

NEPHI CITY COUNCIL MEETING July 21, 2026

The Nephi City Council met in regular session in the council chambers of city hall located at 21 East 100 North at 7:00 p.m. Tuesday, July 21, 2026.

Those present and representing the city were:

Mayor	Justin D. Seely
Council Member	Jeramie Callaway
Council Member	Shari Cowan
Council Member	Tate Douglas
Council Member	Travis Worwood
City Administrator.....	Seth Atkinson
City Recorder	Leslee Anderson
City Finance Director/Assistant Administrator	Sara Samuelson
Planning and Zoning.....	Shauna Talbot

Absent: Council Member JD Parady, City Attorney Brittany Tellez

Guests: Cory Thomson, Stephanie Hall, Mike Rasmussen, Myrna Trauntvein (press), Donald W. Ball, Mike Sperry, Nikkii Sperry, Stockton Palmer, Morgan Palmer, Ladd Holman, Jack Holman, Dana Hoyt

Mayor welcomed everyone and convened to regular session. 7:03 pm

PRAYER: Councilor Jeramie Callaway

PLEDGE OF ALLEGIENCE: Bolder Way Forward

Stephanie Hall, coordinator, and Nikki Sperry, representative, for Bolder Way Forward led the pledge. Ms. Hall then introduced Bolder Way Forward as a statewide movement aimed at helping more women and girls thrive. The movement centers on building comprehensive teams, coalitions, and committees to strengthen the impact of Utah girls and women. Ms. Hall invited the community to join their Facebook group and receive the newsletter. She explained Bolder Way Forward aims to address unique challenges facing women by supporting and providing resources to families and women in abusive situations. (Exhibit A)

PROCLAMATION – SUPPORT FOR WOMEN AND GIRLS IN NEPHI CITY

Mayor Seely read and signed Proclamation 2026-02 committing to support programs that support and strengthen women in their endeavors women in Nephi City and improve opportunities for women and girls to thrive. (Exhibit B)

COMMUNITY RECOGNITION – JWC (JUAB WRESTLING CLUB)

Mayor Seely shared his excitement about the local wrestling team's success at the Fargo tournament, where Ladd and Jack Holman became National Champions. Mayor Seely congratulated them on their success. Ladd described his experience and the inspiration he

received from his brother Jack. Jack stated he was honored to represent Team Utah and Juab. The mayor presented each boy with a Nephi City Coin.

CONSENT AGENDA

Councilor Shari Cowan made a motion to approve the consent agenda including Council meeting minutes from 7-7-2026, Work Session Minutes from 7-14-2026, and Approval of Claims dated 7-21-2026. Councilor Travis Worwood seconded the motion. The motion passed 4-0 by those present.

PUBLIC COMMENT

- Stockton and Morgan Palmer, representing the Ruth Theater in Orem, addressed the council. The Palmers volunteer as community advocates and explained their desire to promote the arts in Nephi and surrounding areas. September 7-12 the Ruth Theater will hold a Nephi City Spotlight event showing “Pride and Prejudice.” There will be two tickets for the mayor and each member of the council. A discount code will be provided for citizens of Nephi City wanting to attend the show on those dates.

PLANNING ITEMS

a. ALTERNATE PLANNING COMMISSION MEMBERS

- i. Mayor Seely announced he spoke with two individuals about serving on the Planning Commission and they agreed. They are Brandon Stevenson and Dana Hoyt.
 - 1. Brandon Stevenson
 - a. Councilor Jeramie Callaway made a motion to approve the appointment of Brandon Stevenson as an alternate member of the Planning Commission. Councilor Tate Douglas seconded the motion. The motion passed 4-0 by those present.
 - 2. Dana Hoyt
 - a. Councilor Jeramie Callaway made a motion to approve the appointment of Dana Hoyt as an alternate member of the Planning Commission. Councilor Shari Cowan seconded the motion. The motion passed 4-0 by those present.

b. ORDINANCE 07-21-2026 – NOISE STANDARDS FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENTS

- i. Seth Atkinson introduced the Noise Ordinance for commercial and industrial zones, explaining the need for clearer regulations due to recent and future developments.
- ii. Mike Rasmussen, Nephi City Planning and Zoning Intern, presented data on decibel levels at various local businesses. He explained the process for measuring and the levels allowed.
- 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.

