

Juab County Planning Commission

August 19, 2026

Welcome/Prayer/Pledge

Chairman Shirl Nichols welcomed those attending the Juab County Planning Commission meeting on Wednesday, August 19, 2026, at 7:00 PM in the Juab County Commission Chambers in Nephi, Utah. Commissioner Rowley said a prayer. Commissioner Memmott led the Pledge of Allegiance.

Commission Members Present:

Chairman Shirl Nichols, Commissioner Steve Bunker, Commissioner Chris Memmott, and Commissioner Marc Rowley.

Commission Members Absent:

Commissioner Mike Kramer

Others Present:

County Commissioner Marty Palmer, Zoning Administrator Colby Park, Secretary Tracy Painter, Ingrid Nalder, Blaine Nalder, Taylor Flake, Shelley Flake, Eli Flake, Nephi City Councilman Jeramie Callaway, Joe Humphrey, Kaden Cole, and Jennell McGee.

Minutes – April 15, 2026

The commission reviewed the minutes of the April 15, 2026 meeting. No corrections were made.

Commissioner Marc Rowley moved to approve the minutes of the April 15, 2026 meeting as written. Commissioner Chris Memmott seconded the motion. The motion carried, all voted in favor.

S & S Development Zone Change Request

Kaden Cole was present representing S & S Development (Shumway and Simpson). They requested a zone change for the remaining roughly 29 acres of an original 80-acre parcel near the power plant, shifting it from A1-160 agricultural to industrial to align with the existing industrial park across the street. The developer explained that about 50 acres had already been rezoned and developed into five-acre residential lots, and the remaining portion is proposed

for industrial lots on the south end with a storage-unit complex as a buffer nearer the existing house and driveway. The commission and staff discussed how the land had previously been pledged for the residential subdivision, clarified that the pledge restricts further residential use but does not prevent industrial rezoning, and reviewed surrounding zoning. They also focused on water and fire protection, with S & S indicating they have already transferred water rights for this area and intend to improve lots and likely sell water with each one, potentially via individual points of diversion per lot. Because a zone change requires a public hearing, the commission agreed to schedule that hearing for the next meeting, September 16, 2026.

Ingrid Nalder, Helping Hearts Recovery Residential Treatment Center

Ingrid Nalder, a licensed therapist operating an intensive outpatient program, proposed using her property at Lot 13, Sevier River Ranches (8686 Old Highway 91 South) as a small residential treatment center for no more than five clients needing a higher level of care. She described a therapeutic model focused on experiential treatment—exposure to nature, small animals (e.g., chickens), gardening, and nearby river and outdoor activities—emphasizing mission over profit and her success in reducing reoffending and homelessness among clients. The property already has a residence, septic system, an extensive solar power system, and two acre-feet of water, and she believes the existing building meets state square-footage and bathroom standards under DHHS Rule 501. The commission, led by Shirl Nichols and Colby Park, explained that the use would fall under a residential treatment center in the A-1 agricultural zone and is treated as a conditional use, but that a temporary moratorium on conditional use permits is currently in effect. They also stressed that county approval depends on outside agencies: she must first work with the Health Department, Department of Health and Human Services, and fire officials to verify water, septic, safety, and facility requirements. Because the commission lacked that technical information and due to the moratorium, they took no action, instead directing Ingrid to gather agency approvals and clarification before returning.

Raccoon Eye Properties Zone Change Request

Joe Humphrey (Raccoon Eye Properties) requested a zone change to industrial for two parcels totaling just over 38 acres near the old turkey barns west of Nephi, currently split between A1-50 and GMRF-160. He explained the ground is relatively flat and that his goal is to create “dry lots” where contractors and similar businesses can park equipment and store materials outside of town, reducing conflicts in residential neighborhoods. The commission reviewed nearby zoning, and Humphrey noted that a private water line and a 20,000-gallon tank above the site could support fire suppression if needed, with the potential to add a dedicated tank at the west edge of the property. Commissioners asked clarifying questions about acreage, road access, and existing water infrastructure, then agreed to schedule a public hearing for the proposed zone change at the next meeting, September 16th.

Zoning Ordinance Update Discussion

During the zoning ordinance update discussion, Colby Park explained that the County Commissioners have imposed a temporary moratorium on conditional use permits to address scattered, unplanned industrial and commercial development occurring via broad “industry” conditional uses. He asked the Planning Commission how specific they want the code to be, suggesting more clear, use-by-use standards for things like data centers, industrial parks, warehousing, light vs. heavy industry, and residential treatment centers, rather than today’s vague categories. Commissioners generally supported making the code more precise and predictable so that applicants, staff, and neighbors know where different uses are appropriate, and so more development is directed into or near municipalities where services already exist, consistent with the general plan. They also discussed the need to coordinate with city master plans, protect future major road corridors, and avoid placing new industrial uses directly next to residential neighborhoods. The agreed path forward is for staff (Colby) to draft an updated ordinance, then bring that maps back to the commission for a focused planning work session.

Other Business

The commission used data centers as a main example of why Juab County must tighten its zoning and conditional use rules. Recent very large proposals have slipped in under broad “industrial” conditional uses. Taylor Flake, a resident living across the highway from the data center proposed west of Mona raised concerns about long-term impacts, including noise, light, water use, and heavy power demand, and how such projects could change the valley’s character. Commission members also expressed concerns and the need for clear, black-and-white rules on where data centers and other industries can locate and what performance limits (noise, light, water, power, buffering) they must meet. A temporary pause on conditional use permits is in place while officials study other jurisdictions’ examples and draft specific regulations for future changes to the Land Use Code.

Adjourn

The meeting was adjourned at 8:13 PM.