

Nephi City Planning Commission Agenda

October 14, 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 fo Brylee Clark, DBA *Salt & Saddle Studio* to operate a business for a home-based esthetics studio specializing in cosmetic skincare, facials, and skin wellness services in her home located at 144 E 1500 N, Nephi, UT 84648.**
 - 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 request for an amendment to the Master Street Element of the General Plan to include two new future streets:**
 - a. **Major Collector - 2740 North (Meadow Lane) From: 300 W (Old Hwy 91)To: 3850 W (West Bench Pole Line Road)**
 - b. **Minor Arterial - 3100 W (Paint Mine Trail) From: 5260 N (Ostler Lane) To: 3700 S (Elwood)**
 - i. Staff presentation
 - ii. Open, hold and continue or close the public hearing
 - iii. Commission discussion
 - iv. Motion
4. **Training: Development Agreements (created for Land Use Academy of Utah-LUAU by Jones & Demille - Civiclinq)**
 - a. Staff Presentation - Shauna Talbot
 - b. Special Guest Presenter: Ari Bruening, JD, AICP Attorney, Parr Brown Gee & Loveless
5. **Approval of Minutes**
 - a. Motion: Approve [09-09-26 minutes](#)
6. **Adjourn**
 - a. Motion