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

- v. Ms. Shauna Talbot, Planning and Zoning Administrator and intern Mike Rasmussen measured various locations around town to give the council an idea of how the equipment worked and to show whether those places were within the parameters set in the noise ordinance (Exhibit C).
 - vi. Ms. Talbot and Mr. Rasmussen did another round of testing on 10 different sites. They followed the parameters in the proposed code: tested from the property line; screened from 2 different compass directions for each business; each reading lasted 60 seconds; they recorded the average reading (Exhibit D).
 - vii. Each business showed compliance with the proposed noise limits except for the Fairgrounds (tested during the rodeo). It was then explained that some businesses could get a waiver if they exceeded the noise limits for minimal days of the year.
 - viii. Ms. Talbot mentioned that Utah Municipal Power Agency (UMPA) had concerns about limits based on rare occasions when during a heat wave they may need to ramp up service past 10 pm with the possibility of exceeding night time sound limits. She explained that companies could get a waiver for emergencies or utility needs, based on the needs of the citizens to have utilities available outside normal daytime hours. However, the levels cannot be exceeded during daytime hours.
 - ix. Ms. Talbot also shared how UMPA is aiming to comply with the city's noise ordinance by proactively installing a ten foot solid masonry barrier, trying to group their product in the center of the site plan so it is further from the property line, and bringing a product that is built to mitigate sound.
 - x. Discussion ensued about ensuring compliance and that berming, fencing, and landscaping could be used to mitigate noise if necessary.
 - xi. Councilor Travis Worwood made a motion to approve Ordinance 07-21-2026 – Noise standard for Industrial and Commercial Developments. Councilor Shari Cowan seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes
Shari Cowan	Yes
Tate Douglas	Yes
JD Parady	Absent
Travis Worwood	Yes
- c. ZONE CHANGE REQUESTS
- i. ORDINANCE 07-21-2026-A – 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.
3. Councilor Tate Douglas made a motion to approve Ordinance 07-21-2026-A – Gardner Request. Councilor Jeramie Callaway seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes
Shari Cowan	Yes
Tate Douglas	Yes
JD Parady	Absent
Travis Worwood	Yes

ii. ORDINANCE 07-21-2026-B – 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.
2. Councilor Shari Cowan made a motion to approve Ordinance 07-21-2026-B – Pope Request. Councilor Tate Douglas seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes
Shari Cowan	Yes
Tate Douglas	Yes
JD Parady	Absent
Travis Worwood	Yes

iii. ORDINANCE 07-21-2026-C – 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.

3. Councilor Travis Worwood made a motion to approve Ordinance-07-21-2026-C – Garlick Request. Councilor Jeramie Callaway seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes
Shari Cowan	Yes
Tate Douglas	Yes
JD Parady	Absent
Travis Worwood	Yes

ORPA GRANT AGREEMENT

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 Rees' Flat. 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. The master plan study will incorporate mountain biking trails, road access, and parking lots. A review committee from various stakeholder groups will be organized to give input including 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). The grant will provide plan options for city-owned property that will provide economic development and recreation uses for residents and visitors. The city has long had an economic development strategy to be a central hub of activity and import funds from outside the area to the city. The mayor signed the agreement previously. Councilor Jeramie Callaway made a motion to ratify the mayor's signing of the Outdoor recreation planning assistance (ORPA) agreement. Councilor Tate Douglas seconded the motion. The motion passed 4-0 with those present.

NOTICE OF AWARD – AIRPORT SEWER PROJECT

Mr. Atkinson announced that the airport sewer project was recently completed. Due to time constraints, the staff approached the Council about awarding this to the winning bidder and ratifying the notice of award later. The winning bidder was Johansen Construction (Exhibit E). Councilor Shari Cowan made a motion to ratify the mayor's signing of the Notice of Award to Johansen Construction. Councilor Travis Worwood seconded the motion. The motion passed 4-0 by those present.

LEGAL COUNSEL INTERLOCAL COOPERATION AGREEMENT

City Administrator, Seth Atkinson, explained the Legal Counsel Interlocal Cooperation Agreement is a joint agreement between three entities (Nephi City, Juab School District, and Central Valley Medical Center) and the attorney. The other entities have already approved the agreement. He asked if the council wanted to authorize the mayor to sign it also. Councilor Tate Douglas made a motion to authorize the mayor to sign the Legal Counsel Interlocal Cooperation Agreement. Councilor Shari Cowan seconded the motion. The motion passed 4-0 by those present.

