



Nephi City General Plan 2023

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Executive Summary

LAND USE	
The overall goals of the Land Use chapter for Nephi City are centered around implementing a simple-to-follow process that allows residents the opportunity to follow the community vision and rules to maintain the quality of life for current and future residents. This will be done by updating current land-use code, continuing to train staff and city officials, and reviewing the needs of the community through land use development.	
Issue Drivers	Goals
<ul style="list-style-type: none"> • The current rate of growth occurring in Nephi is expected to continue during the duration of this plan. Growth is expected to occur near the northern part of the City. • The interchange areas are highly important to the development of the community. The north interchange, in particular, is viewed as a potential master-planned development. • Highway Commercial development should be expanded around each freeway exit. • Annexation is expected to continue, with the majority of residential development occurring to the northwest. Industrial and commercial development is expected to continue to develop going to the southwest and along Main Street. 	<p>Goal 2.1. Establish orderly, planned growth and development that enhances the City's distinctive environment and small-town character, and provides consistent services and infrastructure.</p> <p>Goal 2.2. Increase coordination between the City, County, and neighboring communities to address agricultural preservation incentives, trails, tourism-related recreational opportunities, sensitive lands, water quality/availability issues, and irrigation systems.</p>
Implementation Strategies	

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- a. Review periodically, and update existing zoning ordinance and zoning map. Update these documents where necessary to meet the goals of the General Plan. Specifically, a mixed density residential zone, a 1/2 acre residential zone, and adding townhomes and condominiums as permitted uses in targeted zones. Also look at potentially phasing out the zero lot line overlay.
- b. Coordinate with the County and surrounding communities for land use, transportation, housing, agriculture, environmental, and recreational issues through interlocal agreements.
- c. Increase citizen involvement in the City’s decision-making processes by including both appointees and non-appointed resident volunteers on committees such as the Planning Commission, Economic Development, and future committees as needed.
- d. Use appropriate zoning to encourage a mix of retail and service commercial, light to heavy industrial, and higher density housing around the freeway exits.
- e. Develop a policy to encourage developers of projects to design improvements to be compatible with the severe weather conditions that may exist and to incorporate natural vegetation that is capable of surviving in the local environment into the water-wise landscaping plans.
- f. Review periodically, and regularly update city land use maps such as the General Plan Map, Concept Zoning Map and the Annexation Area Map through the Planning Commission and City Council.
- g. Continue to provide ongoing training for staff, Planning Commissioners, and City Council members in an effort to ensure an ever-increasing level of understanding of the factors involved in land development to use in implementing quality development standards for the community.
- h. Refine the local code so that it allows for increased density in targeted areas benefited by available adequate infrastructure and transportation opportunities, offering additional housing alternatives for lower-income families with convenient access to necessary amenities. With the increased density, community leaders should seek to incorporate as many “rural” components as possible into developments, such as setbacks, wider roads, and open space.

COMMUNITY DESIGN

Community beautification issues focus on the visual appearance of the city (residential and municipal uses) as well as preserving historic assets. Community design shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this unique process that the city will be able to create, market, and retain its unique character and appearance.

Issue Drivers

Goals

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<ul style="list-style-type: none"> • Nephi’s grid street system provides for an orderly community and for efficient infrastructure operations. • Nephi City faces issues typical of communities its size. • The City will need to continue to enforce nuisance standards. 	<p>Goal 3.1. Identify the cultural and visual qualities and attributes that contribute to the unique character of Nephi and endeavor to retain and enhance these qualities.</p> <p>Goal 3.2. Establish methods of way-finding within the City to identify unique districts that will develop over time and to guide tourists and visitors to their destinations.</p> <p>Goal 3.3. Develop and actively promote a Nephi City brand identity.</p> <p>Goal 3.4. Maintain the rural feel through appropriate street design.</p>
Implementation Strategies	
<ul style="list-style-type: none"> a. As the city has an urban forestry plan the City can continue to develop a tree planting and replacement program and policy for residential areas. b. Develop a policy to support developments that incorporate shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting in the highway corridor. c. Maintain and expand the current transportation system in a grid pattern for all new development. Maintain current road standards to keep rural feel. d. The City’s land use ordinances should be developed and reviewed periodically to make sure that standards for parking and landscaping are clearly stated and enforced. e. Develop a policy that helps provide incentives to property owners to encourage the preservation of historic or unique architecture, vegetation or spaces within the community. Preservation should be accomplished through a program of incentives rather than rigid requirements or restrictions. 	
<h3 style="margin: 0;">LOCAL ECONOMY</h3> <p>Nephi City as the economic hub of the County has goals to expand the goods and services to continue to meet the needs of the residents. This will come through updated zoning practices, supporting and expanding economic opportunities within the city, and prioritizing the needs of the community.</p>	
Issue Drivers	Goals

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<ul style="list-style-type: none"> • 71.8% of respondents said providing adequate job opportunities was the greatest challenge facing Nephi. • The overall business climate in Nephi was rated as Moderate or Poor by 80% of respondents. • Desired economic sectors focused on included retail, light industrial, tourism and recreation, and education. • The main reasons people left Nephi to shop was for the selection and prices. • The largest employers in Nephi City are Health Services, Manufacturing, Eating Establishments, and Education Institutions. • The Area Median Income for Nephi is estimated to be \$71,174. 	<p>Goal 4.1. Expand employment opportunities within the City through effective planning and zoning supporting economic development activities.</p> <p>Goal 4.2. Provide planning and zoning protections for business investment (preventing residential encroachment on business and manufacturing properties).</p> <p>Goal 4.3. Support and expand the recreation and tourism base and provide a high quality visitor experience through proper planning, zoning, and design.</p> <p>Goal 4.4. Recognize economic opportunity areas, and prioritize them for long-term development through the use of zoning and other land use ordinance adoption.</p>
Implementation Strategies	
<ul style="list-style-type: none"> a. In conjunction with the Chamber of Commerce, continue to periodically survey commercial users and operators to identify needs and market-based demands that could be supported by City policy in an effort to attract new business while also supporting the City’s existing commercial ventures. b. Support the development of comprehensive marketing information to increase recreation and tourism in the region. c. Encourage development near the three freeway exits within Nephi City that will produce additional sales tax for the city. d. Develop and maintain an economic development strategic plan. 	
<h2 style="margin: 0;">TRANSPORTATION</h2> <p style="margin: 0;">Nephi City seeks to maintain current forms of transportation to reduce traffic by maintaining and improving road conditions; seeking additional forms of transportation such as sidewalks and ATV trails, and pursuing grants and other forms of funding to improve and maintain transportation.</p>	
Issue Drivers	Goals
<ul style="list-style-type: none"> • Residents felt the current roads/forms of transportation needed improvement and should be the investment priority. • Maintaining roads or curbs and adapting to evolving future needs is the biggest transportation challenge 	<p>Goal 5.1. Provide and maintain a transportation system that promotes the orderly and safe transport of people, goods and services while preserving the residential character of the City.</p>

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<p>for Nephi City.</p> <ul style="list-style-type: none"> • Late afternoon going into the evening is the hardest time to get around town. Traveling around the school in the morning and afternoon is especially busy. • Employment is the main reason people travel and takes usually less than 15 minutes to do so. 	<p>Goal 5.2. Adopt a transportation project priority list to ensure early acquisition of right-of-ways that is based on the most recent transportation master plan. Use the priority list in coordinating with elected officials and County, State, or Federal agencies.</p>
Implementation Strategies	
<ul style="list-style-type: none"> a. As resources are available, conduct a transportation master plan that involves the County. Include a pavement condition inventory, regional network, ATV/OHV and trail connection issues if possible. b. Enact a policy to require all new development to follow the transportation element of the General Plan while allowing some flexibility in the final design. c. Review periodically, and regularly update the City parking ordinance to require on-site parking sufficient to meet the anticipated parking demand of existing and proposed developments. d. Update the City’s policy to require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approval. e. Pursue grants and other funding opportunities to improve sidewalks. f. Coordinate with UDOT to improve State highways and routes with trails and swales. Consider perpendicular crossings with innovative safety measures to assure such roads do not become barriers in the future. g. Create an approved street access map for 100 N and Main Street. h. Mark ATV/OHV routes in the city through signage and/or street markings. i. Participate with the County’s transportation master plan initiative to ensure coordination with roadway engineering standards and corridor alignments. j. Make regular updates and steady investments in the recommended capital improvement project list. k. Continue to maintain close relationships and cooperation with organizations that have transportation implementation/planning responsibilities, such as UDOT and the County in order to stay informed of planned future transportation developments and communicate the needs of the community. l. Improve bridge crossings to increase safety, capacity, and assist in providing snow removal services. 	

HOUSING

Housing is a priority for Nephi City officials to allow for future generations to enjoy the same quality of life as current and past residents. Nephi City will review and zone appropriate locations within the city for additional density, preserve current forms of affordable housing, and work with State, County, and AOGs in the region to assess the current housing needs.

Issue Drivers	Goals
<ul style="list-style-type: none"> • 73.4% of homes in Nephi City are owner-occupied. • 86% of homes are single-family detached dwelling units. • Both rent and mortgage prices have increased over the last nine years. However, monthly rent prices grew faster (21.9 %), whereas mortgage rates increased at a substantially slower rate of (6.6%). Based on 2019 estimates, the average rent per month hovered around \$823, and the average mortgage payment was approximately \$1,253 a month. 	<p>Goal 6.1. Preserve and strengthen existing neighborhoods while allowing the formation of new neighborhood centers that align with the historic development pattern (i.e. grid with density toward the major roadways).</p> <p>Goal 6.2. Facilitate a reasonable opportunity for a variety of housing, including moderate-income housing to meet the needs of people desiring to live, benefit from, and fully participate in all aspects of neighborhood and community life.</p> <p>Goal 6.3. Continue to enforce existing building codes and zoning ordinances to protect residential investments.</p> <p>Goal 6.4. Identify potential areas of blight that may affect the community and establish goals and standards for the improvement of these areas or structures.</p>

Implementation Strategies

- a. Maintain zoning and other City ordinances to protect residential areas from inappropriate or detrimental, non-residential encroachment.
- b. Study the feasibility of providing opportunities for accessory dwellings in residential zones by applying development standards that address architectural design, parking, and separate entrances for accessory dwellings.
- c. Provide information for property owners regarding housing rehabilitation methods, resources, and safety inspections.
- d. Explore grant opportunities for assisted living, senior housing, and affordable housing.
- e. Adopt a mixed-density residential zone that will encourage housing of various types and developments that resemble the original platted area of Nephi City.

OPEN SPACE + RECREATION

Residents of Nephi value their recreational opportunities. As resources become available Nephi will look for opportunities to expand the parks, trails, and sidewalks throughout the community. Providing for recreational opportunities for all age groups is the overarching intent of the City.

