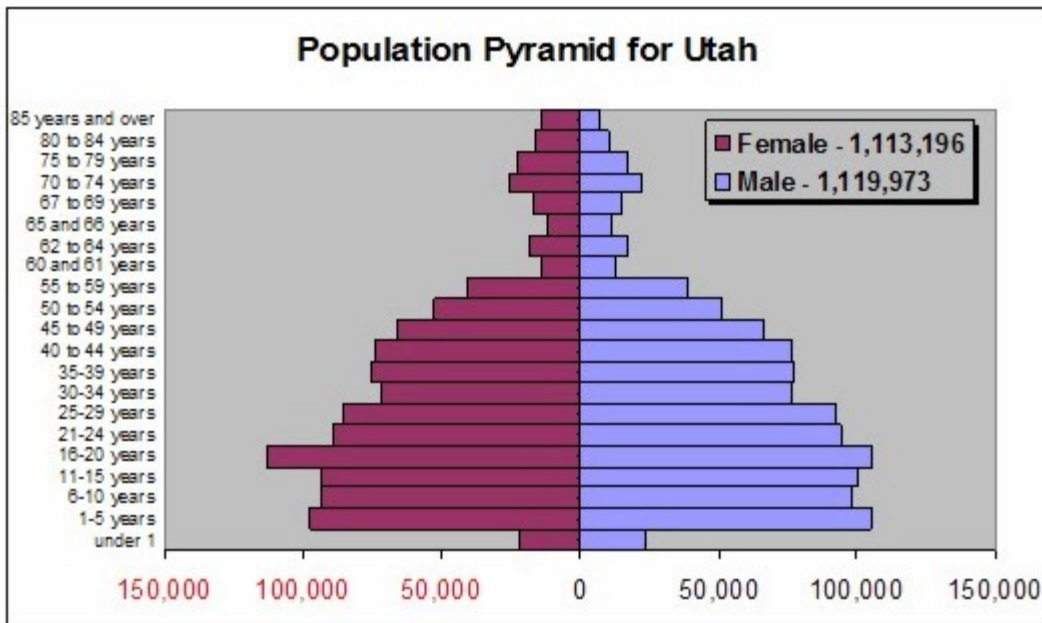


Figure 19: State of Utah population pyramid. Source: U.S. Census 2000

Ethnicity

	Nibley City	Percent	Cache County	Percent
Total:	2,060	100%	91,391	100%
White alone	1,945	94.42%	82,184	89.93%
Black or African American alone	0	0.00%	235	0.26%
American Indian and Alaska Native alone	2	0.10%	385	0.42%
Asian alone	14	0.68%	1,721	1.88%
Native Hawaiian and Other Pacific Islander alone	2	0.10%	124	0.14%
Some other race alone	0	0.00%	41	0.04%
Two or more races	17	0.83%	868	0.95%
Hispanic or Latino:	80	3.88%	5,833	6.38%

Source: U.S. Census Bureau 2000

Non-whites represent 5.58 percent of the population in Nibley, considerably less than the white population (94.42 percent of total). The largest population in Nibley, other than whites, is the Hispanic population, which represents nearly four percent of all residents. In comparison to the County (where 10.07 percent of the population is non-white), Nibley has a significantly lower percentage of non-white residents.

Income

According to the 2000 Census, households in Nibley City had a median income of \$54,896 at that time. In comparison, the County's median household income was \$44,453, and Utah's median household income was \$51,022, suggesting that households in Nibley are comparatively well off. As the table below demonstrates, Nibley City has a considerably higher percentage of households

with incomes above \$75,000 (28 percent) when compared to the County (16 percent) and Logan (11 percent).

	Cache County	Logan City	Nibley City
Total:	27,597	13,910	572
Less than \$10,000	7.49%	10.95%	1.57%
\$10,000 to \$14,999	6.03%	8.62%	1.92%
\$15,000 to \$19,999	6.75%	9.27%	2.97%
\$20,000 to \$24,999	7.58%	9.91%	5.94%
\$25,000 to \$29,999	8.47%	9.66%	5.42%
\$30,000 to \$34,999	7.90%	8.90%	5.77%
\$35,000 to \$39,999	6.08%	5.32%	6.99%
\$40,000 to \$44,999	7.03%	6.30%	6.82%
\$45,000 to \$49,999	6.15%	5.23%	9.09%
\$50,000 to \$59,999	10.24%	7.40%	12.06%
\$60,000 to \$74,999	10.76%	7.89%	13.11%
\$75,000 to \$99,999	7.86%	5.00%	16.26%
\$100,000 to \$124,999	3.55%	2.39%	6.47%
\$125,000 to \$149,999	1.42%	1.14%	2.10%
\$150,000 to \$199,999	1.42%	0.96%	2.10%
\$200,000 or more	1.28%	1.05%	1.40%
<i>Source: United States Census 2000</i>			

Education

The table below illustrates that nearly 29 percent of the population has a high school diploma and over 33 percent have bachelor's degrees or higher. Education and wages are generally highly correlated, and the higher educational levels are reflected in the higher incomes in Nibley as well.

	2000 Cache County Utah	% of Total	1990 Cache County Utah	% of Total	2000 Nibley City, Utah	% of Total	1990 Nibley City, Utah	% of Total
Total:	39,718	100%	32,982	100%	993	100%	565	100%
Less than 9th grade	569	1.43%	895	2.71%	0	0.00%	9	1.59%
9th to 12th grade, no diploma	2,379	5.99%	2,645	8.02%	28	2.82%	51	9.03%
HS graduate (inc. equivalency)	9,140	23.01%	8,285	25.12%	287	28.90%	190	33.63%
Some college, no degree	11,902	29.97%	9,263	28.09%	278	28.00%	141	24.96%
Assoc. degree	2,871	7.23%	1,987	6.02%	66	6.65%	21	3.72%
Bachelor's degree	8,545	21.51%	6,123	18.56%	231	23.26%	122	21.59%
Graduate or professional degree	4,312	10.86%	3,784	11.47%	103	10.37%	31	5.49%
<i>Source: 1990 and 2000 United States Census</i>								

Housing

Housing characteristics are covered in depth in Chapter 7 of this General Plan.

Employment and Wages

The table shows the industries found in Cache County. Manufacturing is the largest employer in the County, with 10,095 employed; it is followed by Retail Trade and Health Care/Social Assistance with 5,396 and 4,368 employees respectively. Although Manufacturing has the most employees, the construction industry has the largest number of establishments (620), followed by Retail Trade (405). The largest employers and the average wages paid are found in the following table.

2006 CACHE COUNTY			
Industry Sector	Average Employment	Establishments	Average Monthly Wage
Agriculture, Forestry, Fishing & Hunting	195	36	\$1,809
Utilities	55	7	\$5,035
Construction	2,998	620	\$2,009
Manufacturing	10,095	233	\$2,748
Wholesale Trade	853	157	\$2,663
Retail Trade	5,396	405	\$1,523
Transportation/Warehousing	871	94	\$2,589
Information	1,022	57	\$1,900
Finance and Insurance	1,191	193	\$2,484
Real Estate and Rental and Leasing	399	178	\$1,434
Professional Scientific & Technical Svc	2,126	322	\$2,379
Management of Companies and Enterprises	335	18	\$5,513
Admin., Support, Waste Mgmt, Remediation	2,455	155	\$1,323
Education Services	343	28	\$1,524
Health Care and Social Assistance	4,368	300	\$2,040
Arts, Entertainment, and Recreation	486	42	\$1,083
Accommodation and Food Services	3,065	147	\$833
Other Services (except Public Admin.)	1,104	183	\$1,848
Unclassified establishments	4	6	\$832
Average			\$2,188

Source: Department of Workforce Services

NIBLEY CITY'S LARGEST BUSINESSES	
Business Name	Business Type
Poulsen Trailers	Retail
Mountain States Fabrication	Manufacturer
Picksend	Distribution
R.V. Fencing	Manufacturer/Retail
Source: Nibley City	
<i>*Listed in alphabetical order not by size</i>	

Wages in Nibley are below the average in Cache County, according to wage information provided by the Department of Workforce Services.

Average Monthly Salary By Industry 2005				
Industry Type	Nibley	Logan	Richmond	Cache County
Mining	-	-	\$2,083	\$2,083
Construction	\$1,722	\$2,025	\$2,068	\$1,901
Manufacturing	\$1,970	\$2,936	\$2,414	\$2,796
Trade Transportation and Utilities	\$1,744	\$1,608	\$1,009	\$1,686
Information	-	\$2,947	-	\$2,695
Financial Activities	-	\$2,104	\$1,746	\$2,050
Professional Business Services	\$7,116	\$2,108	\$1,220	\$2,141
Education and Health Services	\$748	\$1,958	\$2,555	\$1,946
Leisure and Hospitality	-	\$808	\$394	\$806
Other Services	\$1,468	\$1,939	\$1,332	\$1,856
Government	\$1,820	\$2,219	\$2,289	\$2,224
<i>D/ Not shown to avoid disclosure of individual firm data, therefore, will not add to City or County total</i>				
<i>Source: Department of Workforce Services</i>				

4.0 Economic Development Potential

Retail Development

Existing retail sales in Nibley have been compared with retail sales in other cities in Cache County. For purposes of comparison, we have first shown actual historical sales for each city in Cache County for the past five years and have then calculated growth and capture rates for each city. The capture rates reflect the estimated percentage of sales currently made by residents of each city within the city boundaries. Capture rates in excess of 100 percent indicate that a retail category is attracting residents from outside of city boundaries; capture rates of less than 100 percent suggest that residents are leaving the community to make their purchases elsewhere². Because only North Logan has a capture rate in excess of 100 percent, we may assume that Cache County residents, in general, leave the County to make a portion of their purchases elsewhere (likely in Weber, Davis and Salt Lake counties). While tourism can somewhat distort these numbers, these communities are not significant tourist destinations; therefore, the capture rates should be fairly accurate.

² The average gross sales per capita in the State of Utah for 2005 (latest year for which figures are available) were \$17,573, calculated by dividing total statewide taxable sales of \$39,241,251,526 by 2,233,000 (estimated statewide population).

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GROSS RETAIL SALES By Community in Cache County, 2001 – 2005						
	2001	2002	2003	2004	2005	AAGR 2001-2005
AMALGA	\$1,111,947	\$1,826,061	\$1,319,711	\$2,080,106	\$1,961,323	15%
CACHE COUNTY (UNINC.)	\$14,739,659	\$16,854,692	\$29,171,816	\$27,111,625	\$24,916,314	14%
CVTD	\$3,675,620	\$3,910,773	\$2,483,899	\$2,150,490	\$2,535,359	-9%
CLARKSTON	\$927,234	\$1,075,291	\$935,534	\$940,756	\$1,012,120	2%
CORNISH	\$678,680	\$703,359	\$629,121	\$597,939	\$518,763	-6%
HYDE PARK	\$19,051,909	\$22,249,370	\$22,674,217	\$25,773,240	\$28,168,600	10%
HYRUM	\$23,779,626	\$25,050,294	\$28,814,405	\$34,258,643	\$33,156,599	9%
LEWISTON	\$6,650,259	\$6,362,278	\$5,857,246	\$6,065,839	\$7,172,305	2%
LOGAN	\$617,388,124	\$631,721,203	\$659,986,850	\$711,986,360	\$733,316,622	4%
MENDON	\$1,776,630	\$1,949,813	\$2,079,886	\$2,245,390	\$2,205,764	6%
MILLVILLE	\$2,936,374	\$3,881,281	\$5,386,574	\$6,047,246	\$6,484,141	22%
N LOGAN	\$172,309,978	\$186,129,696	\$180,340,778	\$187,620,641	\$198,682,898	4%
NEWTON	\$862,585	\$956,518	\$1,111,869	\$1,223,757	\$1,656,760	18%
NIBLEY	\$3,539,168	\$4,190,326	\$5,956,228	\$6,763,028	\$8,683,218	25%
PARADISE	\$1,290,369	\$1,622,199	\$1,545,023	\$1,571,383	\$1,517,860	4%
PROVIDENCE	\$10,137,591	\$12,837,961	\$15,923,321	\$20,183,085	\$19,514,774	18%
RICHMOND	\$5,692,585	\$5,878,377	\$6,829,709	\$7,237,752	\$7,793,199	8%
RIVER HEIGHTS	\$1,707,758	\$1,760,461	\$1,873,612	\$1,697,246	\$1,952,198	3%
SMITHFIELD	\$47,077,303	\$51,264,709	\$49,772,208	\$57,572,586	\$60,816,971	7%
TRENTON	\$1,062,604	\$899,284	\$916,951	\$626,552	\$722,684	-9%
WELLSVILLE	\$7,789,267	\$7,796,135	\$7,677,180	\$8,281,127	\$8,947,363	4%
TOTAL	\$944,185,267	\$988,920,080	\$1,031,286,137	\$1,112,034,791	\$1,151,735,834	

Source: Utah State Tax Commission

Nibley has exhibited the strongest average annual growth rate over the past five years - an average rate of 25 percent. However, in absolute terms, Logan has shown the most growth, increasing its sales by about \$116 million over the five-year period. North Logan was the next highest, with an increase of approximately \$26 million, followed by Smithfield with nearly \$14 million.

RETAIL SALES GROWTH 2001-2005			
	Absolute Value Increase 2001-2005		Absolute Value Increase 2001-2005
LOGAN	\$115,928,498	AMALGA	\$849,376
N LOGAN	\$26,372,920	NEWTON	\$794,175
SMITHFIELD	\$13,739,668	LEWISTON	\$522,046
PROVIDENCE	\$9,377,183	MENDON	\$429,134
HYRUM	\$9,376,973	RIVER HEIGHTS	\$244,440
HYDE PARK	\$9,116,691	PARADISE	\$227,491
NIBLEY	\$5,144,050	CLARKSTON	\$84,886
MILLVILLE	\$3,547,767	CORNISH	(\$159,917)
RICHMOND	\$2,100,614	TRENTON	(\$339,920)
WELLSVILLE	\$1,158,096		

Source: Utah State Tax Commission

Nibley is currently capturing only 19 percent of retail purchases made by its residents. Because of the small size of Nibley, it will be difficult for Nibley to offer a broad enough selection of goods and services to capture a significantly higher percentage if it relies solely on its own residents.

RETAIL SALES ANALYSIS				
	AAGR	Population	Sales per Capita	Capture Rate
	2001-2005	2005	2005	2005
AMALGA	15%	458	\$4,282.36	24%
CACHE COUNTY	14%	102,477	\$243.14	1%
CVTD	-9%	NA	NA	NA
CLARKSTON	2%	735	\$1,377.03	8%
CORNISH	-6%	277	\$1,872.79	11%
HYDE PARK	10%	3,190	\$8,830.28	50%
HYRUM	9%	6,316	\$5,249.62	30%
LEWISTON	2%	1,979	\$3,624.21	21%
LOGAN	4%	46,785	\$15,674.18	89%
MENDON	6%	1,064	\$2,073.09	12%
MILLVILLE	22%	1,611	\$4,024.92	23%
N LOGAN	4%	7,361	\$26,991.29	154%
NEWTON	18%	768	\$2,157.24	12%
NIBLEY	25%	2,554	\$3,399.85	19%
PARADISE	4%	807	\$1,880.87	11%
PROVIDENCE	18%	5,555	\$3,513.01	20%
RICHMOND	8%	2,191	\$3,556.91	20%
RIVER HEIGHTS	3%	1,590	\$1,227.80	7%
SMITHFIELD	7%	8,438	\$7,207.51	41%
TRENTON	-9%	483	\$1,496.24	9%
WELLSVILLE	4%	2,923	\$3,061.02	17%
Source: Utah State Tax Commission				

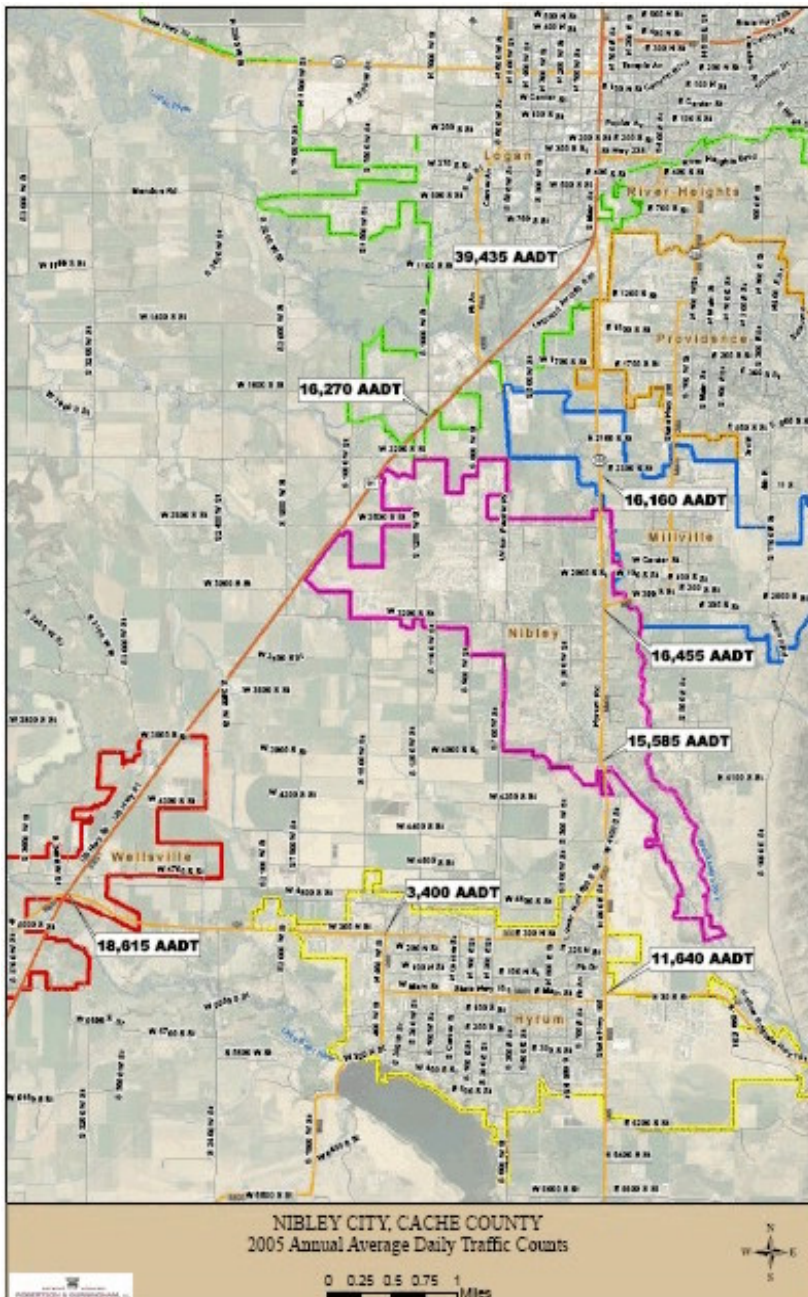


Figure 20: Traffic Counts

Because of Nibley's strategic location between Highway 91 and HIGHWAY 165, it has the opportunity to capture retail purchases from people traveling through the community, but who reside in neighboring communities.

