

Juab County Planning Commission October 15, 2025

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, October 15, 2025, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. He said a prayer. Commissioner Marc Rowley led the Pledge of Allegiance.

Commission Members Present:

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

Commission Members Absent:

Commissioner Steven Bunker

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park (by phone), Secretary Tracy Painter, Joe Humphrey, Meadow Peredes, Mike Sperry, and Ryan Matthews.

Minutes 9/17/2025

The commission reviewed the minutes of the September 17, 2025 meeting. There were no corrections noted.

Commissioner Chris Memmott moved to approve the minutes of the September 17, 2025 meeting as written. Commissioner Marc Rowley seconded the motion. The motion carried, all voted in favor.

Jim McWilliams and Mike Sperry Zone Change Request

Mike Sperry and Ryan Matthews presented the request to rezone Jim McWilliams' Dog Valley property from A1-160 to industrial. The property, currently surrounded by grazing land and largely undeveloped, is considered an attractive site for industrial purposes due to its proximity to key utilities such as major power lines, high-pressure gas mains, and fiber conduit. Attendees noted the benefits of the location being relatively remote, suggesting limited impact on neighbors, and highlighted the possibility of joint ventures with nearby solar projects. Utility access requirements and infrastructure improvements, like meter stations and an improved access

road, were also discussed. Commissioners called for a public hearing to be held at the November meeting.

Other Business

Colby said that he has been working with Jones & DeMille on a draft for the industrial zoning and industrial parks. They finished one this morning but there wasn't time to get it out for review and on the agenda. He will get it emailed out in the next week or two so the commissioners can review it for the November meeting.

Adjourn

The meeting adjourned at 7:17 PM.