

Juab County Planning Commission February 18, 2026

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, February 18, 2026, at 7:08 PM in the Juab County Commission Chambers in Nephi, Utah. Administrator Colby Park said a prayer. Tracy Painter led the Pledge of Allegiance.

Commission Members Present:

Chairman Shirl Nichols, Commissioner Marc Rowley, and Commissioner Steven Bunker (remotely).

Commission Members Absent:

Vice-Chairman Mike Kramer and Commissioner Chris Memmott

Others Present:

County Commissioner Marty Palmer, County Commissioner Clint Painter, Zoning Administrator Colby Park, Secretary Tracy Painter, Earl Sutherland, Mike Sperry, Jared Johnson, Chris L. Memmott, Joran Carter, and Amber Painter.

Public Hearing – Taurus Plumbing/Johnson Zone Change Request

Chairman Nichols opened the public hearing for the Taurus Plumbing, Alex Johnson, and Jared Johnson zone change request at 7:10 PM. He asked for public comments.

During the public hearing, Earl Sutherland, who owns agricultural property by the Taurus Plumbing parcel, expressed concern about how the proposed zone change and Taurus's activities might affect his property now and in the future. He clarified he was not focused on taxes, acknowledging they are already high, but wanted to understand potential impacts on his land's use and value, especially since he expects his children to inherit the property and does not want to leave them a problem he failed to address. He also showed interest in what Taurus intends to do with the site and, after hearing the explanation that the change is limited to their parcel and mainly for a yard/storage use, indicated he mainly wanted clarity and to ensure he could "keep doing what [he's] been doing" with his property.

Chairman Nichols closed the public hearing for the Taurus Plumbing, Alex Johnson, and Jared Johnson zone change request at 7:20 PM.

Minutes – January 21, 2026

The commission reviewed the minutes for the January 21, 2026 meeting. No corrections were made.

Commissioner Marc Rowley moved to approve the minutes of the January 21, 2026 meeting as written. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Taurus Plumbing/Johnson Zone Change Recommendation

Commissioner Rowley wanted to see the parcels on the map. The owner of the property north of the requested zone change came into the office and didn't have any problems with the change as long as it didn't change his property.

Commissioner Marc Rowley moved to recommend the Taurus Plumbing, Alex Johnson, and Jared Johnson zone change request to the County Commission for their final approval. Commissioner Steven Bunker seconded the motion. The motion carried, all voted in favor.

Industrial Code Update

The commission decided to wait and discuss the Industrial Code update next month when everyone can be present.

Other Business

There was no other business.

Adjourn

The meeting adjourned at 7:22 PM.