

Nephi City Planning Commission Agenda

August 12, 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 zone change request by all property owners on Block 14, Plat D of the Nephi Township Survey to rezone all properties within the boundaries spanning from 500 to 600 E and Center Street to 100 S. from the R1-¼ Zone to the R1-1-8 Zone.**
 - 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 the City of Nephi for the following four properties to be rezoned on Block 43, Plat A within approximately 100 and 200 N & 100 and 200 W:**

From the: CC (Central Commercial) zone		To the: CU2 (Combined Use 2) zone	
141 W 200 N	(Parcel number: XA00-0394-121)	.29 acres	Larry & Debra Mace
153 N 100 W	(Parcel number: XA00-0395-)	.19 acres	Shane Day
From the: CU1 (Combined Use 1) zone		To the: CU2 (Combined Use 2) zone	
154 W 100 N	(Parcel number: XA00-0393-3)	.34 acres	Spencer & Andrea Peterson
196 W 100 N	(Parcel number: XA00-0393-1)	.43 acres	Ronald & Louann Thalman

 - 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 change to Section 10.12.4 (B)(2) PUD Overlay Zone and Development Code to allow PUDs to be allowed in the CU2 zone.**
 - 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 request by Rick Carlton for a change to 10.7B Combined Use 2 Zone (CU2) to increase the minimum density in the zone from 6 to 8 units per net acres.**
 - 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 a zone change request by Rick Carlton regarding Lots 2,3,4, & 5 of the Plat A subdivision, and Matt Evans acting on behalf of the Bryce Landing Plat B HOA for all lots in the subdivision to rezone all properties, including all common open space areas from the CU1 zone to the CU2 zone with a PUD overlay.**
 - 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 [07-08-26 minutes](#)
8. **Adjourn**
 - a. Motion