

Juab County Planning Commission

August 20, 2025

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, August 20, 2025, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. He also welcomed new commission member Marc Rowley from the Eureka area. Administrator Colby Park said a prayer. Tracy Painter led the Pledge of Allegiance.

Commission Members Present:

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

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Secretary Tracy Painter, Nephi City Council Member Shari Cowan, Vincent Blackmore, Haylee Lunt, Mike Lyman, Kylan Lovell, Bryson Hinkins, Scott Bramhall, Tom Fowkes, Jordan Durfey, Jeremy Witt, and Rocky Witt.

Public Hearing – BHI Conditional Use Permit

Chairman Nichols opened the public hearing for the BHI conditional use permit at 7:04 PM. He asked if there was anyone who signed up to comment.

Tom Fowkes expressed concerns regarding the proposed operation's size and duration, as well as the future condition and maintenance of the roads affected by the project. He highlighted the importance of ensuring that sales tax from the product remains within the county, emphasizing the need for a point of sale at the facility. Tom indicated he preferred to hear the full presentation before making additional comments but was open to providing further input as the discussion progressed. He also noted that he had discussed some of his concerns with others prior to the meeting and found them receptive to his points.

Commissioner Palmer emphasized the importance of establishing a point of sale at the facility so that sales tax revenue would be collected locally. He also expressed a desire for the applicant to contribute to building and maintaining the access road, highlighting these as key concerns for the project. Palmer wanted these points to be included in the meeting minutes for the record.

Chairman Nichols closed the public hearing for the BHI conditional use permit at 7:10 PM. He told Tom that if he had any additional comments as more was presented, the commission would hear his comments.

Minutes 5/21/25 and 6/16/25

The commission reviewed the minutes for the May 21, 2025 and June 18, 2025 meetings. No corrections were made.

Commissioner Mike Kramer moved to approve the minutes of the May 21, 2025 meeting as written. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Commissioner Mike Kramer moved to approve the minutes of the June 18, 2025 meeting as written. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

BHI Conditional Use Permit

The discussion regarding the BHI Conditional Use Permit centered on the company's plans and commitments to address community and county concerns. BHI representatives stated they would install a scale at the facility to ensure all outside sales are recorded locally, thereby increasing sales tax revenue for Juab County. They committed to a tiered pricing system and would give the county the best available rates for materials they need for their projects. BHI also agreed to maintain and eventually pave the access road (Wash Canyon Road), provide dust control with water trucks until paving is complete, and support local youth and community events. Additional commitments included creating buffer zones and berms at property boundaries, adhering to slope and reclamation requirements, and participating in annual reviews with the county to report on operations and tax payments. The commission and BHI further discussed road safety measures, such as truck speed monitoring, and BHI's willingness to comply with all relevant state and county regulations. The commission reviewed the application, which listed most of the agreed upon conditions. Wash Canyon Rd maintenance and paving and having the point of sale at the pit will need to be added conditions.

Commissioner Steven Bunker moved to approve the conditional use permit for BHI with the conditions outlined in their application, that they will have scales on site at the Juab pit making it the point of sale, and BHI will pave Wash Canyon Road and will maintain it and provide dust control until the paving is complete. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Mona Shores Subdivision Vicinity Plat

Jeremy Witt presented the commission with the vicinity plat for the Mona Shores Subdivision. It is a seven-lot residential subdivision located on the east side of Goshen Canyon Road west of Mona. The commission and applicant reviewed issues related to boundary line adjustments, access and frontage requirements, and the need to resolve discrepancies between property lines and existing fences. They discussed shared accesses off the road. The group also addressed the need for additional acreage through negotiations with neighboring property owners, the status of water shares and well access, and the health department's approval of septic feasibility. Overall, the commission found no major issues with the vicinity plat and agreed to move forward with the process, pending resolution of the outstanding boundary and acreage matters.

Commissioner Marc Rowley moved to approve the vicinity plat for the Mona Shores Subdivision vicinity plat. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Yuba Nebo View Dry Recreational Subdivision Final Plat

Jordan Durfey was present representing Seth Wright for the Yuba Nebo View Dry Recreational Subdivision. Colby refreshed the commission on the location and details of the subdivision. It is located south of Levan, south of Yuba reservoir along the Yuba Dam Road. Originally, Seth, the property owner thought that he could do agricultural splits and sell off pieces of property but that wasn't going to work for the recreational uses. County Commissioner Palmer asked if there was going to be a gate on the road that accesses the subdivision from the Yuba Dam Rd. Jordan told him that they would not be any gates. They are working on the CC & R's and will have them ready at the time of recording. There is an agreement in place addressing the water trough. They've got the addresses figured. The subdivision roads loop around so there are no dead ends, they will be private roads, and they have a 60' right-of-way.

Commissioner Chris Memmott moved to recommend the Yuba Nebo View Dry Recreational Subdivision final plat to the County Commission for final approval. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

Vincent Blackmore – 3-Dimensional Contractors Discussion

Vincent Blackmore introduced himself as a developer with extensive experience in southern Utah and presented a preliminary concept for developing a 19.6-acre parcel east of Nephi, in between the freeway and Sheep Lane Dr. He outlined potential uses for the property, including light industrial, commercial, and storage facilities, and discussed the need for a zone change or conditional use permit to proceed. The discussion highlighted key challenges, such as the lack of city water and sewer services, the possibility of annexing the property into the city, and the importance of coordinating with city officials. County staff and commissioners advised Blackmore to work closely with the city to address infrastructure needs and reviewed the

property's current agricultural zoning, emphasizing a collaborative approach to determine the best path forward for future development.

Haylee Lunt Discussion

Haylee Lunt explained that she and her husband would like to build a house on the family farm located west of Nephi on 5th South. They discussed the history of the property and what could be pledged toward another building permit. Haylee said that her aunt said that they had to pledge 160 acres out in Dog Valley for their house so the farm should not be pledged. They also discussed the requirements for a small subdivision with 3 lots and if the existing house could be on one of the lots. The commission said that they didn't see a problem unless it is already pledged and asked the staff to check into it further to find out what was pledged for the other house.

Legislative Changes to the Subdivision Ordinance

Colby explained that the 2025 State Legislature made changes to the subdivision ordinance again. These changes are minor. Jones and DeMille has created a draft reflecting those changes. We need to have a public hearing and adopt those changes so we can be in compliance with State code. Some of the changes clarify boundary adjustments, addresses some UDOT issues and they changed the minor subdivision from 100 acres to 50 acres. The commission called for a public hearing to be held at the next meeting, September 17th.

Other Business

Mike asked Colby if he's approved any of the smaller subdivisions under the new code. We have not approved any. The Witt subdivision is border line being able to develop under the new rules.

Mike asked if you build an eight-lot subdivision, the state will regulate the water system but, if you build 10 commercial buildings with bathrooms, the state doesn't regulate it. The state says that if you have so many people on a well for so many days a year, then you must do a public drinking water system. With the average size of households in Utah, eight homes reach that number. Colby said that they are looking at industrial park ordinances from other counties and plan on addressing requirements for sewer and water. A draft should be ready for review at the next meeting.

Adjourn

The meeting adjourned at 8:39 PM.