Issue Drivers	Goals
<ul style="list-style-type: none"> ● Nephi Currently has 35.6 acres of park space and several special-use facilities i.e. basketball court, swimming pool, golf course, etc. ● 81% of the population and 100% of the existing parks are located on the east side of Main Street. The NE quadrant has 67% of the park acreage. The SE quadrant has the other 33%; however, the park acreage in the SE Quadrant is located within 2 blocks of 100 N. The city/county/school district is currently constructing “The Hive” an indoor recreational facility for students and residential use. ● There is a need for diversity in locations of future parks as well as more year-round recreation options, such as <i>The Hive</i> recreation center newly opened in the Fall of 2022 in partnership with the school district. 	<p>Goal 7.1. As resources become available, build additional recreational resources. These should include active and passive parks, area-wide trails and trailheads, and appropriate nature parks.</p> <p>Goal 7.2. Work with the County to encourage a system of trails and recreational facilities in the natural areas around the Nephi City limits.</p> <p>Goal 7.3. Create a more pedestrian-friendly community that promotes an active lifestyle primarily through the construction of sidewalks.</p> <p>Goal 7.4. Create a strong link between the City and managers of the area’s tourist amenities and continue to promote this connection to both residents and visitors.</p>
Implementation Strategies	
<ol style="list-style-type: none"> a. Leverage park and recreation impact fees, donations, grants, or like means to focus deliberate efforts to acquire the necessary land to expand, develop, or upgrade the park and recreational facilities. b. Watch for opportunities to obtain free (donation) or low-cost land for recreational opportunities. Consider all aspects of acquiring open space including donations, conservation easements, property trades, existing rights-of-way, and opportunities within new developments. c. Seek federal, state, and local grant opportunities that can help develop and implement the current trails master plan. The city will also focus on coordination with the County to develop regional trails. d. Create a policy for neighborhood and regional parks, including operations and maintenance, and work with new development to implement these policies. 	

- e. Promote the expansion of joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.

INFRASTRUCTURE + PUBLIC FACILITIES

Nephi City will prioritize projects that will maintain the quality infrastructure for current residents. A future priority will be to expand existing services in a way that benefits new residents as well.

Issue Drivers	Goals
<ul style="list-style-type: none"> • Nephi City Currently provides services for the following: Culinary Water, Secondary Water(private), Natural Gas, Electricity, Solid Waste, Wastewater. • Residents responded that roads, broadband opportunities, and water should be the focus for Nephi to improve over the next 10 years. 	<p>Goal 8.1. Provide adequate systems to handle culinary water, wastewater, power, natural gas, solid waste, and stormwater that promote safe and appropriate support for the activities and needs of the community.</p> <p>Goal 8.2. As a first priority, the City will make infrastructure and service investment decisions that meet the needs of existing City residents. The City will also plan for appropriate expansion of public facilities and service needs ahead of actual growth demands. Require all new developments to pay for their proportionate share of expansion.</p> <p>Goal 8.3. Develop and maintain a capital improvements program that includes a schedule to conduct updates to infrastructure master plans that will help the City adjust its investment priorities.</p>

Implementation Strategies

- a. Review and determine appropriate levels of service for all public services and set goals to achieve those levels throughout the City.
- b. Identify groundwater recharge areas, springs, and well sites in order to work with the appropriate private or public interests to manage these areas for adequate protection.
- c. Study drainage patterns within the City and annexation policy areas to accurately identify the 100-year flood plains based on the current levels of

development. Work with FEMA to update the appropriate plans where changes are warranted.

- d. Partner with Rocky Mountain Power to request an evaluation of any potential infrastructure improvements needed to the energy services in the area.
- e. As resources are available, develop and maintain an accurate, fully-functional system for planning and infrastructure information.
- f. Continue monitoring streets and public infrastructure needs. Prepare long-term plans and budgets necessary to provide and ensure adequate levels of service.

RISK + RESILIENCE

Though the City can't accurately know all of the risks it might face in the future, there are meaningful and intentional actions that can be taken before events occur. These include event forecasting, mitigation planning, system integration, target hardening, and maintaining effective communication between entities.

Issue Drivers	Goals
<ul style="list-style-type: none"> • The FEMA Risk Index rating is "Relatively Low" for the Juab area when compared to the rest of the country. The highest potential hazards that the area could see include avalanches, winter weather events, earthquakes, and landslides. • According to general crime categories, Nephi City is a much safer community than most other urbanized areas in the nation. 	<p>Goal 9.1. Continue to work on educating the public about potential hazards and mitigative measures.</p> <p>Goal 9.2. Support work to expand first responder education and training, for favorable and coordinated emergency response efforts, leading to smoother community recovery after a challenging local event.</p> <p>Goal 9.3. Establish pre-disaster actions to mitigate the effects of disasters.</p>

Implementation Strategies

- a. Continue to develop first responder capabilities.
- b. Reduce the threat of wildfires within the area by educating homeowners on how to reduce risk of wildfire damage.
- c. Maintain and enforce rate policies that encourage water conservation.
- d. Support the County in the update of a regional Community Wildfire Preparedness Plan (CWPP).
- e. As resources permit, maintain a plan (framework, strategy) that will guide local organizational responses during an emergency or disaster (EOP).

- f. Conduct an audit on the City’s various emergency-related interlocal and mutual aid agreements. Ensure that the terms are still valid for all parties.
- g. Support an update to the Juab County Natural Resource Management Plan.

HISTORIC PRESERVATION

Nephi City wants to preserve its heritage. There is a wide variety of historically significant structures and sites in Nephi City, which represent a range of eras of the built environment.

Issue Drivers	Goals
<ul style="list-style-type: none"> • Nephi’s history is well reflected in its built environment. The extent of the gridded street system and large collection of homes constructed in the nineteenth century reveal its early prominence and growth as a pioneer community in Utah. • Of the 23 buildings and/or historic sites in Juab County that are listed on the National Register of Historic Places, 6 are located in Nephi. 	<p>Goal 10.1. Encourage the educational, cultural, and economic welfare of the community through the preservation, maintenance, and development of historic resources within Nephi.</p> <p>Goal 10.2. Where appropriate, support listings of eligible properties on the National Register of Historic Places when requested by public and private entities.</p>
Implementation Strategies	
<ul style="list-style-type: none"> a. Educate developers and residents within historical areas that may be eligible for tax credits as related to historic preservation. b. Explore opportunities to establish additional locations for farmer’s markets in order to support local agriculture. c. Identify historic resources and cultural landscapes that meet national, state, or local criteria for designation and protection from demolition or detrimental modification. Study available methods and incentives that may encourage preservation. d. Utilize programs such as the Main Street Program, established through the National Trust for Historic Preservation, can help historic central business districts remain economically viable while maintaining historic character. 	

1: Community History and Background

Historic Background

The city of Nephi is nestled in the valleys of central Utah. The majestic north peak of Mt. Nebo is to the northeast and the stunning Red Cliffs frame the southeast. Salt Creek Canyon and the Nebo Loop National Scenic Byway are popular attractions directly east of the city; to the west lie the rich agricultural and recreational areas of Juab County.

...the Pioneer Era

In the late summer of 1851, Joseph Leland Heywood, under the direction of Brigham Young, assisted territorial surveyor Jesse W. Fox in laying out the town of Salt Creek in the Juab Valley. The salty creek that ran through the area lent its name to the community. However, in records of the Church of Jesus Christ of Latter-Day Saints, the community was always referred to as Nephi, named after a scriptural prophet.

Heywood and Fox laid out a half-mile square area for the original town. Sixteen stalwart families would join Joseph and Martha Heywood's family in settling Nephi. These included Timothy B. and Nancy Riley Foote, Levi and Deborah Wing Gifford, Zimri H. and Eunice Seavy Baxter, Charles and Emily Miller Sperry, Charles and Maranda Cazier Bryan, William and Margaret Ewan Cazier, John and Francis Lemaster Cazier, Josiah and Amanda Morgan Miller, Israel and Clarissa Amanda Hoyt, Isaac and Elizabeth Williams Grace, Thomas and Mary Yates Tranter, John and Margaret Grace Davis, George and Betsey Kroll Bradley, Benjamin and Mary Ann Hale Johnson, Mary Peterson Gustin, a widow with 3 sons, and David Webb with plural wives Esther Olpin and Caroline Knowles. Joseph Leland Heywood would serve as Branch President for the next three years.

These industrious settlers cleared land for homes and fields, built a dam across Salt Creek for irrigation and soon planted alfalfa, grain, large gardens, and fruit trees and kept bees. Raising livestock and sheep was integral to their welfare as well. Mulberry bushes were planted in an attempt to start a silk industry. Wood, for its many uses, was chopped and hauled to the settlement from the nearby mountains.

In a letter from Dr. Willard Richards to William Clayton in April, 1852, Nephi was described as such: "...the spirit of energy and industry is almost without a parallel. All the houses look clean and neat, fences in good order, and everything shows that the Saints live here."

It was also in 1852 that the first local government was organized with Josiah Miller being elected as Nephi's mayor. On January 16, 1882, an official act by the governor and the territorial legislature was approved, making Nephi the Juab County seat. The county courthouse would be built at 4 South Main Street, in 1884. Incorporation of the City occurred in 1889 and on January 11 of that year, an election was held with Alma Hague becoming the new City's mayor.

In her extensive journal, Martha Spence Heywood mentions the building of a very small fort covering only two blocks being constructed in 1852. As tensions with the Indians increased, the Nephi settlers were instructed by Brigham Young to build a larger fort for their protection. On November 30, 1854 a day of "feasting and merrymaking" commenced to celebrate the fort wall's

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completion. The fort would stand until 1863 when instruction came from President Young to level the fort wall, and make improvements “so as to create a fine city”. In 2006, Nephi City commemorated the fort by placing granite markers on the four corners. These can be found today as follows: NE Corner 100 N 200 E, NW Corner 100 N 100 W, SW Corner 200 S 100 W, and SE Corner 200 S 200 E.

Education was important to the settlers and the first school was organized before many had completed their own homes. David Cazier wrote in his journal, “...Now by this time (1852) the people of Nephi had built a log meeting house and there was a man George Spencer who taught school and lived in the meeting or school house. I was 17 years old and it was my first chance to go to school.” As the community grew, four schools were opened by 1869 with 207 boys and 230 girls between the ages of 4 and 16 enrolled. Between 1894-95 the new Central School on 1st North between 1st and 2nd North was opened and upper grade students returned to the classroom because there was now space for them. The “Pink School” remained in the community for nearly a century. Nephi opened Utah’s third high school in 1899. Five young women and four young men comprised the first graduating class.

Like all Utah pioneer communities, Nephi dedicated ground for a cemetery, but the City is unique in that there are two cemeteries. Nephi City Cemetery is the earliest of the two, located at 400 North and 400 East. Vine Bluff Cemetery, named for the vineyard that had been planted shortly after the settlers arrived, is a mile to the north at 1250 North 400 East. This farming endeavor was unsuccessful, but Vine Bluff proved to be a lovely name for a cemetery. Initially, graves at the City’s cemeteries were cared for by surviving family members. A general clean-up occurred just prior to Decoration Day (Memorial Day). The *Times-News* reported that on April 17, 1923, over 400 citizens donated a “day’s labor” to clean and improve this [Vine Bluff] cemetery by removing brush, removing a dilapidated fence, and making road improvements. In 1924, A. W. McCune donated one thousand dollars to the City to improve the City cemetery. Water was piped, grass and trees planted and perpetual care began. Both cemeteries continue to have new internments.

The Church of Jesus Christ of Latter-day Saints was a center point for the original settlers and their many descendants who would remain in the area. Following the first small log church, there were numerous buildings built for worship, most notably the Juab Stake Tabernacle built in 1860 and was dedicated by President Brigham Young. Sacrifices were made in terms of both labor and money. By 1877, Nephi had a first and second ward. First Ward was north of First North, and Second Ward to the south; of course they would be called the North and South Wards. There was also a tremendous influence for good from Presbyterian and Methodist congregations in the area.