Traffic counts along Highway 91 and Highway 165 are fairly similar, ranging between 16,000 and 17,000 ADT's. However, most national chain stores require traffic counts between 30,000 and 40,000 ADT's before considering a site for a

store. With population growth expected to increase between 41 percent and 83 percent by 2020, traffic counts will show significant increases that should put them well within this range.

With the rapid growth that is occurring and that is expected to continue to occur in Cache County, retail buying power will also increase dramatically. Using an average annual growth rate of only 2.2 percent, as projected by the Governor's Office of Planning and Budget, Cache County is expected to grow by roughly 43,000 persons by 2020. However, if the growth rate is doubled - to 4.4 percent - then the population will increase by an estimated 88,500 persons

PROJECTED POPULATION GROWTH Cache County 2006-2020				
	2.2 Percent		4.4 Percent	
	Absolute Population Growth, 2006- 2010	Absolute Population Growth, 2010- 2020	Absolute Population Growth, 2006- 2010	Absolute Population Growth, 2010- 2020
Cache County	9,564	33,472	20,109	68,399
<i>Source: U.S. Census 2000</i>				

Statewide, average retail purchases per person averaged \$11,524 in 2006. The following buying power analysis assumes both a growth rate of 2.2 percent and 4.4 percent for Cache County in order to estimate the increased buying power annually by the year 2020. All calculations are done in \$2006³. We have assumed average retail sales, for new retail development, of \$300 per square foot, with a retail floor area ratio ("FAR") of 0.12. We have also assumed that, due to Nibley's strategic location in the center of the valley, with highly visible and accessible development property located along Highway 91, the City may be able to capture 20 percent of the new retail growth, if it pursues a strategy of regional retail economic development. If such occurs, Nibley will be able to support an additional 63 to 130 acres of retail space. If the capture rate is only ten percent, then the supportable acres will decrease accordingly - to between 32 and 65 acres.

³ The buying power analysis includes only the "retail" and "services" subcategories of all gross taxable sales. The specific categories included in the analysis include: Building and Garden, General Merchandise, Food Stores, Motor Vehicle Dealers, Apparel and Accessory, Furniture, Eating Places, Miscellaneous Retail, Hotels and Lodging, Personal Services, Business Services, Auto and Miscellaneous Repair, and Entertainment and Amusement. The 2006 figure includes the first three quarters of 2006, and the last quarter of 2005 – the latest sales tax data that is currently available.

SENSITIVITY ANALYSIS FOR SUPPORTABLE RETAIL		
Increased Buying Power Analysis		
Growth rate	2.2%	4.4%
Population growth, 2006-2020	43,036	88,508
Average retail sales per capita 2006	\$11,524	\$11,524
Growth in buying power	\$495,944,533	\$1,019,968,666
Sales per square foot	\$300	\$300
Square feet supportable	1,653,148	3,399,896
Nibley capture rate	20%	20%
Retail sf	330,630	679,979
FAR	12%	12%
Acres supportable in retail	63	130
<i>Source: Utah State Tax Commission</i>		

Regional retail development should be located along Highway 91, with neighborhood scale retail more suitable for Highway 165. Although traffic counts are similar along the two highways, Highway 165 is largely residential in nature, and is not as well suited for regional economic development as is Highway 91. Recent commercial development at the south end of Logan is an indicator that Nibley is well-positioned to have significant retail development in the future. Future growth in Hyrum will add to the increased viability of neighborhood and convenience retail along HIGHWAY 165. 3200 South, stretching east and west between Highway 89/91 and Highway 165, will provide key intersections for commercial development along both highways.

Public input shows a strong desire for factory outlet malls to be located in the Cache Valley area. However, this type of development is not likely in the near future. Most outlet malls require between 1,000,000 and 2,500,000 people within a 100-mile radius. The development must be located 20 miles from existing shopping centers, and along major highways with traffic counts of 30,000 to 75,000 vehicles per day. Three to four million tourists per year are also preferred.

Business Park/Office Development

Examples of existing business parks in Cache County are shown in the following table and on the map

INDUSTRIAL PARKS IN CACHE COUNTY	
	Acres
Lewiston Industrial Development Park	350
Logan Quadrangle Industrial Park	2,500
Logan River Industrial Park	100
Sorenson Business Park	40
South Main (RDA)	100
Utah State Research and Technical Park	60
<i>Source: http://relocate2.utah.gov/real_estate/industrialparks.html</i>	

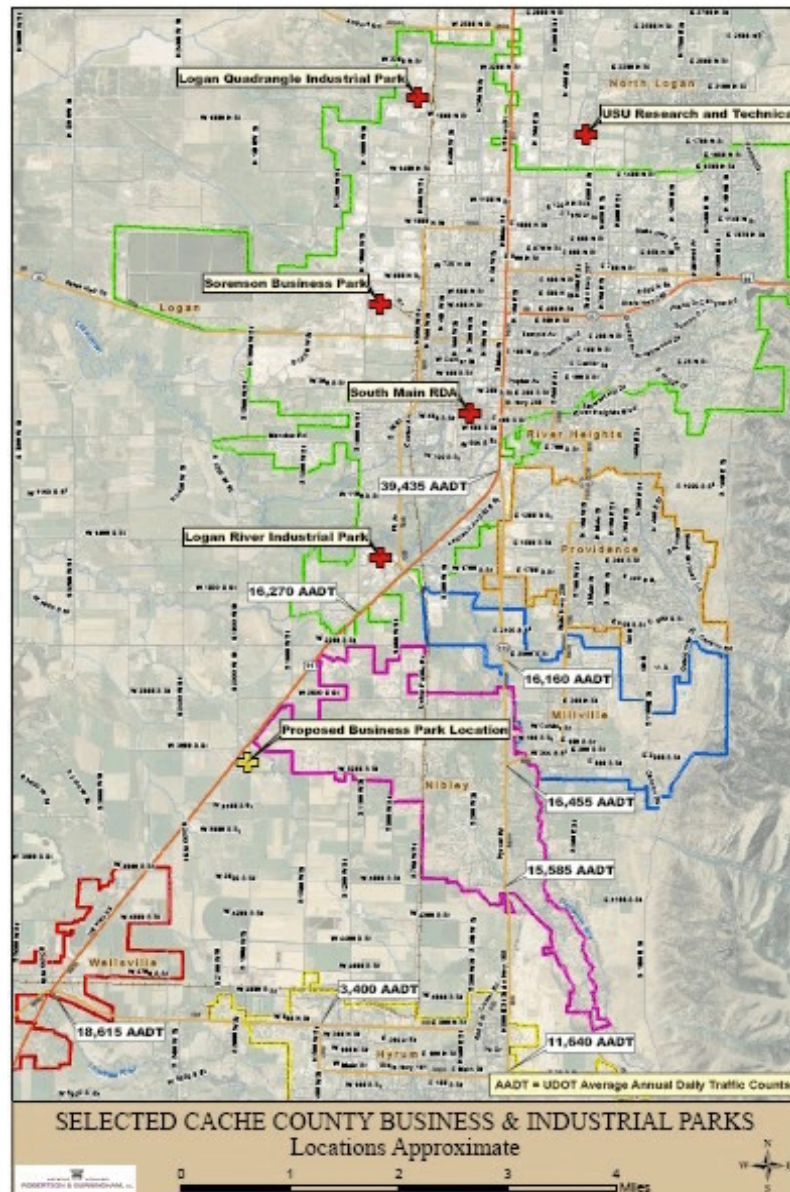
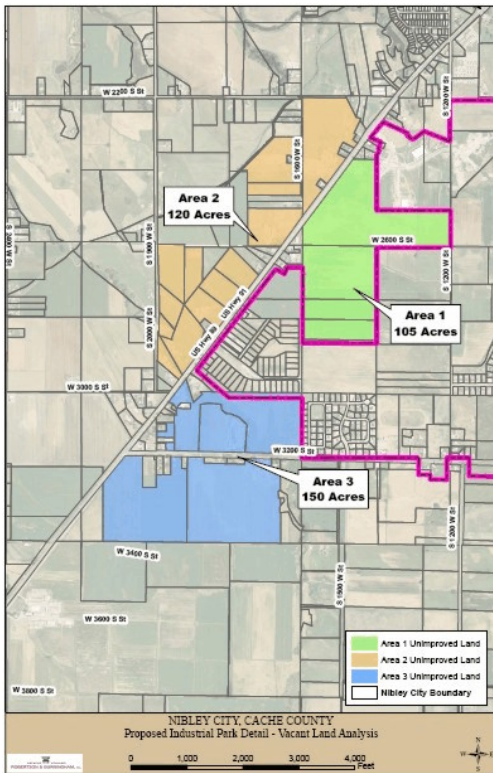


Figure 21: Regional business park locations

The total acreage allocated to business parks in Cache County is 3,150 acres, with the majority of the space in the Logan Quadrangle Industrial Park (2,500 acres). Excluding this extremely large park, sizes range between 40 and 350 acres. Potential business park areas for Nibley City are shown on the map. These sites all have at least 100 contiguous acres and are located along Highway 91, with easy access and visibility. While much of this acreage is currently located outside of city limits, these areas could easily be annexed into the city. However, several of these sites, such as along Highway 91 and 3200 South, should first be considered for retail development.



A key to a successful business park development is getting a key anchor. Most revenues from business park development are generated by personal property (i.e., equipment) since the buildings themselves are often very inexpensive construction. Business park revenue mainly comes from property tax revenues, rather than sales tax revenues. Therefore, property value is critical in determining the fiscal benefit that a proposed industrial development will have on the City. Revenues from business parks vary widely, with property values as high as several million dollars per acre (for manufacturing plants) to as low as \$15,000 per acre for storage sheds in some locations of the state. In order to attract higher-value businesses, Nibley City will need to consider policies that allow the creation of economic development project areas and the reinvestment of tax increment dollars into those areas.

Figure 22: Proposed business park locations

5.0 Goals and Objectives

GOAL 1:

Create and maintain a sustainable economic base for Nibley City that will provide tax revenues, as well as increase local employment and convenience of shopping.

OBJECTIVE 1:

Provide appropriate land use opportunities for commercial, light manufacturing or industry, service related and tourism businesses that will result in a diversity of economic opportunities for the Nibley area.

POLICY:

Create at least one light industrial/business park area and a commercial area and develop zoning regulations governing the acceptable uses associated with small retail/service businesses and manufacturing industries. Utilize the land management strategy of the land use component and the streets master plan component of this plan to designate appropriate districts along appropriate roadways or truck routes.

OBJECTIVE 2:

Encourage regional retail development along key corridors and highways that will increase the City's tax base.

POLICY:

Actively develop regional retail development along Highway 91 in order to best position Nibley City in the regional retail market area. The City will consider appropriate incentives, tax abatement and other assistance as needed in order to attract the highest level of regional retail to this area.

OBJECTIVE 3:

Promote small-scale neighborhood retail development along Highway 165 and at appropriate locations throughout the City in order to better meet resident needs.

POLICY:

Allow for small-scale neighborhood retail development in designated areas to accommodate resident needs.

OBJECTIVE 4:

Encourage citizen involvement in determining the City's economic goals.

POLICY:

Establish and support an economic development committee.

POLICY:

Develop a Nibley City Economic Development Plan.

POLICY:

Encourage participation in regional economic development activities and organizations.

GOAL 2:

Provide a competitive environment that will strengthen existing businesses and attract new businesses to the City, including the provision of appropriate infrastructure, city regulations, design guidelines and incentives.

OBJECTIVE 1:

Preserve and encourage business development in appropriate areas that will ensure compatibility with surrounding land uses and increase economic vitality.

POLICY:

Set appropriate commercial areas in the Zoning and Development Code that are central to the City and do not interfere or are detrimental to residential zones or other business uses. Minimize spot zoning throughout the City for commercial

uses. Town and neighborhood centers are ideal for non-industrial commercial uses.

POLICY:

Encourage the creation of planned town and neighborhood centers that include commercial services, while exhibiting the qualities of good design and efficient function on all new projects.

POLICY:

Restrict or prevent commercial areas in neighborhoods that would be detrimental to the character of the residential or agricultural community.

OBJECTIVE 2:

Promote the development of small home-based businesses or clean cottage-type industries that have very minimal impact on City services or land uses, i.e. traffic, noise, parking, etc.

POLICY:

Allow certain areas/districts to be developed for small environmentally clean industries that can be compatible with agricultural or rural type land uses.

POLICY:

Make small home businesses that require no off-street parking, signs or visible or audible characteristics a permitted use in most low-density residential and agricultural zones.

OBJECTIVE 3:

Regulate the development, as much as practical, of commercial areas for improved appearance, protection of adjacent property, preservation of street function, provision of off-street parking, and efficient use of municipal services.

POLICY:

Establish and regularly update strong architectural controls and site planning standards for all new commercial areas.

POLICY:

Deny non-compatible and disruptive land uses in commercial areas.

POLICY:

Regularly examine and update parking access regulations to meet present and future needs.

POLICY:

Support adequate infrastructure sized to support commercial development and anticipated needs, including technology requirements such as broadband, fiberoptic, etc.

POLICY:

Coordinate commercial development with transportation planning.

POLICY:

All commercial development on major streets in the City will reflect and promote Nibley's identity and character.

POLICY:

Commercial development located adjacent to each other should blend harmoniously together, promoting oneness and unity, particularly through scale and setback requirements.

POLICY:

All ordinances and commercial standards adopted by the City should reflect the City's identity and personality, and work to eliminate or improve cluttered, aesthetically unpleasant commercial areas.

POLICY:

The City has adopted a strict sign ordinance, regulating the size and placement of all signs in the City. The sign ordinance should also specify aesthetic standards that will fit the rural character of the City.

POLICY:

Encourage the placement of all utilities underground in commercial areas. This will add to the aesthetic quality desired, especially in town and neighborhood districts.

POLICY:

Implement the use of access roads, bermed landscaping, and combinations of space and landscaping to isolate high volume, high speed traffic from low volume, low speed traffic areas.

OBJECTIVE 4:

Develop and maintain an environment between existing businesses and the City which fosters growth and development that is mutually beneficial to the city and its businesses.

POLICY:

Ensure that City regulations are open and streamlined, so that they encourage the retention and expansion of existing businesses. Provide services in a timely manner, while ensuring that businesses pay for their fair share of services provided. Where enhanced levels of services may be desired, allow for the creation of local districts, as needed, in order to provide appropriate levels of service.

OBJECTIVE 5:

Eliminate blighted and unsightly areas within the City, while encouraging appropriate economic growth of these areas.

POLICY:

The City will carefully study and provide appropriate assistance to areas in need of redevelopment or economic development assistance.

VII - Housing



1.0 Background and Introduction

Nibley is a rapidly-growing community with households of higher-than-average incomes. Most residents commute to work outside of the city boundaries, as few employment opportunities are available within the city limits. In fact, Nibley is considered by many to be largely a "bedroom community."

This section addresses the current housing available in the City and evaluates compliance with affordable housing guidelines as set forth in Section 10-9a-403 of the Utah State Code. It also specifically evaluates opportunities for people at all stages of the life cycle to live in the City (including entry level and senior housing), as well as providing guidelines for maintaining and developing neighborhoods that are consistent with the character and identity of Nibley City.

Affordable Housing Requirements

Section 10-92-403 of the Utah State Code establishes the availability of moderate-income housing as a statewide concern, and it requires municipalities to propose a plan for moderate-income housing as part of their general plan. "Moderate-income housing" is defined by 10-9a-103-21 of the Utah State Code as "...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." This is commonly referred to as the area median income (AMI).

The spirit of the statute is to ensure that people with moderate incomes who desire to live in Nibley City can do so. The City should offer a reasonable opportunity for those of moderate income to obtain housing in the community and to fully participate in all aspects of neighborhood and community life during all stages of their lives. In this analysis, "reasonable opportunity" is assessed using three criteria: in comparison to surrounding communities, in comparison to Cache County as a whole, and through an analysis of current demand in the City.

Summary of Findings

The analysis indicates that only 7.5 percent of single-family residential units are affordable by those earning 80 percent or less of AMI. This analysis is based on data provided by the Cache County Assessor's Office for current residential market values, compared to current household incomes. Home values in Cache County have seen rapid appreciation over the past two years, increasing by approximately nine percent from 2005 to 2006, and eleven percent from 2006 to 2007⁴. Household incomes have not kept up this same pace, which results in a declining ratio of homes considered "affordable." This trend is true across the State of Utah.

