

NEPHI CITY WORK SESSION MINUTES

July 14, 2026

7:00 P.M

21 E 100 N

Nephi, UT 84648

1. ORPA GRANT AGREEMENT

- a. Seth Atkinson, City Administrator, announced Nephi City has been approved by the Division of Outdoor Recreation for a grant of up to \$135,000 for a master plan of Reese's Flat.
- b. At previous council meetings the idea of developing Reese's Flat was proposed. Council and members of the public expressed concern about the impact on hunters in this area. Council decided to apply for the grant.
- c. Staff recommended if the council agrees to the grant and decides to move forward with the master planning process that a review committee be organized to examine the master plan so all stakeholders can weigh in the process. In this way, the planning process can be more representative of the different interests in this wildlife area. Potential committee members could include a member of the Council, a member of the city's Trails Committee, a member of the Rocky Mountain Elk Foundation (RMEF), and a member of the Sportsmen for Fish and Wildlife (SFW).
- d. The council discussed the opportunity the grant provides to plan options for city-owned property that will provide economic development and recreation uses for residents and visitors. Council members made additional suggestions for the review committee. Having a master plan allows for more grant opportunities when and if the council moves forward with developing the area.
- e. The agreement will be brought to the next council meeting for approval.

2. BID TABULATION AND NOTICE OF AWARD FOR SEWER PROJECT AT AIRPORT

- a. Mr. Atkinson displayed the bids received for the Nephi City Airport Sewer Replacement Project and stated that the project was awarded to Johansen Construction (Exhibit A). The council will ratify the bids and award at the next city council meeting.
- b. Completing the project quickly will help minimize disruptions at the airport.

3. PLANNING ITEMS

- a. ZONE CHANGES—Seth Atkinson and Shauna Talbot, Nephi Planning and Zoning Administrator, explained that several months ago one property changed from the Central Commercial (CC) zone to Combined Use 2 (CU2) zone. Since then, three other properties on that same block have requested rezones.
 - i. GARDNER REQUEST
 1. Elgin Bryce Gardner, represented by Dalton Harmon, requested to rezone his property (approximately 100 W 200 N) from CC zone to CU2.

Mr. Harmon is planning to purchase the lot from Mr. Gardner to build a single-family home.

2. The Central Commercial zone does not permit a single-family home, but the Combined Use 2 zone does, and staff feels this is a more appropriate zone for the residential uses on this block.

ii. POPE REQUEST

1. Danielle Pope owns a trailer park on the NW corner of 100 W and 100 N. She has been making strides to update amenities at the park for her tenants and would like to put storage units for their use/rental on the property. This would allow renter's excess items to be housed near their trailer homes. It would also provide additional income for Ms. Pope from renting more than just the trailer space rent. The Central Commercial (CC) zone does not allow for storage units, but the CU2 zone does.

iii. GARLICK REQUEST

1. Jeremy Garlick and Malynn Greenhalgh requested a rezone for property located at approximately 180 N 200 W. The property is currently zoned R1-8 which allows for single-family residential. The owners requested a rezone to the CU2 zone which also allows for single-family residential but also permits some commercial uses.
2. Mr. Garlick is considering a future shop to conduct repair services of small appliances or equipment on his property. This would be allowed in the CU2 zone.

- iv. The council discussed the rezoning of these properties would create more homogenous zoning for this entire block. They also discussed the possibility of having a staff initiated rezone for the remainder of the block to CU2.

b. NOISE ORDINANCE

- i. Seth Atkinson introduced a noise ordinance drafted by Shauna Talbot to establish maximum noise levels in industrial and commercial zones.
- ii. This is being addressed in the city's development code to be looked at when the site plan is approved, which parameters can also be used post-development to determine compliance with our noise ordinance.
- iii. The maximum allowable level is to be measured at the property line. Verification can either be conducted by the city with the specified equipment, or the city could request a special inspection of the developer at time of site plan, building permit, or if any concern was raised after the operations have commenced.
- iv. The ordinance sets limits for industrial and commercial zones at 75 A-weighted decibels and 85 C-weighted decibels.

Comparison: dBC vs. dBA

Metric	Curve Profile	Primary Use Case
dBA (A-Weighted)	Steep low-frequency cutoff	General environmental noise, typical office exposure, and regulatory compliance.
dBC (C-Weighted)	Flat across mid/low, slight end roll-offs	Loud environments (>90-100 dB), peak impact sounds, and bass analysis.

- v. Ms. Talbot and intern Mike Rasmussen measured various locations around town to give the council an ideas of how the equipment worked and to show whether those places were within the parameters set in the noise ordinance. (Exhibit B).
- vi. The council discussed the potential impact on existing businesses and the need for proactive measures to ensure compliance. They also examined the potential impact of data centers on noise levels and the need for sound mitigation measures.
- vii. Ms. Talbot mentioned the importance of setting health and safety standards to prevent hearing loss and ensure compliance.

