JUAB COUNTY

PLANNING COMMISSION MEETING

Wednesday, October 21, 2026, at 7:00 PM
Commission Chambers – 160 N Main, Nephi, UT

Commission Members Present: Chairman Shirl Nichols, Steven Bunker, Marc Rowley, and new member Dan Woodland.

Commission Members Absent: Vice-Chairman Mike Kramer, and Chris Memmott

Others Present: County Commissioner Marty Palmer, Zoning Administrator Colby Park, Nephi City Councilman Jeramie Callaway, Joshua Davis, Jobina Davis, Kellie Barnes, Michael Barnes, Quin Bingham, Joran Carter, Amber Painter, Matthew Loveland (JDH), Parker Macfarlane, Joe Johnson, RJ Mayo, Carissa Ingram, Wyet Ingram, Cody Gray, Steve Gray, Weston Gray, Vanessa Gray, Tiffinee McAfee, Robert McAffee, Nikolas Simpson, Kaleb Washburn, Ed Abbott, Levi Groom, Taylor Flake, and Shellie Flake.

MINUTES

1. Welcome

Shirl Nichols called the meeting to order at 7:00 p.m. and welcomed those in attendance. The commission confirmed that attendees had an opportunity to sign in.

2. Prayer/Pledge

Dan Woodland offered the prayer, and Marc Rowley led the Pledge of Allegiance.

3. Public Hearing – S and S Development, LLC Zone Change Request (A1 to ID for a small industrial park, not limited to)

Joren Carter urged the commission to follow the land-use moratorium and the county's agricultural-protection policies. He asked that new industrial zoning on agricultural land not be approved until the land-use code is updated.

R.J. Mayo opposed the proposed change, citing unanswered questions about water supply, wastewater, permitted industrial uses, traffic, emergency access, and impacts on neighboring properties. He asked the commission to deny the request or continue it until supporting plans and enforceable protections were available for public review.

Steve Gray expressed concern about water availability, wastewater, and fire protection. He worried that the proposed development and nearby subdivision could strain the aquifer and affect neighboring homes.

Carissa Ingram stated that she and her husband own nearby land and oppose the request. She cited concerns about noise, water, and light pollution, and asked for clear answers before a zone change is approved.

Marty Palmer asked about water availability, the proposed use being described as “not limited to” a small industrial park, and whether nearby property owners had been notified of the request.

Ed Abbott raised concerns about water availability and rights, traffic and a dangerous bend on the access route, and the limited progress at a nearby industrial development. He also noted the lack of nearby fire hydrants and expressed concern about emergency response and drought.

Levi Groom described the area as rural, with livestock and farms, and questioned whether nearby industrial development justified another industrial zone. He opposed the request and expressed concern that broad zoning could allow more intensive future uses without adequate protections for neighbors.

4. Minutes – September 16, 2026

The commission approved the September 16, 2026, meeting minutes by voice vote.

5. S and S Development, LLC Zone Change Request Recommendation

A motion was made to recommend the zone-change request to the county commissioners, but no second was made. The request therefore did not advance as a recommendation.

6. JDH – G Overlay Zoning Request (for a gravel pit and batch plant)

The applicants described a request to extend the -G overlay to additional properties near the existing gravel operations and outlined potential north and south access routes. Commissioners asked about sales-tax benefits to the county and dust control. The applicants said they would work with the county on those concerns and described dust-

abatement measures for further discussion. A public hearing was scheduled for November 18, 2026, at 7:00 p.m.

7. Elect New Chairman and Vice Chairman

The item was tabled until a later meeting so the other members could be present.

8. Other Business

Shirl Nichols noted that land near the Mills exit, railroad spurs, and freeway access could be considered for future industrial development. No further business was raised.

9. Adjourn

The meeting was adjourned at 8:11 PM.