

**Juab County Planning Commission  
Work Session  
June 7, 2023**

**Welcome/Prayer/Pledge**

Chairman Quinton Kay opened the work session of the Juab County Planning Commission on Wednesday, June 7, 2023, at 7:00 PM in the Juab County Conference Room in Nephi, Utah. He welcomed those attending, thanked them for coming. Vice Chairman Nichols said a prayer. Chairman Kay lead the Pledge of Allegiance.

**Commission Members Present:**

Chairman Quinton Kay, Vice Chairman Shirl Nichols, Commissioner Mike Kramer, and Commissioner Leslie Rice.

**Commission Members Absent:**

Commissioner Steven Bunker.

**Others Present:**

County Commissioner Marty Palmer, County Commissioner Marv Kenison, Commissioner Clinton Painter, and Secretary Tracy Painter.

**County Zoning**

The Planning Commission and County Commission identified areas on a county map for different zoning. They identified heavy industrial (blue on the map), light industrial (light green), and commercial (orange). They also discussed the need to have a commercial zone, a highway commercial, agricultural, and residential. They would also like to find out if it is ok to still have the -G and -R overlay zones for gravel pits and recreational subdivisions. They thought that storage units should be allowed in the light industrial zone.

**County Transportation**

The Planning Commission explained to the county commission that there is a need to preserve a transportation corridor on the west side of Mona going south to Nephi. There is a road planned for along the base of the west hills following the power lines, but they think there should be one in between that one and Mona. There needs to be a corridor preserved that runs through the area where the Thirsty Valley solar farm is planned to be located. The Planning Commission

also wants to preserve access every mile or so, where it makes sense, off Old Highway 91 so property behind fronting property will not be cut off.

### **Other Business**

County Commissioner Palmer said that he had been thinking about the storage units ordinance and he thinks the minimum number of units that must be built in order to build a manager's quarters should be 50. He feels that the investment needs to be bigger than 20 units.

They also wanted to make sure the moratorium on indoor and outdoor storage is put in place at the next County Commission meeting.

The Planning Commission members talked about changing the subdivision ordinance. They want the wording removed that allows for a regular subdivision that requires someone to pledge per lot, the amount of acreage the zoning district requires for a single home.

### **Adjourn**

The work session adjourned at 9:10 PM.