



Nephi City Planning Commission Meeting Minutes June 11, 2025

Attendance:

Staff: Shauna Talbot, City Planner; Alexandria Painter, Scribe

Commissioners: Chairman Cory Thomson, Commissioners: Heather Robertson, John Ford.
Alternate Commissioner: Jim Nelson and Meadow Perides.

City Council Representative: Shari Cowan

Excused: Commissioner Fran Petersen, Commissioner Terry Cook

Scribe: Alexandria Painter

Public: Donald W. Ball, Joe Humphrey

1. **Welcome to the Planning Commission Meeting - Introduction of Commissioners**
 - a. **Prayer:** Alternate Commissioner Meadow Perides
 - b. **Pledge:** Chairman Cory Thomson
 - c. **TIME:** 7:00 PM
2. **Public Hearing - Annexation Area Map Change Request:** Additions to the Annexation Area Map are proposed.
 - a. **Staff Presentation**

Mr. Seth Atkinson presented that there are some things that are afoot in the community. The map was presented to the commissioners for the current area that are annexed and then presented that the west and north benches are being considered for large businesses. Businesses will need power, and the request has come in the form of needed power at the Clover Creek Power Plant. The Agri-park project has come forward, due to the R6 Regional Council. All six of the counties are supportive of the Agri-park. An Agri-park would be similar to industrial areas, as they cater to process products that are raised, grown, and then processed locally.

As Nephi City is central to the R6 area, the draw is that infrastructure is available. Power is a main concern, PacificCorp has been hard to get power available, but because Nephi City has already begun the process of the 138 KVline it makes Nephi City more attractive for this project. The Agri-park has already purchased land and is currently highlighted in the yellow on the map (Map 1 Attached). This project has some positives and negatives to coming to the area. If they require a lot of jobs it will push housing requests up, further stressing the market. As of right now these companies that would participate in the Agri-park are sending their products out of state, however by doing this project it will make shipment and processing of the items easier to accommodate and in return make farmland more valuable. Currently there are only a few ways to make AG Land more valuable, one is by making it either touristy or bringing the processing closer to home. Nephi City has had many requests from the

citizens that the west fields be preserved, this is one of the ways that this can happen and make that farmland more valuable.

Another couple of projects that are interested in this area are data centers, they have a lower worker population required, some less than one hundred employees. However, they are large users of utilities, and Nephi City is in the business of selling utilities. In order for the city to do that, Nephi City will need to annex them in due to state regulations. The city airport, and city sewer ponds are also in the area considered for zoning as the city would like to provide it with city power, but due to the cost the city has not been able to do that. Thus, these areas are also included for future annexation. Additionally, utilities will also be required for this to happen in the form of substations and a large gas line. Connection to this is substantial because they are huge power consumers, and data centers are consistent loads as they don't fluctuate in usage enabling easier supply from the power grid. The more you decrease peaking in the power supply, the cheaper the power is to supply, and Nephi City has the cheapest rates of all UMPA cities.

One of the most important things to remember for this is that the data centers do use a lot of acreage in development, which is why Nephi City staff are presenting a zoning change request.

b. Public Hearing

TIME: 7:15 PM

Donald W. Ball asked Councilwoman Shari Cowan, a non-disclosure was signed for this data center. It seems to him that the data center has been disclosed. Mr. Seth Atkinson responded for Councilwoman Cowan, really where is it?

Donald W. Ball responded well it appears that it is in the tan square.

Commissioner Heather Robertson stated that it looks to me that the tan square is the exact same size as Nephi, so it hasn't narrowed it down.

Alternate Commissioner Jim Nelson is that about 6000 acres? Mr. Seth Atkinson responded that yes, it's pretty hefty.

Commissioner Heather Robertson does it double Nephi City in size? Mr. Seth Atkinson responded, yes just about. But keep in mind that this doesn't annex it, or make it part of the city. It would move it up for area of study, and would adjust it to a level three. Then as developments get further along we would look at areas within this block to determine annexation. This would provide the ability to consider it.

Commissioner Heather Robertson asked due to the elevated level of water needs that data centers have, what the impact on the water supply would be? Mr. Seth Atkinson, that is a great question. So there are two types of data centers some use water and some use air cooled. Because water is in such short supply here, it would be air cooled and that is why they would need more power.

Alternate Commissioner Jim Nelson inquired on the expenses of the utilities and if the developers would be responsible for it? Mr. Seth Atkinson stated that yes, all developers are responsible for the utility adjustments.

Alternate Commissioner Jim Nelson pointed out that there is still some state ground in the area indicated on the map, as well as private landowners, and wondered about their annexation in and if they knew? Mr. Seth Atkinson responded that no one has been annexed in, this is just a proposal to adjust the level of study for this area.