⁴ <http://www.cachecountyliving.com/>

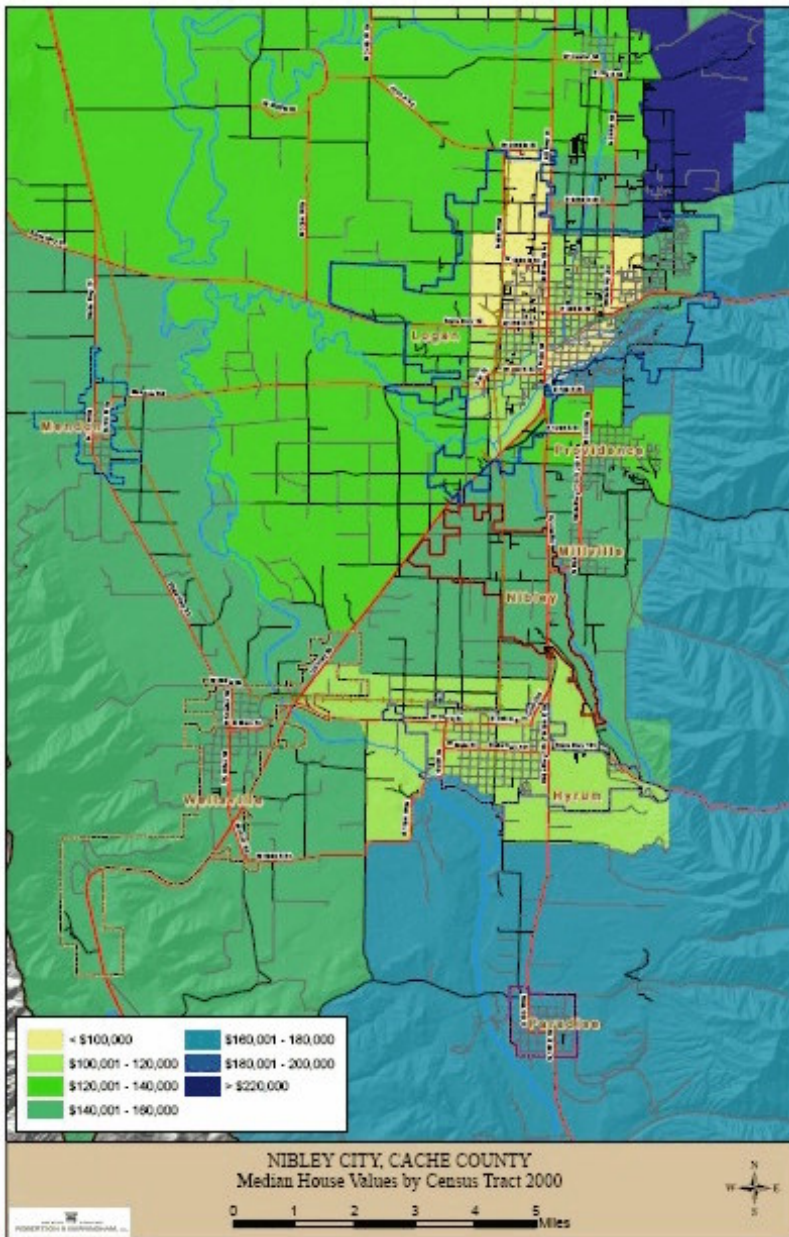


Figure 24; Median Housing

All multi-family units (36 units) in Nibley are considered affordable as are the 27 mobile home units. Recognizing a need for more affordability in Nibley, City officials have taken several steps to promote affordability, including the reduction, postponement or waiver of impact fees for low-income housing, and the allowance of accessory apartment units (12 units at the present time). A new, 114-unit PUD is planned, with anticipated home prices of roughly \$139,000. USDA Rural Development makes loans for self-help housing including site development, and grants for technical assistance to help low-income families build homes in rural areas. Individual houses are built under supervision by a

group of families who will live in the dwellings. In short, it is a group mutually helping each other with the guidance of a construction expert. To date, 109 homes have been built in Nibley through this resource, with another 29 homes approved. City officials report that 14 homes were built through the USDA program last year, representing approximately 15 percent of the 93 building permits issued in 2006. These homes are designed for and are affordable to those making 80 percent of AMI. However, because of the “sweat equity” built into the homes, when appraised by the Assessor’s Office for tax purposes, the value of the home, as reflected on the tax rolls, may not appear affordable. This has the impact of somewhat understating the true number of “affordable” housing units in the City.

Many communities strive for an affordability ratio ranging between 15 and 20 percent of all housing units. In theory, this ratio should be somewhat similar to the percentage of households making 80 percent or less of AMI. According to EDCUtah, the AMI for Cache County is \$52,738. Therefore, 80 percent of the AMI for Cache County is \$42,190. It is estimated that 31 percent of the residents in Nibley have household incomes of less than \$42,190, while 44 percent of Cache County residents are below this threshold⁵.

Nibley City does not have much variety in its type of dwelling units. This is a limiting factor in providing housing for households at all stages of the life cycle. The age distribution of Nibley City’s population suggests that housing for young families and for seniors is lacking in the City. Also, public comment received as part of this general plan process suggests that more lifecycle housing is needed. However, several plans have been presented to the City that will alleviate this condition. First, Sunset Parks, an adult community for those ages 55 and over, has built seven homes, with 110 planned at buildout. The Cottages is another independent-living community, with three units built, three under construction, and a total of 20 units planned for buildout.

In order to increase the number of affordable housing units in Nibley, the City should identify several areas where higher-density housing, including multi-family rental development, could occur. Higher-density housing brings down the cost of units by reducing the cost of land per unit. These areas should be located next to commercial areas to serve as a buffer between commercial and single-family residential development, and to provide increased density (and therefore buying power) and walkability near retail locations. With proper design guidelines, these multi-family units can easily blend into the existing fabric of the City, and provide a good transition between commercial and residential neighborhoods.

Affordable housing goals may include the continuation of current policies such as waiving or reducing impact fees in appropriate cases, facilitating USDA Rural Development Housing activities, providing information regarding available affordable housing services (as described at the end of this chapter), allowing

⁵ The Cache County AMI.

further development of single accessory apartments, zoning for higher-density and multi-family units near commercial or neighborhood retail centers, and encouraging lifecycle housing development.

Methodology

The analysis and recommendations are based on both demographic data and current market conditions. The majority of the demographic data used in the analysis comes from public sources, including the 2000 Census and updates to the Census, with additional information provided by the Governor's Office of Planning and Budget, and the Bear River Association of Governments (AOG). Information regarding the housing market comes from data provided by public and private sources. The Cache County Assessor's Office provided the assessed property values and tax rates. Information for the rental market was obtained from Nibley City.

As noted above, this section addresses the requirements of Section 10-9a-403 of the Utah Code regarding the need for communities to provide moderate-income housing. The section first analyzes the demographics and income levels for the area, and determines what level of housing costs would be affordable to Nibley City residents at various income levels. It then discusses the existing supply of housing in the City, and analyzes the cost of and demand for various housing types. Goals and strategies for improving housing are also included

2.0 Demographic Profile

Population

Based on the 2000 United States Census, Nibley had a population of 2,045 people, 580 housing units, and an average household size of 3.61 persons. According to the Governor's Office of Planning and Budget, the estimated 2005 population is 2,554 persons, reflecting an average annual growth rate of 4.5 percent per year. However, an analysis of building permits in Nibley from 2000 to 2005 suggests that growth has been much more rapid than that suggested by the Governor's Office - reaching an estimated 4,249 persons by the end of 2006.

HISTORICAL POPULATION GROWTH Nibley City			
Year	New Building Permits	Households	Population
Census 2000		580	2,045
2000	22	602	2,173
2001	30	632	2,282
2002	52	684	2,469
2003	116	800	2,888
2004	151	951	3,433
2005	133	1084	3,913
2006	93	1177	4,249
Source: Bureau of Business and Economic Research, University of Utah; United States Census 2000; LYRB			

This represents an average annual population growth rate of nearly 12 percent per year since the year 2000. With ample undeveloped land in Nibley, and the potential for the City to annex large areas of undeveloped property, there are no land limitations to this rapid growth continuing in the future.

Age

City	Average Age
Millville	23.4
Hyde Park	23.5
Logan	23.5
Hyrum	23.7
Cornish	23.8
Lewiston	23.9
North Logan	24.0
Smithfield	25.1
Newton	25.5
Nibley	25.9
Wellsville	26.2
Mendon	26.3
Trenton	26.3
Amalga	26.9
Richmond	27.4
Providence	27.5
Clarkston	27.8
Paradise	28.3
River Heights	30.8

According to the 2000 U.S. Census, the average age in Nibley is 25.9 years old. When compared with the United States, State of Utah and Cache County median ages of 35.3, 27.1, and 23.9 years respectively, Nibley is significantly younger than most of the nation, but has a slightly more mature population than the County average.

The figure below illustrates the persons living in Nibley within given age ranges; the largest age group of people living in Nibley is children up to the age of 14, and parents of those children. The smallest percentage of the population is in the 20-24 age group. The age of the population in Nibley is similar to that of the County. As mentioned earlier, the median ages for both Nibley and the County are significantly lower than in Utah and in the United States. The lack of 18-24 year-olds in the City may be attributed to many moving out of Nibley to attend school, to find entry-level group, or to find more affordable housing.

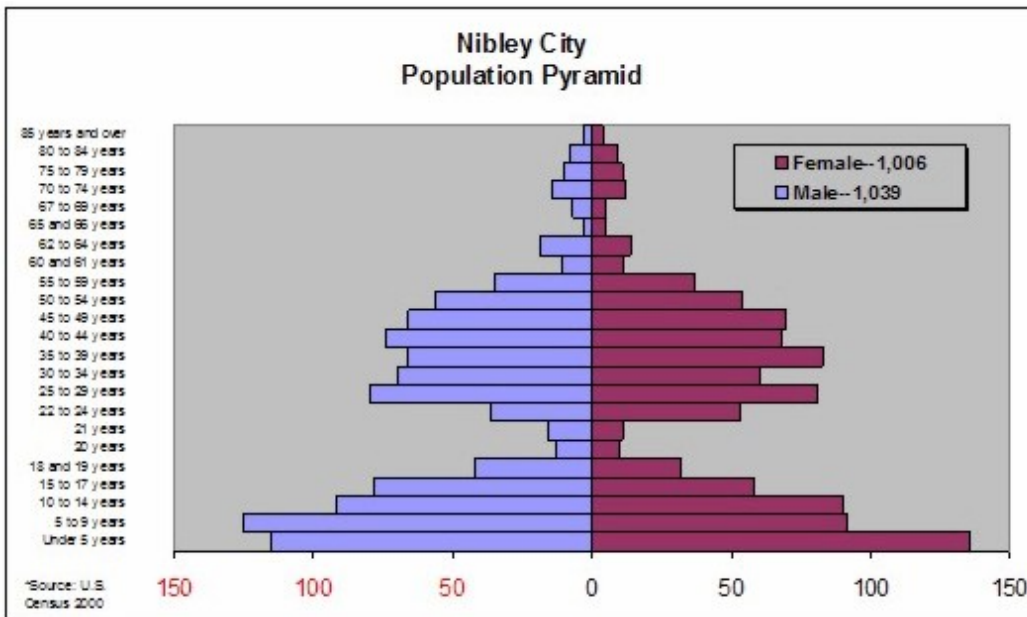


Figure 25: Population pyramid for Nibley Source: U.S. Census 2000

The largest group of householders in Nibley is the 35-44 age group (see chart). This is similar to the State, but somewhat older than Cache County. It is also apparent that there is a lower percentage of seniors in Nibley than in Cache County and the State. This may suggest a need for more senior housing in Nibley City.

Income

The 1989 median household income in Nibley was \$35,583; in 1999 the median household income was \$52,273⁶. Therefore, the City's median household income rose by approximately 47 percent. The rate of inflation during this 10-year period was 36 percent⁷, indicating that household incomes in Nibley grew at a somewhat faster pace than inflation during the same timeframe.

The income distribution in the figure below illustrates the change in household incomes between 1989 and 1999. There are approximately 37 percent of households in Nibley with incomes below \$45,000 (roughly the state median household income), suggesting that 63 percent of Nibley households have incomes above the state median.

⁶ United States Census 1990 and 2000; <http://censtats.census.gov/data/UT/1604954660.pdf>

⁷ <ftp://ftp.bls.gov/pub/special.requests/cpi/cpiat.txt>

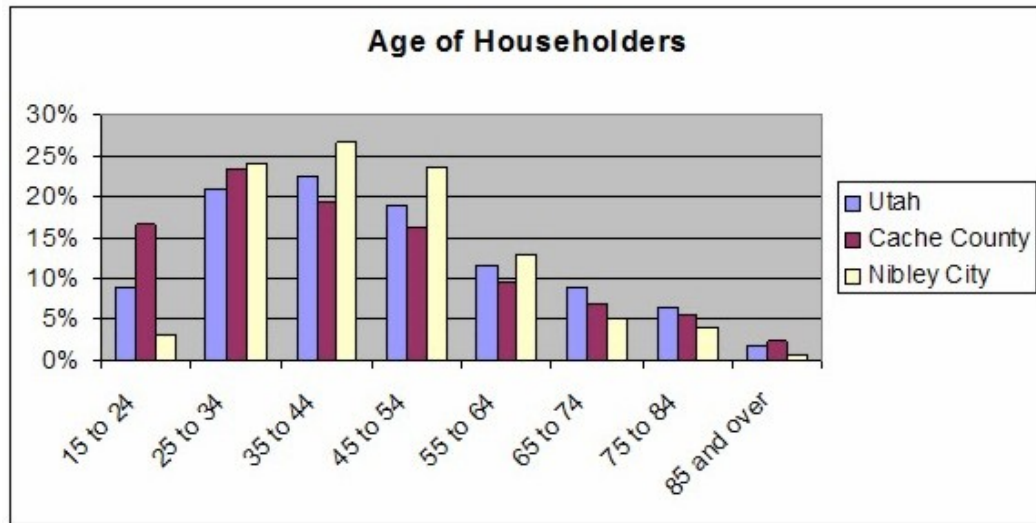


Figure 26: Age of Householders

Source: U.S. Census 2000

The City's median household income is higher than the County and the State median household incomes. Nibley City has some of the highest incomes in Cache County.

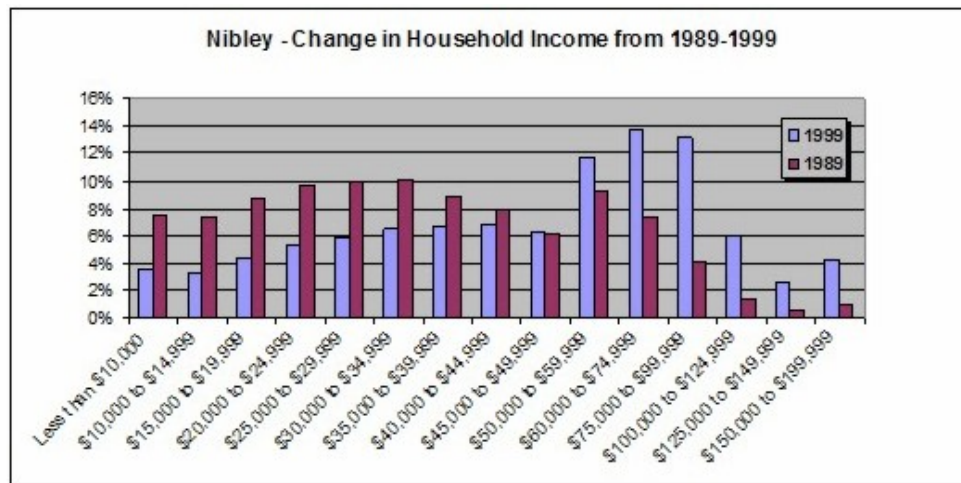


Figure 27: Change in Household Income

Source: U.S. Census 2000

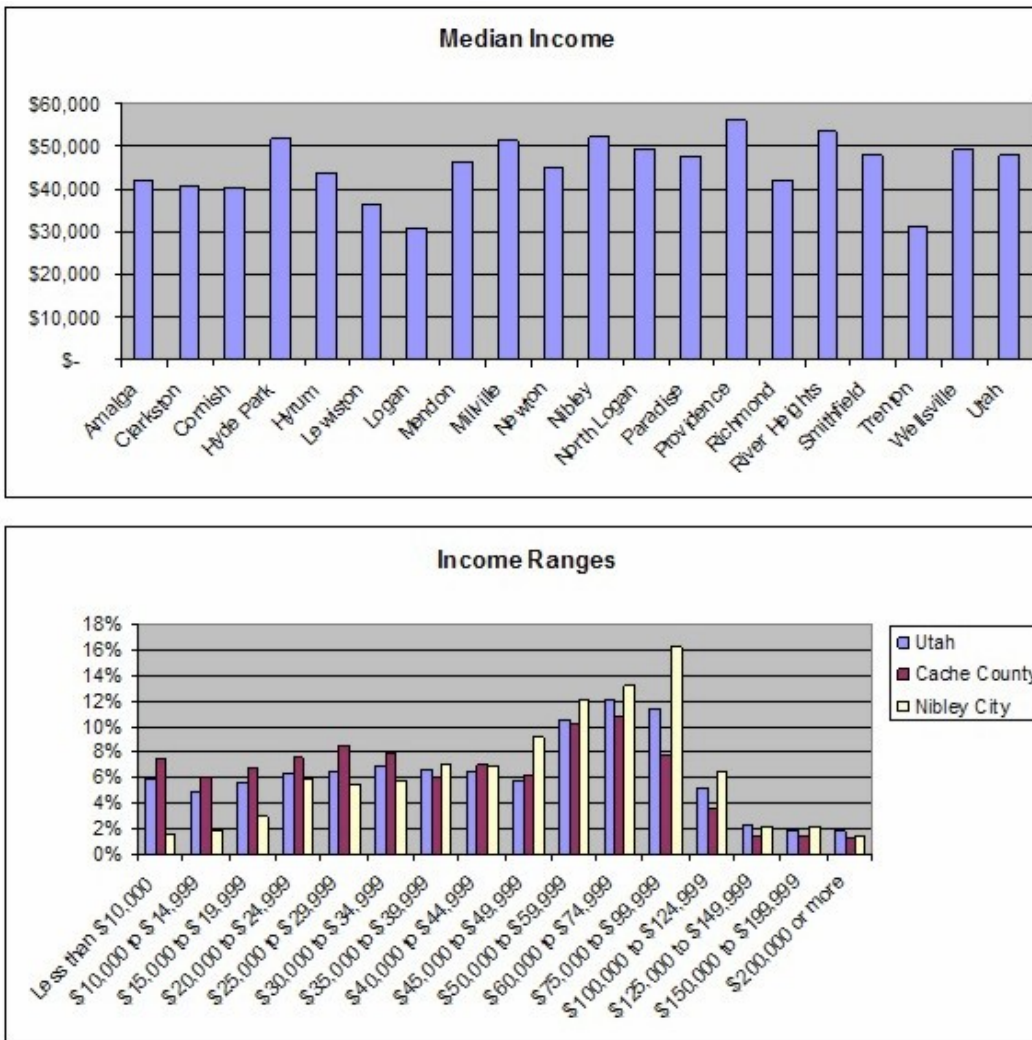


Figure 28: Income Ranges

Source: U.S. Census 2000

Moderate Income Households

Moderate income households will be identified using two different data sources. The first source uses EDCUtah data for the AMI of Cache County. The second data source uses the U.S. Department of Housing and Urban Development (HUD) data for the Logan, UT-ID metropolitan statistical area (MSA). The advantage of the HUD data is that it breaks out income levels based on household sizes and establishes moderate income levels by household size.

