

Juab County Planning Commission

May 21, 2025

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, May 21, 2025, at 7:06 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Steven Bunker said a prayer. Commissioner Mike Kramer led 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

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Nephi City Council Member Shari Cowan, Kaleb Washburn, Jeremy Witt, Joe Humphrey, Meadow Perides, Rita Richins, Mike Lyman, Bryson Hinkins, and Morgan Andrews.

Public Hearing – BHI Zone Change Request

Chairman Nichols open the public hearing for the BHI zone change request at 7:08 PM. He asked Colby to explain what the project was and then comments will be taken.

Colby explained that BHI came in with their zone change request between meetings. We decided to put the hearing on the agenda and get the noticing done to help them move forward. He showed the property on the map. There are 600 acres in 3 different contiguous parcels. The parcels are zoned both A1 and GMRF. Both zones allow for gravel pits with a conditional use permit. They want to add the -G overlay so they can do gravel extraction.

Commissioner Palmer asked if there was a company already designated for the project.

Mike Lyman representing BHI Inc. said they are a Wasatch front and rural Utah contractor that provides aggregate for utility projects and solar projects. They are working with the Andrews family to purchase the property to develop an aggregate source.

Chairman Nichols said that in the past the county has had concerns about the impacts that gravel pits have on the roads. The companies who have main offices outside of Juab County send those tax dollars to the county the offices are located in and Juab County has to absorb the cost of damages and maintenance of the roads. Mr. Lyman responded that they want to get the -G overlay and in the next step they are going to present some proposals for compensation to the county. He also wanted to know if that would be also required of the other pits in the county.

Chairman Nichols closed the public hearing at 7:17 PM.

Joe Humphrey wanted the commission to realize that growth was coming and there would be plenty of opportunity to have direct funds stay in Juab County. He knows this gravel is good gravel.

Commissioner Mike Kramer said that we have expressed this same concern to several other companies who have applied for gravel pits.

Chairman Nichols said that he is just trying to protect the county.

Minutes 3/19/2025

The commission reviewed the minutes of the March 19, 2025 meeting.

Commissioner Steven Bunker moved to approve the minutes of the March 19, 2025 meeting as written. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

BHI Zone Change Request Recommendation

Chairman Nichols asked what the other commissioners were thinking regarding the -G overlay request.

Commissioner Kramer asked if they would be locked in if they approved it. Colby said that they would get the overlay but they still have to come back in and get the conditional use permit and an agreement could be listed as a condition.

The area under consideration is three parcels. Zoning splits the parcels, some is zoned A1 and some is zoned GMRF.

Commissioner Bunker feels like we should recommend the change because there is going to be a conditional use permit later.

Commissioner Memmott also felt like we need to recommend the overlay as long as we can put something in the conditional use permit to cover the costs of the impact from the

business. He felt it was important for new businesses moving into the county to cover the cost for impacts they create.

Colby said we can't do anything about the existing pits that are already in place, but all of the new pits will all be following the same rules.

Commissioner Steven Bunker moved to recommend the County Commission approve the -G overlay zone change request from BHI to parcels XB00-1426-11, XB00-1428-61E, and XB00-1428-21E. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Homes by Mountain Country Zone Change Request

Joe Humphrey and Meadow Perides presented their project for an industrial park to the commission. The property is located west of Nephi by the Stotz business. The property was formally owned by Jeff Sanders. They split off the homes into 2 one-acre parcels, they are not included in this project. All the property lines have been cleaned up by fence line agreements with the adjacent property owners. They want to change the zoning to industrial. The lots will be ran by a community well, power is Rocky Mountain Power, and Nephi City will provide gas. The road will loop around from the highway to the existing road. They will hold the public hearing on June 18th. They will have to decide on the road, will it be deeded over to the county or be a private road. Will it need to be paved or can it be gravel.

County Commissioner Palmer asked what they were going to do for fire protection. The park in Mona was done on a case by case basis. The Ralley Trailer's had to bring in big water tanks.

Larry Seth Wright & Owners Zone Preliminary Plat

No one was present representing the Larry Seth Wright project so the commission did not address it.

Mona Peaks Commercial Vicinity Plat

Kaleb Washburn presented the vicinity plat for the Mona Peaks Commercial Subdivision. The property is located on Goshen Canyon Road and Cow Lane, west of Mona. They are industrial lots. The lots mostly range from $\frac{3}{4}$ of an acre to just under two acres. Kaleb said that they are trying to keep them as affordable as possible. They are going to deal with water on a case-by-case basis. He has plenty of water shares to use. They are planning on handling fire protection the same way. This is a vicinity approval, which basically says that there aren't any obvious reasons why this won't work at this location. Commissioner Palmer asked if the Health Department was going to let him put in 24 septic tanks. Colby suggested that Kaleb contact the Health Department to see if they can put a septic on those smaller lots.

Commissioner Mike Kramer moved to approve the Mona Peaks Commercial Subdivision vicinity plat. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Rita Richins Dry Camp Discussion

Rita Richins said that she has property located by Yuba and would like to use it for camping. The property is 200 acres. She would like to be able to charge people to camp. It would be dry camping, she doesn't have water. She has outhouses that she rents from "On the go" and they service them once a week.

Colby said that it is zoned GMRF. She is on property when campers are there. She does not let people dump on the property. The commission told her to go to the county clerk's office and get a business license.

She was also wondering about putting up a glass dome. She was asked if it was portable. She said that it was. They said that she wouldn't need a permit.

Other Business

Mike said that he was always concerned about fire hazards. Colby said that the fire marshal Scott Spencer was addressing each case individually.

Colby said that this subdivision was left off the agenda. They can still talk about it, but they wouldn't be able to make any decisions. The property is located on Goshen Canyon Rd. It is north and east of Kaleb Washburn's subdivision. There are 7 lots, 5 acres each. They are going to keep the remaining property as HOA common area. They will have some lot line adjustments to make. The commission couldn't see any problems with the development in that area. There is a chance that this development could be done under the new rules. Jeremy Witt is the developer.

Adjourn

Meeting adjourned at 8:12 PM.