While the lives of early pioneers focused on faith, family and hard work they also relished the opportunity for social and cultural interactions. Each September 25, early settlers observed the founding of the City. Their “feast” consisted of what they were able to raise—chicken, vegetables, preserves, bread and cakes. In 1860 the “Old Social Hall” was built at 170 East Center Street. Dramatic productions and musical programs of all varieties were presented to the community. Nephi had a Brass Band that was well-known throughout the area. The Nephi Library and Reading Room Association was founded in 1864. The first Juab County Fair was held in Nephi on September 29, 1862. Categories for entries included: Stock, Field Crops,

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Vegetables, Fruits and Flowers, Clothes, Dry-goods, etc., and Women's Work and Produce. 2022 proudly marked the 150th consecutive year of the Juab County Fair.

Industrial development began in Nephi immediately after settlement. Salt by evaporation from the salt springs proved to be high quality and a number of settlers were engaged in processing and selling salt. The Nebo Salt Manufacturing Company was created in 1893. The business was successful in marketing and regularly sold train loads of salt as far away as California and Colorado. Large salt companies would later flourish near the Great Salt Lake and by 1922, unable to compete, the local company closed.

Milling was a successful local industry with Zimra H. Baxter, George W. Bradley, and Abraham Boswell building the first grist mill. Later, more mills were built and modernized, and Nephi's Gem and Snowflake brand flours were known throughout Utah. In 1917 R.C. and Robert Winn built a mill which was later purchased by the Hermanson family. The Gem Mill continued operations until June, 1991, when it was destroyed by fire.

"Plaster of Paris Mountain", (so named by the early settlers) sits at the mouth of Nephi canyon. The Nephi Plaster and Manufacturing Company was founded in 1889. The mill was powered with water diverted from Salt Creek. The ground and mill changed hands many times, with each new owner providing improvements and increasing employment opportunities. The gypsum mine and mills operated for well over 100 years.

On May 3, 1879, the Central Utah Railroad came to Nephi and in 1880 the Sanpete Valley Railroad was built from Wales to Nephi. This line came through the canyon, thus giving 100 N the local name "Track Street". Railroads helped to make Nephi a business center and greatly improved the local economy.

The business district on Main Street grew rapidly during the late nineteenth century. There were hotels, restaurants, several general mercantile stores, clothing stores, a tailor, hardware stores, harness shops, a furniture store, bakeries, two millinery stores, two barber shops, and numerous other establishments. At this time, because of the number of businesses, Nephi was often referred to as "Little Chicago."

In 1889, the City Council asked Nephi Irrigation Company for permission to pipe water to the city, and by 1893 a general agreement was made and the project began. A four-inch pipe was imported from New York which would bring water to the city from Marsh Creek. By 1901 most residents were connected to the city system. In 1947, a million gallon water tank was installed.

...Growing into the 20th Century

Provisions for bringing electricity to the city began in June, 1902, when Mayor Isaac H. Grace issued a proclamation to appropriate water out of Salt Creek for power purposes. Money was borrowed so a canal could be constructed and electricity produced. The following year the City Council voted to light Main and Depot Streets. The power plant was enlarged in 1910.

Early in 1900 the main railroad line was moved west to Lynndyl and Delta and the hoped for spur from the Santa Fe Rio Grande railway went instead through Spanish Fork Canyon. The shift in railroad location hurt the economy of Nephi and the surrounding communities, but all was not lost. The City's central location benefited with the advent of the automobile and the

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improvements to roads in the area. Between 1922 and 1924 Nephi's main street was paved. As the "Crossroads of Utah" maintained movie theaters, open air dance halls, and in 1923, the new Forrest Hotel, which was quickly recognized as "the finest establishment in the west", folks kept coming to the City.

Nephi did not have a true city park until late 1926 when a community park and playground were built at the Central School. Today this park and soccer field is the Town Square Park. Pioneer Memorial Park, commonly known as Nephi City Park is the largest park in town. It was formally designated a park during ceremonies on April 11, 1931. Planting of various trees was done by Kiwanis, American Legion Post 1, The Business and Professional Women's Club, and various church groups. The Daughters of the Utah Pioneers (DUP) planted one tree for each of the original seventeen families who settled the City, and the Service Star Club planted a tree for each local serviceman who lost his life in World War I. In 1934, the DUP erected a pioneer log cabin as a tribute to the City's settlers. The magnificent Rose Garden and Veterans Memorial Park is located on 100 North with additional parks now dotting the City.

1921 saw the construction of a very modern Nephi High School at a cost of \$153,333.000. The two story red brick school located on Main Street, contained 22 classrooms, a gymnasium, auditorium, and a swimming pool. A second gymnasium and mechanical arts building was added in 1930. This building served the community well. It was renamed Juab High when it became necessary to bring students from Levan to Nephi for school. In September 1943 the building was almost totally destroyed by fire. Fire departments from Payson, Spanish Fork, and Mt. Pleasant joined Nephi firefighters in battling the blaze. Construction materials were difficult to obtain due to war-time restrictions. Students were shuffled to the Central or "Pink" School and the city equipment building which had been purchased from the Utah National Guard when the new armory was constructed by the Works Project Administration (WPA). And as history would have it, that building has since become home to the City Gas Department.

A second WPA building would be built on ground owned by the federal government in 1933. The Nephi Post Office and the United States Forest Service were housed in the new facility. Today the City Post Office is the sole occupant of the Renaissance Revival building, standing at 10 North Main.

Agricultural pursuits suffered in the 1920's and The Great Depression created further hardship. But Nephi Poultry Inc., was formed in 1930. Further growth in the 1940's included The Nephi Processing Plant which processed turkeys, and the Juab Valley Feed Company which provided poultry feed. Along with the mills, the feed company provided a means for local farmers to market their grain and barley crops.

During the summer of 1935, the Black Hawk War Celebration was held in Nephi. A professional rodeo company presented three performances. An arena and racetrack were constructed at the Juab County Fairgrounds in Nephi. The next year the event's name was changed to the Ute Stampede and was held July 10-13. The parades, rodeo, and carnival have been an annual July event since its inception and it continues to draw huge crowds from around the state.

...Post World War II

The years following World War II were a time of population and economic growth in Nephi. 1940 Census numbers list the population 2,835, 1950 shows an increase of 155 residents. Thermoid Western, the first major business locating to Nephi in several decades opened in 1948. The company manufactured rubber conveyors and transmission belts; molded types of industrial hose for oil fields, automotive fan belts, mechanical rubber products, and tank lining. By 1956-57 gross sales reached over six million dollars and it employed about 300 people at its peak. The company closed, reopened, changed owners several times, and is now operating as Nephi Rubber Products (NRP). This business has and continues to make a strong contribution to the City's economy.

With the growth of industry comes the need for improved water and sanitation systems. A sewer system was approved by the voters and by fall of 1949 most of the work had been completed. The initial capital outlay was \$700,000. After much discussion, the City Council passed an ordinance requiring those who used the system to pay for it. The legality ordinance was challenged in court and eventually the Utah Supreme Court ruled in favor of Nephi City. By the end of the next decade the major portion of the city was connected to the sewer system.

As early as 1936, plans were discussed to build an airport in Nephi when ground west of the railroad tracks was purchased by the City. This land was found to be unsuitable due to its proximity to the mountains. It was sold and another piece, a mile north and two miles west of the City was purchased. In the spring of 1945 a landing strip was leveled and the Nephi Flying Club was organized. A well was drilled, a tank installed and electricity run to the site. Ten thousand dollars was appropriated by the City, six thousand by Juab County and state matching funds were allocated. The Federal Government provided an additional eighty thousand dollars for the project. On September 25, 1948, Nephi City Airport was dedicated. Many improvements will be made over the next seven decades. The airport has now been named in honor of long time City Administrator, J. Randy McKnight.

The Juab Tabernacle was torn down in the early 1940's, while continued Church growth brought new wards and ultimately new buildings to Nephi beginning in 1947. The North and South wards would become First, Second, Third and Fourth Wards. Building programs were started immediately. Fourth Ward completed its new chapel in 1955, with the other wards using existing buildings. May 22, 1960, the new Juab Stake Center was dedicated. President R. Roscoe Garrett was the lynchpin in this building project. 53% of the four hundred thousand dollar cost came from the Church's general fund, 23.5% was raised by Nephi 3rd Ward, which would use the building as its meeting house and the remaining 23.5% became the obligation of the other Nephi Wards. A Nephi tradition was born out of Nephi 3rd Ward's fundraising efforts which began in about 1953. Their July 4th Celebration at Pioneer Park not only raised money but also brought the entire community together. As time passed, the celebration grew and the Nephi North Stake would take over this huge annual event.

A Board of Directors of the Nephi Hospital Association was formed in 1947. At a cost of approximately one hundred eighty thousand dollars, an eleven bed unit with a surgical suite and small clinic opened March 1, 1952 on 545 N 400 E. A new wing increased the hospital's capacity to twenty seven beds in 1961. Additional laboratory facilities, improved imaging, and

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fire suppression were completed in 1974. Having a local hospital was a great benefit to the community.

In 1962, the aging Forrest Hotel changed ownership, was fully renovated, and became the Colonial Manor Nursing Home and Convalescent Center. At one point, seventy-one people were being cared for while staff usually numbered in the mid-thirties. In 1978, the business was sold, but would remain in operation until Heritage Hills Care Center was constructed.

Rancho Trailers Inc., created a new production plant on south Main Street and opened on Halloween 1962. It was expanded four times during the next two decades. Rancho El Rey trailers were quality products and peak employment was 130 in the late 1970s. Ownership changed hands several times and the Nephi plant closed in the '80s.

1963 was a “boom year” for Nephi. The USDA Forest Service Building was erected on Main between 7th and 8th South. The Starlight Motel opened at 675 S Main. And Ray’s Lanes and Café opened. This 8 lane state of the art bowling alley was a popular attraction for local residents. First Security Bank opened its doors the following year.

Nephi had a thriving business district. Popular businesses included Christensen’s Department Store, Forsey’s and Chapman’s furniture stores, Nephi Drug and Rexall Drug, Pratt’s Shoe Store, the Toggery, 4-Ds, Venice Theater, and the Times-News. The stately Whitmore Mansion anchored the area. Nephi had three grocery stores, a lumber store, two banks, Vard’s, TJ’s and The Serv. The decades-long need for home fuel was met by Tidwell’s and Phillipson’s coal companies, home heating oil was delivered by Forest Anderson, Larry Broadhead, Don Eyre, Theo Westring, and Duane Sperry. Businesses and individuals supported many community endeavors. The Lions, Jaycees, and Kiwanis grew in numbers during these years.

...An Era of Decline and Growth

Incorporated in 1967, Nephi Enterprise’s primary objective was to increase business volume and employment opportunities in the community. In conjunction with Nephi City and Juab County, the early 1970s saw Harmon Tire, Nephi Dental Clinic and Pacific Trail Sportswear Company sewing plant open their doors. In 1975, this group would acquire acreage for a business park. 56 acres north of Vine Bluff Cemetery was purchased. It would soon be determined that this area had too much of a slope for industrial buildings and the soil did not have proper compactions capabilities. This land was sold and would become the first modern subdivision in Nephi; Nebo Heights with 125 building lots. Later, 53 acres north of NRP and adjacent to the railroad tracks was then selected to become the City’s Business Park. This required annexation. Utah Candy Makers would be the first to break ground.