Alternate Commissioner Meadow Perides asked about the island annexation, how that affects the ingress and egress, and if that could be city or county? And how would that affect? Mr. Seth Atkinson stated that Nephi City has already done the first island annexation in the State of Utah with Bar W.

Commissioner Heather Robertson asked if the State of Utah had changed the code right after? Mr. Seth Atkinson stated that no they did not, the code was in place years before this and no one statewide had done this particular method.

Alternate Commissioner Meadow Perides asked about the traffic to this area. Mr. Seth Atkinson asked Mrs. Shauna Talbot to bring up the concept map for the city, and so there would be truck traffic and the development would be heavier for a while during the construction of the project. It would most likely mean an expansion or an improvement along Meadow Lane.

Alternate Commissioner Meadow Perides stated that Meadow Lane is a five-mile road, and rather large. It would take a lot of wear and tear on the road and inquired if the traffic would going straight across, or be closer to the railroad? Mr. Seth Atkinson responded that Meadow Lane would be the main road that would be used for the access out there. It is close to the freeway entrance, making it the best access point.

Alternate Commissioner Jim Nelson asked if that would also require the West Bench road to be improved as well? Mr. Seth Atkinson responded that it would depend on the businesses that decide to utilize that area and their needs.

Commissioner John Ford asked if there were easements on either side of the road? Mrs. Shauna Talbot responded that right now there are prescriptive easements by the county.

Commissioner John Ford inquired if there are private or public landowners in this area that is highlighted on the map? Mr. Seth Atkinson clarified that R6 is a public owner, and they do currently own that. They would be in charge of the Agri-park project. In addition,

Chairman Cory Thomson responded that there are some State Lands in there as well.

Commissioner John Ford asked how the city would benefit from this project coming in? Mr. Seth Atkinson the tax and utilities that come from these developments and allows for development without massively impacting on the housing needs for this area. The Agri-park may, but that will depend on what they bring in. The data center will not so much. But the positive side is that it will preserve some of the farmland in the area.

Alternate Commissioner Meadow Perides asked who would supply the water? Would it be Nephi City or would it be private? Because there is a 10" line. Mr. Seth Atkinson, that is correct there is that 10" line already running out there to serve the airport and National Guard. That would need to be extended to serve some of the development.

Alternate Commissioner Meadow Perides inquired if that extension would be city cost or developer cost? Mr. Seth Atkinson responded that it would always be the developer. If is something that the city does not need then the developer takes on the cost. However, there may be instances on the gas line, where they would pay for the initial cost to bring the gas line for their needs and the city would pay for the overside adjustment to plan for future development.

Commissioner John Ford asked about the gas, and if it would be cheaper to run the gas line from the power plant in Mona? Mr. Seth Atkinson responded they subscribed to the enter on that pipeline, and it was built just for that power plant. The city has already spoken to Mountain West pipeline, owners of the gas line, there are methods they could use to compress and push more gas through there however with the amount that would be required it would probably be best to bring in a new pipeline.

Chairman Cory Thomson inquired about the Agri-park and if it was part of the Inland Port Authority? Mr. Seth Atkinson responded that Juab County has identifies the Agri-park as a project area. So the Agri-park could use the Inland Port Authority as a financing mechanism if they choose to, but that was already decided by Juab County.

Mr. Joe Humphrey asked if they have already started the project? Mr. Seth Atkinson responded that they had not due to utility needs.

Mr. Joe Humphrey asked about the railroad access for the Agri-park. Mr. Seth Atkinson responded that there are some rail spurs that will be up to them and what money they want to spend, but that would depend on what the business.

Commissioner Heather Robertson inquired if it would be like the Rowley Red Barn? Mr. Seth Atkinson responded that it will be more of a sub processing plant. Fruit processors, more buildings, less orchards. The hope is that it will give the farmers more crop options that they have to grow, they could produce more because the processing plant is right

down the road, or close by. He also discussed the farmland issues that farmers are facing with developers wanting the land and farm sell outs.

Mr. Joe Humphrey inquired as to what truck counts will come with the Agri-park? Mr. Seth Atkinson stated it would be depending on the business that enter into that agreement with the Agri-park.

Alternate Commissioner Jim Nelson inquired asked about data center, and the possibility of nuclear power, based on what Nephi City is expecting and the heavy load on the power grid that will come with it. Mr. Seth Atkinson stated that it would take about 20 years to get it approved, and it is a small footprint for what you get, which is why there has been an interest push again. Natural Gas is the way to go right now.

Chairman Cory Thomson called for any comments. None were made. Chairman Cory Thomson called for the meeting to be closed for the public hearing.

TIME: 7:32 PM

c. Commission Discussion

Chairman Cory Thomson made a statement to the commission, that when the General Plan was discussed, it was emphasized by citizens that Nephi City wanted a rural feel. The Agri-park part makes sense, and the city wanting to excel power, but this move could potentially double the size of Nephi City. Therefore, I will vote against this.

