

Nibley City General Plan RFP

Questions and Answers submitted prior to deadline (January 2 at 5:00 PM MST)

- *Are there constraints -- legal or political -- with further annexations? If not --*

Any annexations must follow the constraints of Utah Code. The City has not adopted any additional standards for annexation. In general, annexations have not been politically challenging in Nibley if they are located in the City's Annexation Declaration Area.

- *Is development south/southwest of town limited by "air quality issues " (the nice term) from the beef processing plant on the north side of Hyrum?*

At this point in time, this has not been a considerable constraint in this area. However, this is not to say that it couldn't be an issue as growth pushes further south.

- *Any problems with annexing the farming area southeast of town -- between the existing city limits and the foot of the mountains?*

There are certain areas that conflict with other City's annexation plans, specifically Millville. Also, access is a challenge for much of this area and a large portion is owned by Utah State University for agricultural and wildlife research.

- *Same question with annexing more land west of the highway, and the undeveloped land to the north.*

In general, areas west of town are challenging for development due to wetlands and high water table levels. North of town, for what is remaining, it is generally already annexed to Logan for future growth.

- *Is the residential area northwest of town served by Nibley utilities? If so, can Nibley annex it?*

In general, the City only services areas with utilities that have already been annexed. However, it is likely that areas adjacent to the City are most efficiently served by Nibley City.

- *Have design standards for public infrastructure and streetscapes, as outlined in the 2016 General Plan, been adopted?*

Yes, the City has adopted engineering design standards for public infrastructure and streetscapes: https://nibleycity.gov/wp-content/uploads/2023/10/Nibley_City_Engineering_Design_Standards_Details_2022.pdf

- *Additionally, has the city implemented the street hierarchy and street plan? It appears that many design standards were included in the 2019 Transportation Master Plan (TMP) under the Future Conditions and Recommendations chapters.*

The City has a street hierarchy and street plan incorporated into our Transportation Master Plan, which specifies local, collector and arterial streets. Link to TMP

- *Has the city developed a town center master plan?*

As part of the 2016 General Plan, a Town Center Design Study was developed. This was not an adopted plan, but a study to explore the potential for a town center. The City is currently working with Cache Countywide planning to develop a Town Center Master Plan. There is anticipated to be coordination between the General Plan project and the Town Center Master Plan development.

- *Has the city formally identified park-and-ride locations? Currently, it seems a park-and-ride lot is informally designated at the LDS Church located at 360 West 3200 South.*

The City has not formally identified park-and-ride locations. 360 W 3200 S is not really a park-and-ride lot and is not directly served by Connect Transit bus service.

- *Do front/back covers, and the "estimate of costs" count towards the 10 page maximum in the proposal.*

Front/back covers and cost estimates do not count toward the 10 page maximum.

- *Is the development scenarios intended to cover the entire city boundaries? Or just vacant lands? Or is there specific special areas that would be targeted for review of the scenarios?*

The development scenarios should cover the whole project area, which includes both the City's existing municipal boundaries and our annexation declaration area. That said, it is anticipated that most of the City's built up areas would be considered

as areas of stability. These are meant to be conceptual maps that provide various approaches to land development within the next 30 years.\

- *The RFP states that Staff will be presenting the plan to PC and CC and sounds like they are the ones completing the adoption facilitation process, so that would be excluded from the scope of work, correct?*

Yes, City Staff will be completing the adoption facilitation process.

- *Related to this question is if the scope of work would then need to include other PC/CC meetings of like kick-off, workshops, or similar with those groups? Or would the work be limited to Open Houses and Workshops for the residents only and that the PC/CC could attend if they wanted to and be part of the public engagement meetings, but that nothing specific for them would be held.*

It is likely that there will be opportunity for Planning Commission and City Council engagement during the process of formulating the General Plan that the consultant may be involved in, although Staff would be available to support.