Utah Foam Products began in June 1971, and acquired assets of the Ernest Wilson Company. Initial uses for “Ernie” foam products ranged from insulation for trailers, building components, tank linings, cold storage and refrigerated trucks. Utah Foam recently celebrated 50 years in business with Lynn Wilson as owner and president. Utah Foam has provided insulation for NASA, Boeing, United Launch Alliance and Blue Origin rockets as well as the Space Shuttle, the Atlas, Delta, New Shepherd, Artemis and New Glenn space programs. And surprisingly, nearly 80% of prosthetic devices will have components made by Utah Foam.

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Catalina Sportswear purchased the Pacific Trails sewing plant in March 1973, and employed approximately 180 workers making it one of Nephi's largest employers. An outlet store was associated with the plant where delightful bargains bearing the Catalina name could be purchased. It became a Nephi shopping destination. The trend for corporate outsourcing brought an end to this business in 1985.

Built by Juab County with matching funds from the State's Bureau of Outdoor Recreation, Nephi's beautiful 54.5 acre Canyon Hills Golf Course opened July 1, 1974. The course is located near the mouth of Salt Creek Canyon on Highway 132, built on ground once owned by Winn Flour Mills, edged by Salt Creek, and marked with a huge concrete silo. The course was turned over to Nephi City for management and maintenance upon its completion. Men's and Women's Leagues, Junior Golf through City Recreation and Juab High's Boys and Girls Golf Teams all utilize the course. Golf tournaments are a huge draw to the City and a much needed additional nine holes are under consideration.

Golf is great, but baseball might be better...at least in Nephi. The first baseball game played in Nephi was January 1, 1875. Samuel Gilson challenged George C. Whitmore. Each man picked his own team of 9 players. Teams were selected and practice began in October. A conflict arose when the umpire did not have a "book of rules". One was "sent for" and it arrived December 27, coming all the way from New York. The game was scheduled for New Year's Day. Light snow had fallen and the field at Pioneer Park had to be scraped. The game began at 10:30 am and concluded five hours later. The score...Gilson 17 Whitmore 87! Today, Nephi has seven baseball fields which are busy throughout the summer. City leagues include T-ball for the wee ones, co-ed softball for those not quite as young as they once were, and baseball and softball for those in between. City Recreation Director, Craig Oswald, estimates that five hundred games were played during the summer of 2022.

No matter how well-built and maintained buildings are, they do wear out or are outgrown. In 1954, Nephi Elementary was built. It was renovated in 1970 and again in 1974. A 1976 report by the Utah State Board of Education described Juab High School's building as "educationally intolerable" according to an article in the *Times-News*. The following year a bond was approved by voters to build a new high school/middle school campus. Construction began spring 1978 and middle school students moved into their new facility in November 1979. The high school was completed in time for the 1980-81 school year. In an interesting four way transaction, the old high school facilities were transferred to Juab County and Nephi City and the Nephi Stake. The Seminary building would become the Juab School District office. Juab County renovated the main high school building creating a new County Courthouse Complex.(The old courthouse became the Daughters of the Utah Pioneer Museum.) Nephi City renovated the vocational building creating a new library and City Offices. The "boys gym" also was deeded to the City and would be used for the electrical department. The actual gym would be used for Junior Jazz Basketball and for roller skating on Friday and Saturday evenings. Sadly the upkeep of the gym wasn't practical but memories abound when the "boys gym" or "old gym" is mentioned. As the community continued to grow, additional classrooms were needed. The community supported the building of Red Cliffs Elementary, constructed on South Main. Nephi Elementary was remodeled once again and renamed Nebo View Elementary. In the fall of 1997, the newest high school (Juab High School) opened for Wasps in grades 9-12. The 1980s high school became Juab Junior High, and after significant renovation, the middle school now

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houses the District's Innovation Center as well as several classrooms and a gym. 700 North was fittingly renamed Wasp Way.

In 1985, Juab County Hospital became Central Valley Medical Center. Several improvements to facilities and new physicians were retained. However, in 1995 State Inspectors found several deficiencies estimated to cost half a million dollars to repair. While the fate of the aging facility was debated, CVMC began raising money to cover the estimated seven million dollar cost of a new hospital. Under the direction of CEO Mark Stoddard, CVMC moved to its new facility at 48 West 1500 North Main in 2000. With 19 patient rooms, labor and delivery, emergency room, two surgical suites, outpatient services, and in house physical therapy, this hospital could provide outstanding care to this community. 2008 brought a 50,000 square foot expansion, adding a retail pharmacy, home health, and an increase in private patient rooms. 2011 brought a second expansion adding 2 orthopedic surgery suites. CVMC was recognized as one of the Top 20 Critical Access Hospitals in Rural Healthcare in 2013. Two years later, the University of Utah's Airmed found a local base at CVMC. A 52,000 square foot addition completed in 2020 brought a state of the art Emergency Department to Nephi, which in 2022 was recognized as a Level 4 Trauma Center. Most recently, Snow College and CVMC collaborated to provide medical education in Nephi.

In 1974, the Juab Stake was changed to the Nephi Stake. 1985 brought more significant changes for local members of the Church of Jesus Christ of Latter-day Saints. The Nephi North Stake was created and plans for a new Stake Center on 1125 North 400 East were made. As of 2022, The Nephi Utah Stake, led by President Douglas Petersen is comprised of eight wards and one branch: Nephi 1st, 2nd, 6th, 7th, 8th, 12th, Levan 1st and 2nd Wards and 11th Branch (Correctional Facility.) President Travis Ludlow leads the Nephi Utah North Stake which has nine wards and one branch. Nephi 3rd, 4th, 5th, 9th, and 10th wards, with Mona 1st, 2nd, 3rd, and 4th wards, and the Young Single Adult Branch.

A decade after Nephi's Industrial Park opened only two buildings occupied the site. One being a sheltered workshop for handicapped adults and was built by the State of Utah. Bethpage, associated with the Lutheran Church, would continue to provide services for several years. A new approach to bringing business to Juab County and Nephi City was undertaken by Glenn Greenhalgh, director of the new Community Economic Development Agency. February 1990 saw the ground breaking for Mid-State Consultants. This business is a telecommunications engineering firm that provides design, engineering and construction services for communication providers. Mid-States set the tone for the Industrial Park and would be followed in 1995 by Sunset Rails, a steel fabrication plant that was relocating from Lehi, and Horizon Metals, a manufacturer of ferrous and non-ferrous castings which moved its operation in 1996. National Vinyl Products (NVP) added a manufacturing plant in 2004. In 2022, NVP received City approval to nearly double their operation at the industrial park. Fiber-tech, an insulation manufacturer, came to Nephi in 2010. Their facility was purchased by Owens-Corning and is located at the southern edge of the City. Plans for additional manufacturing space was approved for them in 2022 as well. Jenson's Refrigeration also began construction of its new facility in 2022.

Nephi's Main Street saw many changes during the final decades of the 20th century. North Main became the home of Mt. Nebo Market, Nephi Lumber built a new store and lumber yard, with Conoco and a convenience store replacing Frostee Freeze. Businesses were drawn

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to South Main by I-15's 222 exit. Mickelson's relocated their family restaurant, Doyle's Diesel built a new service facility, and national food chains Burger King and Subway, along with three motels, drew travelers off the Interstate. Flying J, Chevron, Circle C and Texaco provided fuel. A new century brought new tenants to long standing buildings in the central business district on Main; included are Boutique on Main, Remember Your Memories, Parks Home Furnishings, Livingston's Photo and Print Shop, and Edge Tire Pros. Nephi's "financial district" is home to Utah Community Credit Union, Nephi Western Federal Credit Union and Cache Valley Bank, all on the same block.

When the center Nephi exit, 225, opened it created a business expansion opportunity on 100 North. Walker's and Wendy's opened in 1994, with Chili's Convenience Store and Arby's opening in 1998. Big O Tire and Economy Inn and Suites soon followed. The east side of 225 includes Taco Time, One Man Band, and Tessoro. And in the new century, Salt Creek Cinema would bring the return of big screen movies to Nephi.

...Providing City Services with the Future in Mind

Back in 1978, a thirty hour long electrical blackout brought the severity of the City's overburdened electrical system into focus. A 3750-kilowatt transformer at the Nephi substation, running at 4260 KW exploded when lightning struck, literally, on May 6th. Complications arose when UP&L attempted to replace the transformer, and to make matters worse the warm spring weather turned bitter cold and wet. It was a challenging situation. By September, the City had installed a 14,000 KV Substation to meet electrical demand. As a forward looking city, Nephi, along with Levan, Spanish Fork, Manti, Provo, and Salem signed an interlocal agreement creating the Utah Municipal Power Authority on September 18, 1980, with the intent of developing a reliable and economical power supply to meet the electric power and energy needs of its members. By 1985, UMPA developed into an All-Requirements Supplier by acquiring a share in the Bonanza coal-fired power plant. Locally, Bradley and Salt Creek Hydro were under construction in 1984 and online in 1985. Nephi has continued to improve its electrical system and is currently considering annexation of property north of the City to facilitate a new 138 KV line.

Natural gas was brought to Nephi in 1993. Through an interlocal agreement, the Juab Rural Development Agency was formed (JRDA). This governing board oversees the natural gas system as well as the landfill. It is made up of representatives from Juab County, Mona City, Nephi City, and Levan Town. Nephi City acts as the agent for JRDA on the main line and anything that is connected in East Juab County outside of the city limits of Mona, Levan, and Nephi cities. In 2019, Nephi City expanded its natural gas sources by installing an 8" steel pipeline to connect to a 20" line near the Currant Creek Power Plant from the mainline running along Old Highway 91. This allowed for a second source aside from the connection in Payson Canyon. A redundant connection can help Nephi City to supply natural gas to Levan, Nephi City, Mona, Rocky Ridge, and throughout east Juab County in the event of a natural disaster or any other reason where gas service may be interrupted from the main source. In 2022 a long range plan was developed to continue to meet future needs.

From 2018 to 2022 Nephi City engaged in the largest water project in its history. The \$19 million project upsized 26 miles of water line throughout the city to the state standard of 8"

from the 4" and 6" pipes. This upsizing of pipes improved fire flow and supply capacity in the water system. The project also involved the refurbishing of one well and the purchase and redevelopment of an additional well, the installation of two new 1.5 million gallon concrete tanks, and a new chlorinator building.

Heber S. Goddard is listed in City notes as the Chief of the Fire Brigade, September 19, 1890. This bucket brigade wouldn't have been a particularly effective method of fighting a fire. The volunteer department progressed to a two-wheeled hose cart which was pulled by man power. Blessedly things evolved to horse drawn water wagons and motorized fire engines. Nephi's 1928 REO Speedwagon Fire Truck is on display at the local Daughters of the Utah Museum. In 1983, a new fire station was completed in Nephi. On June 26, 1991 the Juab Mill and Elevator burned. This building was a major historical site for Nephi being the major producer of flour and cereals in this area for years. At three million dollars this was the most costly fire in the City's history. Nephi City's Fire Department continues to function with volunteer members (currently numbered at 30), with Kurtis J. Park serving as Fire Chief since 2014. The Department runs with a 2000 Pierce Dash Fire Engine and a 1991 Spartan Quint Ladder Truck. They responded to two hundred thirty-four incidents in 2022.