Mr. Joe Humphries inquired about the equipment already out there, and what the status of them moving already on the project was. Mr. Seth Atkinson stated that the city was not aware. Alternate Commissioner Meadow Perides also clarified that because that it is county right now Nephi City does not have involvement currently in the project.

Commissioner Heather Robertson also stated that because R6 owns it, these projects do not have to answer to Nephi City.

Alternate Commissioner Meadow Perides cited the utilities as a concern. How does that affect the taxpayers? Mr. Seth Atkinson, it typically wouldn't have an effect, Nephi City would be on the receiving end if the projects were annexed into Nephi City. Tax assessments would be significant, and the utility income would be pretty large as well, and as a result enhance city services.

Mrs. Shauna Talbot inquired from Mr. Seth Atkinson about the base rate on utilities, and the potential that it could possibly lower utility rates for citizens. Mr. Seth Atkinson responded that potentially yes, because the load factor would be a consistent use and could drive down the base rates.

Alternate Commissioner Meadow Perides also voiced a concern about the road traffic and damage that will occur if the data center comes, and the possible pushback from the county. Mr. Seth Atkinson responded that when it came to the the Agri-park Juab County is already heavily invested in, and they would account for the use. As for the data center, the developer would have to address that when the time came.

Chairman Cory Thomson stated that utility rates never go down, they may not rise as high, but they never go down.

Mr. Joe Humphries inquired about how many acres is the Agri-park? Mr. Seth Atkinson stated it would be about 1,000 acres. The Agri-park was purchased off of the school trust lands, that was previously swapped with the State of Utah BLM.

Commissioner John Ford asked Mr. Atkinson how the city anticipates this affecting the businesses currently in Nephi? And is there an expected growth for businesses? Mr. Seth Atkinson stated that local businesses would see some indirect spending. The Agri-park would have more of an impact.

Commissioner Heather Robertson requested a timeframe for these projects? The annexation map for Nephi City has always looked the same, and the new annexation map makes it appear this needs to be approved sooner than later. Mr. Seth Atkinson stated the reason we the area looks so large on the map, is because Nephi City doesn't know exactly where these businesses want to build.

Commissioner John Ford asked if these projects are going to be fast tracked? Mr. Seth Atkinson stated that they will have to go through the process like everyone else. However, artificial intelligence (AI) is driving the need for the data centers. Currently in the state there isn't a lot of places that have the multiple power sources, and open land. That makes the location in our area highly desirable.

Commissioner Heather Robertson inquired if that means these will be here in a year? Or five-years? Mr. Seth Atkinson responded that possibly within 5-years.

Councilwoman Shari Cowan stated that it is her understanding that these businesses will be coming regardless of whether Nephi City annexes it in or not. Mr. Seth Atkinson responded that they could still come in that was true, it just has more obstacles for the developers and business owners. The discussion within the City Council was that either Nephi City does not have a seat at the table or has one and has a say in what happens and helps control the area and businesses.

Commissioner John Ford inquired how this will affect the airport? Mr. Seth Atkinson stated that it would depend on what businesses come in, if they needed a private plane or a hanger they have the availability

currently at the airport, and that does make it more attractive to businesses.

Chairman Cory Thomson called for any further discussion. None was made. A call was directed to the commission for a motion.

Commissioner Heather Robertson asked what needed the motion. Mr. Seth Atkinson stated that the motion for the night was that the land be added to the Annexation Area Map to a level 3.

- d. **Motion**
 - a. **Motion: Commissioner Heather Robertson motioned that pictured (Attached Map 1) area be added to the annexation area and be moved to level 3.**
 - b. **Second: Commissioner John Ford with a second.**
 - c. **Outcome:**
 - 1. **Alternate Commissioner Meadow Perides: Aye**
 - 2. **Commissioner Heather Robertson: Aye**
 - 3. **Chairman Cory Thomson: Nae**
 - 4. **Alternate Commissioner Jim Nelson: Aye**
 - 5. **Commissioner John Ford: Aye****Vote is four to one, the motion passes.**
 - d. **TIME: 7:44 PM**

3. Approval of Minutes

- a. **Regular Meeting 5-14-2025**
- b. **Motion**
 - a. **Motion: Chairman Cory Thomson motions that the minutes be approved with the changes of address correction and commentor be corrected.**
 - b. **Second: Commissioner Heather Robertson seconded the motion.**
 - c. **Outcome: Unanimously approved.**
 - d. **TIME: 7:48 PM**

4. Adjourn

- a. **Motion**
 - a. **Motion: Commissioner Heather Robertson motioned the meeting be adjourned.**
 - b. **Second: Alternate Commissioner Meadow Perides seconded.**
 - c. **Outcome: Unanimously approved.**
 - d. **TIME: 7:48 PM**