



Nephi City Planning Commission Meeting Minutes September 10, 2025

Attendance:

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

Commissioners: Chairman Cory Thomson, Commissioners: Heather Robertson, Fran Petersen.
Alternate Commissioner: Jim Nelson.

City Council Representative: Shari Cowan

Excused: Commissioner John Ford, Alternate Commissioner Meadow Perides.

Scribe: Alexandra Painter

Public: Donald W. Ball, Kaleb Washburn, Jim Stephensen, Vicki Jackson, Dale Jackson,
Brandon Stevenson, Debbie Carter.

1. **Welcome to the Planning Commission Meeting - Introduction of Commissioners**
 - a. **Prayer: Commissioner Fran Petersen**
 - b. **Pledge: Commissioner Heather Robertson**
 - c. **TIME: 7:00 PM**
2. **Public Hearing - Request for a partial street vacation for property located at approximately 300 W from 800 to 850 N leaving behind the necessary right-of-way and vacating the unnecessary remainder to be quit claim deeded to Taylor Warburton to incorporate into the Anderson Ranch 3-lot subdivision with animal rights.**
 - a. **Staff Presentation**

Mrs. Shauna Talbot presented it to the commission. A subdivision has come forward to the department that has a boundary issue. This will be a problem to come for many years to come in parts of the city. When this property was rezoned a while back, Nephi City asked Mr. Warburton to clean up any boundary line disputes, including overlaps and gaps before a rezone would be issued (a rezone policy of the city).. r. Warburton has previously cleaned up all boundaries with the exception of certain small slivers of land owned by Nephi City that are unnecessary for street right-of-way, or infrastructure installation.

Staff suggest the commission recommends the vacation of a portion of 300 W, and city's subsequent quit claiming of all remnant pieces along the borders of parcel XA00-0814- to Mr. Taylor Warburton to incorporate into his Anderson Ranches subdivision.

b. Public Hearing

TIME: 7:07 PM

Jim Stephensen asked the commission about the corners, and the changes that will occur to the property to the North. Currently, Mr. Stephensen owns the property in question. Mrs. Shauna Talbot responded that no it will not, and that it would only affect the south side of that road.

CLOSED: 7:08 PM

c. Commission Discussion

No comment was given.

d. Motion

- a. Motion: Commissioner Fran Petersen motioned that the commission accept the vacation of the 300 W from 800 to 850 N.**
- b. Second: Commissioner Heather Robertson seconded the motion.**
- c. Outcome: Unanimously approved. Motion approved.**
- d. TIME: 7:09 PM**

- 3. Public Hearing - Request for a rezone by Terry Messersmith (Mt. Peak Development, LLC, a UT LLC) represented by Kaleb Washburn, for property located at approximately 200 E to 500 E and 1500 to 1650 N Parcel #: XA00-2129-121, and a portion of XA00-2129-1211 (Southeast corner) for approximately 22 acres from the existing R1-¼ (Residential ¼ acres & R1-H (Residential 1 acre holding) zones, to the R1-8 (Residential 8,000 sq ft) zone with a concurrent development agreement for the purpose of a single family residential development with .22 acre average lots, and utility access dedication recorded in favor of Nephi City for access to sewer lines in the rear of the Nebo Heights subdivision along with other potential access purposes.**

a. Staff Presentation

Mrs. Shauna Talbot presented it to the commission. When this came forward, the thought was that a 15,000' easement would be beneficial, and the purpose was the vac truck would be needed to clean out the back of the property. Then after thinking about, it in the city it would be better if the truck came in and backed out. The DRC has reviewed the concept plannings and it has been recommended the following changes:

1- The additional North/South Road that would go through what is shown as Lot 82 on the concept drawing should be a through street, as shown on our Master Street Plan, and as agreed to originally when this area was annexed into the city, (plats G & H - the blue and green areas on the concept plan).