In 1852, Israel Hoyt was elected Nephi's first Town Marshall. The expectation for this position was to "keep the peace" which most likely involved securing the safety of the community, settling disputes between neighbors, along with observing and assisting travelers passing through the community. Nephi has long since stopped electing a marshall, rather the Chief of Police is selected by the Mayor and Council. Prior to patrol vehicles being equipped with radios, Nephi had a unique system for notifying the on duty officer that a call had come in. City Hall, then located at 54 North Main had wires strung across Main that attached to a power pole. Hanging about a foot off that wire, directly over Main Street, was a single bulb. When a call was received the light would turn on. Upon observing the light, the patrol officer had to go to the City office to learn what was needed in the community. This method was used into the early 1970s. Today, Nephi City Chief of Police Michael Morgan supervises a force of eleven sworn officers. In 2022, these officers responded to 8,600 calls. Today's officers seem to prefer radio dispatch over a lit bulb hanging above Main Street.

...And recently

The Nephi Baptist Church was completed in January 2021. This beautiful chapel is located at 972 E 700 N. The chapel's story begins in 1994 when Pastor Keith South and family moved to Nephi. The church met in various locations, but the hope was to have a meeting place of their own. When a member of the congregation donated three acres of land in 2008, the vision began to take shape. The foundation was poured in 2012. Construction was slow as they "waited on the Lord" for the ability to build without debt. Faith and generous donations have made the seventeen thousand square foot church a reality. A unique feature is the church's bell carillon which can be heard for several blocks. The music provides an uplifting reminder of the power of faith.

2017 found the Juab School District (JSD) once again looking for options to increase educational space as the high school had reached capacity. The estimated cost for adding three to four additional classrooms was two million dollars. Half a million dollars per classroom was

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unfathomable. In discussion with donors, JSD and Nephi City, a plan was developed to build a recreational complex that would help the District meet those classroom needs while increasing recreational opportunities for City residents. JSD provided property adjacent to the school complex on Wasp Way. The 80,500 square foot Hive will house three educational classrooms, a turf field and walking track, four dual purpose basketball/volleyball courts, a wrestling room, weight room, and office space that will be utilized by the City's Recreation Department. Because the weight and wrestling rooms were moved from the high school to the Hive, the school realized space equal to four classrooms within its walls, thus creating a total of seven classrooms. Of the 11 million dollar cost, 44% came from donations. The remaining 56% was split between the district and Nephi City. The City was able to use monies from the American Rescue Fund (tourism), the general fund and a sales tax bond. Juab School District and Nephi City have signed an operating agreement that outlines ownership, expense sharing and operating procedures for the Hive. The Hive's long anticipated Grand Opening was Wednesday, November 2, 2022 with regular business operations beginning the following day. The high school had used the three classrooms from the beginning of the school year.

2020 began as a typical year, but by mid-March a new word entered the nation's lexicon...Covid-19. The world wide pandemic forced the local schools to shut down, businesses were closed, and travel and tourism was reduced to a fraction of what would normally be expected. Masks and vaccinations were topics for general discussion. The long term repercussions are still being felt.

Nephi has seen remarkable growth since 2019. Requested annexation has brought additional property into all quadrants of the City. Single home developments such as Sunridge Ranches and Hunter Meadows have been built to capacity and the last lots in Chapel View Estates have been purchased. Cedar Ridge became Nephi's first Planned Unit Development. (PUD). Listed in no particular order are the housing subdivisions which have been approved by the City Council as of 2022: Bear Canyon, Bryce's Landing, Cedar Ridge, Park Place, Covington Ridge, Gardner's Village, Jamestown, Loveless, Nebo Meadows, North Ridge A & B, Red Cliffs 1 & 2, Savage Bluffs, and Winn Ridge.

Commercial development has increased as well, particularly near the South Main 222 interchange. Rollin' Home RV Park, Holiday Inn Express, and Maverick are three recent business additions. More will soon be added as Nephi City has approved four business parks: Nebo South, Reed Ridge, Roderick, and 222. A state of the art slaughter-house and Mountain Country Equipment will be the newest agribusinesses in Nephi located west on Highway 132.

The original half mile by half mile footprint of this community laid out in 1851 has expanded to cover 20.5 square miles. The 2020 US Census reports Nephi's population as 6,443, nearly 10 times the 1860 report of 672 people. Providing homes and the necessary supporting businesses and infrastructure has of course led to the City's growth. There have been hundreds of small town entrepreneurs in the last seventeen decades--from harness makers to day care providers, dance and piano teachers to auto body repair shops. It's impossible to list them all, but their contributions are no less significant. Ultimately, people are what matters most. Their work ethic, positive approach to overcoming the inevitable challenges of life, the countless hours of service they give and the kindness they show to neighbors and strangers alike make Nephi "the friendly city at the crossroads of Utah."

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Compiled by Ann Peterson, Nephi Planning and Zoning Commissioner, December 2022.

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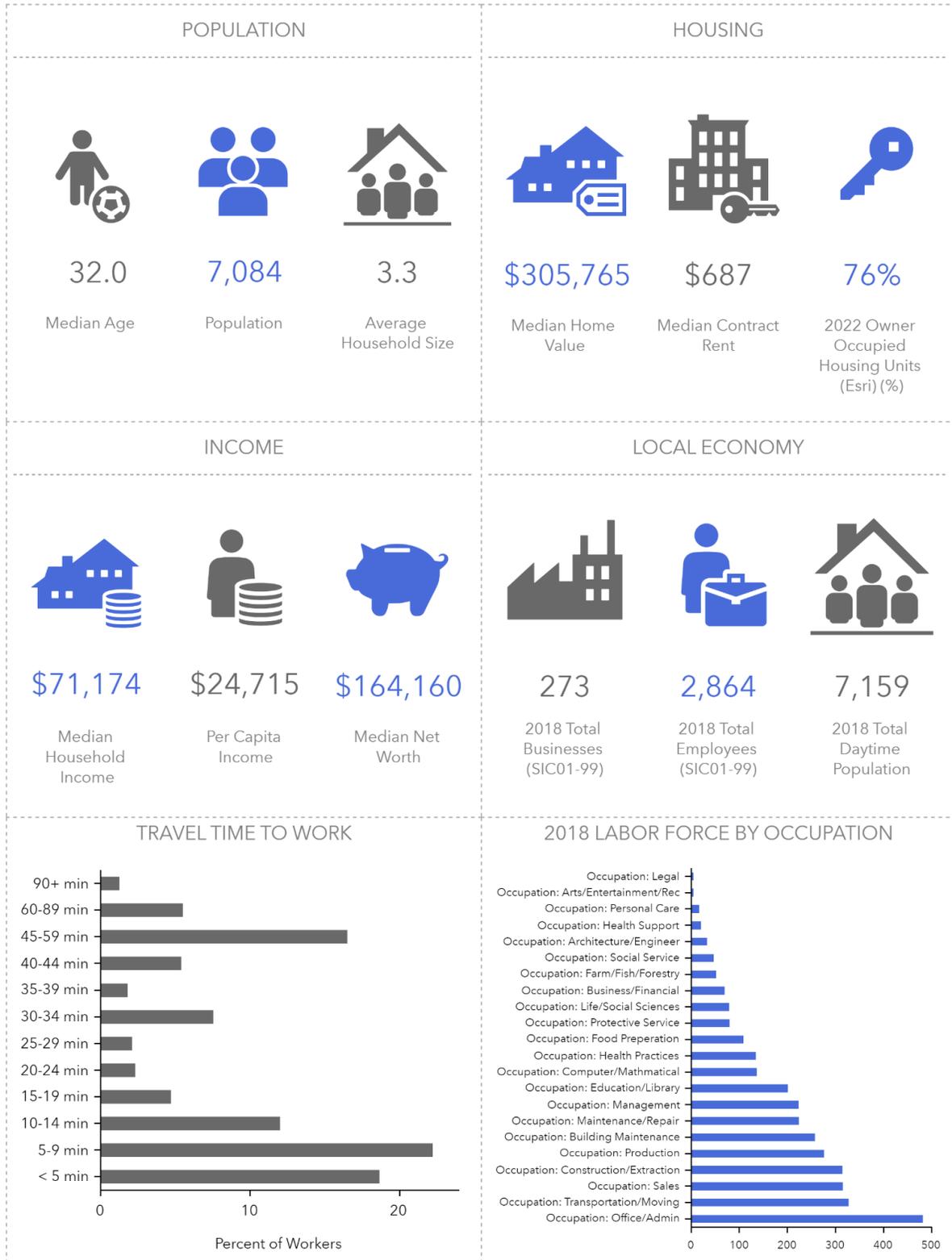
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Socioeconomic Drivers



Land Capacity Analysis

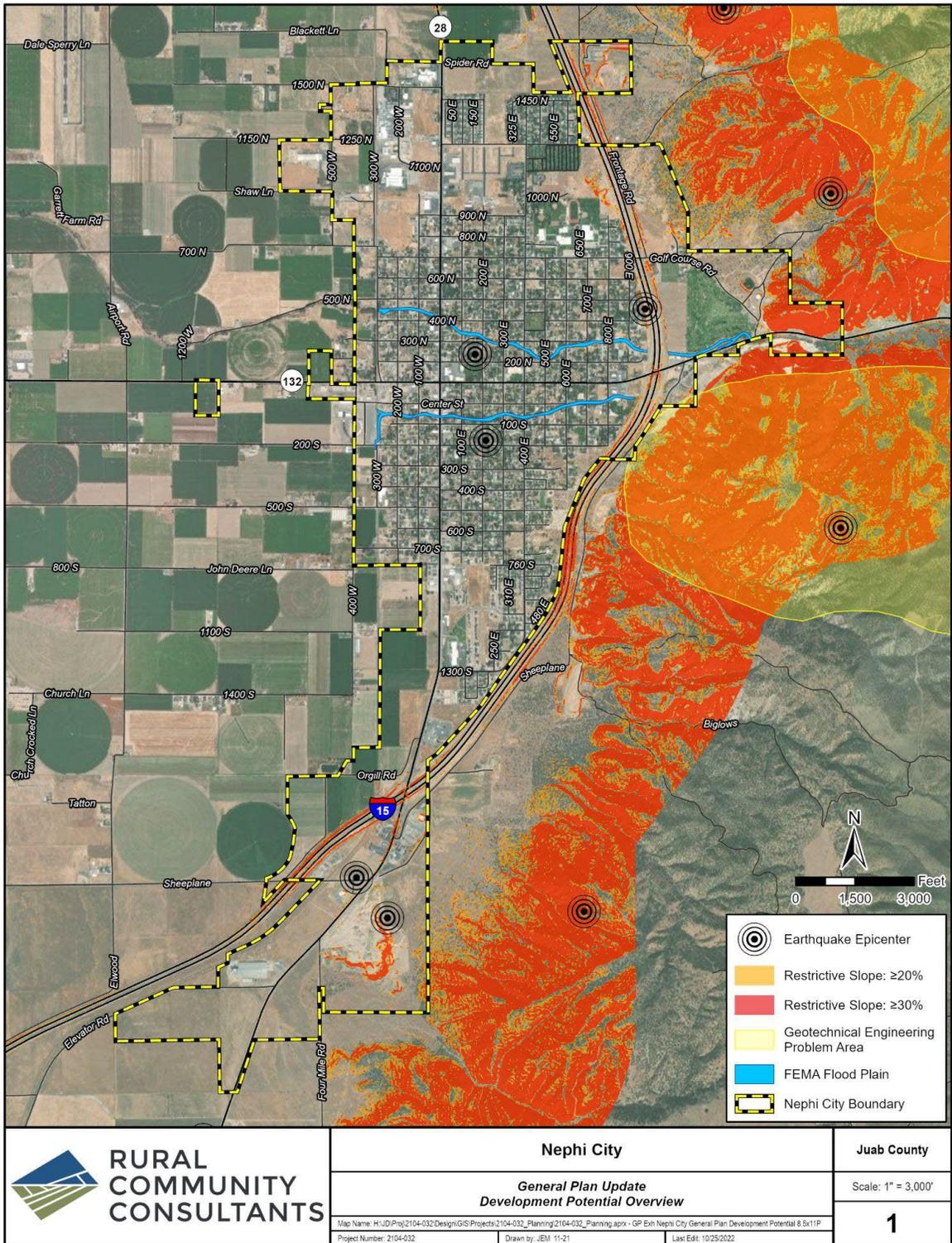
The health, safety, and welfare of citizens is the first priority of the City. Special consideration should be given to the built environment and infrastructure that are readily available within the municipality, specific areas with potentially problematic slopes, soils, or drainage. All proposed uses should be properly vetted and ensure that they meet the future land use and density regulations.