According to EDCUtah, the AMI for Cache County in 2005 is \$52,738. Therefore, 80 percent of the AMI for Cache County is \$42,190. The table below shows the number of Nibley and Cache County residents in specific income ranges, based on percentages of the AMI. It is estimated that 31 percent of the residents in Nibley have household incomes of less than \$42,190, while Cache County has a larger percentage (44 percent) of residents with incomes below 80 percent of the

AMI. Nibley's smaller proportion of residents with incomes below 80 percent AMI suggests that it may be somewhat more difficult for those in this income category to find housing or desired amenities in the City than elsewhere in Cache County.

Households by Percent of Cache County Median Income, 2005				
Area	30% or Less	<60%	<80%	>80%
	\$15,821 or less	\$31,642 or less	\$42,190 or less	\$42,190 or more
Nibley	3.50%	17.83%	30.59%	69.41%
Cache County	13.52%	36.33%	44.23%	49.70%
Utah	10.81%	29.06%	42.54%	57.46%

Source: http://www.edcutah.org/files/Section3Demographics_002.pdf, Lewis Young Roberston and Burningham, Inc.

The second data source for evaluating moderate-income households is HUD, which uses three different benchmarks for its housing programs. They are: 80 percent of the MSA median income (also referred to as the AMI); 50 percent; and 30 percent of the AMI. The advantage of the HUD data over the EDCUtah data is that it tracks income levels by household size, although it uses a larger statistical area (Logan UTID MSA) than does the EDCUtah data which covers Cache County exclusively. Note that there is a slight difference in the 80th percentile of the median income according to EDCUtah and HUD; EDCUtah puts the 80th percentile at \$42,190, while HUD states that a family of four would need to earn \$40,000 in order to be at the 80th percentile

Household Size	Affordable Payment at Income Level	80% of AMI	50 % of AMI	30% of AMI
1 Person	Income Levels	\$ 28,000	\$ 17,500	\$ 10,500
2 Persons	Income Levels	\$ 32,000	\$ 20,000	\$ 12,000
3 Persons	Income Levels	\$ 36,000	\$ 22,500	\$ 13,500
4 Persons	Income Levels	\$ 40,000	\$ 25,000	\$ 15,000
5 Persons	Income Levels	\$ 43,200	\$ 26,950	\$ 16,200
6 Persons	Income Levels	\$ 46,400	\$ 28,950	\$ 17,400
7 Persons	Income Levels	\$ 49,600	\$ 30,950	\$ 18,600
8 Persons	Income Levels	\$ 52,800	\$ 32,950	\$ 19,800

Source: HUD <http://www.huduser.org/datasets/il/il2007/2007summary.odt?INPUTNAME=METRO30860M30860*4900599999%2BCache+County&selection_type=county&stname=Utah&statefp=49&year=2007>

3.0 Affordability Analysis

Household Income

The average size of a household in Nibley is 3.61 persons; therefore, four has been used as the average family size in order to analyze the affordability of homes in the area. A family of four in Nibley would need to earn a minimum of \$40,000 a year in order to earn a moderate income (80 percent of the HUD median income).

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The included table shows households by size and by accompanying income categories. This table also includes the affordable housing payments for each income category minus the monthly estimated amount for utilities. An affordable monthly payment of either a mortgage payment or rent payment, including utilities, is considered to be equal to or less than 30 percent of gross monthly income.

Household Size	Affordable Payment at Income Level	80% of AMI	50% of AMI	30% of AMI
1 Person	Income Levels	\$ 28,000	\$ 17,500	\$ 10,500
	Affordable Payments	480.11	217.61	42.61
2 Persons	Income Levels	\$ 32,000	\$ 20,000	\$ 12,000
	Affordable Payments	580.11	280.11	80.11
3 Persons	Income Levels	\$ 36,000	\$ 22,500	\$ 13,500
	Affordable Payments	680.11	342.61	117.61
4 Persons	Income Levels	\$ 40,000	\$ 25,000	\$ 15,000
	Affordable Payments	780.11	405.11	155.11
5 Persons	Income Levels	\$ 43,200	\$ 26,950	\$ 16,200
	Affordable Payments	860.11	453.86	185.11
6 Persons	Income Levels	\$ 46,400	\$ 28,950	\$ 17,400
	Affordable Payments	940.11	503.86	215.11
7 Persons	Income Levels	\$ 49,600	\$ 30,950	\$ 18,600
	Affordable Payments	1020.11	553.86	245.11
8 Persons	Income Levels	\$ 52,800	\$ 32,950	\$ 19,800
	Affordable Payments	1100.11	603.86	275.11

Source: HUD & LYRB

Note: Affordable housing costs are calculated as 30 percent of gross monthly income less \$219.89 for monthly utility expenses (Questar Gas - \$83.92; Nibley City Storm Drain, Water, Secondary Water, Garbage and 911 - \$70; Rocky Mountain Power - \$65.97)

Housing Affordability

In order to calculate affordable housing thresholds in Nibley, based on HUD guidelines, no more than 30 percent of the gross monthly income will be used to pay for housing costs, including utilities. For a household of four, \$40,000 is the gross annual salary. Therefore, the monthly housing costs should not exceed \$1,000 ($\$40,000 \times 30\% \div 12$) including utilities. The average monthly utilities payment for Nibley is \$83.92 per month for gas⁸, \$70 for Nibley City (storm drains, garbage and water)⁹, and \$65.97 per month for electricity¹⁰, for a total utilities payment of \$219.89 per month. After subtracting for utilities, the total monthly housing payment for a family of four should not exceed \$780.11.

With a maximum housing payment of \$780.11 per month, a 6.5 percent interest rate, a 30-year mortgage, and five percent down payment, this will allow for a home costing no more than \$107,443. Included in the \$780.11 per month are mortgage insurance premiums (\$50.71), hazard insurance premiums (\$18.72)

⁸ Questar Gas provided the average month cost of gas per residential unit for Nibley City

⁹ Nibley City provided estimated cost for monthly utility payment for residential customers

¹⁰ Average electricity payment calculated as follows $8,656,001(\text{fiscal year kWh}) / 12 \text{ months} = 721,333 \text{ kWh}$; then $721,333 \text{ kWh} / 942 \text{ (total units registered with RMP)} = 765.75 \text{ kWh per unit per month}$. This calculates to a fee of \$65.97 (information provided by Rocky Mountain Power "RMP").

and property tax escrow payments (\$65.52). Only 7.5 percent of the homes in Nibley are valued at or below \$107,443.

NIBLEY EXISTING HOUSING STOCK AFFORDABILITY				
	Percent Affordable Units	Number of Affordable Units	Total Units	Threshold Price
4 Person Household (SF)				
Under 80% Median	7.5%	58	772	\$107,443
Under 60% Median	1.2%	9	772	\$73,011
<i>Source: Nibley City Parcel Data</i>				

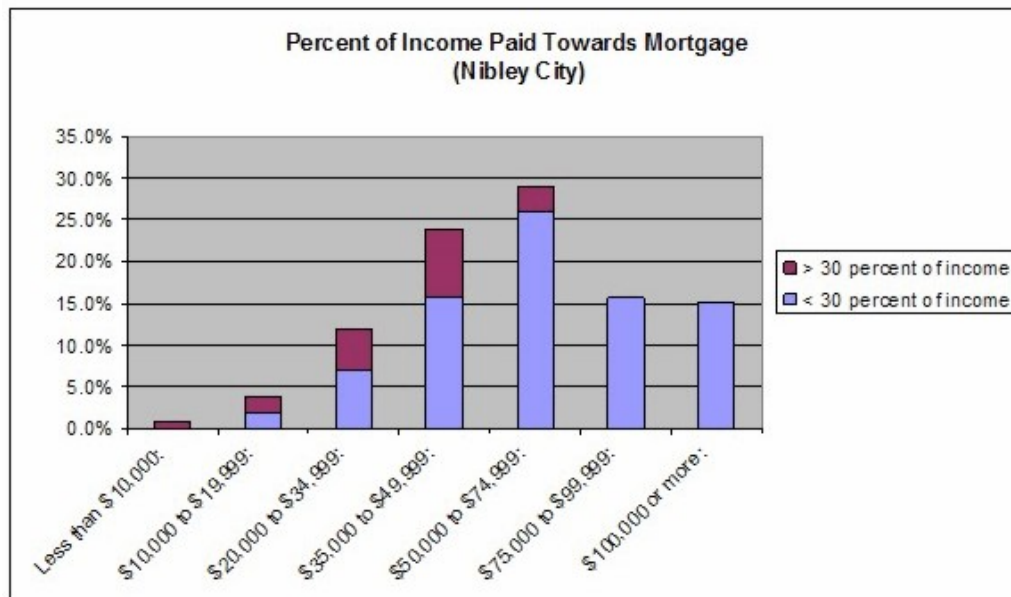


Figure 32: Percent of income paid towards mortgage *Source: U.S. Census 2000*

Other data sources, such as EDCUtah and the United States Census 2000, provide insights on housing affordability in Nibley City. Using EDCUtah data (where 80 percent of AMI equals \$42,190, not accounting for household size), a slightly higher percent of the households in Nibley have incomes less than \$42,190. The 2000 U.S. Census indicates that more than 36 percent of renters in Nibley are paying over 30 percent of their income for rent. In comparison, 41 percent of renters in Cache County are paying over 30 percent of their income for rent. The number of homeowners in the City that paid higher than 30 percent of their monthly income was 19 percent. In comparison, the County percentage of homeowners that pay over 30 percent for their mortgage is slightly higher at 21.5 percent. The following figures illustrate the percentage of household income used in Nibley and Cache County to pay for housing costs.

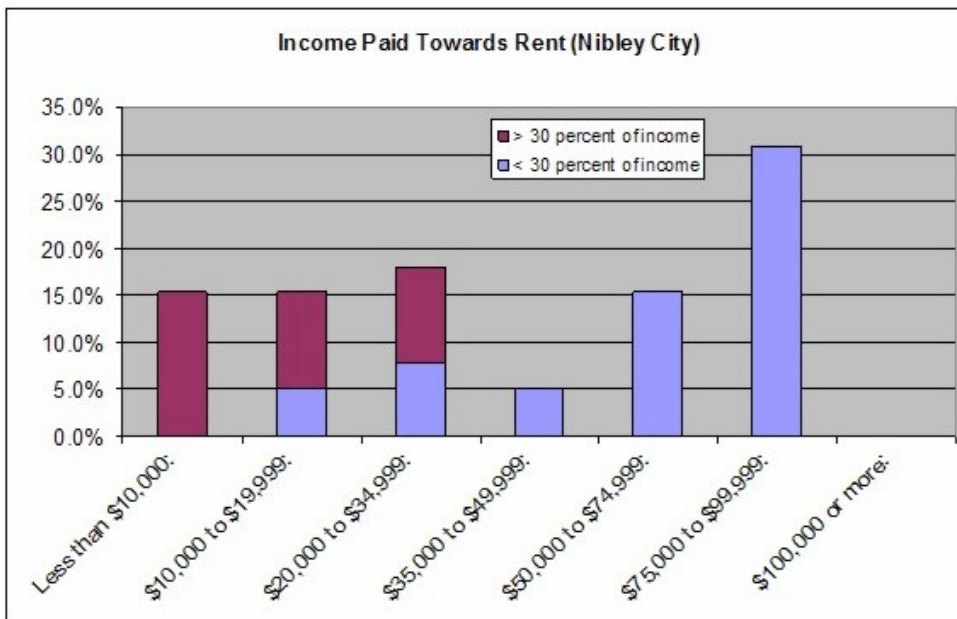


Figure 33: Income paid towards rent Source: U.S. Census 2000

There are no affordable rental units for households earning below \$10,000 a year; \$10,000 is approximately 24 percent of the AMI according to EDCUtah. 73 percent of households that earn less than \$35,000 a year pay more than 30 percent of their income towards rent. However, from \$35,000 and up there are no households that pay more than 30 percent of their income towards rent.

As incomes rise, the percentage of income used for a mortgage payment decreases. Both Nibley and Cache County show the same trend of an inverse relationship between mortgage payments and income. The following figures illustrate this relationship. The one difference found between Nibley and Cache County is that Cache County as a whole has a small percentage of homeowners that earn \$75,000 and up that pay more than 30 percent of their household

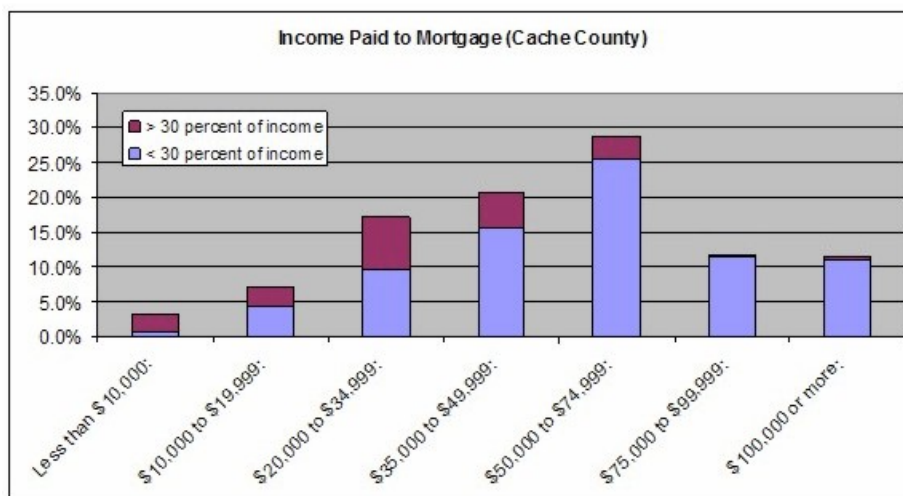


Figure 34: Percent of income paid to mortgage Source: U.S. Census 2000

income for a mortgage payment. This could be a reflection of higher median household incomes in Nibley.

4.0 Supply of Housing in Nibley

The supply of residential housing in Nibley is described by the price, tenure, type and age of structure.

The largest proportion of single-family homes in the Nibley area is in the range of \$100,000 to \$149,999. There are 351 single family homes in this price range (45 percent of the current stock).

Within Nibley's boundaries there were 580 housing units (U.S. Census 2000). Based on data provided by the Cache County Assessor's Office, there were 772 single-family housing units in 2006. The following table shows the breakdown of housing stock for each respective price range.

NUMBER OF SINGLE-FAMILY HOMES IN NIBLEY CITY BY PRICE RANGE			
From	To	Number of Homes	Percent of Total
\$ -	\$ 49,999	1	0.13%
\$ 50,000	\$ 99,999	43	5.57%
\$ 100,000	\$ 149,999	351	45.47%
\$ 150,000	\$ 199,999	252	32.64%
\$ 200,000	\$ 249,999	89	11.53%
\$ 250,000	\$ 299,999	25	3.24%
\$ 300,000	\$ 349,999	6	0.78%
\$ 350,000	\$ 399,999	3	0.39%
\$ 400,000	\$ 449,999	0	0.00%
\$ 450,000	\$ 499,999	0	0.00%
\$ 500,000	\$ 549,999	1	0.13%
\$ 550,000	\$ 599,999	0	0.00%
\$ 600,000	\$ 649,999	0	0.00%
\$ 650,000	\$ 699,999	0	0.00%
\$ 700,000	\$ 749,999	1	0.13%
Total		772	100.00%
Source: Nibley City Parcel Data; LYRB			

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A summary of recent and planned residential development is shown in the following table:

RECENT AND PLANNED SUBDIVISION DEVELOPMENT	
Name of Subdivision	Number of Units
Ashbury Estates	25
Clear Creek	71
Cody Spring	4
The Cottages	20
Country Cove Estate	55
Curtis Subdivision	3
Foxborough Estates	50
Heritage Hill	39
Maple Valley Estates	45
Meadow View Subdivision	29
Nibley Garden Estates	133
Nibley Park Estates	30
Rigby Subdivision	4
Scott Farm	16
Shadow Brook	48
Shadow Crest	48
Spring Creek Crossing	114
Sheridan Ridge	49
Stone Bridge	121
Sunrise Meadows	118
Sunset Park	30
Tuscany Estates	11
Zollinger Acres	90
<i>Source: Nibley City Planning Department</i>	

COMPARATIVE HOUSING UNITS BY TYPE, 2000					
	Nibley	Millville	Logan	Hyrum	Providence
Single Family Units	551	390	6,854	1,523	1,258
2 units per structure	0	8	1,150	15	23
3-4 units	0	2	3,455	55	5
5-9 units	0	0	776	21	0
10-19 units	0	0	884	6	0
20+ units	0	0	961	2	4
Mobile Homes	32	2	641	103	4
<i>Source: US Census 2000; Lewis Young Robertson & Burningham, Inc.</i>					

Age of Housing Units

Nearly 51 percent of Nibley's housing units were built since 2000, reflecting the extremely rapid growth that is occurring in the City. The figure below illustrates the age of housing in the Nibley area.

HOUSING UNITS BUILT FROM 1939 TO MARCH 2000		
	Nibley City	Percent
Total:	1,180	100%
2000 to 2006	597	50.6%
1999 to 2000	64	5.4%
1995 to 1998	112	9.5%
1990 to 1994	60	5.1%
1980 to 1989	93	7.9%
1970 to 1979	137	11.6%
1960 to 1969	25	2.1%
1950 to 1959	10	0.8%
1940 to 1949	27	2.3%
1939 or earlier	55	4.7%
<i>Source: 2000 Census</i>		

5.0 Cost of Housing in Nibley

Single Family Home Market

Based on the United States Census, the median price home price in 1990 was \$71,000; ten years later the median home value more than doubled -- to \$145,400. During this same ten-year period, the median household income for Nibley residents increased from \$35,583 to \$52,273. Housing prices grew at an average rate of seven percent per year during this period while household incomes increased an average of four percent annually. Clearly, the increase in home prices outpaced that of incomes. Home prices in new and planned subdivisions are ranging from a low of \$115,000 per unit in the non-profit Shadow Brook neighborhood, to a high of \$439,000 in Sheridan Ridge. Typically, most new home prices are between \$200,000 and \$300,000.

