

Nephi City Planning Commission Agenda

February 11, 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 - accept public comment on a zone change request for property owned by Kolton Brost, located at approximately:**
 - 595 E 100 S (Parcel #: XA00-0861-11) with .25 acres
 - 35 S 600 E (Parcel #: XA00-0861-12) with .25 acres
 - 45 S 600 E (Parcel #: XA00-0866-121) with .56 acres

Rezone request from: R1-¼ (Residential, Single Family, ¼ [.25] acre lots size) zone
Rezone request to: R1-8 (Residential, Single Family, 8,000 sq ft [.18] acre lot size) zone

 - a. [Staff presentation](#)
 - b. Open, hold and continue or close the public hearing
 - c. Commission discussion
 - d. Motion

3. **Discussion of update to Title 10 ID-4 Zone (Data Centers), and 11.6.12(5)(h)(1) Site Plan Review to increase the maximum noise allowed in a data center zone.**
 - a. [Staff presentation](#)

4. **Approval of Minutes**
 - a. Motion: [Approve 1/14/26 minutes](#)

5. **Adjourn**
 - a. Motion