ADMINISTRATIVE AND COUNCIL UPDATES

- Seth Atkinson, City Administrator
 - The One Utah Summit is the week of the next council meeting. After discussion, the council decided to cancel the August 4 City Council Meeting. Mr. Atkinson then announced that the next meeting would be the Public Hearing on August 11.
 - Mr. Atkinson will be gone for the next two weeks on vacation.
 - He stated he received a letter from the county seeking verification that Nephi City was still planning to use the county's EMS services. The council agreed to four more years of service. They shared interest in looking at other options to educate them with no current desire to change.
- Councilor Shari Cowan
 - She expressed gratitude to the community and businesses for their support and resources during a challenging week following a tragedy in the community.
- Councilor Tate Douglas
 - He thanked those willing to give their time to help with the Ute Stampede Mammoth Parade. He suggested using donated funds to get gift cards for those who volunteered. The council agreed.
- Councilor Jeramie Callaway
 - He commended the Daughters of the Utah Pioneers (DUP) for the successful Jubilee on July 18 highlighting the hard work and community involvement. He learned a lot about the community from the experience.
- Councilor Travis Worwood
 - He discussed interest from Nephi residents in finding a place for kids to ride dirt bikes in Nephi. He proposed the possibility of using the old landfill or land near the gun range for a controlled ATV and dirt bike area. He emphasized the need for controlled access and supervision, mentioning potential support from local businesses.
- Mayor Justin Seely
 - He mentioned the Jubilee was great to be a part of and praised the DUP and Sterling Scholars for their dedication to preserving community history.
 - Mayor reminded the council of the upcoming Day of Giving event on September 12 and the involvement of the Church of Jesus Christ of Latter-day Saints.
 - He highlighted the success of the Prime Honda grand opening on July 18, and mentioned the company and contractors were impressed with the city for their help in understanding the process to make it all happen.

MOTION TO CONVENE TO CLOSED MEETING 8:34 pm

Councilor Travis Worwood made a motion to convene to closed meeting for discussion of character and competence of an individual, litigation, and purchase of real property. Councilor Tate Douglas seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway

Yes

Shari Cowan	Yes
Tate Douglas	Yes
JD Parady	Absent
Travis Worwood	Yes

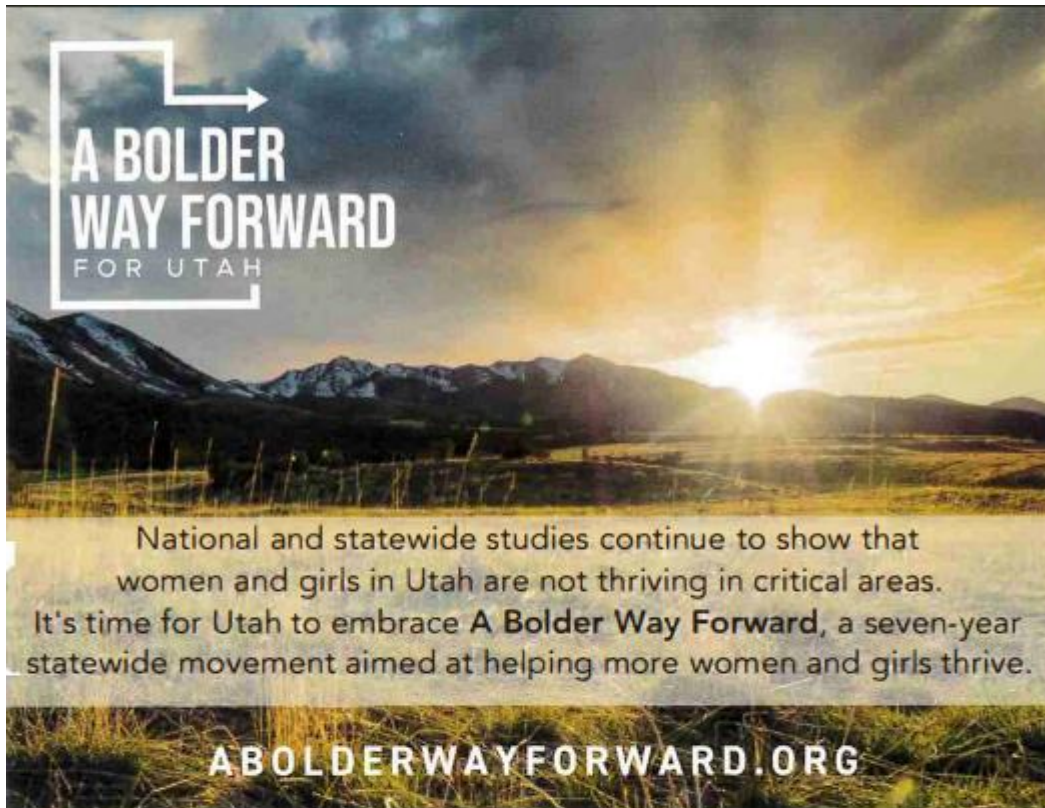
NO WORK SESSION ITEMS

ADJOURN 9:30 pm

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 21, 2026. This document constitutes the official minutes of the Nephi City Council Meeting.

A handwritten signature in cursive script that reads "Leslee Anderson".

Exhibit A



A Bolder Way Forward for Utah includes five broad categories with 18 key areas where change needs to occur. The movement centers on building comprehensive teams, coalitions, and committees that function to make the whole greater than the sum of its parts. When we strengthen the impact of Utah girls and women, we can strengthen everyone!