Multi-Family Housing

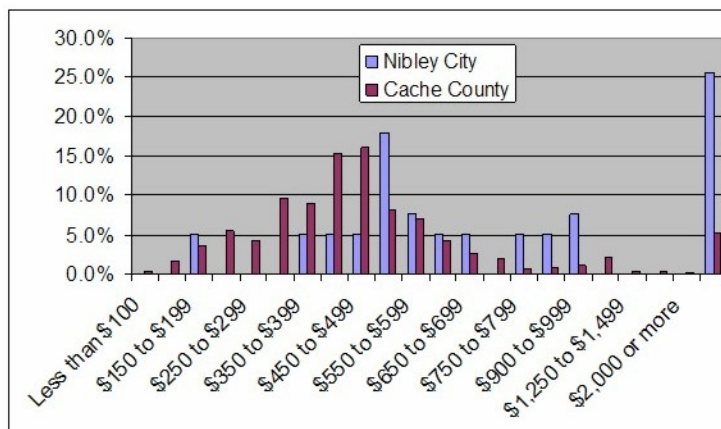


Figure 35: Rental Market Source: U.S. Census 2000

Rental Market.

According to Nibley City, there are no multi-family rental units within city boundaries. However, there are 12 accessory apartment units.

Nibley has a higher-than-average median rent price when compared with neighboring cities and with Cache County. The

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percentage of renters that are paying above \$500 monthly is much greater in Nibley than in Cache County. This is likely due to the high proportion of single-family rentals in Nibley, as compared to multi-family units in Cache County.

Place	Median Contract Rent	Median Rent Asked	Median Gross Rent as a Percentage of Household Income in 1999
Nibley City	\$546	\$ -	17.5%
Logan City	\$436	\$432	25.1%
Richmond City	\$443	\$513	20.0%
Source: 2000 Census			

At 80 percent of median income, a family of four could afford to pay \$780.11 a month in rent payments. This assumes that all utilities will be paid by the renter. If the landlord pays utilities, then the amount available for rent payments would increase accordingly

Estimated Rentals in Nibley City in 2000 within Income levels		
Income Level	Monthly Rents	% of the Units
At or below 80% of AMI	\$780	61.5%
At or below 60 % of AMI	\$405	10.3%
At or below 30% of AMI	\$155	0.0%
Source: U.S. Census 2000, LYRB		
Note: Affordable housing costs are calculated as 30 percent of gross monthly income less \$219.89 for monthly utility expenses (Questar Gas - \$83.92; Nibley City Storm Drain, Water, Secondary Water, Garbage and 911 - \$70 ;Rocky Mountain Power - \$65.97)		

6.0 Proposed Housing Plan

The above analysis demonstrates that while there is some opportunity for households making 80 percent of AMI to live in Nibley City, options are relatively limited. Very few multi-family units are present in the City.

Nibley may want to consider a wider variety of housing types in the future in order to be able to meet the needs of a wider variety of residents, including special needs populations, elderly housing and entry-level housing.

Special Needs

Affordable housing targeted at very low income households must be rental housing; many families with incomes at 30 percent to 50 percent of AMI simply cannot qualify for loans. An estimated 16 percent of the households in Nibley are below 50 percent of AMI.

Elderly Housing

Many seniors prefer to live in the same community when circumstances require that they move out of their homes. According to the 2000 Census, 9.5 percent of all Nibley households were headed by persons 65 years of age or older. Of these households, only 5 percent rented housing. 100 percent of those renting were paying 30 percent or more of their household income for housing. The remaining 95 percent of persons 65 years and older owned their housing. By contrast, 91 percent of Cache County residents over the age of 65 lived in housing they owned.

Sunset Parks is an adult community that provides housing for those age 55 and over. This is a community of separate homes in an independent-living environment. Seven homes have been built, with 30 planned at buildout. Unit sizes and prices range from 1,561 square feet (\$202,000) to 1,940 square feet (\$219,500). All units have three bedrooms and two baths.

Entry-Level Housing

Town homes and condominiums offer an attractive means of entry level housing. At the present time, this type of housing is available only in the Spring Creek Crossing development within the City. The following paragraphs describe some strategies that can be used to accomplish this objective of more entry-level housing.

Zoning for Higher Density

Higher density brings down the cost of units by reducing the cost of land per unit. Higher density can take a variety of forms -- from accessory housing units to multi-story apartment complexes. Accessory housing units, duplexes, town homes, condominiums, and apartments are all examples of varying degrees of density. With careful design guidelines in place, many of these options will easily blend into the existing fabric of Nibley City neighborhoods, or can be used as transition neighborhoods between new commercial development and existing residential neighborhoods.

Accessory Dwelling Units

Accessory dwelling units (often termed "mother-in-law" apartments) have many benefits. In addition to providing affordable rental housing, they can allow first-time homeowners to gain access to homes that would otherwise be out of reach by renting out an additional unit. When homeowner's income and/or need for more space increases, the accessory unit may no longer be needed as a rental. The homeowner can then expand into the space vacated by the former accessory unit. Due to low construction costs, accessory units can easily be built to accommodate affordable housing needs. However, these units are often only feasible through the elimination of costly building code requirements. When creating zoning policies that allow for the creation of these types of units, it is important to make the process as simple as possible so that residents are not deterred

from adding these units. The process to gain building permits for accessory units should be inexpensive and efficient.

Mixed Use

Housing in commercial areas is seen by many as a way to increase vitality in those areas while providing additional housing for all income levels.

Neighborhood Acceptance

Perhaps the most successful and easily implemented strategy for encouraging acceptance of affordable housing is to create and implement design guidelines. Good design can play a huge role in the overall acceptance of any affordable housing project. Design guidelines can ensure a smooth blend of multi-family housing units into a neighborhood. These guidelines can be used to guide materials, architectural features, landscaping, site layout, etc. Through design guidelines, the City can ensure that affordable housing is attractive and more likely to remain viable for a longer period of time.

Housing Resources and Programs

There are a variety of housing programs available to help maintain and increase the City's present affordability. These programs are summarized as follows:

Preserving the Existing Stock

HOME, Investment Partnership Acts

The HOME, Investment Partnership Acts were established to develop and support affordable rental housing and homeownership mainly through the rehabilitation of existing units rather than new construction targeting low and very low-income households.. This grant program is flexible in allowing participating jurisdictions to decide the most appropriate use of money in their communities. The program requires that at least 90 percent of the rental assistance be targeted to households with incomes no higher than 60 percent of the area median. Participating jurisdictions are required to match 25 percent the federal funds used. This program is typically administered in conjunction with other non-profits. More information can be found at:

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm>

HUD's Title I program

"Insures loans to finance the light or moderate rehabilitation of properties... This program may be used to insure such loans for up to 20 years on either single- or multi-family properties. The maximum loan amount is \$25,000 for improving a single-family home." More information can be found at http://www.hud.gov/offices/hsg/sfh/title/ti_home.cfm.

HUD's 203k Rehab program

The borrower can get just one mortgage loan, at a long-term fixed (or adjustable) rate, to finance both the acquisition and the rehabilitation of a

property. To provide funds for the rehabilitation, the mortgage amount is based on the projected value of the property with the work completed, taking into account the cost of the work. To minimize the risk to the mortgage lender, the mortgage loan (the maximum allowable amount) is eligible for endorsement by HUD as soon as the mortgage proceeds are disbursed and a rehabilitation escrow amount is established. At this point the lender has a fully-insured mortgage loan. More information can be found at <http://www.hud.gov/offices/hsg/sfh/203k/203kabou.cfm>.

Community Development Block Grant

The Community Development Block Grant (CDBG) program is a federal entitlement grant program for urban communities seeking to revitalize neighborhoods, improved community facilities, prevent and eliminate slums, aid low- and moderate-income families, and promote economic development. One recommendation to ensure that CDBG funds are spent efficiently and according to the will of the citizens is to follow the example of other towns, which have set up a Community Development Advisory Committee Board (CDAC) to establish priorities and policy on CDBG spending. Often groups such as low-income housing rehabilitators submit applications for projects to be funded with CDBG monies. It would be an important role of the CDAC board to recommend for or against such applications. It is important to establish a policy of funding housing projects with CDBG funds. In addition, a CDAC board could ensure that funds are spent only in low-income areas, and in this way account to the federal CDBG providers.

Special Needs

Utah Assistive Technology Foundation (UTAF) provides assistive devices and services, including home modifications to those who are disabled. The goal of UAFT is to assist those who are disabled in Utah to enhance their independence, education, employment and quality of life. Zions Bank provides zero interest loans for all approved UATF projects. UATF can be reached at (800) 524-5152.

Lifecare

Lifecare was established to maximize the independence of older people and people with disabilities by providing lawn care, yard cleanup, and snow shoveling for County residents over the age of 60. They also coordinate a number of home repair and maintenance projects through their Volunteer Ventures program. Lifecare can be reached at (801) 978-2452.

Section 202 Loans for Housing the Elderly.

The HUD Section 202 program offers capital advances to finance the construction and the rehabilitation of structures to serve as supportive housing for very low-income elderly persons. It also provides rent subsidies to help make the projects affordable. If the project serves very

low-income elderly persons for 40 or more years, the capital advance does not need to be repaid.

Cache County Aging Services

Cache County Aging Services is committed to promoting the dignity, self-determination, well being, and contribution of older persons-both as individuals and within the context of their families and communities. We value people and respect their right to a quality of life. Cache County Aging Services will provide reasonable accommodations for customers with disabilities upon request. These services are funded in part by the Cache County Board of Commissioners and the Utah Department of Human Services. http://www.co.Cache.ut.us/aging_services/default.cfm.

Community Development Corporation of Utah (CDC)

Community Development Corporation of Utah (CDC) provides neighborhood homeownership for those shut out of the housing market, and market rate buyers. The Affordability Project is an innovative initiative designed to reduce the cost of homes in all phases of development and construction to serve those families that are hardest to serve -- those with very low incomes and/or those with special needs. Through the Neighborhood Home Ownership program the CDC builds new homes and rehabilitates existing housing, and then works with interested low-income homebuyers to help them qualify to purchase these homes. The CDC also administers federally funded loan/grant down payment assistance programs in various areas. The goal of the program is to assist eligible homebuyers to purchase single-family homes with help of down payment and closing costs assistance. The CDC also administers a home improvement program for income-eligible homeowners, whose homes are in need of repairs and need help financially to get the work done. Homeowners must simply submit an application to access this program. CDC also maintains a materials and supplies warehouse to help low-income families. All materials are donated or purchased at cost and are available to any sponsored CDC client. CDC can be contacted at (801) 994-7222. The warehouse can be contacted at (801) 487-6275.

Habitat for Humanity

Habitat for Humanity provides housing for people who are inadequately housed and who lack the resources to improve their situation through conventional means. Habitat does not charge interest on the loans, and the monthly mortgage payments are lower than standard mortgage loans. Habitat for Humanity can be contacted at (801) 463-0554.

Utah Housing Corporation ("UHC")

Utah Housing Corporation ("UHC") is a public corporation that assists in the creation of affordable housing opportunities for lower and moderate income households across the state. UHC offers a number of loan programs for first-time and low or moderate –income homebuyers to

consider when applying for a home loan. Utah Housing Corporation can be contacted at (801) 902-8200. UHC programs are as follows:

- **FirstHome is a home ownership assistance program offered by the Utah Housing Corporation (UHC). First-time homeowner loans are available at below-market interest rates for qualifying applicants. The maximum purchase price may not exceed the price and income limits set by UHC. Currently the price limit is \$232,750 and the income limit is \$70,000 for households with more than three persons. Approximately 90 percent of Nibley single-family homes are below the price limit.**
- **FirstHome Plus is another homeownership assistance program offered by the Utah Housing Corporation. The CHAMP loan offers down payment and closing cost assistance in the form of a second mortgage.**
- **CROWN is a lease-to-own program developed by the Utah Housing Corporation (UHC) to bring home ownership within reach of very low-income households that are willing to make a long-term commitment to the community. Cities and counties cooperate with UTHC to make land available to construct homes. UHC then leases these homes to those households within the 50 to 55 percent of AMI range. CROWN creates permanent home ownership opportunities by utilizing Low Income Housing Tax Credits to construct new, affordable single-family detached or attached homes. Lease payments last until the fifteen-year tax credit period expires. At this point, residents have the option of purchasing the home at a very attractive price through a low-interests UHC mortgage loan. The qualified low-income residents who become homeowners through the CROWN program are also eligible to receive training in the areas of housekeeping, home maintenance, and basic budgeting.**
- **The Utah Housing Corporation also sponsors other specialized programs including the REACH and ECHO programs, both of which construct new modest homes for low and moderate-income persons.**

Rent Assistance

Subsidized and Special Needs Housing Database

The Utah Department of Community Development manages the Utah Subsidized and Special Needs Housing Database, which is an easy to use resource that helps individuals and families identify the availability of different kinds of rental housing depending upon their specific needs. All multiple-family rental housing that has reduced rents is listed (by location and type) and will show the rent as a percent of income. The database will also show the number of currently vacant apartments at each listed

property. The database can be accessed at the following address:
<http://webapps.dced.utah.gov/shod/execute/search.jsessionid=6CBA6B65E2CA32F1076D841C8FF99EF5>

Low Income Housing Tax Credits ("LIHTC")

The federal government has developed a program to encourage the construction, rehabilitation and preservation of rental housing for very low, low and moderate-income households. This program makes approximately \$4.3 million available annually to the State of Utah. The LIHTC program is administered by the Utah Housing Corporation (UHC), which determines the amount of tax credit available to applicant projects and operations and on the percentage of the project that will be restricted to low income tenants. The program limits rents on the units and also limits the incomes of the tenants. The UHC establishes maximum rents in accordance with HUD standards. Projects receiving LIHTC must maintain the status as low-income project for a minimum of 15 years.

The LIHTC program provides a credit equal to nine percent of the construction cost for new construction or substantial rehabilitation for projects which do not use other federal assistance and a four percent credit for acquisition of existing projects and for those projects which use other federal subsidies (CDBG excluded). Credits are claimed annually for ten years. The credits may be used by the owner of the property or sold through syndication.

Olene Walker Housing Loan Fund

The Olene Walker Housing Loan Fund is comprised of state appropriations and federal funds to provide loans at below-market interest rates for the construction of affordable housing. The majority of projects built using this fund are multi-family. While the majority of the fund is used for loans, a small amount of the fund is available for grants.

UTAH HOUSING IMPROVEMENT AGENCIES		
Organization	Services Offered	Contact Information
Community Development Corporation of Utah (CDC)	The CDC has a number of programs that assists low-income families to purchase homes. The affordability project is to help bring the cost down for families with low incomes. The CDC also builds and rehabilitates existing homes then works with interested low income home buyers. The CDC also has down payment assistance to those in need.	(801) 994-7222
Habitat for Humanity	Habitat for Humanity provides housing for people who are unable to afford or who lack the resources to provide housing for themselves. They may build new or rehabilitate an existing house in order to complete their mission.	(801) 475-9821

UTAH HOUSING IMPROVEMENT AGENCIES		
Organization	Services Offered	Contact Information
HUD (HOME) Program	HOME was created to develop and support affordable rental housing through rehabilitation of existing rental properties.	http://www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm
Utah Housing Corporation (UHC)	UHC helps to facilitate the purchase of a new home for households earning low incomes, moderate incomes, or first time homebuyers.	(801) 521-6950
Fannie Mae	"[Fannie Mae] provides financial products and services that make it possible for low-, moderate-, and middle-income families to buy homes of their own. Since Fannie Mae began in 1968, we have helped more than 63 million families achieve the American Dream of homeownership."	(972) 773-4663 http://www.fanniemae.com/aboutfm/index.jhtml;jsessionid=TTTLMXBJTW5ULJ2FEC HSFGI?p=About+Fannie+Mae
U.S. Dept. of Agriculture & Rural Housing (USDA)	"For the U.S. Department of Agriculture (USDA) Rural Development staff the challenge of Single Family Housing and Multi-family Housing programs is to provide affordable housing opportunities to very low, low and moderate-income households in the rural areas of Utah."	Janice.Kocher@ut.usda.gov
Federal Home Loan Bank of Seattle	"[Federal Home Loan Bank of Seattle] provides grants to help member financial institutions support affordable housing, both rental and homeownership, for families and individuals earning up to 80 percent of their community's median income."	(800) 973-6223

7.0 Goals and Objectives

GOAL 1:

To provide an adequate, safe and healthful residence for all citizens of the City and to enhance the community identity and mold its country character. Also, to establish high standards for residential development and manage growth occurring within the City and to preserve the identity of Nibley as a family-oriented community while providing a range of housing types, styles and price levels in all areas of the City.

OBJECTIVE 1:

Adopt the clustered neighborhood concept of City planning and development as the basic pattern of growth for Nibley City. Cluster development (or through the use of other land use tools as described in Appendix A) in key neighborhood and town centers as described in the land use component of this general plan.

POLICY:

Locate public buildings, such as elementary schools, churches, etc., so they form the nucleus or center of each neighborhood.

POLICY:

Neighborhoods should be bounded by major thoroughfares or natural features.

POLICY:

Residential areas should be grouped into neighborhoods and planned in relation to schools, playgrounds, parks, and other facilities.

POLICY:

Major thoroughfares and other manmade barriers should not disrupt neighborhoods.

OBJECTIVE 2:

Develop and implement standards and policies that promote desirable characteristics in residential areas.

POLICY:

Discourage subdivisions that create "pockets" of development too small or too isolated to be served conveniently or economically by residential services and facilities.

POLICY:

Adopt and vigorously enforce ordinances requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.

POLICY:

Local government will require the maintenance of open space and park areas to minimize blight and unsightly residential areas.

POLICY:

Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well-maintained landscaping.

POLICY:

Protect and enhance residential amenities when possible by reducing conflicts with adjacent uses.

POLICY:

Separate residential and non-residential uses by permanent, easily maintained walls, solid fences, and combinations of space and landscaping.

POLICY:

Commercial, industrial, and other non-compatible activities should buffer and minimize impact upon residential developments.

POLICY:

Multi-family and high-density housing shall have minimal impact on surrounding single-family housing.

OBJECTIVE 3:

Provide safety in and accessibility between all residential areas.

