

Mayor's Report

12 December 2022 – 20 December 2022

Larry Jacobsen

Greetings, boss. Here is an update on some Nibley work.

Transfer of Development Rights (TDR)

The Planning Commission held a second Public Hearing on a Transfer of Development Rights ordinance. I have mentioned work on this ordinance in several reports, going back to February of this year. How time flies! Many thanks to the participants in the Public Hearing. I believe it was very productive, and the Commission heard well-stated comments from the public. To adopt this ordinance (and all land-use ordinances) the Planning Commission acts as a recommending body to the City Council. Because the Council will get their crack at it after the Planning Commission, and because I prefer that you get your official governance information from official sources (<https://www.nibleycity.com/> on the Government tab), I won't say a lot here. I feel, however, that it's worth a couple of sentences to explain TDR from my point of view.

The notice that was recently sent included a proposed map with green and red areas. If your property is colored green on the map, then TDR offers you a voluntary method to get paid for preserving your land as open space. The payment would come from a developer who could buy your development rights and transfer them to a red area in another part of Nibley. Doing this gives the red developer a density bonus on their project. A green landowner who sells their development rights still owns their land and can continue using that land as they did before the transaction. However, that landowner – and future landowners – cannot develop that land once the development rights have been sold. This is how open space is preserved by the TDR process. The ordinance would create the opportunity – but not the requirement – for this future private transaction between landowners, and the decision to participate is entirely voluntary.

New Council Member

As mentioned in the last report, Kathryn Beus was elected to the Cache County Council and will begin her term at the start of the year. It has been a pleasure to work with Kathryn on the Nibley City Council, and we owe Kathryn many thanks for her years of service to Nibley. While it's sad to see her move on, we can look forward to her help at the county level.

With Kathryn's departure, the City Council held a special meeting on 14 December to appoint a one-year interim council member. There were ten excellent candidates, and I appreciate their willingness to serve on the council. Picking one candidate was a difficult task, and I am happy to know that so many qualified people want to be part of our community governance. After interviewing the candidates and narrowing the field down to two, the council selected Erin Mann for the interim position. Erin has completed a master's degree in Environmental Planning and has served on the Planning Commission for the past ten months. Erin and her husband, Kevin, are raising their three young children in Nibley and are immersed in our community. From listening to Erin during past Planning Commission meetings, I know she is an analytical thinker with a practical approach to solving problems. I am looking forward to working with Erin on the City Council.

Solid Waste Proposal Reviews

The process to replace Logan's service of collecting, hauling, and dumping solid waste goes on. In the past week the Cache Waste Consortium, of which Nibley is a member, interviewed four different private contractors who responded to our Request for Proposals. We were able to discuss details of their business plans associated with their respective proposals. I felt there are four well-qualified bidders and look forward to working with the other members of the consortium to choose a contractor.

If you missed it, here is background information on Nibley joining the Cache Waste Consortium.

https://nibleycity.com/images/2022/Mayors_Journal/2022_11_23a.pdf

Miscellaneous

In addition to the Public Hearing on the TDR ordinance, the Planning Commission held a Hearing on a conditional use permit on 800 West. It was a well-attended meeting, and a great chance for the Planning Commission to hear Nibley's citizens. Over the years, Utah Code has swung in favor of private property rights on conditional uses. You might think a conditional use is one that is maybe permitted, and maybe not permitted. These days it means a permitted use where a municipality can impose reasonable conditions to mitigate the impact of that use. The goal of the Public Hearing was to better identify the tangible impacts of the proposed use and identify those mitigating conditions. Drawing the line between individual private property rights and the rights of the community can be difficult at times. I appreciate the public's involvement in the process and the Planning Commission's dedication to the process. You can find details via the official venue at our website for the 15 December Planning Commission meeting.

<https://nibleycity.com/index.php/government/planning-zoning/planning-zoning-agendas-minutes>

Merry Christmas!

I have been at this new job for nearly a year. Thank you for the opportunities you have given me in this role, and I especially thank you for being a part of our community. I wish for you a peaceful and restful Christmas holiday.

Thanks for reading, boss. Please call, text, or write anytime.

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Many thanks to Leslie Maughan for proofreading and giving feedback on this report.