Nephi City is expected to continue to increase in population as those seeking the rural lifestyle, but wanting proximity to amenities and employment in communities north of Nephi, continue to discover the community. Nephi is almost entirely internally built out, and new areas with large growth will be coming into the City through annexation. Most of the current residential growth has historically been East of Main Street, but the largest growth potential will be West of Main Street or North and South of the current City boundaries. Some larger planned unit developments have been created into townhome clusters, in the Northwest, Northeast, and Southeast quadrants of the City.

Commercial development has historically occurred along Main Street and is expected to be a priority of continued commercial growth and beautification. Future commercial expansion is also expected to occur in the northern part of town and along the freeway exits/entrances due to the access to the freeway interchange, the need for neighboring communities to shop in Nephi, and the current trend of industrial growth being focused on the southern part of town.

Overall, residents expressed the need to develop more services on the north end of town including not just commercial needs but recreation as well. Current services and parks are located in the center of the City drawing residents to these areas. As Nephi continues to develop consideration should be given to spread out these goods and services as resources permit.

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Map illustrating the development potential in Nephi City ([click here for original](#)).

Community Survey

The Nephi Planning Commission and City Council placed a high priority on public involvement in the development of this plan and required a thorough and detailed public awareness and input campaign to be completed. Public participation strategies utilized in the formulation of this plan were provided through online and social media platforms such as digital public surveys and online open house events, stakeholder meetings, an initiative website, and public hearings.

A series of community surveys were conducted to gather resident feedback about the future of Nephi. The results from the survey have been used to guide the goals and policies outlined in this plan. This process was completed to ensure that the plan adequately reflects the viewpoint of the residents of Nephi. Elected and appointed officials and residents were asked questions about the elements outlined in the general plan and were used to identify areas of interest or concern. According to the results, the top priorities of Nephi include:

- Preserving the rural way of life
- The growth of the community, and development primarily when it comes to residential developments.
- Adding to and enhancing recreational opportunities
- Assure the continuation of open space and agricultural-based activities.
- Understanding the availability and future needs of infrastructure, primarily water.
- Providing recreational opportunities, especially for those in High School/Elementary School.
- Continuing to support the Juab County School District in providing additional and improved educational opportunities within the community.

Utah State University also completed a "[Wellbeing Survey](#)" prior to the General Plan Update. These findings reinforced surveys associated with the plan updates that strengthened the overall views of the community.

Defining "Rural" in Nephi

Defining and maintaining the hometown, rural feel that Nephi residents have come to enjoy and expect from their community is a major focus of the community. It is the intent of this General Plan to act as a guide for community leaders to preserve those values residents enjoy.

Through open house events and survey outreach, the following have been identified as principles residents felt needed to be addressed to protect the feel of rural Nephi:

- Maintaining the history of the community.
- A close-knit community.
- Inasmuch as the City has jurisdiction, support policy that keeps the agricultural rights and feel for residents.
- Mitigating traffic congestion.
- Strategic locations of large open lots and higher density affordable housing.
- Preserving the visibility of the night sky.
- Growing at a pace that does not fundamentally alter the existing community feel and expectations for services.

Vision Statement

A community vision statement is a brief synopsis that summarizes a myriad of strategies and recommendations into a single statement. While the statement meets many of the parameters for each goal, it provides a linkage or overarching theme to the entirety of the general plan.

The Nephi City vision statement for the general plan is:

Nephi is a community that values its rural-town character and lifestyle and desires to continue a quality rural environment as it plans for growth and fosters economic vitality in the future.

2: Land Use

The Land Use Element generally provides for the balanced mix and type of land uses which will serve the needs of existing and future residents. It will assist in a plan to generate sufficient revenues to support essential City services, respect the City's natural environmental resources, and complement and enhance the unique character of the City and the quality of life of its residents.

Land Use Intent

The Land Use Element is designed to promote sound land-use decisions throughout Nephi. The pattern of land uses—their location, mix, and density is a critical component of any planning area. The Land Use Element is organized to

1. Plan enough land for residential, commercial, industrial, and public uses;
2. Locate these uses appropriately to enhance community character;
3. Preserve important natural resources; and
4. Enable Nephi City to efficiently ensure adequate public services are provided for residents.
5. Protect and implement policy that enhances the “rural” feel of the community.

Anticipated Changes

- Resident Surveys indicate a concern with the rate of growth occurring in Nephi. In addition to the concern about available water, recent surveys show that a significant number of residents feel Nephi is not well-positioned for growth because of the need for higher-paying jobs and the likely impact on the transportation system. Nephi City elected and appointed officials as well as city staff place these concerns as a top priority and are working to provide solutions.
- Nephi City is currently in the process of creating a 40-year plan that would require annexation development to bring water rights with them or purchase water rights from the city surplus. This along with the 8,100 acre-feet of surplus water rights the City currently has will ensure a continued running water surplus as the city continues to grow.
- The fact that the I-15 corridor passes by to the east of Nephi City and the proximity to larger, expanding northern communities has the potential for positive and negative impacts. Based on resident feedback received through the General Plan survey process, the perception is that potential future growth of the City may be anticipated on the northwest side of this I-15 corridor. The interchange areas are highly important to the development of the community. The north interchange, in particular, is viewed as a potential master-planned development area.

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- Highway Commercial development should be expanded around each freeway exit as well as the current commercial growth along Main Street in the Combined Use Zones.



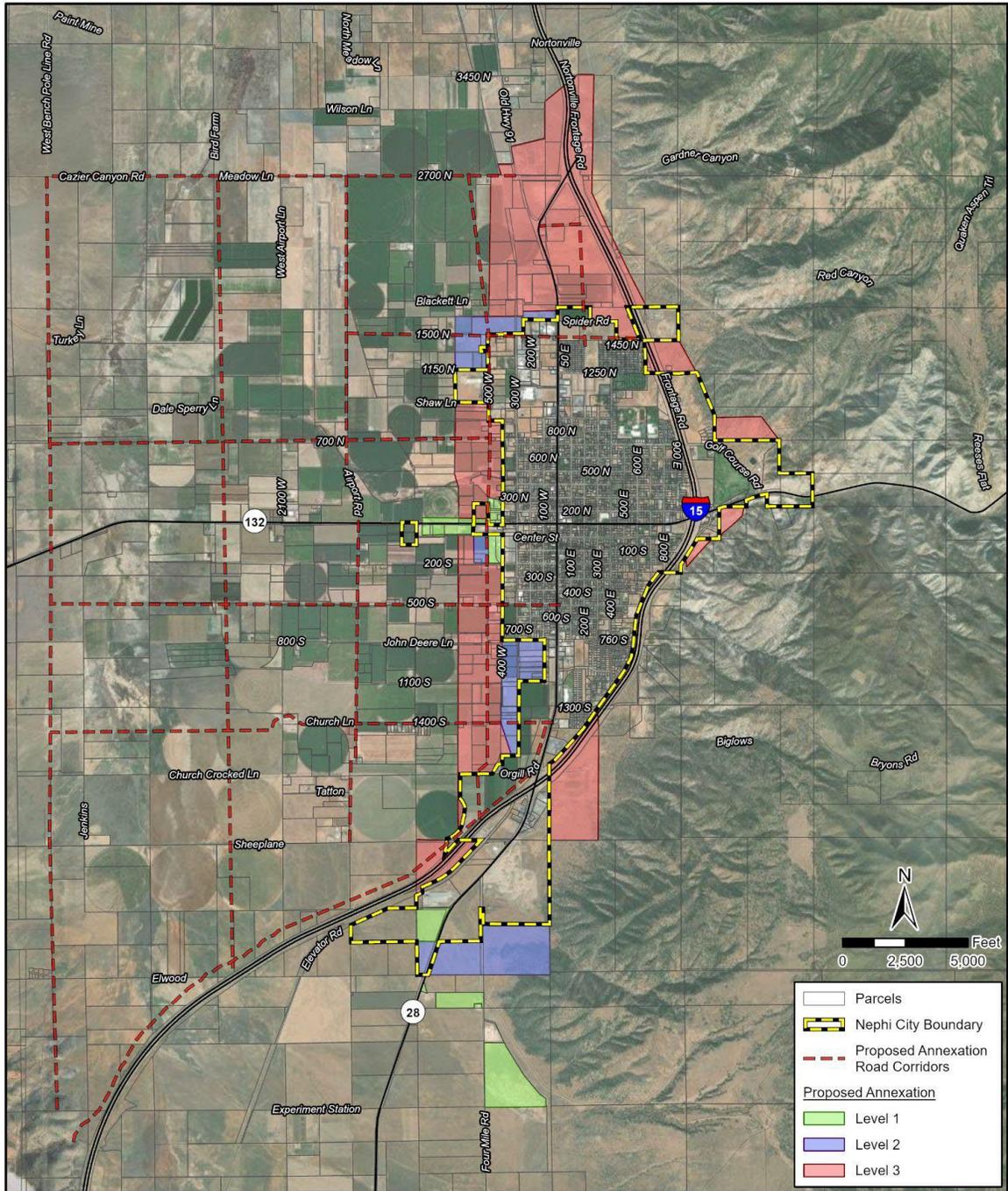
Annexation

Annexation is the process through which properties outside the City's boundaries are incorporated as part of the City. This process includes an application by property owners to the City and a public hearing process where stakeholders can discuss the issue. Petitions for property to be annexed into the City are initiated by property owners and are often started with the intent of receiving services.

Annexation petitions to the city need to meet the following criteria:

- Meet the criteria outlined in [Utah State Code 10-2-4](#).
- The land to be annexed must be located within the Nephi City annexation area map , avoiding the creation of an island or peninsula.
- Meets the character of the community related to residential, mixed residential, commercial, industrial, and agricultural areas.
- The city favors annexation that provides the necessary water shares, the ability to connect infrastructure to meet the requirements of the city for development, and has a plan for development.