POLICY:

Design of new residential areas should use cul-de-sacs, loop-type streets, and frontage roads to create neighborhoods free of dangerous intersections. However, internal circulation of local streets should be well connected as part of an overall access management program (see transportation component of this plan).

POLICY:

Require street lights rather than yard lights in new subdivision areas. Coordinate a city-wide street lighting master plan.

POLICY:

All street lighting plans shall be designed to be dark sky compliant.

POLICY:

Provide safe and convenient pedestrian routes from home to school that are separate from truck routes and other dangerous facilities.

POLICY:

Require developers to study and provide protection for development in areas of high ground water or flooding by using environmentally sensitive subdivision layouts, building designs and remediation measures.

POLICY:

Require adequate off-street parking in residential areas.

OBJECTIVE 4:

Increase community pride by improving the appearance of all residential areas.

POLICY:

Street-side tree planting for each lot in new subdivision areas may be required.

POLICY:

Develop and implement an urban forestry program that includes a shade tree and landscape ordinance to encourage a quality urban environment.

POLICY:

Maintain consistent sidewalk, park-strip, and curb and gutter standards throughout the City.

POLICY:

City-wide beautification programs should continue to be encouraged and supported by the City to strengthen citizen pride.

POLICY:

Promote compatible, aesthetically pleasing architecture.

OBJECTIVE 5:

Enhance the visual character of residential areas and provide for the preservation of environmental values.

POLICY:

Encourage the creation of residential areas which are sensitive to natural features and environmental constraints.

POLICY:

Protect environmental values by using master planned developments which provide and maintain permanent open space, are harmoniously integrated with agricultural areas and preserve overall density requirements.

POLICY:

Encourage the preservation and enhancement of areas that should be maintained for scenic, historic, conservation, or public health and safety purposes.

POLICY:

Require the use of underground utility lines where feasible.

POLICY:

Encourage harmonious diversity of dwelling unit types and densities in residential areas.

OBJECTIVE 6:

Encourage single-family detached, owner-occupied housing that meets minimum standards for new developments.

POLICY:

Develop minimum design standards in the Land Management and Development Code to address densities and aesthetics in housing design and construction.

OBJECTIVE 7:

Manage the timing of residential development so that adequate streets, water, sewer, drainage facilities, schools and other essential services can be economically provided.

POLICY:

Permit development to the degree that it can be served by the City's resources without impairing them or existing residents.

POLICY:

Subdivision of land will be in accordance with the General Plan and Land Management and Development Code as well as applicable infrastructure master plans in effect and directed by the standards set.

POLICY:

Area studies should be prepared by developers showing the relationship of the subdivision to the neighborhood of which it is a part. Access to the general street system, school, recreation sites, and other facilities and services should be shown.

POLICY:

All development projects must be sequenced and built concurrently with infrastructure or services required by the development.

OBJECTIVE 8:

Provide housing that meets the demands of all stages of the life cycle, including starter and senior housing.

POLICY:

Allow for multi-family or town home mixed-use development as buffers between commercial and single-family residential areas, as well as in the vicinity of town centers. Accessory dwelling units may also be considered in appropriate areas.

POLICY:

Allow for the development of senior housing, including accessory dwelling units in appropriate areas, so that housing for all phases of the life cycle will be available within the City.

OBJECTIVE 9:

Require the highest standards of design, function, and appearance for all multi-family developments.

POLICY:

Building styles of multi-family developments should be compatible and harmonious with surrounding and adjoining buildings.

POLICY:

Multi-family developments will be required to have approval from the planning and zoning commission regarding appropriate construction materials.

POLICY:

Multi-family developments will be required to develop open space and/or recreational amenities in proportion to their size.

POLICY:

Require on-site management of larger multi-family developments.

POLICY:

Condominium projects are permitted in master-planned development areas.

OBJECTIVE 10:

Ensure that both existing and future City residents, as well as developers, have security in their actions and decisions and that there is developed and maintained an atmosphere of stability and confidence in all decision making.

POLICY:

Decisions involving housing and housing policies should be made within the framework of the goals and objectives of the General Plan.

POLICY:

City revenue needs, economic pressure, or developer "whims" shall not be allowed to compromise housing policies or standards.

POLICY:

Discourage the intrusion of non-compatible uses which could lower residential values.

POLICY:

A major consideration for approval of subdivision and residential projects should be their effect on adjoining and surrounding uses and that they will not hinder the operation of agricultural functions in any way.

POLICY:

Development should always pay its own way.

OBJECTIVE 11:

Maintain flexibility in land development standards consistent with good design and efficient function.

POLICY:

Continually review and revise zoning and subdivision ordinances to assure that creative solutions to development are not precluded.

POLICY:

Provide flexibility in setback and side-yard requirements as well as clustering of homes to allow for creative use of residential lots while maintaining land use densities.

POLICY:

Encourage high-quality design throughout the City.

OBJECTIVE 12:

Provide a reasonable choice of residential types and affordability throughout the City.

POLICY:

Manufactured housing will be permitted in all areas of the City provided it meets all house size requirements, standards and codes (including a concrete foundation), and is architecturally compatible with the surroundings.

POLICY:

Group homes will be permitted only as they comply with applicable State law.

POLICY:

The City will designate, on its land use plan, areas where multi-family development will be permitted.

OBJECTIVE 13:

Provide incentives to developers and residents for the creation and development of affordable housing in Nibley.

POLICY:

The City will encourage housing that is affordable to lower and lower-middle income families, while maintaining high standards in construction and characteristics by reducing minimum lot sizes in some areas of the City.

POLICY:

Nibley City officials shall work with non-profit housing entities to provide high quality affordable housing units in the City.

POLICY:

The City shall provide information on affordable housing resources to residents and other interested parties that are available in Cache County.

POLICY:

Allow owner-occupied, single accessory apartments in all zones as a permitted use.

VIII - Annexation



1.0 Background and introduction

Nibley's Annexation Policy Declaration is based on the following guiding principles:

1. Logical, efficient, and convenient delivery of services;
2. Preservation and enhancement of visual corridors at entryways to City, including along Highway 89/91 and Highway 165;
3. Maintaining the rural character and integrity of Nibley City;
4. Fiscal impacts of annexation;
5. Opportunities to expand the current economic base; and
6. Opportunities to expand recreational opportunities and quality of life for Nibley City residents.

Nibley City is bordered on most sides by unincorporated county. There is a small amount of unincorporated county to the north of Nibley, before reaching the southernmost boundary of Logan City. To the east, Nibley shares a border with Millville (on its northeastern edge), with unincorporated county on its southeastern border. The southern and western borders offer the largest areas for expansion, with a large amount of land located south of Nibley and north of Hyrum, as well as large amounts of unincorporated county that lies west of Highway 89/91.

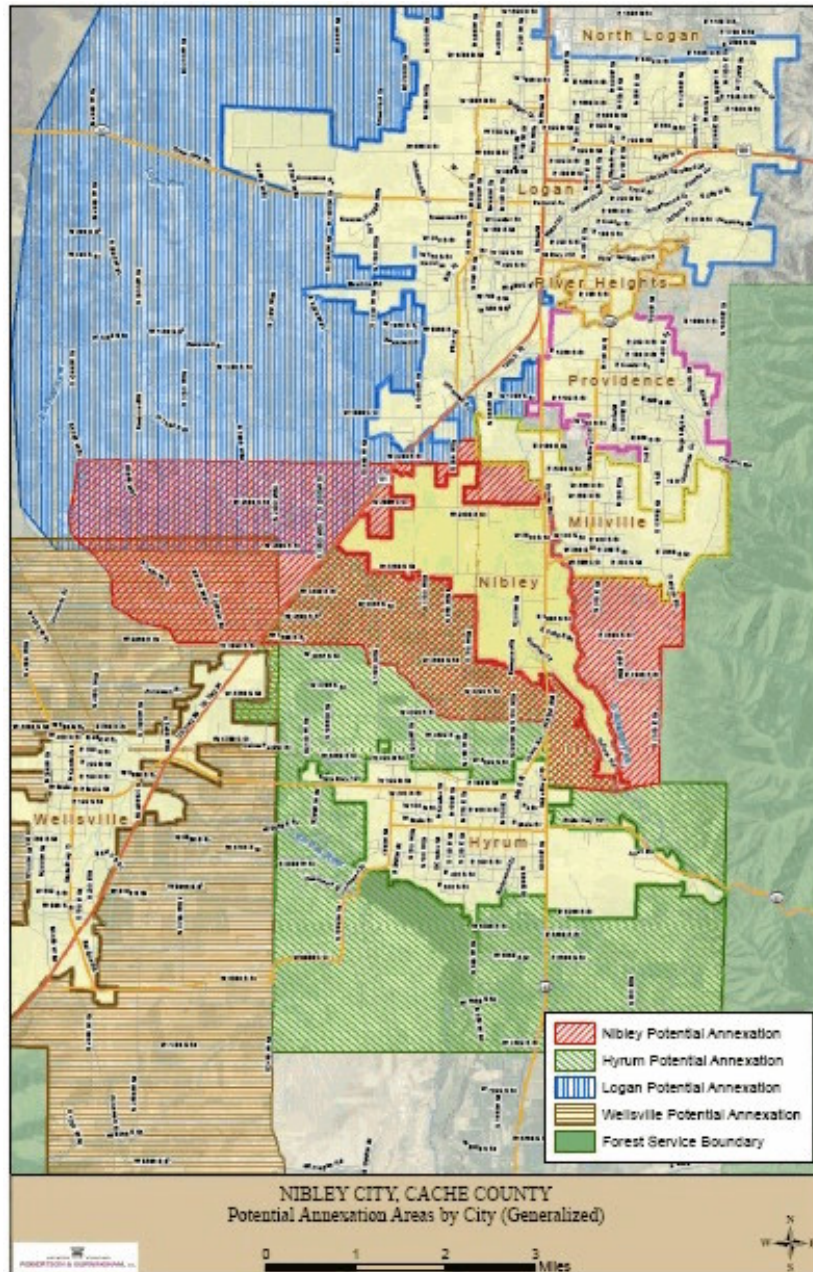
The map shows potential annexation areas, along with some potential areas of overlap with surrounding communities. It is clear that there is significant opportunity for Nibley to expand its current boundaries - even the potential to eventually double or triple the size of the City.

With such large land areas available for annexation, timing is of critical importance. Existing residents should not be expected to bear an increased tax burden in order to annex large areas of land. The need for, and timing of, additional capital infrastructure should be carefully considered.

Generally, it would be advantageous to annex areas in an undeveloped state, so that the City's General Plan and Development Codes may have a greater effect on the future destiny of the land uses. Also, undeveloped property allows for the collection of impact fees when new development occurs. This is important in ensuring that new development offsets the capital facility costs associated with that development.

It is evident that joint cooperation with Cache County is an essential goal when development is proposed around the City to ensure that proper impact reviews and analysis are performed before approval or annexations are finalized.

Figure 37: Nibley Area annexation mapping



2.0 Existing Conditions

Land Usage

The potential annexation areas are largely undeveloped in nature. Most of the areas would likely be developed as residential, with the exception of areas along Highway 89/91 which has the potential for commercial retail and business park/ industrial development.

Population

There is little population in the potential annexation areas, reflective of the lack of development that has taken place in these areas. Future population will depend on the density of residential development that is allowed, as well as the amount of commercial development that takes place. If we assume an average of two residential units per acre, over the entire annexation areas, and an average household size of 3.6 persons, the population in these areas could reach 49,566 persons.

Economic Base

The potential annexation areas along Highway 89/91 are key to creating a sustainable economic base for Nibley City. Highway 89/91 has some of the highest traffic counts in the County; ADT's are expected to increase significantly with the rapid growth projected for the south end of the valley.

Other key annexation areas include property along Highway 165, and the potential for neighborhood retail development along this highway. Both Highway 89/91 and Highway 165 should be top priorities for annexation.

Property Values and Tax Revenue

The table below shows the total market value of all property types within the annexation area as shown by the Cache County Assessor's Office. The current market value of the annexation areas, as reflected by the Assessor's Office, is \$75,263,925, or roughly \$13,795 per acre¹¹.

MARKET VALUE 2006 Annexation Areas				
	Area A West of Hwy 89 / 91	Area B Between Hwy 89 / 91 and Hwy 165	Area C East of Hwy 165	Total
Agricultural	\$13,050,002	\$24,624,042	\$4,596,500	\$42,270,544
Commercial	N/A	\$126,980	\$67,940	\$194,920
Res. Improved	\$11,348,322	\$10,162,770	\$7,933,941	\$29,445,033
Residential	\$322,918	\$320,358	\$2,710,152	\$3,353,428
Exempt	\$0	\$0	\$0	\$0
TOTAL	\$24,721,242	\$35,234,150	\$15,308,533	\$75,263,925
<i>Source: Cache County Assessor's Office; LYRB</i>				

Some of this area (4,806.22 acres) is currently listed as agricultural in nature. When this property is developed, the taxable value will increase significantly, plus rollback property taxes for the past five years will be assessed at that time. Another 1,423.02 acres is publicly-owned property and therefore exempt from taxation.

¹¹ Calculated by subtracting the exempt properties from total property values and acreages:
 $((\$75,263,925) / (6,879.02 - 1,423.02))$

ACREAGE OF ANNEXATION AREAS BY LAND USAGE				
	Area A West of Hwy 89 / 91	Area B Between Hwy 89 / 91 and Hwy 165	Area C East of Hwy 165	Total
Agricultural	1,899.77	2,397.04	509.41	4,806.22
Commercial	N/A	0.53	0.37	0.90
Res. Improved	208.34	62.05	136.19	406.58
Residential	33.40	31.86	177.04	242.30
Exempt	1,003.44	349.73	69.85	1,423.02
TOTAL	3,144.95	2,841.21	892.86	6,879.02
<i>Source: Cache County Assessor's Office; LYRB</i>				

3.0 Goals and Objectives

GOAL 1:

Encourage coordination with Cache County and other local governments in the South Cache County area to ensure that the City's General Plan goals are met and that development beyond the City's borders that may have geographic or economic impact on the City are kept compatible with the character of Nibley.

OBJECTIVE 1:

Improve communication with Cache County, the Cache County School District, Hyrum Fire Department and other local jurisdictions as necessary to assure that development occurs in an orderly manner and protects the interests of the City of Nibley.

POLICY:

Enter into interlocal agreements with the County and other governmental organizations in the southern Cache County area that would be willing to enter into joint planning efforts in the outlying border regions or future annexation areas of Nibley City.

OBJECTIVE 2:

Promote the creation of area wide plans, especially a comprehensive general plan of Southern Cache County and Blacksmith Fork Canyon to assure that areas around Nibley are compatible with those plans in servicing visual and economical respects.

OBJECTIVE 3:

Coordinate with the County and Cache School District in joint planning efforts, especially in area-wide population and economic projections as well as capital improvement programs.

OBJECTIVE 4:

Coordinate with property owners in exploring ways in which the City could participate with land owners to protect and enhance the City's entry corridors.

POLICY:

Provide this general plan as well as other information on the City's border-line goals to residents in those areas and start a line of joint communication with them in the planning process.

GOAL 2:

Preserve and protect the integrity and character of the borders of Nibley City.

Objective 1:

Provide attractive gateways at major entrances to the City.

POLICY:

The City will identify and prepare an annexation policy plan that includes the annexation of properties that provide key entrances to the City or that are highly visible from Highway 89/91 and Highway 165.

GOAL 3:

Provide for efficient service delivery and logical, simple boundaries.

Objective 1:

Streamline the delivery of services to ensure the most cost effective means of service delivery.

POLICY:

The City will prepare an annexation policy plan showing potential future annexations and the criteria for assessing annexation potential, such as economic development, fiscal impacts, aesthetic concerns, provision of services, level of development that can be sustained on the land, etc. Feasibility studies shall be prepared as required by state law. For those annexations not requiring a feasibility study, a brief impact analysis shall be conducted.

POLICY:

In the interest of effective planning and the facilitation of future annexations, the City will indicate the tentative future land uses and densities of all land within potential annexation areas.

POLICY:

The proposed boundaries shall, to the extent possible, follow natural features such as roads, streams, topographical features, etc.

GOAL 4:

Promote opportunities for economic development and a strong tax base.

Objective 1:

The City will capitalize on opportunities for economic development in order to enhance its tax base and provide its citizens with a high level of services by annexing property with good economic development potential, with regard for simple, logical boundaries where services can be provided efficiently.

POLICY:

The City will evaluate opportunities for economic development along Highway 89/91 and Highway 165 and will prepare annexation policy plans that include these key areas.

IX - Public Utilities and Community Facilities



1.0 Background and Introduction

A main challenge in dealing with any growth and development is to ensure that adequate public services and facilities are in place prior to completion of the development. These services include: fire, ambulance, police, culinary water, sewer system, roads, parking, street lighting, snow plowing, storm drainage, schools and school bus, public transportation, pedestrian access ways, parks, and recreation facilities. Planning and zoning, as well as City administrative services are also necessary. Other services required for development include: power, telephone, cable television and natural gas. Care must always be taken so that the rate of development does not exceed the capacities of the entities which provide the services.

2.0 Goals and Objectives

In general, all development projects, including individual structures on any current lot of record must pay for the total cost of required extensions of water and/or sewer services to their project, regardless of the distance required. Such extensions may include pipelines, valves, fire hydrants, pressure regulation valves, pumping or boosting facilities, manholes, vaults, clean-outs and storage systems if needed. All facilities must be built to City standards and specifications and guaranteed as per any current City codes. The costs of these extensions are in addition to any impact fees required for the development. Impact fees go toward developing general City infrastructure impacted by growth and acquiring water rights.

The owner and/or installer of the facilities may enter into “aid to construction” agreements with the City, if the City decides that they need to participate (at the City’s discretion) and upgrade the size or capacity beyond that needed for the project and its local. This enlargement would be for future service areas or capacities, and the City would pay the costs of the added capacity as per the agreement. The minimum sizing of the system must however meet the current City standards for that area.

The City and the developer may also enter into agreements to recoup the cost of proportionate shares of the improvements as connections are made to the extension by future growth. The developer or the City or a combination of the two, depending on which entity paid for the improvements, may enter into the agreements. The recovery period shall be specified by ordinance and only future connections, between the last termination of the City’s facilities and the end of the new extension may be recovered. Extensions added to the end of the facilities (designed to extend the services in the same manner as the previous extension) are not contributable to the original extension parties.

The following goals, objectives, and supporting policies are crafted to support the community vision of Nibley City.

