

Juab County Planning Commission

September 17, 2025

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, September 17, 2025, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Mike Kramer said a prayer. Commissioner Chris Memmott 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, Kincade Grasteit, and Darlene Richens.

Public Hearing – Subdivision Ordinance Update

Chairman Nichols opened the public hearing for the Subdivision Ordinance update at 7:03 PM. He asked if there was anyone present that would like to make comments to the commission. There was no one who wanted to comment. Chairman Nichols closed the public hearing at 7:04 PM.

Minutes 8/20/2025

The commission reviewed the minutes of the August 20, 2025 meeting. There were no corrections noted.

Commissioner Mike Kramer moved to approve the minutes of the August 25, 2025 meeting as written. Commissioner Marc Rowley seconded the motion. The motion carried, all voted in favor.

Subdivision Ordinance Update Recommendation

The commission discussed updates to the subdivision ordinance, highlighting two main changes: reducing the minimum contiguous agricultural acres for a minor subdivision from 100

to 50 acres and a minimum distance for minor subdivision lots from 1,000 feet to 500 feet. The group also clarified which decisions require staff versus commission approval and reviewed updated definitions. These changes all correspond with updates mandated by the 2025 State Legislature.

Commissioner Mike Kramer moved to recommend the Subdivision Ordinance updates to the County Commission for final approval. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

Other Business

Darlene Richens addressed the commission to seek clarification on Juab County's building and subdivision requirements, specifically regarding her desire to allow her children to build homes on her property. She explained her situation, including recent changes in property ownership, water rights, and rising property taxes. Darlene expressed confusion about the need for 30 contiguous acres to build and questioned the rationale behind the county's rules. The commission explained that the acreage and frontage requirements are intended to ensure adequate access and services, and that exceptions are difficult due to the need for consistency and service provision. They discussed options such as pledging additional acreage or pursuing annexation into the city, which would change the requirements. Ultimately, the commission clarified the rules and the reasoning behind them, and Darlene thanked them for their time and information.

The commission discussed proposed changes to the industrial park zoning, focusing on creating two distinct districts: light industrial and heavy industrial. The proposal included setting minimum lot sizes (one acre for light industrial, two acres for heavy industrial) and minimum frontage requirements (initially 100 feet, later suggested to increase to 150 or 200 feet for better usability). Commissioners debated the practicality of lot dimensions, setbacks, and access for emergency vehicles, aiming to ensure the new standards would be functional and equitable. The group agreed that clearer, more consistent rules would help reduce the need for conditional use permits and improve planning. A draft of the proposed changes will be emailed to the commission for further review and feedback.

Adjourn

The meeting was adjourned at 7:45 PM.