

# Juab County Planning Commission

## October 16, 2024

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

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, October 16, 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 Leslie Rice, Commissioner Steve Bunker, and Commissioner Chris Memmott.

### Commission Members Absent:

Commissioner Brady Blackett.

### Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Secretary Tracy Painter, Shari Cowan – Nephi City Council, Riley Park, Kaleb Washburn, David Simpson, Clint Ashmead and Jon Jensen.

### **Minutes - September 18, 2024**

The Commission reviewed the minutes of the meeting held on September 18, 2024. No corrections or changes were mentioned.

Commissioner Chris Memmott moved to approve the minutes of the September 18, 2024 meeting as written. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

### **Stuart Fields Subdivision Final Plat**

Riley Park presented the Stuart Fields Subdivision final plat to the commission. Shirl asked if all the issues we had were addressed. Colby said that the county recorder wanted the property boundaries cleaned up, that has been done. There are going to be two wells. They have the required amount of water. He is going beyond what the code requires for storm drainage; he is doing curbing. The water will run into an underground storm chamber and disperse from there. The road is to county standard but will be private.

Vice Chairman Mike Kramer moved to recommend the Juab County Commissioners approve the Stuart Fields Subdivision final plat. Commissioner Steven Bunker seconded the motion. The motion carried all voted in favor.

### **Mona Peaks Subdivision Preliminary Plat**

Kaleb Washburn and David Simpson presented the preliminary plat for Mona Peaks Subdivision. Colby reminded the commission that this was west of Mona on Goshen Canyon Rd, Sharon Michael's property. The frontage requirements are met. Lynn, the road supervisor had him match what they did with the two subdivisions north of them. The new road to the existing house will be considered a private drive. There are a couple of property boundaries that Colby and Debbie, the county recorder wondered what it would take to clean them up.

Vice Chairman Mike Kramer moved to approve the Mona Peaks Subdivision preliminary plat. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

### **DCPC Conditional Use Permit**

Shirl asked what DCPC stands for. Jon Jensen and Clint Ashmead were present to represent DCPC. They said that it stands for Data Center Power Collaboration. The project includes buildings and infrastructure. It is located north of Mona Reservoir, west of the old boy's home. They said that their business is primarily data centers, they will do both data processing and data storage. They believe that about 500 jobs will come. They are planning on doing some on-site power generation. They will have 3 to 4 buildings that are 500,000 square feet. There will be office space for technical support people, administration, management and a few sales and marketing people. They are going to put in a micro filtration system for wastewater treatment. They will have an on-site tank for water, they do have access to some water in the area. They will have their own water treatment. They will have to improve the road and may have to improve the railroad crossing. He said that they think they can get the employee count to 3,000. They want to drill a well and haul in water.

County Commissioner Palmer asked if the road was a graded county road with 66' right-of-way. Colby said they have discussed improving the road and possibly straightening out the railroad crossing. That will all have to be done at site plan approval. He thought that it was a prescriptive use road.

They will hold a public hearing at the November meeting.

### **Subdivision Ordinance Update**

Colby presented the commission with a summary of the proposed changes to the subdivision ordinance. Colby emailed out a copy of the complete 57-page document. The town

homes and multi-family does not apply to us because we don't allow them but, in the future, if that changes there are places reserved in the code for those. Most of the changes are driven by the changes made by the state legislature. We also went through and organized our existing code.

Colby went through some of the main points. A minor subdivision that meets all the requirements is not required to go through the Planning Commission, it is approved through the zoning office. Small subdivisions, a typical subdivision, is not really outlined in our code. Our small subdivision with pledge would fall under small subdivision. Kendall, from Jones and DeMille, has been working with Colby on getting all the required changes in and cleaning things up in the code. She suggested that we go back to using "cluster" because it is what the planning world knows. The acreage requirement is staying the same. We now have something addressing agriculture splits. It has been added that all subdivisions require a soils test.

Colby suggested that we hold the public hearing at the November meeting. In the meantime, commission members need to go over it so we can talk about it and make a recommendation in November. If there are any changes, email them in and we can get them updated.

### **Other Business**

County Commissioner Palmer was concerned about the data center having 3,000 employees and the wastewater system and drinking water. They will have to meet Health Department requirements at site plan.

Commissioner Memmott asked what we approve with a conditional use permit. It allows them to do an industrial use in the agricultural zone. They will still have to go through the site plan approval process and get building permits.

### **Adjourn**

The meeting adjourned at 8:14 PM.