Nephi City General Plan, 2023



RURAL COMMUNITY CONSULTANTS	Nephi City	Juab County
	General Plan Update Proposed Annexation Overview	
	Scale: 1" = 5,000' <div style="text-align: center; font-size: 24pt; font-weight: bold;">1</div>	
Map Name: H:\D:\Proj\2104-032\Design\GIS\Projects\2104-032_Planning\2104-032_Planning.aprx - GP Exh Nephi City General Plan Annexation 8.5x11P Project Number: 2104-032 Drawn by: JEM 11-21 Last Edit: 10/25/2022		

Annexation areas and transportation corridors in Nephi ([click for original](#)).

Current Zones in Nephi City

Nephi City currently has thirteen (13) zones dividing the city into what uses are allowed where. Seven (7) of those zones are primarily residential zones allowing a variety of densities from multi-family housing to large, single-family lots. The R-1 and R-1-8 residential zones take up the most land mass in Nephi. Six (6) primarily commercial districts are anticipated to line Main Street (UT-28), and 100 North Street (UT-132). There is one Central Commercial Zone in downtown; two combined use zones, CU-1 and CU-2, currently flanking Main Street on both sides from approximately 1500 North to 1500 South that allows for both commercial and residential uses; two highway commercial zones, HC-1 and HC-2 extending along Main Street North of 1500 North and South of 1500 South; and three (3) main industrial zones, ID-1, ID-2, and ID-3 allowing for medium to heavy industrial, meat processing plants, and light industrial uses respectively.

Residential Uses

Residential District R-1-5

Residential district R-1-5 is established to provide for low density, single-family residential uses and planned unit development, and to create an attractive residential environment in appropriate areas of the city. The minimum lot size in this zone is five (5) acres per one (1) dwelling unit.



Residential District R-1H

Residential district R-1H is established to provide for single-family residential uses, planned residential development and planned unit development, and to create an attractive residential environment in appropriate areas of the city. The minimum lot size in this zone is one (1) acre per one (1) dwelling unit.



Residential District R-2

Residential district R-2 is established to provide for single-family and medium density housing, two-family dwellings, three-family dwellings, planned unit development and related uses, and to create an attractive residential environment in appropriate areas of the city. The minimum lot size in this zone is ¼ of an acre (10,890 feet) per one (1) dwelling unit.



Residential District R-1

Residential district R-1 is established to provide for low-density, single-family residential uses and planned unit development, and to create an attractive residential environment in appropriate areas of the city. The minimum lot size in this zone is ¼ of an acre (10,890 feet) per one (1) dwelling unit.



Residential District R-1-8

Residential district R-1-8 is established to provide for slightly higher density, single-family residential uses, and planned unit development, and to create an attractive residential environment in appropriate areas of the city. The minimum lot size in this zone is 8,000 square feet per one (1) dwelling unit.



Residential District R-2-8

Residential district R-2-8 is established to provide for medium density residential housing, two-family dwellings, planned unit development and related uses, and to create an attractive residential environment in appropriate areas of the city. The minimum lot size in this zone is 8,000 square feet per one (1) dwelling unit. An additional 5,000 square feet can be added per additional dwelling unit.



Residential District R-3

Residential district R-3 is established to allow for higher density, multi-family dwellings, planned unit developments, and related uses, in proximity to major transportation access, and to create an attractive and functional residential environment. The minimum lot size in this zone is 8,000 square feet per one (1) dwelling unit. An additional 5,000 square feet can be added per additional dwelling unit.



Commercial Use

Combined Use District CU

Combined-use district CU is established to allow commercial development and higher density residential uses along major traffic thoroughfares and to provide standards to assure quality development and efficient traffic flow. The CU zone is primarily for commercial development with residential as a secondary priority.



Combined Use District II CU-2

Combined use district II CU-2 is established as a buffer district between more intensive commercial and residential districts. This district shall be used in limited areas to provide buffering where it is determined by the legislative body that such buffering is necessary and is consistent with the general plan. This zone focuses more on residential than on commercial but does allow some commercial type development.



Highway Commercial District HC

Highway commercial district HC is established to encourage highway-oriented commercial development in appropriate areas of the city.



Highway Commercial District II HC-2

Highway commercial district II HC-2 is established to allow for light commercial development in high traffic areas while mitigating the possible negative impacts of such development on surrounding residential areas.



Central Commercial District CC

Central commercial district CC is identified as that specific location that remains as the historic central business district. The district regulations are established in order to allow the continuation of the scale, character and style of the original structures, and to allow a restoration of the commercial viability of the district.



<i>Industrial Zones</i>	
<p><i>Industrial Development District ID</i> Industrial development district ID is established to protect residential and commercial land uses from noise and other disturbances, and to provide for areas in the city where light and medium industrial uses may be developed and where incidental service facilities and public facilities to serve the industrial area may be located. This district shall also include research and development activities.</p>	
<p><i>Industrial Development District ID-2</i> This zone allows for meat processing plants (slaughterhouse) as the only use.</p>	<p><i>Light Industrial Development District ID-3</i> A recently added zone that permits industrial warehousing and distributions with some office space. Generally made for an industrial park. It contains more stringent requirements for outdoor storage.</p>
<i>Overlay Zones</i>	
<p><i>Zero lot line (Z)</i></p>	<p>A zero lot line development is allowed in residential areas where a zero lot line is appropriate and meets city requirements.</p>
<p><i>Planned Unit Development (PUD)</i></p>	<p>Planned Unit Developments allow for diversification and flexibility on lot and unit development while encouraging amenities specific to the development.</p>
<p><i>Farm Animal (A)</i></p>	<p>This overlay is designated within the residential districts for the keeping of farm animals for family food production, education or recreation.</p>

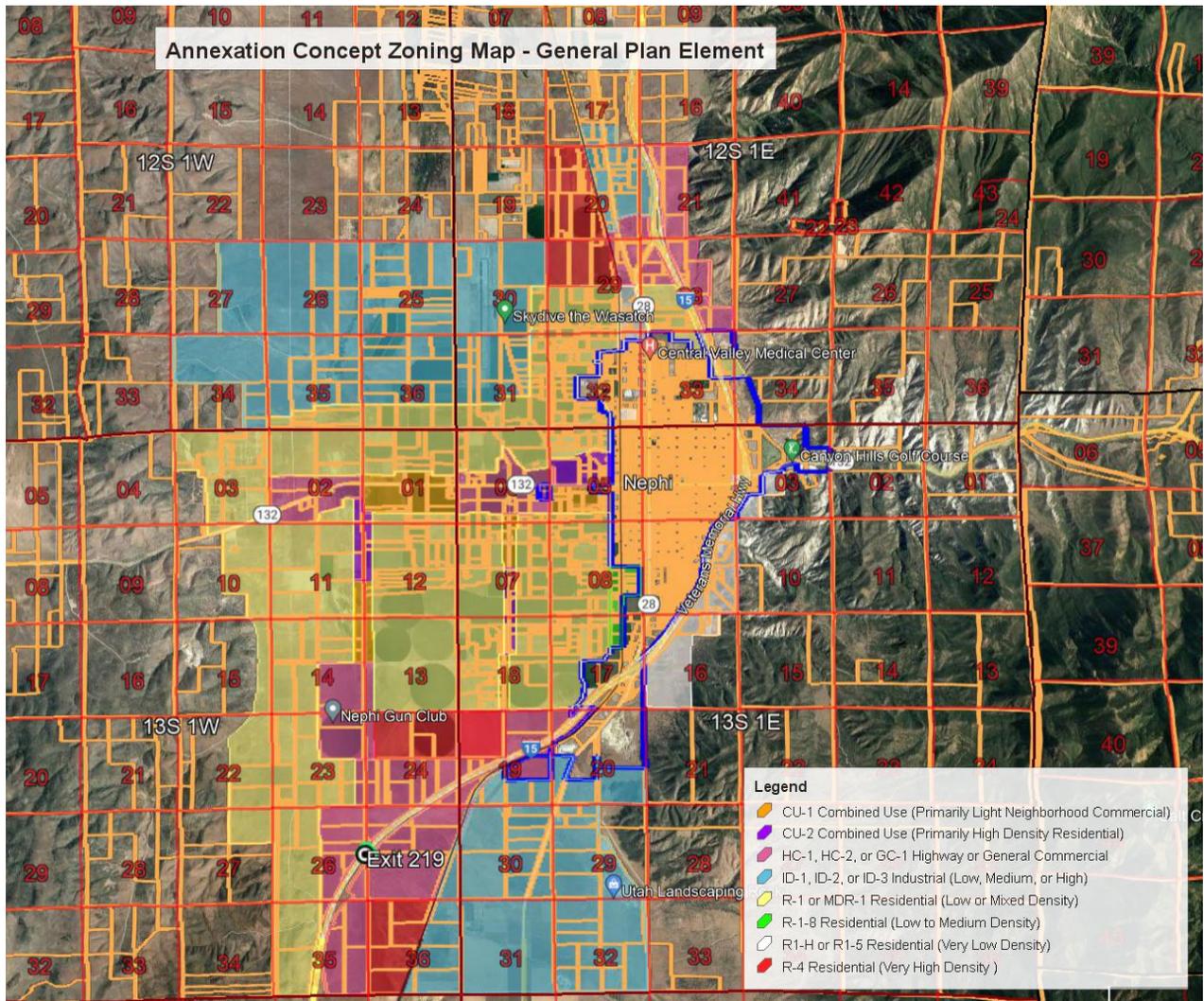
Future Land Use Map

The general plan’s Annexation Area Map illustrates the community’s preferences for the future distribution of the land uses within the City. The land use designation for a property, as shown on the Concept Zoning Map, is to be the primary consideration in determining whether the zoning of that property follows the general plan. Flexibility in how specific lands may be zoned

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is provided in the design of the Land Use Map. Rezone requests that exceed the flexibility provided in the map, as described below, are not to be approved without first amending the general plan Land Use Map.

The Concept Zoning Map is to be interpreted in the following manner. Each parcel that is colored to represent a specific land use designation may be zoned in a manner that implements the category of land use indicated. The areas located between two or more different land use designations (colors) indicate an imprecise or flexible boundary between the land use designations indicated. Future zoning will be determined through consultation with private developers and existing adjacent uses. The Concept Zoning Map should be a guideline for future development.



Goals: Land Use

Goal 2.1. Establish orderly, planned growth and development that enhances the City's distinctive environment and small-town character, and provides consistent services and infrastructure by:

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1. Encourage development to follow the growth management strategy that preserves the rural atmosphere and resources of the city.
2. Achieve efficient use of land and public infrastructure.
3. Enhance the local economic tax base and provide opportunities for retail goods and services.
4. Enforce local ordinances and development standards.
5. Express preference for neighborhoods with a mix of housing types and sizes.
6. Encourage developer contributions to public amenities using various incentives such as impact fee credits.
7. To the maximum extent possible, new growth should pay its own way, bearing the cost of extending all required roads and utility services.
8. Encourage new or expanded local businesses to serve more of residents' shopping needs.
9. Incentivize mixed uses in the community core area through ordinance flexibility.
10. Maintain the rural character of the community by updating city land use code to ensure the feel of open space, setbacks, wide streets, and animal rights.

Goal 2.2. Increase coordination between the City, County, and neighboring communities to address agricultural preservation incentives, trails, tourism-related recreational opportunities, sensitive lands, water quality/availability issues, and irrigation systems.