2- That an additional 15 feet East/West land dedication be required between where the Nebo Meadows subdivision deeded property, and the proposed North/South dedication shown on this concept to tie them together. This was a specific request of city council to staff as we were looking to find an alternative to requiring a full easement across the backs of all lots abutting Nebo Heights when we have in the past discussed this area with Mr. Messersmith. This would affect Lots 71, 72, and 73 (typo 48) on the attached concept plan.

Staff suggest the commission recommends to the city council that they rezone parcels XA00-2129-121, and XA00-2129-1211 (Southeast corner) from the existing R1-¼ and R1-H zoning to the R1-8 zone with an associated development agreement requiring all lots to be a minimum of .22 acres, excepting any lots affected by the deeded utility access parcel, and deeding a utility and access parcel to Nephi City with a warranty deed as part of the subdivision plat for Plats F, G, or H, as a condition of any plat approvals.

b. Public Hearing

TIME: 7:16 PM

Brandon Stephensen inquired of the commission that the area they are discussing would remain as single family homes. Chairman Thomson turned the question over to Mrs. Shauna Talbot; she responded that it would remain as a single family residential zoned area. They can have an internal accessory dwelling but will still be single family.

CLOSED: 7:17 PM

c. Commission Discussion

Chairman Cory Thomson raised the concern was that just a few months ago this group pushed for the lots being larger, and now shortly after they are back and are asking for a change and they are smaller. That is a short amount of time for a change.

Commissioner Fran Petersen inquired on whether this was the property and project that came forward earlier that was supposed to be multifamily dwellings or condominiums? Mrs. Shauna Talbot responded that it is the property above, but it is in the same area.

Commissioner Heather Robertson asked if the roads were already in place in this area? Mrs. Shauna Talbot responded that there are a few that are done on the west side, one is stubbed, and the others are future phases.

Mrs. Shauna Talbot asked Mr. Kaleb Washburn about the power line. Mr. Washburn responded that it was moved and currently no longer remains.

Mr. Kaleb Washburn responded back to Chairman Cory Thomson about the project history and now why they are smaller lots. It is correct, but that was when the lots were going to go in the owner was partnered with the Jones family, but as they didn't move forward the changes occurred. Mrs. Shawna Talbot further explained that it does meet the consistency of the area, and it remains a project that will fit in this area.

Commissioner Heather Robertson asked about the map and what area is actually is being rezoned? Mrs. Shauna Talbot explained the area on the map that is looking for rezoning.

Commissioner Heather Robertson inquired on the size and what that would allow, and if more housing could come in that is shown. Mrs. Shauna Talbot responded that they are .22.

Commissioner Heather Robertson asked about the access road and who will maintain it. Mrs. Shauna Talbot responded that the city will, and it will be fenced providing a walking area for the neighborhood.

Commissioner Fran Petersen said that she was happy to see that it is not town homes, but single-family homes. Mrs. Shauna Talbot responded that it is contiguous with what is happening in that area, and that it could interconnect.

Commissioner Heather Robertson asked Nephi City Council representative, Mrs. Shari Cowan, about what the City Council wants and has envisioned? Mrs. Cowan responded that their vision was that regardless the idea was to get bigger lots as our city enclosed on the freeway.

Commissioner Fran Petersen asked if the property was currently zone R1-8. Mrs. Shauna Talbot responded that no it is currently zoned as R-1H. It is what the area was zoned when Nephi City was not sure what would be coming in but wanted to maintain that it stays a residential area.

Chairman Cory Thomson asked about the rezone earlier, and if that is what the entire property was zoned at. Mrs. Shauna Talbot responded that that is correct, and that the understanding was that the plots would get larger as you head east. However, time has passed quite a bit of time.

Chairman Cory Thomson asked that it was recommended R-1/4 is what it is currently at. Mrs. Shauna Talbot responded that the four lots indicated on the concept map would be R-1/4, the remainder would be R-1H.

