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Nephi City contracts with independent consultant to finish up water rights plan

By Rebecca Dopp
TN Correspondent

Nephi City Council approved an agreement for independent consulting services to finish up the city's 40-year water rights plan, as well as other items.

Nephi City originally contracted with Sunrise Engineering to engage a consultant to proof water rights with the state, compile and track the city's water right inventory, examine the exchange agreement Nephi City has with the

Nephi Irrigation Company, and to complete the city's 40-year water rights plan. Most of those services have been completed and the original contract is substantially fulfilled. The city's 40-year water rights plan was adopted by the city council on May 2, 2023.

"That was a riveting meeting," Seth Atkinson, city administrator, said jokingly.

However, the consultant from Sunrise, Ken Tuttle, who had been working with the city has since retired from Sunrise Engineering but has

agreed to assist the city as an independent consultant in completing those services.

Some of those services include:

- Draft, prepare, and review water right purchase/dedication documents for purchased water rights and change new water rights from their current use to a municipal use;
- Manage and track progress of Nephi City water right inventory, update current water right inventory as needed from "Approved" status to "Certified" use status;
- Consulting services as-

sociated with new annexations or development and the resulting water right requirements;

- Consulting services associated with water right purchasing, exactions, title transfers, deeds, and associated water right protections;
- Water right proof services, drafting proofs for the water rights that are deemed ready for proofing, equal to the current water right use as reported to the Utah Division of Water Rights (DWRi).

These services will benefit the city as they consider new

annexations, acquire water rights, and manager the current water right inventory. Some of these services will be ongoing and will be charged on a time and materials basis at the rate of \$140/hour.

There was some legal wording in the contract that had been changed and the staff recommended for the mayor to sign it.

The council voted to authorize the mayor to sign the contract with Ken Tuttle and AAA Utah Water Right Consulting, LLC.

City council approves items forwarded from Planning Commission

By Rebecca Dopp
TN Correspondent

Nephi City Planning Commission forwarded some items for the city council to go over and approve, and Seth Atkinson, city administrator, presented those items.

The first is the 222 Business Park Commercial Subdivision Final Plat.

"It is down there by the Nebo South Commercial Subdivision, just to the west of that, right there by the freeway," he said.

The final plat for this 7-lot commercial subdivision was approved by the planning commission in the February 21st meeting. The development con-

sists of one parcel, #XA00-25-6-4, and is located at approximately 618 W and Sheep Lane.

Atkinson said that this particular item was delayed and had to go to UDOT and the railroad because of its proximity to the railroad and the railroad crossing. The developer has received approval from those two entities for their access, and everything else meets city code.

He said that in this area the city had gotten the owners to bond for curb, gutter and sidewalk as a condition before it could be annexed into the city. The development was previously rezoned to the HC-1 Commercial Zone (was originally annexed in the ID-1 zone).

Atkinson said that the lots will be accessible via a cut de

sac.

Skip Worwood, council member, said that he appreciated the work the developers had done to clean up the area.

Council members voted unanimously to approve the final plat for the commercial subdivision.

The second item coming from Planning Commission was a zone change request by Marty Barber with Barco Construction for a parcel located approximately at 825 W 2300 S (Sheep Lane).

Atkinson said that several years ago, the city entered into an agreement with Directrix Corporation (Mad Dog Knives) to sell a city-owned property for the purpose of a business expansion for a light manufactur-

ing company, Mad Dog Knives. The parcel is a triangle piece adjacent to I-15 and Sheep Lane.

The parcel was originally annexed as part of the Biglow Annexation and was zoned Highway Commercial 1 (HC-1) at annexation. The lot was subsequently rezoned to the ID-3 (Light Industrial) zone in June of 2023 allowing for the light industrial use needed by Mad Dog Knives.

Since that time Mad Dog Knives sold the property to Marty Barber (Barco Construction) who is assuming the building permit of the property now under construction. When the building is completed, Barber has a buyer interested in buying the building to use it

as an auto-repair/maintenance shop.

"The current owner would like to sell to a business that would fit more in the HC-1 zone," Atkinson said. "Planning commission reexamined the zoning on that and recommended, along with staff, that this be rezoned back to HC-1."