Join the Movement!

Visit our website by scanning the QR code.



18 Areas of Focus

Childcare/Pre-K Programs | Child Sexual Abuse | Domestic Violence | Entrepreneurship | Finance | Gender Pay Gap | Health Across the Lifespan | Higher Education Attainment | Home & Family | K-12 Initiatives | Leadership Development | Organizational Strategies & Workplace Culture | Political & Civic Representation | Poverty & Homelessness | Sexual Assault | Sexual Harassment & Gender-Based Discrimination | STEM Fields | Workforce Development



Exhibit B

Proclamation No. 2026-2

COMMITMENT TO SUPPORTING WOMEN IN NEPHI CITY

WHEREAS, the Nephi City Council supports programs in agriculture activities, the Juab County Fair, recreation programs, and the Miss Nephi Scholarship Pageant that support and strengthen women in their endeavors; and

WHEREAS, Nephi City recognizes that supporting women and girls in experiencing good health and wellbeing, freedom of safety and security, opportunities to thrive; and

WHEREAS, the Nephi City Council recognizes the importance of supporting programs and initiatives that encourage women in the community to uphold and magnify the values of the community;

NOW, THEREFORE, BE IT PROCLAIMED, 1, Justin D. Seely the Mayor of Nephi City, that Nephi City will continue to promote the goal of improving opportunities for women and girls to thrive in the City and beyond.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the great seal of Nephi City to be affixed on July 21st, 2026

Justin D. Seely
Mayor, Nephi City

Exhibit C

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

Exhibit D

SITE SUMMARY

Site Name	Day / Time of Day	Property Line	dBA Reading				dBC Reading			
			Min	Max	Avg	Range	Min	Max	Avg	Range
Maverick	Thursday 12:30 PM to 1:00 PM	East	69.4	80.8	73.4	11.4	74.1	83.5	76.2	9.4
Maverick	Thursday 12:30 PM to 1:00 PM	West	63.8	84.1	74.9	20.3	69.8	77.3	73.1	7.5
Flying J	Thursday 11:30 AM to 12:00 PM	East	59.7	78.5	63.7	18.8	67.9	70.8	68.9	2.9
Flying J	Thursday 11:30 AM to 12:00 PM	West	58.4	77.2	66.3	18.8	67.4	68.2	67.8	0.8
Mountain Land	Friday 9:30 AM to 10:00 AM	West	55.6	59.4	57.2	3.8	64.9	67.5	66.1	2.6
Mountain Land	Friday 9:30 AM to 10:00 AM	East	65.0	66.6	65.8	1.6	70.3	72.1	71.2	1.8
Bar W	Friday 11:30 AM to 12:00 PM	North	67.2	78.8	72.7	11.6	68.2	81.6	74.4	13.4
Bar W	Friday 11:30 AM to 12:00 PM	West	63.2	73.0	65.2	9.8	73.6	86.4	79.9	12.8
Mountain Land West	Friday 11:00 AM to 11:30 AM	East	49.9	55.9	52.1	6.0	66.7	83.4	70.5	16.7
Mountain Land West	Friday 11:00 AM to 11:30 AM	South	56.4	58.4	57.3	2.0	66.1	67.8	67.0	1.7
Fairgrounds (During Rodeo)	Friday 8:30 PM to 9:00 PM	North	68.0	90.0	81.2	22.0	78.6	92.6	83.3	14.0
Fairgrounds (During Rodeo)	Friday 8:30 PM to 9:00 PM	South	65.5	75.7	68.3	10.2	73.2	84.8	80.5	11.6
Jenson's Cold Storage	Friday 10:15 AM to 10:45 AM	North	52.2	67.3	55.8	15.1	68.6	82.4	73.7	13.8
Jenson's Cold Storage	Friday 10:15 AM to 10:45 AM	South	51.5	62.5	53.4	11.0	66.7	76.8	69.2	10.1
Doyle's	Friday 9 AM to 9:30 AM	West	59.6	73.5	63.9	13.9	70.4	88.1	74.8	17.7
Doyle's	Friday 9 AM to 9:30 AM	East	57.5	67.2	59.4	9.7	55.8	61.2	57.7	5.4
May's	Monday 11:10 AM to 11:20 AM	South	54.5	62.5	58.0	8.0	72.2	89.5	77.0	17.3
May's	Monday 11:25 to 11:30 AM	North	42.0	69.5	47.1	27.5	62.3	81.9	71.9	19.6
Harmon Tire	Monday 11:35 AM to 11:50 AM	East	49.6	60.0	54.1	10.4	69.3	81.4	73.4	12.1

Exhibit E

[illegible]