Chairman Cory Thomson inquired to Mrs. Talbot did this exact thing not get rezoned a few months ago. Mr. Washburn responded that it did not get passed. Mrs. Talbot then elaborated that it was recommended to be passed, and then a negotiation was done due to the vac truck entrance.

Commissioner Heather Robertson asked if there would need to be north and south easements in addition to this? Mrs. Shauna Talbot responded that there would indeed, and it would need to be addressed and be a condition of the annexation.

Commissioner Fran Petersen said that it was not the easement is not the issue. Commissioners responded in kind that it was the size change.

Mr. Kaleb Washburn stated to the commission that the size difference is so small, no one wouldn't really notice the change. Chairman Cory Thomson stated that the issue is we already recommended one thing to the City Council, and the City Council did nothing with it. Mrs. Shauna Talbot clarified that it didn't get to the City Council.

Commissioner Fran Petersen asked what the square footage difference was of a .22 lot size and a .24 lot? Mrs. Shauna Talbot responded that it was 1,742 sq. ft. Mr. Kaleb Washburn stated that it would be more yard than house. Commissioner Petersen disagreed.

Commissioner Fran Petersen inquired about the current lots that are this size, and what the issues we have seen as homes are built on the lots. Mrs. Shauna Talbot responded that there were some issues in the past with the size and the setbacks. Mrs. Talbot gave examples of Walnut grove on 400 east and 600 south.

Commissioner Fran Petersen the question is what percentage of people use the entire lot to butt up against the setbacks? Mrs. Shauna Talbot stated that it depended on who it was. But they are using every space they can.

Mr. Kaleb Washburn included the information that this size is to make the homes more affordable, because it has dropped the price. The more property you have it prices new home buyers out of the market. Mrs. Shauna Talbot stated that the residential permits have tanked the market.

Commissioner Heather Robertson, if they were moved to the one size how many lots would be lost? Mr. Kaleb Washburn stated that it would be nine lots, and it would mess with the roads.

Commissioner Fran Petersen asked if they did a variety of lots in this subdivision. Mr. Washburn responded that it is kind of the lot next door to

this one. Commissioner Robertson agreed with Commissioner Petersen, and you had mixed lots east and west facing lots be smaller.

Commissioner Heather Robertson stated that she wondered about mixed size lots, and the east and west facing lots be smaller. Mrs. Shauna Talbot stated that there would be a few that would need to come back smaller due to the easements.

Commissioner Heather Robertson stated it was frustrating that the lots keep coming back smaller and smaller. Mr. Washburn stated that if this was done that is what it would be.

Commissioner Fran Petersen asked what the other gentlemen commissioners thought. Alternate Commissioner Jim Nelson stated that it was before his time, all of the commissioners agreed it was also before their time as well.

Commissioner Fran Petersen stated to Mr. Washburn that the reason the commissioner body passed the multifamily dwellings was that they do recognize the need for housing, and the reason these were passed was that they gradually got larger lots. Mr. Washburn stated that affordability is still the issue, the ones next door is still 175,000 for the lot.

Mrs. Shauna Talbot asked if it would be helpful if there was a field trip to see what the homes feel like and look like on that size of lot.

Commissioner Fran Petersen stated she has compassion on the developers, and she is sure they want to move forward. Maybe we send it on to city Council and see what they have to say.

Alternate Commissioner Jim Nelson stated that he didn't really have a problem with it.

Commissioner Heather Robertson reiterated that it is still a change and would like Mrs. Shari Cowan to tell the City Council they are ticked that they are smaller lots, and it feels like bait and switch.

Commissioner Fran Petersen stated she feels torn because affordable housing is needed, and from experience they see stater families wanting to have a home, but the lot sizes are too small.

Chairman Cory Thomson stated that Mr. Washburn is stating that 475,000 for a home is affordable? Mrs. Shauna Talbot stated the buzzword is "affordable." Mr. Kaleb Washburn stated that the loan programs are expensive, but the times have changed.

Mrs. Shauna Talbot stated that things are different, permits have tanked.