At the time of the land sale and annexation, the city felt it was a way to encourage sales tax, and job creation, and this zone would still accomplish the original goal. It will fit the overall zoning of adjacent properties that are also HC-1 zoning.

Council members did not have any problem with the rezoning and voted unanimously to accept the request.

City council approves annexation petition for Mt. Peak Development

By Rebecca Dopp
TN Correspondent

The first step in annexing property into the city starts with a petition from a developer. It does not mean that annexation will happen, it is just the start of the process.

Seth Atkinson, Nephi City Administrator, presented the annexation petition from Mt. Peak Development to the city council.

"Annexation is quite a process," he said. "The first step is that the developer or property owner would submit a petition to annex and your first step is to consider that petition. This is not a motion or an approval

of that annexation. This is just whether or not you would allow that annexation process to move forward."

The developer of this property is the same from the North Ridge Subdivision developments. They are requesting annexation of an additional strip of land to the north and east of the original Jones Annexation petition. This would allow the developer to construct home on both sides of the what will eventually be 1620 North.

The area being requested for annexation has recently been changed from a Level 2 to a Level 1 on the Annexation Policy Plan map. The Level 1 definition is "limited areas immediately surrounding and

contiguous with the boundaries of Nephi City where public services can be efficiently extended at reasonable costs. Level 1 areas are most likely to be allowed to annex."

Atkinson said that at the time the Jones Annexation had been approved, the city did not have a concrete subdivision plan and the lines were drawn around the existing parcel lines and the number of acres the council was willing to annex at that time.

"It just so happened, as the subdivision began to develop, 1620 North ended up right in the middle of this annexation line," he said. "So half the road is out of the city and half is in the city."

The developer would like to annex the rest of the road and just enough property to the north for another set of homes.

One of the city's concerns was to find and allow access to the roads going to the north and to the east. That would be written in an annexation agreement down the road. The concept plans showed those connections on the block system on 3rd East and 4th East to the north and 1620 North would continue to the east.

Atkinson said the city wanted to make sure that the grid system was continued as outlined in the transportation general plan.

He said that in the original Jones Subdivision agreement

it was agreed that the road systems for subdivisions had to meet city standards and would have to agreeable to the city otherwise no subdivision would be approved.

He would work with the developer to make sure the roads were where they needed to be.

The Council is under no obligation to accept the petition. If the petition request is allowed to move through the process, the following steps would be next:

1. The Council would approve a motion for the annexation petition to continue

See **Mt. Peak** on page 3

Five to vie for Miss Nephi title

The 2024 Miss Nephi Scholarship Pageant will be held Saturday, March 16, at 7:00 pm in the Juab Junior High School auditorium. Doors open at 6:15 We have five outstanding contestants who are competing for the title of Miss Nephi. Join us for a fun and entertaining evening and support the young women who represent our community.

Introducing our contestants: Pressley Hair is the daughter of Byron and Alison Hair. She will be performing a vocal solo entitled "Waving Through A Window" from the musical Dear Evan Hansen.

Alexa Back is the daughter of Kristin Christensen. She will be performing a musical theater vocal solo entitled "I'm a Star."

Leah Thorn is the daughter of Dr. Andrew and Stacy Thorn. She will be performing a vocal solo entitled "Wondering."

Madison Carle is the daughter of Jesse and Amanda Carle. She will be performing a vocal solo entitled "Dyin' Ain't So Bad."

Addison Olsen is the daughter of Trenton and Rachelle Olsen. She will be performing a lyrical solo entitled "Save Me."

We look forward to seeing you and your family at the pageant and hope you will come sup-

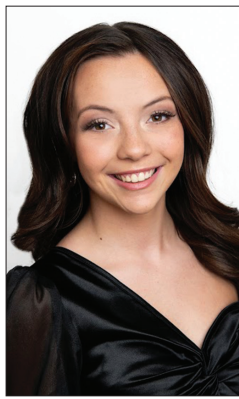
port these young women as they build confidence and leadership ability within our city.

Miss Nephi Committee 2024 is Jamie John, Miss Nephi Director; Jessica Woodland, Ava-

lon Park, Emily Harris, Mariah Matesen, and Bekah Johnson.



Pressley Hair



Alexa Back



Leah Thorn



Madison Carle



Addison Olsen



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