



Mayor Shaun Dustin

Thoughts From Mayor Dustin

Ch-ch-ch-changes—David Bowie sang about changes—turning and facing the strange. This year has definitely been strange. The days seem the same, but things around us change constantly. This month, I want to tell you about some of the changes we are seeing and working through in the City that directly affect your lives. I think most are pretty cool, some are strange, and some we just have to work with.

Cool Changes—*A traffic light at Highway 89 and 3200 S.*—FINALLY! I've been working on this with staff and the Council for 12 years, and it's going to happen next fall. If all goes according to plan, construction will start in the fall and finish in early 2022. Until then (and after) be safe, be careful, and be kind when you are trying to get onto the highway from 3200 S.

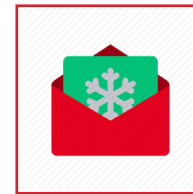
A Roundabout at 12th West and 3200 S.—Over the years, we've been able to pull together over \$3,000,000 in grants to rebuild this intersection. We are also rebuilding 12th west (it's going to take a while to finish because we are trying to do it with more grants and no taxes) to keep it neighborhood friendly. Your Council has approved a plan that prioritizes moving people, not just cars and trucks. Some really creative design is going to make this a real asset to the community. The first phase, the roundabout, is scheduled for next summer.

A free 18-Acre park—As part of the deal for the new Ridgeline subdivision, the City is going to get a new 18-acre park and trail system that will connect Elkhorn Ranch to 3200 S. and 250 W., all paid for by the developer. The long-term vision is to extend the park and trail system all the way up to 2600 South and tie into the Stokes Nature Center property and our park space on the river. Work on the subdivision and the park are going on now. This will preserve all the wetlands and muskrat/frog/kid habitat in the development and add playgrounds, playing fields, and safe walking and biking paths right in the center of town.

A new bike park—The Council approved a new mountain bike track to be built in the vacant lot next to Andher park on 3200 S. We need volunteers to help shape and pack the dirt. Contact Nibley Rec Director, Chad Wright, to help.

A New Way of Dealing with Development—Up to this point, these changes are exciting and positive for anyone who likes safety and parks, but the changes to how we deal with development might not make a lot of sense and start to look strange because they are not what we are used to, but I think they are great for the long term future of the City.

When the City develops, we have developers pay for new roads, sewers, sidewalks, trails, storm drains, and other infrastructure. We have found that, in the long run, the traditional approach to doing some of these things, especially storm drains and roads, can end up costing taxpayers a lot more than they need to in maintenance and repairs. We've also been told by the state



Nibley City Staff is Here to Help Through COVID-19

Nibley City may have periodic closures based on spikes in Covid-19 cases. Please check our website to see if our office is open. If our office is closed, please contact us via phone, email or chat. We are here and happy to help you.

City Hall

Main Number
(435) 752-0431

Utility Bills Michelle Jensen (435) 770-5242	Public Works Justin Maughan (435) 770-0727
Planning & Land Use Levi Roberts (435) 720-3543	Building Inspections Austen Powell (435) 979-6488
Recreation Chad Wright (801) 360-3183	City Manager David Zook (435) 890-9239



Nibley City Office

455 West 3200 South
Nibley, UT 84321

Ph: 752-0431 • Fax: 753-1510
Hours: 9:00 a.m.–5:00 p.m. (Mon.–Fri.)

Visit the Nibley City website at

www.nibleycity.com

Nibley City is also on



Go to www.facebook.com/nibley
and  our page

To contact Mayor Shaun Dustin
shaun@nibleycity.com

If you have comments, or information that could be included in the newsletter, please contact cheryl@nibleycity.com.

(continued on page 4)

Niblettes in the News

Each and every holiday season, the Hoopes' home is a must-see sight in Nibley City. The creative force behind this spectacular lights display is Oliver Hoopes.

Oliver Hoopes was born and raised in St. George while his wife Cassie was born and raised here in Cache Valley. They met in 2006 and were married shortly after. The Hoopes family built their house in Nibley more than ten years ago. They love living in Cache Valley and having all the seasons and feel it is a great place to raise a family. The Hoopes family has three girls, two boys and their rescue dog, Max.

Some guys like to hunt or play sports. Oliver just likes to be with his family. So if there's any excuse to go play with them, he does it. The Hoopes' love every holiday. Whether it's fireworks on the 4th of July or scary movies every night during October, they do it all, but they do Christmas the biggest. Oliver said, "The holiday is about remembering Christ and loving everyone all the time. It doesn't get much better than that. The way the world is now, everyone is just gone and busy and go, go, go, so I like to make something that gets every kid in the same car together. Have Mom or Dad put on the Christmas music and just go out and spend quality time with each other."