4. ADMINISTRATIVE AND COUNCIL UPDATES

- a. Seth Atkinson, City Administrator
 - i. Mr. Atkinson provided an update on the financial reports, noting the city has crossed the \$2 million mark in sales tax revenue for the fiscal year and the golf course grossed close to \$800,000.
- b. Councilor Shari Cowan
 - i. Ms. Cowan raised a question about the maintenance of flags on Main Street. Mr. Atkinson confirmed that the Nephi 2nd Ward handles the task.
- c. Councilor Tate Douglas
 - i. Mr. Douglas questioned the possibility of putting an additional crosswalk across main street. It was confirmed that UDOT must give approval.
 - ii. He thanked those who helped with the parade. Discussion ensued about moving the parade to the morning and coordinating with the Lion's Club and the car show to coordinate all events (Lion's Club Breakfast, Car Show, Mammoth Parade) on that Saturday.
 - iii. Mr. Douglas inquired about adding disc golf to the recreation master plan.
 - iv. He also mentioned he observed a horseshoe tournament where pickleball courts are proposed. The initial thought was the horseshoe pits were unused. Play would be affected by the pickleball courts.
- d. Councilor JD Parady

- i. Mr. Parady questioned why there are two parades. He thought combining the parades would increase participation and make it a better event overall.
 - e. Councilor Travis Worwood
 - i. Mr. Worwood reminded the council of the Prime Honda Motor Sports grand opening on July 18. He also mentioned the Jubilee at the fairgrounds that same night organized by the Daughters of the Utah Pioneers (DUP).
 - f. Mayor Seely
 - i. Mayor had Payton Larsen introduce himself. He just moved to Nephi and is working with Sunrise Engineering.
 - ii. Mayor Seely talked about a podcast he listened to about Brandon Flowers (former Nephi resident) and a new album he has coming out that references Nephi and he mentioned that Flowers stated he is continuously drawn back to Nephi.
 - iii. Mayor acknowledged the great activities that happened last week with the Ute Stampede and all the city's involvement behind the scenes that make those events successful.
- 5. MOTION TO CONVENE TO CLOSED MEETING
 - a. Councilor Tate Douglas made a motion to convene into closed meeting for discussion of character and competence of an individual, litigation, and purchase of real property.
 - b. Councilor JD Parady seconded the motion.
 - c. The motion passed on the following roll call vote:

Jeramie Callaway	Yes
Shari Cowan	Yes
Tate Douglas	Yes
JD Parady	Yes
Travis Worwood	Yes
 - d. 8:02 pm
- 6. ADJOURN 8:57 pm

ATTENDANCE:

City Council: Mayor Justin D. Seely, JD Parady, Jeramie Callaway, Tate Douglas, Shari Cowan, Travis Worwood

Staff: City Administrator--Seth Atkinson, Recorder--Leslee Anderson, Assistant City Administrator—Sara Samuelson, Shauna Talbot—Planning and Zoning

Guests: Donald W. Ball, Payton Larsen, Mike Rasmussen

I, Leslee Anderson, Nephi City Recorder, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on July 14, 2026. This document constitutes the official minutes of the Nephi City Council Work Session.

A handwritten signature in cursive script that reads "Leslee Anderson". The signature is written in black ink and is positioned below the certification text.

Exhibit B

Decibel Readings 5/13/26			
Location	Details	dbA Range	dbC Range
Eagle Mountain Data Center	At property line.	45-60	55-70
Gordon Young Well	At property line.	87-90	90-92
Currant Creek Power Plant - Mona	At property line.	50-60	75-85
Tomato Plant	At property line.	50-60	75-85
4 mW +Gas Reg Station + South Exit I-15	At property line.	65-70	85-90
Hospital Mechanical Area	Next to mechanical 15 feet away	85-95	65-75
Old Castle (National Vinyl)	At property line.	50-55	70-75
Victaulic	At property line.	55-60	75-80
TNT	At property line.	55-60	75-80
Carwash	At property line.	65-70	70-75
UCCU Bank/Hwy 28 & 132	At property line. Light traffic small cars	65-70	70-80
UCCU Bank/Hwy 28 & 132	At property line. Semi truck (1)	75-85	95-105
Semi Truck idling @ McDonald's Hwy 28	At property line.	75	85
Power Plant South Interchange + I-15	At property line.	70	80
Power Plant South Interchange + I-15	West Side	88	97
Power Plant South Interchange + I-15	Inside Building	110	110