

Nephi City Planning Commission Agenda

July 8, 2026

7:00 p.m. Regular Meeting

7:00 - Regular Meeting:

1. **Welcome to the Planning Commission Meeting - Introduction of Commissioners**
 - a. Prayer (presenter to be announced)
 - b. Pledge (presenter to be announced)
2. **Public Hearing - to accept public comment on a request for a home occupation permit from Chelsey Demers DBA *You Matter Therapeutic Massage* to operate a massage therapy business in a home located at 1116 N 200 E.**
 - a. [Staff presentation](#)
 - b. Open, hold and continue or close the public hearing
 - c. Commission discussion
 - d. Motion
3. **Public Hearing - to accept public comment on a zone change request by request by 148 W, MHP LLC, a UT LLC represented by Danielle Pope for property located at approximately:**

140 W 100 N (Parcel #: XA00-0392-) 1.06 ACRES
148 W 100 N (Parcel #: XA00-0393-2) .28 ACRES
151 N 100 W (Parcel #: XA00-0394-21) .38 ACRES

From the: CC (Central Commercial) zone To the: CU2 (Combined Use 2) zone

For the purpose of bringing current property uses into compliance with an appropriate zone which uses are currently legal, but non-conforming, and to look to convert a current four-plex into condominiums for private unit ownership. Also, to propose on-site storage units for trailer park renters in the mobile home park.

 - a. [Staff presentation](#)
 - b. Open, hold and continue or close the public hearing
 - c. Commission discussion
 - d. Motion
4. **Public Hearing - to accept public comment on a zone change request by Elgin Bryce Gardner, represented by Dalton Harmon for property located at approximately:**

The Southeast corner of the intersection of 100 W 200 N (Parcel #: XA00-0394-11) .21 acres

From the: CC (Central Commercial) zone To the: CU2 (Combined Use 2) zone

For the purpose of building a single-family home with a possible IADU (internal accessory dwelling unit).

 - a. [Staff presentation](#)
 - b. Open, hold and continue or close the public hearing
 - c. Commission discussion
 - d. Motion

5. **Public Hearing - to accept public comment on a zone change request by Jeremy Garlick and Malynn Greenhalgh, represented by Jeremy Garlick for property located at approximately:**

180 N 200 W (Parcel #: XA00-0394-11) .70 ACRES

From the:R1-8 zone

To the:CU2 (Combined Use 2) zone

For the purpose primarily of having matching zoning with property directly to the east, and in order for a possible future shop to conduct repair services (small appliance or equipment) on his vacant property to the south in an accessory building.

- a. [Staff presentation](#)
 - b. Open, hold and continue or close the public hearing
 - c. Commission discussion
 - d. Motion
6. **Public Hearing - to accept public comment on changes to Section 11.6.12(5)(h)(1) Site Plan Standards to establish maximum noise levels in industrial and commercial zones, (this applies to data centers within the new ID4 zone, and can be also applied in all industrial or commercial zones).**
- a. [Staff presentation](#)
 - b. Open, hold and continue or close the public hearing
 - c. Commission discussion
 - d. Motion
7. **Approval of Minutes**
- a. Motion: Approve [04-08-26](#) minutes
 - b. Motion: Approve [05-13-26](#) minutes
8. **Adjourn**
- a. Motion