

# Juab County Planning Commission

## January 21, 2026

### **Welcome/Prayer/Pledge**

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, January 21, 2026, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Administrator Colby Park 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 Marc Rowley.

### Commission Members Absent:

Commissioner Chris Memmott

### Others Present:

Zoning Administrator Colby Park, Secretary Tracy Painter, Mike Sperry, Jared Johnson, Brent Boswell, Mike Denton, Chris L. Memmott, Casey Whitmill, Joran Carter, Amber Painter, Brett Gurr, Jim Huggard, and David Fletcher.

### **Minutes 11/19/2025**

The commission reviewed the minutes of the November 19, 2025 meeting. There were no corrections noted.

Commissioner Marc Rowley moved to approve the minutes of the November 19, 2025 meeting as written. Commissioner Mike Kramer seconded the motion. The motion carried, all voted in favor.

### **Taurus Plumbing Zone Change Request**

Mike Sperry and Jared Johnson were present representing Taurus Plumbing. The commission discussed Taurus's request to rezone their newly purchased yard property on the ridge from agricultural to industrial so they can relocate and possibly expand their construction yard. Mike Sperry explained that Taurus sold their former yard near the jail/Bar W area and is

moving to a site off Four Mile Road near existing gravel pits and industrial uses. Jared Johnson stated that, for now, the site will primarily be used to park equipment, with a longer-term goal of eventually moving their office there once issues like water, power, and utilities can be addressed. Commissioners noted that the west side of the ridge already has industrial activity while the east side remains agricultural, and they discussed whether a broader rezoning of the corridor to industrial might be appropriate to concentrate business uses and reduce future residential conflicts. The commission agreed to schedule a public hearing next month on Taurus's zone change request while they also study the longer-term land use for the area.

## **Gurr Development**

The commission heard a concept presentation from Jim Huggard and Brett Gurr for a proposed subdivision west of Levan on Crooked Lane, involving several new building lots on both sides of the road plus future storage units adjacent to existing Sperry storage units. They explained there would be roughly 5–7 lots on Huggard's side (including his existing house) and 5 lots on Gurr's side, with a shared commitment to dedicate 66 feet of road right-of-way and to improve and pave the road around the corner to county standards, in coordination with the road department. A major focus was water supply and state/town requirements: they described Levan Town's limited culinary water rights, their plan to provide Levan irrigation shares and 1.5 acre-feet of water per lot to support possible town service or, if that fails, to split the project into two smaller developments with separate wells and systems to stay under state thresholds that would trigger a full public water system. Commissioners raised questions about town ordinances, annexation, future growth, and having "like-minded" neighbors, and the applicants agreed to meet with Levan Town, redraw the project to reflect separate ownerships/lot groupings, and then return to the Planning Commission depending on the town's response.

## **DCPC Site Plan**

The commission reviewed the DCPC data center site plan with Mike Denton, an owner and Casey Whitmill, who works for their architect, covering the project's location north of Young Living, site layout, and anticipated 100–200 employees. Key issues included: upgrading the access road to a 66-foot public right-of-way built to county standards, converting the private railroad crossing to a public crossing, making safety improvement to the crossing, and adding acceleration/deceleration lanes on Old Highway 91 due to increased traffic. Denton and Whitmill described a closed-loop cooling system that would use far less water than a typical data center, explained that evaporative cooling would be limited to peak-heat hours, and confirmed buildings would be sprinklered with on-site fire water tanks and a pump house, with two water sources and dark-sky-compliant exterior lighting. They also discussed minimal wastewater (septic/leach field subject to Health Department review), limited future expansion at this site due to emissions caps, and efforts to train and hire local workers, coordinate with Snow College, and insist that major equipment "point of sale" occurs in Juab County for tax benefit.

Commissioner Mike Kramer moved to recommend the site plan to the County Commission for final approval with the conditions the road be improved to county standards with a 66' right-of-way, the railroad crossing be improved and upgraded to public crossing, and acceleration/deceleration lanes are added to Old Highway 91. Commissioner Steven Bunker seconded the motion. Commissioners Nichols, Kramer, and Bunker voted in favor of the recommendation. Commissioner Rowley voted against the recommendation. The motion passed with the majority voting in favor of the recommendation.

### **Other Business**

Colby asked if everyone would go through the proposed industrial zoning code update. He will resend the link. Shirl has gone through and marked his comments; it would be great if everyone would do that for next meeting.

Shirl asked if anyone has checked to see if the new gravel pit has a scale and is weighing product going out. It was part of the agreement, and he wanted to make sure someone was following up with them.

### **Adjourn**

The meeting adjourned at 8:00 PM.