Commissioner Fran Petersen stated that they are trying to be conscientious of the fact that times have changed, everyone wants to live on a big lot, but if you have to sell your home now and re-buy most could not afford it. Maybe that setbacks need reviewing. Mr. Kaleb Washburn stated that this city has the highest 30' setbacks he has seen in any city.

Mrs. Shauna Talbot stated that there would not be opposition if setbacks needed to be looked at, and that in the past Nephi City had upheld it because it gives the rural feel.

Commissioner Fran Petersen agreed that setbacks could be the key to giving more home space but not shrinking lot sizes. Commissioner Cory Thomson said that there would be a conversation to have with the City Council.

Commissioner Heather Robertson stated that we should not table this item, that it should go forward to the city council.

d. Motion

- a. Motion: Alternate Commissioner Jim Nelson motioned that the rezone be done as stated.**
- b. Second: Commissioner Fran Petersen seconded the motion.**
- c. Outcome:**

VOTE:

Chairman Cory Thomson – NAY

Commissioner Fran Petersen – Yea

Commissioner Heather Roberston – NAY

Alternate Commissioner Jim Nelson – Yea

The recommendation will move to the City Council for them to decide and discuss setbacks.

- d. TIME: 7:48 PM**

4. Development Updates

a. Staff Presentation

- 1. Microtel Wyndham Hotel (Commercial) site plan and building permit:**

Pylons have gone in, it was 82' to native ground. They have been working on the ground, and they are moving ahead. No date of opening has been announced.

2. Nephi Retail Center Lot 2 Reed Ridge (Commercial) site plan and building permit:
Beans and Brews and Jersey Mikes are already committed. Two drive thru are in place, and the two businesses have already committed to the spaces. The remaining two locations will be tenant improvement.
3. Dominos Pizza (Commercial) site plan and building permit:
They are framing currently; they do not have a drive thru. They will have a pick-up area and are comparable in size to the Little Ceasars location.
4. Bar Dub Grill Lot 2 Nebo So. Bus. Park (Commercial) (previous subdivision) site plan and building permit:
They have made a lot of improvements to the original building, and the building permit was so large it could not be loaded. The grill is already in place and has occupancy. The bar has not got approval yet and is still under construction.
5. Smith Pothier Industrial Building - (2) unit building (Industrial) subdivision, site plan, and building permit:
The annexation was done with this planning commission. It is between 5th West and 1250 North. It is an Industrial. The building will be split into two suites, 25' x 25', and the other is about 1000' x 25'. They are going to be expanding and are moving their entire business here. It is Smith Steel Works.
6. Jenson Refrigeration Phase 2 (Industrial) site plan and building permit:
Jenson just passed the DRC Site Plan Review. It is just west of Mountainlands it will be going to the east. It will be a rinse and repeat of the existing building. Phase two will be going to the east. It is near the retention pond, with Owens Corning down the road.
7. Nebo Estates 4 lot (Residential) subdivision:
Riley Park bought the church property and will be doing a four-lot subdivision. He will be building on one of the lots. They are currently installing the curb and gutter.

8. Nebo Meadows 31 lot (Residential) subdivision:
Nebo Meadows has been recorded. It has the area for the vac truck. Most of the lots are 1/3 of an acre. They are in the 1/4 acre area. They could have done bigger, but the agreement was done.

6. Approval of Minutes

a. Approval of Meeting Minutes for Planning Commission held on August 13, 2025.

b. Motion

- a. Motion: Commissioner Heather Robertson motions that the meeting minutes are approved.**
- b. Second: Chairman Cory Thomson seconds the motion.**
- c. Outcome: Unanimously approved, Motion Passes.**
- d. TIME: 8:16 PM**

7. Adjourn

a. Motion

- a. Motion: Commissioner Heather Robertson motions that the meeting adjourn.**
- b. Second: Chairman Cory Thomson seconds the motion.**
- c. Outcome: Unanimously approved, Motion Passes.**
- d. TIME: 8:16 PM**