GOAL 1:

Promote and encourage expansion and development of public service facilities and infrastructure within the Nibley area that will support first the existing residents and businesses safely, and secondly support the planned growth of the community. The City should also encourage future patterns of development and land use that reduce the infrastructure construction and operational cost and make efficient use of existing or planned facilities.

OBJECTIVE 1:

Require development to be timed and sequenced in a manner consistent with the capacity of available public services and facilities.

POLICY:

All planned developments, including all of its futures phases, must have in place agreements that ensure that all services required for the development are in place or constructed concurrently with the timing of the project. All required service must be active by completion of the development. Procedures are to be outlined in the Land Management and Development Code.

POLICY:

All on-site and/or off-site improvements must be insured stating that they will be completed satisfactorily and on schedule. Adequate guarantees must be in place before the final plat(s) are approved by the City.

OBJECTIVE 2:

Require Development to pay its fair share of the impacts created or public facilities required for the development.

POLICY:

All on-site public infrastructure and related facilities required by a development will be constructed according to City standards and specifications and paid for by the developer.

POLICY:

All off-site public facilities required exclusively to achieve capacity, or supply for the new development, will be paid for by the developer.

POLICY:

A fee resolution or ordinance will be developed by the City to pay for costs associated with review, outside planning, engineering, planning and zoning conditional use permits and other planning related costs, copies of codes and general plans. Also, impact and development fees for water, sewer, public safety roads, other infrastructure and schools may also be included and adopted. This resolution will be updated or reviewed on an annual or regular basis.

POLICY:

Involve interested and affected agencies in the City review process for new developments. These agencies should be on a sign off list or on a signature block on any plats to ensure that they have enough data to plan for required improvements to their service(s).

OBJECTIVE 3:

Require developers and/or public service providers to attain adequate capacity to serve the community through planned capital improvement programs.

POLICY:

Continue a City capital improvement program for water, sewer, roads, parks and recreational facilities. Establish detailed criteria, service priorities and responsibilities of establishing and implementing the programs. Use this plan as a device to formulate and regulate impact fees, and improvement standards for new developments.

POLICY:

Build closer working relationships between the various entities that provide services to the Nibley Area to ensure that their service capabilities match the City's growth expectations. A full range of services, including education, police and health should be considered.

POLICY:

Work with other service providers, including the Cache County School District, Hyrum Fire Department and Cache County, to facilitate the collection and distribution of impact fees for their respective services. Work with them in planning as well as implementation of their services to better serve existing and future customers of the City.

POLICY:

Coordinate with service entities to develop long range plans for the sequencing of development so that development is not allowed to create a patchwork or island(s) of service facilities that are inefficient and expensive to service or operate.

POLICY:

Require developers that provide their own irrigation water for their development or are transferring irrigation water to the City's water sources to prove the availability of "wet" water by provable right or water shares. Developers will not be able to provide culinary water outside of City supplies.

OBJECTIVE 4:

Review the City Culinary Water Master Plan and the Wastewater Management Plan to meet future predictions of growth in the City.

POLICY:

Prioritize and begin a capital improvement plan for the next 10 years to develop the Water and Wastewater systems improvements detailed in the Water Master Plan and the Wastewater Management Plan. Improvements should be accomplished as needed currently and by future needs on a schedule that would not overburden existing customers of City Services.

POLICY:

On an annual basis, review and update, if necessary, the water and sewer fee resolutions to keep up with current and future growth demands as well as new water quality regulations.

OBJECTIVE 5:

Design services so they do not create a heavy operational and financial burden on the City, either currently or in the future.

OBJECTIVE 6:

Coordinate with Cache County officials to ensure that growth around Nibley City occurs in a manner which allows the phased extension of services so that the creation of overlapping service districts and inefficient delivery of services are avoided.

POLICY:

Enter into an interlocal agreement with the County to ensure that developments around the City meet the intentions or objectives of this General Plan and will not jeopardize the servicing of City residents in the future. It should be assumed that the area within one mile of current City boundaries or within the current City annexation declaration could impact the City or its quality of life, whether the City has a schedule to annex that area or not. These areas should be jointly studied by the City and the County to decide whether it would be desirable to annex the development territory, even if it is not defined or classified urban growth.

OBJECTIVE 7:

Support the delivery of high-quality and cost-effective telecommunications services to Nibley residents.

POLICY:

Develop and pass an ordinance requiring the use of up-to-date equipment be used within the City even when it must be connected to out-of-date equipment.

POLICY:

Pursue redundant fiberoptic access throughout the City.

POLICY:

Work with other entities in lobbying for access to good telecommunication services on a regional or state wide basis.

OBJECTIVE 8:

Nibley City shall develop an emergency preparedness program for the health, safety and welfare of residents.

POLICY:

Annually clean around fire hydrants and update map of hydrant locations.

POLICY:

Annually test all fire hydrants within the City and repair or replace as needed.

POLICY:

Develop the means to keep the culinary water system and the sewer system working when electric power service is interrupted.

POLICY:

Annually inventory emergency resources available within the City.

X - Natural Resources



1.0 Background and Introduction

Nibley City is committed to protecting the Natural Resources that have enhanced its residential quality of life as well as the businesses of residents in and around the City. The people of Nibley represent the greatest resource in City and all policies regarding natural resource management should be developed not only to protect the land, but to protect the health, welfare, safety, and enjoyment of the citizens of Nibley.

Many factors contribute to the preservation of natural resources, not the least of which is protecting the farming and agricultural enterprises that have been developed by the farmers and ranchers in the area. Although the immediate consequence of this policy may not be realized, over a long term it will go further to develop an environment that is protected from outside development pressures and "over developing" than any other policy. Other protection measures include detailed protection lines and mitigation measures developed by code, not only to protect the environment, wildlife and scenic views enjoyed by the residents of the City but also protection from geologic and other natural or manmade hazards.

2.0 Goals and Objectives

The land use component of this plan discusses the concepts of using land management strategies to preserve tracts of open space. This is a popular concept among citizens who participated in the general planning workshops. Open space that is administered by the City may be converted to formal park space. Other lands may be preserved in its current condition, which may include agricultural lands, sensitive hillside or wetlands, etc. Managing natural lands such as hillsides and wetlands may require little attention from the City.

The following goals, objectives, and policies have been crafted to support the vision of Nibley City.

GOAL 1:

Preserve open space by the acquisition of property rights for the benefit of the citizens of Nibley City within a cost-effective well-managed system.

OBJECTIVE 1:

Recognize that open spaces are essential ingredients of the rural character and image of the City. The loss of these spaces will detract from the City's desire to be a unique place to live.

OBJECTIVE 2:

Work with developers, stakeholders, and other third party groups to encourage administration of most open lands to be by entities other than the City.

POLICY:

As a City, administer only open lands that are part of the City's overall parks and open space master plan.

POLICY:

Cohesively tie open space lands to the City as a whole through integration with specific district plans and trail networks.

POLICY:

Develop mechanisms for administering open space lands that will be within the City's financial and operational means.

GOAL 2:

To protect the natural scenic, agricultural, wildlife, water, air, solar, land and human resources abundant to the area around and within the City of Nibley and to provide protection from natural and manmade hazards associated with development in sensitive areas.

OBJECTIVE 1:

Develop and maintain "right-to-farm" policy for new and existing farmers and ranchers to protect traditional agricultural uses from excessive or un-managed residential or commercial growth.

POLICY:

Protect agricultural access and farming rights by implementing buffers between producing farms and ranches and incompatible developments.

POLICY:

Require protections and easements in and around developments for irrigation and other water courses, including land-drainage systems.

POLICY:

Do not allow existing agricultural rights-of-way to become residential access corridors without proper improvements, including measures and/or facilities implemented to protect future agricultural access.

OBJECTIVE 2:

Develop a sensitive lands overlay zone with accompanying regulations and requirements designed to protect existing residents and businesses as well as new development and residents by addressing effective land management and environmental issues such as:

- **High value or critical wild life habitats**
- **Known or suspected wet lands**
- **Unsuitable or critical building soils**
- **Sensitive slopes or slopes over 25%**
- **Flood plain or flood areas**

- **High vegetation/fire danger**
- **Known geologic hazards**
- **View corridors**
- **Hillsides and ridge-top protection**

POLICY:

The main areas designated as Sensitive Lands Overlay Zones are listed below. All requirements of the underlying zones will apply plus any additional environmental assessment or impact statement(s) and solutions as imposed by the City. The areas are generally described as:

- **The Blacksmith Fork River Bottoms**
- **The Wet Land in the Northwest Section of the City**

Additional sensitive lands areas may be defined as part of a transfer of development rights program. Defined in Appendix A, this type of program requires the designation of sending zones, where development rights are to be sold. Sensitive lands are excellent places for the sending of development rights.

POLICY:

New residential subdivisions in active river flood plains that are known to regularly flood during spring runoff season will not be permitted.

POLICY:

Extend regulations and environmental impact statements or analysis to areas outside the Sensitive Lands Overlay Zone if the City staff, Planning Commission or City Council decides that a sensitive land area exists on a smaller scale or area outside the main overlay zones.

POLICY:

Prohibit development in areas that are too sensitive or hazardous to be prudently and effectively mitigated using wise land management decisions and generally accepted environmental remediations or solutions.

POLICY:

Protect visual vistas throughout the City and protect homeowners access to light and solar or passive energy sources.

3.0 Implementation Strategies

Although development on sensitive lands, whether they be aesthetic or physical limitations, can often be mitigated; often it is desirable to use land use preservation techniques to move development to a more suitable location. The following techniques are described in more detail in the land use section of this plan, and in Appendix A:

- **Parks and Open Space Masterplan**
- **Sensitive Lands Ordinance and Overlay Zone**

- **Hillside/Ridgeline Protection Ordinance**
- **Large Lot Zoning or Density Reduction**
- **Performance Zoning**
- **Cluster Development**
- **Exactions, Dedications, and Impact Fees**
- **Transfer of Development Rights**
- **Purchase of Development Rights.**

Appendix A: Implementation and Funding



1.0 Implementation and Funding Sources

Funding rural character preservation, as part of an overall land use management strategy, can come from a number of sources. Agricultural based communities often have looked to programs, such as those funded through the US Department of Agriculture, for grant money. While this money does exist, and while money is available from the State's LeRay McAllister Fund, more creative techniques for financing are now being employed by many communities. A listing of these program, techniques, and funding sources is found in Appendix A.

Exactions, Dedications, and Impact Fees

Exactions may provide alternatives for local governments strained by the impacts of growth. Where new development creates a need for increased public services and infrastructure, such as park space, this proactive approach is intended to ensure that the new development pays for the needed increase in level of service.

When used for open space acquisition, a developer is typically required to leave a certain percentage of land undeveloped. Exactions are best used in conjunction with a flexible zoning code that allows for planned unit developments and clustering.

Impact fees are another option for local communities. Typically the fee is charged to developers for the purpose of financing increased facility needs or improvements. Capital improvement or project improvements that qualify for funding generation by impact fees include parks, recreation facilities, open space and trails.

Purchase Mechanisms

Purchase of Development Rights

A unique way to preserve open space for public interest is for local and state governments to purchase development rights (PDR). Purchase of development rights does not result in purchase of title fee simple. Rather, the rights to all future development are acquired, while the original landowner retains all other rights to the property. PDRs are voluntary programs. The advantage to the landowners is the devaluation of the land, and consequently reduced property taxes. The use of this technique is rare in Utah, although there are some land trusts that have experience in this area. Finding a willing buyer and seller is the challenge with this technique. The land in question must be suitable for use by the current owner (and all future owners), and worth preserving by the new owner.

Fee Simple Acquisition

Outright purchase of property is a simple and certain approach to ensure protection of open spaces. However, this can be very expensive depending on property values. Additionally, to achieve acquisition without condemnations, a community must rely on willing sellers. Nibley city will

need to evaluate the use of municipal bonding and other public funding mechanisms to purchase open space and parks.

Conservation Easements

Conservation easements are another tool for protecting land from development. As the PDR and TDR programs work, conservation easements also remove the development rights from a property. Under a simple conservation easement plan however, the development rights are held by a third party and cannot be applied to a separate piece of land. These development rights are often held by a land trust or a local governmental entity. The original landowner retains all other rights associated with landownership, but has given up the right to develop the land. Conservation easements can be purchased by a third party or donated by the landowner. One notable feature of giving up the development rights to a parcel of land is that the landowner receives a significant tax benefit. By stripping the development rights away from a parcel, the value of the property has been decreased, and therefore the property taxes are correspondingly decreased. In some instances if development rights are donated, there are tax benefits to the land owner.

Local Funding Sources

The city may consider, if additional park, open space, or trail lands are desirable, establishing a funding structure or mechanism for acquiring undeveloped and/or vacant land for use as parks and open space. While this list appears long and promising, in all reality many communities will find it a challenge to implement these funding sources. It may take additional City staff to work with the myriad of landowners who are located within the designated preservation areas. Programs that allow the City to provide financial incentives in exchange for preservation often are the best way for a City to implement new programs. Incentives can be, for example, in the form of local tax breaks, low interest loans, or density bonuses.

- **Private funding possibilities**
- **City funding mechanisms**
- **County General Fund**
- **Special Taxing district**
- **Collaboration with school districts**
- **State programs**
- **Federal Programs**

Private Funding

Private Donations

Private donations have been used in many instances for the development and construction of recreational facilities. Public donors, including

individuals and corporations, will be most attracted to higher profile facilities such as parks or recreational facilities. Obtaining these donations, which often are a tax benefit to the donor, generally requires an aggressive promotion and management by the city or other agencies. Generally, open space preservation in the form of rural character or agricultural land preservation comes in the form of a donation of land by a landholder. A common scenario is for a landowner to donate a portion of developable property, in an area that is desirable for preservation, in exchange for density bonuses to develop other portions of the land. This requires the City to adopt specific ordinances to support the incentive program.

Private and Public Partnerships

Cities and private developers may cooperate on a facility that serves the public, yet is also attractive to a developer. These partnerships can be effective funding methods for special use sports facilities like baseball complexes or soccer complexes; but are not as effective in developing neighborhood or community parks that provide facilities such as playground, informal playing field, and other passive recreation opportunities.

Land Trusts and Nonprofit Organizations

Private land trusts are non-governmental, private, nonprofit, charitable organizations. The National Land Trust Census has defined a land trust as a “nonprofit organization that, as part or all of its mission, actively works to conserve land by undertaking or assisting direct land transactions primarily the purchase or acceptance of donations of land or conservation easements.” While land trusts use a variety of methods to protect land, two of the most commonly used are the purchase of or acceptance of donated lands and the purchase of or acceptance of donated conservation easements. Some land trusts acquire land and then convey it to another nonprofit organization or a governmental agency for permanent protection and stewardship. Perhaps the most significant benefit of private land trusts is their flexibility to create partnerships between individual landowners, governmental agencies, and other private organizations to enable preservation.

City Funding – General Fund or Bonding

Mill Levy Increases

Many times, this is one of the most effective ways to generate a substantial amount of money for parks, trails, or open space. Mill levy increases allow money to be levied over a long period of time, but it can be difficult to reach community consensus on a tax increase. Often times a city can use generated funds to leverage money from other sources, such as government programs and matching grants from land trusts.

Recreation or Open Space Bonds

Bonds are usually made by a special investment company and sold to the public at current market prices with a guaranteed rate of interest. The funds generated are used to buy and/or build recreation facilities, as well as purchase open space. The city then has to repay the bond at a prescribed interest rate over a predetermined period of time. Bonds are most effective for large projects.

Special Improvement Districts

Residents within these districts (or areas) are assessed additional taxes above the regular mill levy expressly for the development and maintenance of public facilities and recreational projects in a specific area of the city. The idea is to have local users pay more for services that directly affect them. This option has rarely been used for open space preservation, as there is little service provided to residents. This program would best be utilized to fund parks, trails, or other recreational opportunities. There is some potential of using a special improvement district to operate lands that are purchased by the City, and preserved as park/open space.

User Fees

User fees can generate small to large amounts of revenue depending on the activity. Most of the facilities that charge user fees are special use recreation facilities such as golf courses, swimming pools and recreation centers. Many communities charge leagues and sports organization to use public facilities in order to recover some of the costs of upkeep and maintenance. This program is also best used for implementing parks, trails, and recreational facilities.

County, State, and Federal Programs

It is recognized that there is considerable competition for these funds, and that these funds are at times very limited. However, it is also been documented that creative communities have been successful at obtaining funding by demonstrating careful planning and a strong vision for the use of the money. It may take additional City staff to seek and obtain these grants. Some programs do require matching local funds, which may require the City to raise funds in some manner.

Community Development Block Grants (CDBG)

The primary statutory objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low- and moderate-income. The State must ensure that at least 70 percent of its CDBG grant funds are used for activities that benefit low- and moderate-income persons over a one-, two-, or three-year time period selected by the State. Sometimes these grants can be used towards the development or construction of parks, open spaces, sidewalks, trails, or

bridges. They may also be used to upgrade parks, provide new park equipment, and improve accessibility. HUD distributes funds to each State based on a statutory formula which takes into account population, poverty, incidence of overcrowded housing, and age of housing. Nibley may not be in a position to qualify for these grants, in the short term, due to the high level of high income housing in the City. However, as the City grows, it may find itself in a position to qualify for funding.

Land and Water Conservation Fund- State Parks and Recreation

These funds are administered by the Utah Division of Parks and Recreation; but they come from the National Park Service directly to the state to be used exclusively for outdoor recreation. Projects may include acquisition of land, building or repairing recreation and park facilities, provide riding or hiking trails, enhance recreation access, and provide other recreational programs and facilities. The program is set up as a state matching-grants program. Every state receives allocations of the Land Water Conservation Funds based on population.

Riverway Enhancement Program- State Parks and Recreation

Riverway Enhancement Program funds are available to state agencies, counties, cities, and towns for property acquisition and/or development for recreation, flood control, conservation, and wildlife management along rivers and streams that are impacted by high-density populations or are prone to flooding. Public outdoor recreation is the primary focus of projects. The State Park Board awards these 50/50 matching grants based on recommendation of the Riverway Enhancement Advisory Council and the Division of Parks and Recreation.

Non-Motorized Trails and National Recreation Trails- State Parks and Recreation

The Division of Parks and Recreation encourages the development of a statewide trails system through matching funds for trail development. Only multiple-use, non-motorized trails are considered for the program. The program provides money to renovate and construct trails, acquire trailheads, property, and trail corridors.

