

# Juab County Planning Commission

## April 17, 2024

### **Welcome/Prayer/Pledge**

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, April 17, 2024, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Steven Bunker said a prayer. Vice Chairman Mike Kramer lead the Pledge of Allegiance.

### Commission Members Present:

Chairman Shirl Nichols, Vice Chairman Mike Kramer, Commissioner Steven Bunker, and Commissioner Chris Memmott.

### Commission Members Absent:

Commissioner Leslie Rice and Commissioner Brady Blackett.

### Others Present:

Zoning Administrator Colby Park, Secretary Tracy Painter, and Sadie Larsen.

### **Public Hearing – Liang Zone Change Request**

Chairman Nichols opened the public hearing for the Laing zone change request at 7:01 PM. He explained the public hearing process. He asked if anyone wanted to comment.

The public hearing was open for 10 minutes. There was no public comment.

Chairman Nichols closed the public hearing at 7:11 PM.

### **Minutes - March 20, 2024**

The Commission reviewed the minutes of the meeting held on March 20, 2024. Shirl noted that the vote on the motion to approve the Bryant conditional use permit and how everyone voted was left off. It should state that a vote was held and everyone voted in favor of approving the permit.

Vice Chairman Mike Kramer moved to approve the minutes of the March 20, 2024 meeting with the noted correction. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

## **Consider Liang Zone Change Recommendation**

Sadie Larsen was present representing the Liang's. Chairman Nichols asked if there were any questions or concerns that needed further discussion. There were no concerns expressed.

Commission Chris Memmott moved to recommend the County Commission approve the request by the Liang's to have their parcel XD00-3819-2 currently zoned A1-160 changed to ID. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

The next step will be to go to the County Commission for final approval. Colby said that they will get on the agenda on May 6<sup>th</sup>. Colby will let her know of the time.

## **Other Business**

Colby reported he met with Kendal from Jones & DeMille Engineering. She is going to start diving into the land use code update. She will get things organized and set up. When she is to the point where she needs input, she will want to meet with the commission.

Shirl said that he would like to see zoning around the two wider freeway overpasses north of Mona. We need to preserve the areas, so we don't have homes going in and destroying our options of having light or heavy industry or commercial uses. The area by the old boy's home west of the highway, down to the railroad tracks is fairly flat and would be a good area for heavy and light industry. We just need to get the areas preserved before they are developed with homes and it's too late.

## **Adjourn**

The meeting adjourned at 7:27 PM.