



Nephi City Planning Commission May 13, 2026

COMMISSIONERS:

Chairman Cory Thomson
Jim Nelson
Fran Petersen
Meadow Perides

EXCUSED:

Heather Robertson

STAFF:

Shauna Talbot, City Planner
Seth Atkinson, City Administrator
Leslee Anderson, Recorder

CITY COUNCIL LIAISON:

Jeramie Callaway

PUBLIC: Donald W. Ball, Joran Carter, Kristy Carter, Micklane Farmer (Jones & Demille), Dana Hoyt, Melinda Pinson

1. WELCOME TO THE PLANNING COMMISSION MEETING—INTRODUCTION OF COMMISSIONERS

Chairman Cory Thomson opened the regular meeting at 7:00 pm

PRAYER: Shauna Talbot, City Planner

PLEDGE OF ALLEGIENCE: Commissioner Meadow Perides

2. PUBLIC HEARING – to accept public comment on adoption of a Transportation Master Plan Element of the General Plan

a. STAFF PRESENTATION

Shauna Talbot, City Planner, explained her desire to implement a master transportation plan for Nephi City that would include a map. This information would be helpful in making decisions for future development, utilities, etc. Shauna introduced Micklane Farmer who was instrumental in acquiring a grant to help fund the project and is overseeing the project details.

Mr. Farmer explained his background with Jones and Demille and his experience developing transportation plans. He detailed the process of data collection, planning, and the public open house that have been part of the Transportation Master Plan process. He presented an overview of the information contained on the city's master plan website. ([Link to Transportation Master Plan](#)). He explained the document tab and the links included to the municipal code, zoning maps, the city's general plan, and Nephi parks and recreation.

Mr. Farmer discussed the roadway classification map, potential future interchanges, and the coordination with R6 for the agri park development. He highlighted the importance of the grid network expansion and the potential for a belt loop circulation with interchanges.

The commissioners discussed whether location of arterial collector roads on the map has weight to keep someone from building and if the area around the airport would stay an industrial zone. It was determined flexibility would be necessary in the plan due to potential future developments. The city's data would also be shared with the county to help with their planning.

b. **PUBLIC HEARING**

OPEN: 7:25 pm. Chairman Thomson opened the public meeting and explained the rules and procedures.

PUBLIC COMMENT:

- Kristy Carter questioned whether there would be new stoplights as part of the transportation plan and if a roundabout was planned near the schools.

The questions were addressed stating that stoplights are approved through the Utah Department of Transportation (UDOT), and nothing is approved right now. Also, concerning the roundabout, it is a potential but currently not part of the plan.

CLOSED: 7:29 pm by Commission Chairman, Cory Thomson.

c. **COMMISSION DISCUSSION**

More discussion about future stoplights ensued with potential lights being placed at 1800 North, 1500 North (by hospital), 900 North, 700 North, 200 South, 1000 South, 1300 South, South interchange. UDOT gives final approval.

Additional questions concerning the intersection at 700 N and 400 E were discussed.

Seth Atkinson, City Administrator, explained that the council had decided to start with a study to

Ms. Talbot shared UDOT's appreciation that Nephi is being proactive.

The planning commission had Mr. Farmer address the next steps. He explained that following the planning commission recommendation, the city council could adopt the Transportation Master Plan and then the master plan report would be finalized.

Staff recommended approving the Transportation Master Plan to go before City Council to be adopted.

d. **MOTION**

Commissioner Jim Nelson made a motion that the Transportation Master Plan be accepted and sent to the City Council for adoption.

Commissioner Meadow Perides seconded the motion.

The motion passed unanimously with those present (4-0). Commissioner Heather Robertson was absent from vote.

3. **PUBLIC HEARING - to accept public comment on changes to Section 11.6.12(5)(h)(1) Site Plan Review to establish maximum noise levels in industrial and commercial zones, (this applies to data centers within the new ID4 zone and can also be applied in all industrial or commercial zones).**

a. **STAFF PRESENTATION**

Shauna Talbot, City Planner, introduced the proposal of adding noise limitations to the city's development code for industrial and commercial zones. When site plan is approved, it will be established which parameters can be used to determine compliance with our noise ordinance. The maximum allowable level is to be measured at the property line. Verification can be conducted by the city with the specified equipment, or the city could request a special inspection of the developer at time of building permit. Testing could also occur if concerns were raised after the operations have commenced. Ms. Talbot detailed the process of collecting data using a decibel meter. She shared the results of the measurements taken at various locations, including Eagle Mountain data center, industrial parks, and commercial areas.

The planning commission asked questions concerning penalties for not complying with the noise ordinance, where measurements were taken, and the time that noise was measured. Penalty is currently a Class C Misdemeanor with the possibility to add more penalties to an agreement with a developer if desired. Measurements would be taken at the property line for 30 seconds. The commission discussed the importance of accurate noise measurements and suggested measuring randomly, at various times of day and unannounced. The possibility of requiring a decibel radar on sight and having a third party test if discrepancy among city and owner was mentioned.

b. **PUBLIC HEARING**

OPEN: 8:06 pm. Chairman Cory Thomson opened the public hearing.

PUBLIC COMMENT: None

CLOSED: 8:07 pm. Public hearing was closed.

c. **COMMISSION DISCUSSION**

The planning commission was grateful for the testing Shauna did to show examples of noise range and measurements. Discussion continued with the possibility of additional parameters including measuring multiple boundaries and doing a sound study which may require mitigation if sound levels measure above maximum level allowed.

d. **MOTION**

Chairman Cory Thomson made a motion to continue discussion next meeting due to changes being considered to update ordinance.

Commissioner Fran Petersen seconded the motion.

The motion passed on unanimous vote of those present (4-0.) Heather Robertson was absent from the vote.

4. APPROVAL OF MINUTES

Commissioner Fran Petersen made a motion to table approval of minutes from 04-08-26 until changes made and minutes are resubmitted.

Commissioner Jim Nelson seconded the motion.

The motion passed on unanimous vote of those present (4-0.) Heather Robertson was absent from the vote.

5. ADJOURN

Commissioner Fran Petersen made a motion to adjourn the meeting.

Commissioner Meadow Perides seconded the motion.

The motion passed on unanimous vote of those present (4-0.) Heather Robertson was absent from the vote.

8:20 pm

Note: *The content of the minutes is not intended, nor submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Leslee Anderson

Nephi City Recorder