LeRay McAllister Critical Land Conservation Funds- Quality Growth Commission

The LeRay McAllister Critical Land Conservation Fund is administered by the Utah Quality Growth Commission and provides funding each year to preserve or restore critical open or agricultural lands in Utah. Money from the fund must be used to preserve or restore open lands. Applicants must provide matching funds equal to or great than the amount of the money received from the fund. Funds must be spent within one year of the date of the grant award. Fee simple purchase of land may not exceed 20 acres. Purchases of conservation easements or restoration projects are exempt from this restriction.

Congestion Mitigation/Air Quality

The Congestion Mitigation and Air Quality (CMAQ) program is intended to realign the focus of transportation planning toward a more inclusive, environmentally sensitive, and multimodal approach to addressing transportation problems. It provides \$6.0 billion in funding for surface transportation and other related projects that contribute to air quality improvements and reduce congestion. This funding, if available, would likely be administered by the Cache Metropolitan Planning Organization (CMPO).

Transportation Enhancement Funds

SAFETEA-LU, or the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users, provides federal funding through the Surface Transportation Program. Through the Surface Transportation Program, the city can apply directly for funds to pay for projects and programs that are transportation related with an emphasis on reducing auto trips, enhancing safety and providing intermodal connections. Although this federal funding source is traditionally used for transit and highway improvement, bicycle and pedestrian facilities are eligible activities.

2.0 Tools and Implementation Strategies

There are a number of tools that the City can use to implement the Proposed Land Use plan and achieve the goals and objectives outlined above. These tools have been successfully used in a number of other communities along the Wasatch Front and across the Nation. Every tool may not ultimately applicable to Nibley City, or applicable in every land use situation.

Programs that may be more useful to Nibley City are those that work within the land use markets, and use financial incentives to encourage appropriate land use techniques to take place. Many of the programs listed in this section are based upon this principle. Some of the most successful programs, although often more complicated to administer for small communities, are those that mix the available resources.

Land Use Map

One tool is the Future Land Use Map. This map and the associated land use classifications should be adopted and referred to when any new development or rezoning is proposed. The Proposed Land Use Map should serve as a guide to city planners to help decide whether a proposed development or zone change is appropriate or consistent with the City's plan for that area. Referring to this map and plan when making these types of decisions will ensure that all future development or redevelopment within the City is compatible with the desires and vision of both the City and it's residents. The City should strive to not deviate from the plan, except where the change would be supportive of the overall City vision. Where more complex land use strategies are employed, described in

more detail later in this plan, it is especially important to not make changes to underlying land uses that may defeat the purpose of the other strategies.

City Ordinances and Zoning Map

Nibley City should develop a series of City Ordinances and a Zoning Map to accompany and support the Proposed Land Use Map. Zoning that is not consistent with the Future Land Use Plan should be avoided. Where it is deemed appropriate to change current zoning, the Future Land Use Map should also be updated. Where more complex land use strategies are employed, described in more detail later in this plan, it is especially important to not re-zone properties where the action may defeat the purpose of the other strategies.

Small Area Plans

There are a number of areas within the City that the community may be interested in developing more detailed plans. Developing and implementing small area plans for these areas would provide the City with the tools to ensure that development of these areas occurs consistently with the community's desires and visions for these areas.

For each small area plan, the City should consider developing a series of goals and objectives for the area, identifying any issues or constraints to address, and proposing a longer-range plan to guide future development or redevelopment of that specific area. These small area plans may propose changes to the existing land uses or zoning of that area. Small area plan overlay zones could be used to apply additional development standards to those particular areas. Small area plans would be appropriate for areas with future development or redevelopment potential such as the town center and neighborhood centers (also described in the land use district section).

Parks and Open Space Master plan

The Nibley community has expressed interest in acquiring additional parks and open spaces within the city. A Parks and Open Space Master Plan could serve as a guiding tool for the city as future developments are proposed or as open spaces are annexed. A Parks and Open Space Master Plan would provide the city with an inventory of the existing park and open space opportunities within the city, assist in identifying areas of the city in need of more open spaces or parks, and assist in identifying existing open space preservation priorities for the city. Generally, parks are defined as developed (at least loosely) spaces with user amenities. Open Space can include park space, but also may include non developed lands, such as wetlands, sensitive hillsides, etc.

Sensitive Lands Ordinance and Overlay Zone

Nibley residents have expressed that they would like to preserve existing open spaces. One tool that the city should consider is a sensitive lands ordinance. If implemented, this ordinance could be used to guide

development within sensitive lands in a manner that appropriately addresses any environmental constraints of the land and the community's desire to preserve open spaces. The ordinance may make use of cluster or transfer of development rights techniques (described in more detail later in this document) as tools for preservation. Alternatively, the zone may simply limit development unless the sensitive lands are appropriately mitigated. A sensitive lands overlay zone would work in tandem with this ordinance to identify the areas that have sensitive lands characteristics or environmental constraints.

Hillside/Ridgeline or Viewshed Protection Ordinance

The community has indicated that it is interested in preserving the rural view corridors into and out of the city. A hillside protection ordinance is a tool for ensuring that the visual qualities of hillsides and ridgelines are preserved. Much of Nibley City consists of flat terrain, and would not benefit from an ordinance of this type. However, there may be key areas, or key future annexation areas that could contain key characteristics to be preserved. This type of ordinance can be used to limit development in areas that, as a community wide identifiable landmark, should be preserved.

Large Lot Zoning or Density Reduction

Zoning of identified preservation areas can be modified to require large lot sizes (e.g. five to 10 acres as exists in Nibley's current agricultural zone) that will presumably conserve substantial amounts of the open space. However, such regulations run the risk of being considered down zoning and may not be popular with landowners, or may be politically challenging. And, although large lot zoning does reduce the number of homes that can be built, it also can spread out homes in such a way that limits the ability of the remaining land to be used for recreation or wildlife habitat. It is best used in conjunction with cluster development or cluster zoning to preserve as much contiguous open space as possible for recreation, aesthetics and wildlife habitat.

Performance Zoning

Performance based zoning requires developers to show evidence that they can meet regulations (a specified level of performance) prior to the approval of their project. One common performance zoning measure is the requirement to maintain minimum open space ratios in a development. Developers could be awarded points for going above and beyond what is required by the city. For example, points could be awarded to developers for not impacting and/or leaving an open space intact. These points could translate to density bonuses, which may be used on or off site. When used with a PUD or cluster ordinance, additional points could be awarded for "moving" development to appropriate areas such as town or neighborhood centers. This bonus becomes an economic incentive designed to

encourage more appropriate development, rather than simply prescribing the development.

Cluster Development

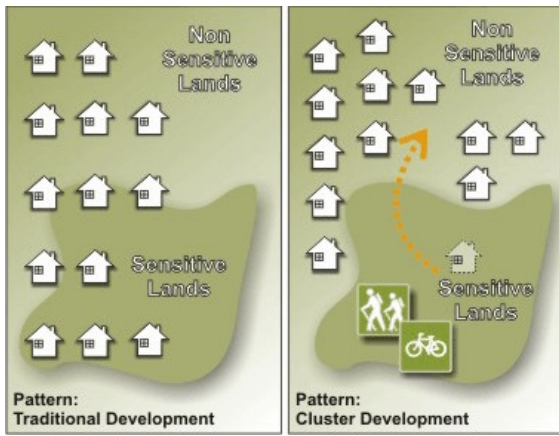


Figure 42: Illustration on how clustering works on smaller individual parcels

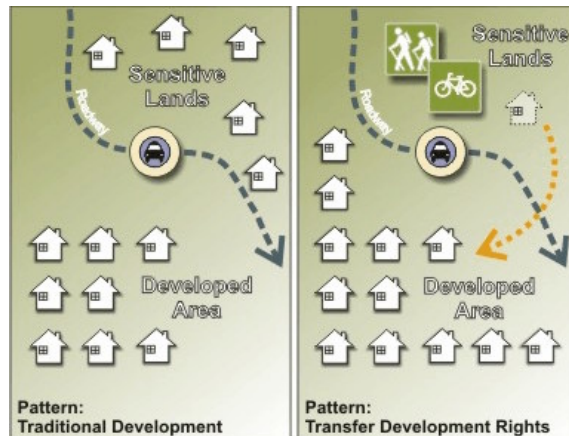


Figure 43: Illustration of how TDR works for large areas of land

Cluster development requirements are often part of a performance-zoning program (as described above). Cluster development is a strategy to maximize the amount of open space within a development plan. Development is clustered in less sensitive areas (or neighborhood centers) rather than evenly spread out at a lower density. The cluster development strategy can also involve providing density bonuses to developers in exchange for not building in sensitive areas. By granting density bonuses to developers, they can achieve a profitable development level without having to build in sensitive areas. Through clustering, an undeveloped preserve is created that may be jointly owned by the homeowners, or sold as a very large tract to a single owner. Usually this remaining open space is placed under a conservation easement. Such easements are usually assigned to non-profit such as an open space preservation organization or a local government entity. A third party holding prevents the easement from being removed without appropriate approval. The easement prevents further subdivision or construction. Conservation easements are discussed in a following section.

Transfer of Development Rights

Transfer of development rights (TDR) is a land use management tool designed to direct development away from areas that a municipality wants to preserve (i.e. wetlands, hillsides, agricultural land, etc.) to locations that are more appropriate for development (i.e. a town or neighborhood center). Land to be preserved is designated as a sending area (often as part of a City sensitive lands plan), while developable land is reserved as a receiving area (often using a town or neighborhood center overlay zone). Under a TDR system, sending area landowners are allowed to transfer or sell their right to develop for fair market value to owners of receiving area properties. This sale or transfer allows the receiving site developer to build a project with increased density in the receiving

zone. This can be a useful tool for farmland owners who wish to maintain their operation, property and lifestyle but are finding it increasingly difficult because of increase property values and taxes.

The concept of TDR is based on the assumption that title to real estate is actually a bundle of individual rights, which may be isolated and transferred to someone else (as is the case with water rights). One of the components of this bundle of rights is the right to develop land. After the original owner sells his development rights, he/she still retains whatever rights have not been transferred away.

TDR offers communities an alternative to expensive acquisition or more restrictive regulations. TDR is a new option, in a sense, a new property right that can be sold in a private market transaction with another property owner. Few programs seem to offer so much for so little—the community retains the critical resource without the acquisition costs, the property owner receives compensation in addition to property tax relief, and a developer can achieve a variety of densities generally not available within the community.

Specific state enabling legislation is not required prior to the utilization of a TDR program. However, this practice can only work within the right economic environment, and with careful analysis and designation of sending and receiving areas. Although not widely practiced in Utah, this technique is quickly gaining popularity since a TDR program has the ability to bring a large amount of open space into public ownership for preservation without a corresponding significant cost to the city.

West Valley city, Mapleton, and Summit County are local examples of successful TDR programs. Davis and Cache Counties are exploring the use of TDR to create public open space by offering additional density incentives to dedicate the reserved land as permanent, publicly accessible open space.

Appendix B: Community Survey Results



1.0 Community Survey Results

As part of a community visioning workshop held on February 24th, 2007, the following survey was available for City residents. The general comments that were provided by citizens from each question are listed along with the question. An 'X' is listed after survey answers that were received multiple times.

Citizen Survey Introduction

Nibley City is currently updating its General Plan. The General Plan should contain information that reflects the overall vision of Nibley City. In order to appropriately update the General Plan, Nibley City wishes to know your personal vision of the city.

Overall Questions:

1-Please describe your overall vision of the city. Please consider the four main discussion components as part of your answer. The four components are transportation, town center & economic development, land use, and parks & open space.

Preserve rural atmosphere XXXX
Economic development within the city not needed
Didn't need two gas stations
No driveways on arterials
Business/professional in town center that supports residential
Preserve open space XXXXXXXX
Low density housing
Developments planned around natural features
Controlled growth
More organized and centralized
Commercial along highways
Family oriented X
Leader in sustainable growth
Bedroom community
Separate identity with green belt

2-What do you like about living in Nibley? In other words, what characteristics define the community character of Nibley?

rural atmosphere XXXXXXXXXXXXX
close to Logan XXXXXXXX
good neighbors XXXXXXXX
available churches
aggressive city management
stable property values
not a lot of traffic
open space XXXXX
easy access to HWY
neighborhood parks

close to schools
very little crime

3-What do you not like about living in Nibley City? What can be done to correct these problems?

too many people
construction problems
loss of green space
seem unprepared for disaster
developers allowed to build on smaller lots
require larger size lots
establish main roads that are free from driveways
need 4-lane arterials
need bike lanes
need to diversity industrial base
not enough trails
road improvements needed
uncontrolled growth XXXXXXXX
too slow speed limit on roads
only one road that connects 165-91
roads that connect!
cookie cutter developments
make a plan!
no sidewalks XX
unkempt property
questionable city political decisions
3200 South is unsafe X
800 W is too busy

Transportation Questions:

1-Please describe any issues associated with transportation. Please consider all modes including automobile travel, bus service, bikes and trails, and walking (including children walking to school).

street lights-nighttime visibility
unsatisfactory bus system XXXXXXXX
bike trails/add bike lanes XXXXXXXXXXXX
3200 south needs to be improved soon XXXX
reduce speed on Highway 165
bus shelters with posted schedules
sidewalks XXX
limit access onto both highways
high density housing near highways
safe pedestrian crossing at highways X
cul-de-sac design is very confusing
improve 800 West's intersection with 89

2-If issues exist; can you suggest any solutions that should be considered?

need a complete sidewalk network XX
complete 1200 West
lights at ends of 3200 s.
cut off highway access at 800 W
keep 800 W open
use roundabouts instead of stop signs
frontage road along state HWY
requiring sidewalks in subdivisions
make a grid system that works
add crosswalks on Gibbons Lane
no ORVs on city streets
add signs alerting cars of bicycle traffic
pedestrian operated crossing signals at designated crossings
include bike lanes on all streets as they are improved.
overall park plan that includes bike/ped paths
penalize houses with overgrown weeds
weed abatement on city property
wider roads
more citizen input

Town Center & Economic Development

1-The City is considering developing a town center. What types of elements should be included in a town center? What services do you think are needed in the City? Civic buildings, retails shops, office space, etc should be considered.

Professional-physician, dentist, CPA, etc.
Library branch X
Post office branch XXXXX
City offices XXXXX
Selective retail shops XXXX
Fire station X
No retail XXX
Design standards
Rentable space for citizens XX
Park spaces/square X
Develop around schools
Police
Emergency services
Farmers market facility
Traditional architecture X
No chain stores X
No fast food restaurants X
Ice cream shop
Boutique shops
Bus station

No Library
Like Sugar House in Salt Lake (buildings on the street, parking in the interior)
Cultural center
Mixed uses
Pedestrian type of development
Curbside recycling

2- If the City were to have a town center, where do you think it should be located?

3200 S. near present city hall. XXXXXXXXXXXXXXXX
In the southwest corner of the city
North end of the city
(slower speed limit in town center corridor)
Near the new middle school

Land Use/Housing

1-Nibley City wishes to develop a future land use plan. Land use plans consider general categories such as agriculture, housing, retail, commercial. Specific land uses types such as multi-family developments and density types are discussed. Please describe your vision of how the City of Nibley should look in the coming years.

Against leapfrog development X
Should infill more
Slower growth,
Preserved green areas XXXXX
Trees along main roads
Need more multifamily, grouped together X
Large lots for housing-minimum ½ acre X
Commercial along HWYS XX
No commercial development on Nibley's Main street (HWY 165?)
Commercial/professional in city center XX
Industrial along RR tracks & highways
1-2 small multifamily units
Predominantly residential XX
Establish zones of % single family/% multifamily
No multifamily XX
Bedroom community for Logan
Accommodate most types of housing
Townhomes and condos located so as not to reduce property values of SF homes
Opposed to endless acres of apartments (North Logan)
Clustered housing X
Controlled growth

2-Are there specific types of land uses that you feel are incompatible within the City?

Multifamily and density types XXXXXXXXXXXX

Heavy industry XXXXXXXX
Residential along highways
Large sections of multifamily housing XXX
Large commercial use XXXXXXXX
No planted medians
High density development
No high rises
Slaughter houses
Waste treatment
Generic sprawl
Small lots

3-Are there specific types of land use that you feel should be encouraged to be in (or stay) in Nibley City?

Agricultural land XXXXXXXX
Agricultural preserve ala Schiess project
Open space XXX
Parks XX
Professional business parks
Equestrian
Single family owner occupied dwellings XX
Commercial along HWY 89
Disperse multifamily throughout the community, rather than concentrated
Retail in the city center
Unmaintained open space
Small to medium retail
Office space

Parks and Open Space

1-How important is it to you to have open space within the city? Please consider different types of opens space; agriculture, parks, ball fields, trails, wetlands, etc.

Focus on trail network XXXXX
More parks by HWY 165
Maintenance along 165-its an eyesore
Parks spread all over town XXXXXXXX
Wetlands XXXXX
Agriculture XXX
Main reason we moved to Nibley
Undeveloped land X
Horse trails
Activity parks near cluster housing X
More park space on the north side`

2-As the city has limited resources to acquire lands for open space, where do you think the City should focus its resources?

Trails XXX

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Develop business park along HWY 89 X
Make developers dedicate a percentage of area for parks X
Preserve open space, the type is not important
Link existing/future parks with trails.
Preserve wetlands X
Anything to encourage walking/biking
Trees
Open space preservation XX
Equestrian Park on city property on Hollow Road
Trails along the Blacksmith Fork to connect to Logan River system
Partnerships with USU, Nature Conservancy, Trust for Public Lands

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At a public open house held on May 16, 2007, participants were asked to respond to the following statement. The chart is a compilation of the answers. A photo of the actual response board is shown below the chart.

Issue	Strongly Agree	Somewhat Agree	Neutral	Somewhat Disagree	Strongly Disagree
I support smaller lots if it results in the preservation of open space.	19	9	0	6	1
I support City investment in a complete trails network.	28	5	0	3	5
I support development of small neighborhood centers throughout the City.	16	6	3	6	0
I support the development of a Nibley Town Center along 3200 South that includes limited commercial uses.	25	4	2	4	0
I support integrating quality multi-family housing in neighborhood centers.	7	10	5	7	6

