

Juab County Planning Commission

June 18, 2025

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, June 18, 2025, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Chris Memmott said a prayer. Commissioner Mike Kramer led the Pledge of Allegiance.

Commission Members Present:

Chairman Shirl Nichols, Vice Chairman Mike Kramer, Commissioner Leslie Rice, and Commissioner Chris Memmott.

Commission Members Absent:

Commissioner Steven Bunker

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Nephi City Council Member Shari Cowan, Mark Martineau, Carrie Martineau, and Seth Wright

Public Hearing – Homes by Mountain County Zone Change Request

Chairman Nichols opened the public hearing for the Homes by Mountain County zone change request. He asked if there was anyone present who wanted to make a comment.

Colby asked if everyone remembered where the property was. It is west of Nephi out by Stotz. It is the property formally owned by Jeff Sanders. Joe Humphry now owns the property. Commissioner Palmer confirmed the zone change request was to industrial.

Chairman Nichols closed the public hearing at 7:08 PM. He said that if someone came in and wanted to comment they would hear them out.

Minutes

There were no minutes available for review.

Mark Martineau Private Road/Frontage for Single Family Residence

Mark and Carrie Martineau approached the commission with a question about building out in the county. They are looking at property north and west of Mona, about a mile or two from the city limits. The property is accessed by an easement. Shirl explained that the problem is they don't have frontage on a county road. The main reason for the requirement of county road frontage was for emergency services/fire access. He didn't feel like the current requirement should be changed because it would open the door for homes all over the county with no access for emergency services. The commission said if they wanted to change it, they would have to go through the process, and the county commission has to actually make the change. They advised the Martineau's to go talk to Lynn, the road supervisor to see if there is a possibility for the county to accept a new road.

Larry Seth Wright & Owners Preliminary Plat

Seth Wright presented the preliminary plat for his dry recreational subdivision to the commission. The subdivision is located south of Yuba Lake. Mike asked him if the water trough issue got worked out. Seth said that he thought that Monroe's were going to move it. He also said that it didn't bother him if it stayed.

Colby said that the plat is still mostly just a survey. In the DRC review, the following issues came up: the details of the roads need shown on the plat, the boundary needs cleaned up, all the parcel numbers need to be listed, the boundary description needs to be on it, lots need addresses on them, the parcel that is not included needs to be taken off, it needs to have a name, the CC & R's need to be done and an HOA established. Colby sent him an example showing what a plat needs to look like.

Commissioner Leslie Rice moved to approve the Larry Seth Wright & Owners preliminary plat with the corrections of: the details of the roads need shown on the plat, the boundary needs cleaned up, all the parcel numbers need to be listed, the boundary description needs to be on it, lots need addresses on them, the parcel that is not included needs to be taken off, it needs to have a name, the CC & R's need to be done and an HOA established. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Homes by Mountain Country Zone Change Request Recommendation

The commission questioned if the property owner needed to be present for them to take action on the zone change request. The commission felt like they didn't have any questions about the zone change and didn't feel like they needed him to be present.

Commissioner Chris Memmott moved to recommend the County Commission approve the zone change request from Homes by Mountain Country from A1 to Industrial. Commissioner Leslie Rice seconded the motion. The motion carried, all voted in favor.

Colby will confirm that the recommendation can be made without the property owner being present.

Other Business

There are some questions the commission needs to address regarding industrial subdivisions like water requirements, septic requirements, road surface requirements, lot size, and starting acreage. The Humphrey industrial park does not meet our current code. They can still change the zoning on the property, but he does not have enough acreage to develop under current code.

Adjourn

The meeting was adjourned at 8:10 PM.