The Hoopes family goes out as a family almost every night during Christmas looking for lights and it doesn't have to be crazy big display. Even just 1 strand means something to Oliver. Oliver shared the following sentiment, "Someone had to take the time to buy the lights, get them out, set them up and turn them on every night, so someone else can enjoy them. So this year, more than ever, I feel like we need to put down the electronics and just be together for a little bit everyday."

If this year is anything like previous years, the Hoopes' home will not disapoint. Be sure to take Oliver's advise and go out and see it with your loved ones.



Drive Through Nativity Journey

Redesigned Live Nativity

Drive Through Nativity Journey

Don't let Covid-19 dampen your holiday spirit. Plan to view the scenes and listen to the wonder of Nibley's Annual Nativity from the warmth of your vehicle on December 11, 12 and 14 from 5:30 p.m.-8:30 p.m. Go to www.nibleycity.com to see the route and changes.



Holiday Light Tour

Thanks to some amazing residents with holiday exterior illumination and yard decorating skills, you have



a chance to enjoy the Nibley Light tour throughout the Christmas Holiday Season. Find an interactive google map of all the great entries and contest winners at www.nibleycity.com. Take your self-guided tour whenever it fits your schedule. Thanks again to all the entries that have made our holiday season deLIGHTfull!



Find the most up-to-date information on Nibley City recreation events and activities at

Chad Wright
Nibley Recreation
Director

www.nibleycity.com and
www.facebook.com/nibley.

Planning Our City

Understanding governing powers



Levi Roberts
City Planner
levi@nibleycity.com

Nibley citizens are encouraged to get involved in the development approval process of the City. The Planning Commission and City Council are involved with making a number of decisions which are often proposed by a specific applicant but impact the community at large. There are three types of powers that these governing bodies take action on considering issues presented by applicants. It is important for citizens wishing to be involved in the process to understand these three types of powers in order to have the most meaningful impact on decisions that such bodies are tasked with making.

Legislative

Refers to the power to make, alter, amend and repeal laws. Generally, legislative actions are generated in the interest of the general public, they impact more than a single property owner. In planning and zoning, these actions include rezoning requests and amendments to the city code, both of which relate to changes, alterations, and amendments of the current law. The legislative power granted to local governing bodies allows them to determine public policy for the general health, safety and welfare of the city. The most meaningful comments regarding legislative decisions may focus on issues that are broadly applied to the City at large and which relate to the general welfare of residents, not necessarily one individual.

Administrative

Means actions that are necessarily performed in order to carry out legislative policies and purposes of existing law. These actions involve the use of judgment by the governing body based upon criteria and standards of approval set out in city code. In other words, an administrative act is applying existing law to a particular application. Examples of applications requiring administrative action include conditional use permits, preliminary and final plat applications. In general, the approval authority for administrative actions are obligated to approve the application if all the standards in the city code are met. As such, the most meaningful comments regarding administrative decisions should focus on whether or not the application is meeting specific city code.

Quasi-Judicial

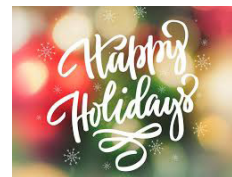
Is a term applied to actions of a governing body requiring it to investigate facts, or ascertain the existence of facts, hold hear-

ings, and draw conclusions from them, as a basis for official action and to exercise discretion of a judicial nature. Most quasi-judicial actions are a review of matters under an "error of law" standard which determines if the original decision maker made an error as a matter of law in applying a code or standard to a given set of facts or application. In most cases, quasi-judicial decisions are made by the city's administrative appeal authority, which is an appointed officer who hears appeals and variance requests.

Please contact Levi Roberts, City Planner if you have any questions about how to get involved in the development approval process.

Reminders from Nibley City Staff

Nibley City Hall—Closed



Nibley City Hall will be closed on Christmas Eve and Christmas Day, **Thursday, December 24 through Friday, December 25.** *Nibley City and its employees wish you a happy and safe holiday season!*

Snow Plows, Mailboxes, and Hydrants . . . Oh my!



The USPS requires that you clear the front of your mailbox of snow. If too much snow accumulates in front of your mailbox, your mail service may be interrupted.

While you are clearing your mailbox, you should also clear your neighborhood fire hydrant. Please clear enough perimeter to walk around the hydrant and clear a path from the hydrant to the street. Your efforts could make a huge difference in a fire.

Finally, we all know that snowplows and mailboxes don't mix. Nibley City's Public Works staff do everything they can to avoid mishaps. Unfortunately these adversaries occasionally have an unfortunate encounter. Please let us know when this happens. However, most mailboxes are hit because they are not built to the national specifications adopted by the USPS (www.usps.com/manage/mailboxes.htm) and protrude into the public right-of-way.



Keep snow and ice 3 feet away from fire hydrants. In case of fire, firefighters need to be able to get to the hydrants quickly to protect people and property.

Do not push snow into the street

Help Nibley City's Public Works department keep our roads clear and safe. Please do not push or shovel snow from your driveway or sidewalks into the street.

Parking Tickets

We sincerely hope this is not an issue for any of our residents, but if you should receive a parking ticket for parking overnight on a Nibley City street, you may pay that \$25 fine at Nibley City Hall.

—Nibley City Staff

Nibley's City Council meets the second and fourth Thursday of each month at 6:30 p.m. However, the City Council will only meet once in December on December 10th. The Nibley City Planning Commission typically meets the first and third Thursday of each month at 6:30 p.m. You can find full agendas and reports for each meeting of the Nibley City Council and Nibley City Planning Commission at www.nibleycity.com and www.pmn.utah.gov. Agendas and reports are posted the Friday before each meeting.

(Thoughts From Mayor Dustin, continued from page 1)

legislature that we have to change some of the ways we do things. It turns out that we can do both of those things but it makes our city look different.

One example is roadway widths. Wide roads look nice, but how much tax money is that worth? A 45-foot-wide road costs 50% more to maintain than a 30-foot-wide road. It takes longer to plow in the winter and costs more to repair in the summer. That means we have to have 50% more plow drivers, 50% more salt, and our trucks wear out 50% faster. On top of that, if they are sized right and we have sidewalks, narrower roads can be safer for drivers, walkers, and bikers. It's actually less expensive to have bike lanes that are not on the street than bike lanes that are on the street because bike lanes on the street are built to handle cars not bikes. It also means we need to have sidewalks and think about bike paths but we do that anyway. Sure, sometimes we need wider roads because there are just more cars or we want the cars to go faster, but we don't need wide roads on low traffic streets. That's a change you are seeing, and will continue to see, as we build new roads.

Another example is with storm drains. Traditionally, cities put in curbs and gutters and pipes to catch stormwater. Then they run it to a big central collection point or dump it in a river. That's bad for the rivers and the canals, and it's bad for taxes because all those pipes have to be replaced and maintained. The State has changed rules about this and is starting to require a different approach. Each property now has to keep at least some of the water it collects from rain and snow, on the property so it can drain back into the ground. You might start noticing more houses without curbs and gutters, and a drain into the space between the sidewalk and the street. This is a better way to deal with stormwater for the environment and for taxes, but it's different. It's a change.

Things are changing around us, but my hope is that for you the important things are not what the City does or what the president does or what the world does. I hope that for you, especially in this time of year, when we make time to think about love and sacrifice and service and hope for the future, that you won't worry about dumb little things like whether there is a curb or whether a road doesn't look like it used to. I hope that you just have time to enjoy your family and friends and hopes and dreams. I hope that sickness has passed you by, and that you are able to face whatever fears and troubles you have with courage, family, and friendship.

Thanks for your service. It makes me happy to be able to bring you good news this holiday season.

Mayor Dustin

Cache Valley Wildlife Association

Holiday Cooking



With all of the holiday cooking going on in your kitchen this time of year, don't forget to whip up a hearty, protein-filled meal for our feathered friends. Suet is simple and inexpensive to make and attracts some of Cache Valley's favorite wintering birds, like woodpeckers and chickadees. Nutritious food sources become even more important as seed and other forage are blanketed by snow and the cold temperatures increase the stress to birds. Suet contributes to the survivability of birds during the harsh months.

How to make suet:

1. Suet is typically made from rendered fat to create a solid form with added nuts, grains, and berries. Ask your butcher for fat trimmings that can be used to create this delicious winter meal. To render the fat, heat it gently over the stove until melted. Strain the liquid fat until all meat traces have been removed. Vegetable shortening can be used as an alternative. Simply melt it down as you would to render the fat.
2. Once you have hot, rendered fat or vegetable shortening, you can add additional nutritious treats such as flour, oats, nuts, peanut butter, dried bread crumbs, cracked corn, raisins, and dried cranberries. Here is an example of a recipe that you can create in your kitchen.

1 cup rendered fat or vegetable shortening
 1 cup chunky peanut butter
 (+ to hot fat/shortening)
 3 cups ground cornmeal
 1/2 cup white or wheat flour
 1 cup berries, nuts, etc.

3. Pour the suet mixture into some type of mold after combining the ingredients. Molds may include orange juice cartons, cupcake liners in muffin tins, egg cartons, pine cones (rolled in the suet mixture), and even ice cream cones. Add a length of string or twine to the mold before the suet hardens so you have a means of hanging your creation outside.
4. Freeze your suet in the mold for a few hours, release from the mold, and hang it outside near shrubs and trees (for protective cover).

And, there you go! Dinner is served! Grab your bird book and your binoculars and watch your wintering birds feast from the warmth of your home. **Tip:** These treats also make great gifts for friends and family over the holidays!

Becky