Implementation Action Steps: Land Use

- a. Review periodically, and regularly update existing zoning ordinances to meet the goals of the General Plan. Specifically, a mixed density residential zone, a 1/2 acre residential zone, and allowing townhomes and condominiums in targeted zones as permitted uses. Also look at potentially phasing out the zero lot line overlay.
- b. Coordinate with the County and surrounding communities for land use, transportation, housing, agriculture, environmental, and recreational issues through interlocal agreements.
- c. Increase citizen involvement in the City's decision-making processes by including both appointees and non-appointed resident volunteers on committees such as the Planning Commission, Economic Development, and future committees as needed.
- d. Use appropriate zoning to encourage a mix of retail and service commercial, light to heavy industrial, and higher density housing around the freeway exits.
- e. Develop a policy to encourage developers of projects to design improvements to be compatible with the severe weather conditions that exist and to incorporate natural vegetation that is capable of surviving in the local environment into the landscaping plans.
- f. Review periodically, and regularly update city land use maps such as the General Plan Map, Concept Zoning Map and the Annexation Area Map through the Planning Commission and City Council.

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- g. Continue to provide ongoing training for staff, Planning Commissioners, and City Council members in an effort to ensure an ever-increasing level of understanding of the factors involved in land development, to use in implementing quality development standards for the community.
- h. Refine the local code so that it allows for increased density in targeted areas benefited by available adequate infrastructure and transportation opportunities, offering additional housing alternatives for lower-income families with convenient access to necessary amenities. With the increased density, community leaders should seek to incorporate as many “rural” components as possible into developments, such as setbacks, wider roads, and open space.

3: Community Design

Community beautification issues focus on the visual appearance of the city (residential and municipal uses) as well as preserving historic assets. Community design shapes, and is shaped by, other facets of planning (such as transportation, housing, and recreation). It is through this unique process that the city will be able to create, market, and retain its unique character and appearance.

Street Design + Edges

Streets act as edges and can help define the boundaries of districts and create visual changes. These visual changes that happen at the edges often are the most impactful. Those visiting the city will be more likely to stay if they feel safe and welcomed. Businesses will be more likely to locate somewhere they feel the area will attract visitors.

Roadways in the city core area should be designed in a way that complements a “small-town main street” and a sense of destination, specifically incorporating adequate transportation and safe route designations. Legacy street widths from the grid system have been traditionally 99’ in right-of-way width. Wider streets are a component to creating a “rural feel” in Nephi City. It also aids in service delivery (solid waste collection, snow plowing), water conveyance, and addresses parking needs. In order to maintain the rural feel while ensuring efficient street maintenance and service delivery, future city roads will have a 60’ width for local roads and some collectors and a 99’ right of way for major arterials and some collector streets. The Transportation Master Plan will help govern where these roads will be placed.

Streetscapes are where the residents interact with the community and it is important that these areas be designed and maintained appropriately. The streetscape realm throughout Nephi varies in status and conditions. Residents expressed a desire for consistent standards in relation to curbing/gutter and sidewalks, weed control for those areas without sidewalks, and these provisions to be enforced through the City in relation to the City code. A high priority for the community is also to maintain the street grid system when approving new development.

Nuisances

Community beautification issues focus on the visual appearance of the city (residential and municipal uses) as well as preserving historic assets. Community design shapes, and is shaped by other facets of planning (such as transportation, housing, and recreation). It is through this unique form-meets-function process that the city will be able to create, market and retain its unique character and appearance.

Well-planned community design improves both the visual and functional characteristics of the City. It can make the City more aesthetically pleasing while enhancing the flow of goods and people. The term “nuisances” refers to the conduct or use of land that interferes with another’s ability to enjoy and use their property. They can potentially have a negative impact on area property values. Typical property nuisances in rural communities are as follows:

- light pollution

- non-conforming land uses
- inappropriate use of right-of-way property
- Weeds on vacant property
- Garbage, junk, and/or debris on property

Goals: Character + Design

Goal 3.1. Identify the cultural and visual qualities and attributes that contribute to the unique character of Nephi and endeavor to retain and enhance these qualities.

Goal 3.2. Establish methods of way-finding within the City to identify unique districts that will develop over time and to guide tourists and visitors to their destinations.

Goal 3.3. Develop and actively promote a Nephi City brand identity.

Goal 3.4. Maintain the rural feel through appropriate street design.

Implementation Action Steps: Community Design

- a. As the city has an urban forestry plan the City can continue to develop a tree planting and replacement program and policy for residential areas.
- b. Develop a policy to support developments that incorporate shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting in the highway corridor.
- c. Maintain and expand the current transportation system in a grid pattern for all new development. Maintain current road standards to keep rural feel.
- d. The City's land use ordinances should be developed and reviewed periodically to make sure that standards for parking and landscaping are clearly stated and enforced.
- e. Develop a policy that helps provide incentives to property owners to encourage the preservation of historic or unique architecture, vegetation or spaces within the community. Preservation should be accomplished through a program of incentives rather than rigid requirements or restrictions.

4: Economic Development

Communities need to discuss the trade-offs of providing the physical locations and competitive financial environment necessary to attract various types of economic development to the area. The intent of the local economy element of the general plan is to explore community priorities, but not necessarily outline a tactical economic development plan.

Current Conditions

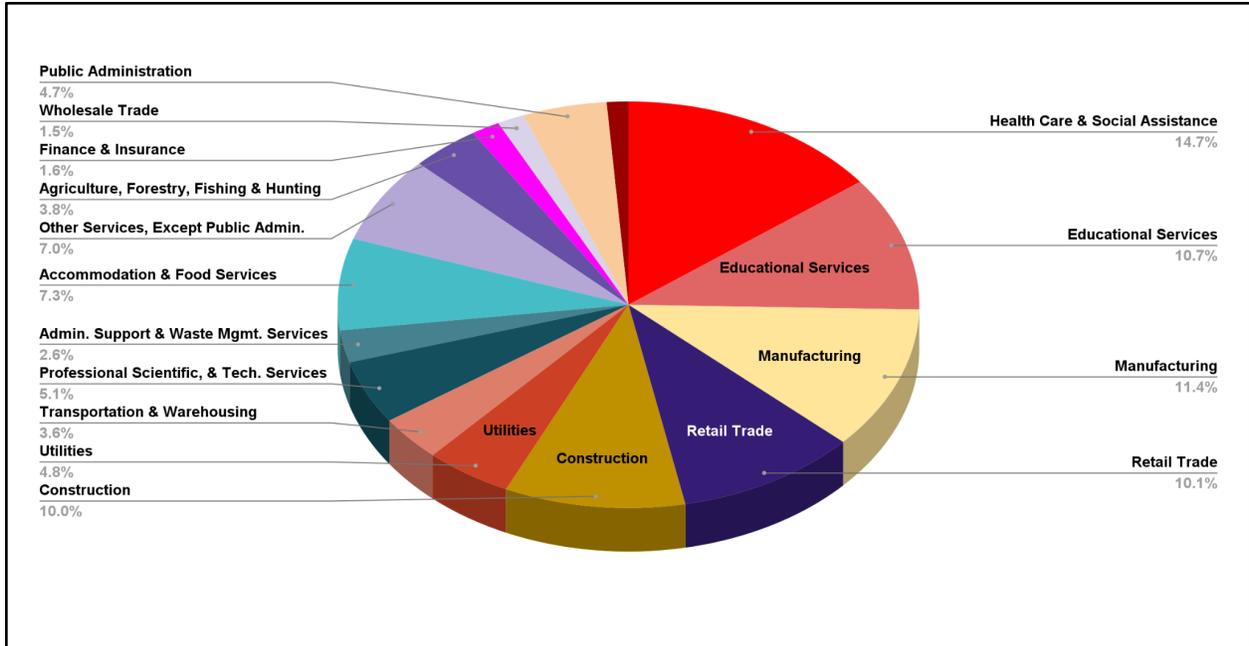
As is the case with most rural communities in Utah agriculture was the first industry of those who helped with the founding of Nephi. Farming and livestock have always been important in the Nephi area. Agriculture soon gave way to mining as the predominant occupation once settlers traced the source of the salt in the creek to a cave in the canyon east of town and they then began to mine it. However, it eventually became unprofitable to compete with the larger companies on the shores of the Great Salt Lake, and 1925 marked the end of the local industry.

According to the Census Bureau ACS 5-year Estimate since 2018 the employment in Nephi has grown at a rate of 5.17% and in 2019 there were roughly 2,850 employees residing in Nephi City. The most common employment industries of those living in Nephi are currently:

- Health Care & Social Assistance (412 people)
- Manufacturing (323 people)
- Educational Services (309 people)

Overall, Nephi's economy is trending in a positive direction and is expected to continue in that trend during the duration of this plan. According to an economic diversity study done by [Kem C. Gardner Institute](#) at the University of Utah, Juab County scored a 62.6 on the Hachman Index measuring economic diversity, which is the 10th highest in the state and above or near surrounding counties. The median income for Nephi in 2021 from the US Census is estimated to be \$71,174.

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Data provided by the Census Bureau ACS 5-year Estimate.

Community Survey

The economic environment in Nephi as described by residents is currently limited as most travel to neighboring communities for their products due to a lack of selection within their current options in Nephi. The biggest need residents identified for Nephi's economic development is additional or more retail, light industrial, and tourism/ recreational options.

With more growth projected to come to Nephi residents also expressed the need to attract not just additional jobs but those considered "high-paying" or above the average area income. This is becoming more of a concern among residents over the lifespan of this general plan.

Economic Development Priorities

- Create a sustainable and locally supported economy.
- Provide enough services or amenities to attract additional spending in the community.
- Support new affordable housing and amenities to drive economic generation.
- Support the growth of the number of local jobs that meet or exceed the median income for the area.
- Seek ways to increase retail, light industrial, tourism and recreation, and education.
- Support the existing major employers' efforts to expand and make value-added improvements.



Aerial view of the City's undeveloped north interchange.

Areas of Potential

As is expected in an incorporated area that is located in an area with available land, property values in Nephi generally increase with the level of infrastructure services that are available. If access is managed along main transportation corridors, the market potential of properties in that area benefits greatly.

In the next 3-5 years the community should focus on attracting the style of retail and service amenities that will improve the quality of life for residents while providing a draw for visitors.

Nephi has a number of assets and areas of potential for economic development. They include:

1. Opportunity for shared parking with retail anchor locations of larger retailers.
2. Availability of land for most uses.
3. Continuing the momentum of facade improvements, infill development, and high design standards along the Main Street corridor.
4. The land on the north side of town has the potential to become a master-planned development.

5. Encourage development around the three freeway exits in ways that benefit the community through the use of land use ordinance management, zoning, and annexation policies.

Goals: Economic Development

Goal 4.1. Expand employment opportunities within the City through effective planning and zoning supporting economic development activities.

Goal 4.2. Provide planning and zoning protections for business investment (preventing residential encroachment on business and manufacturing properties).

Goal 4.3. Support and expand the recreation and tourism base and provide a high quality visitor experience through proper planning, zoning, and design.

Goal 4.4. Recognize economic opportunity areas, and prioritize them for long-term development through the use of zoning and other land use ordinance adoption.

Implementation Action Steps: Economic Development

- a. With the Chamber of Commerce, continue to periodically survey commercial users and operators to identify needs and market-based demands that could be supported by City policy in an effort to attract new business while also supporting the City's existing commercial ventures.
- b. Support the development of comprehensive marketing information and county master plans to increase recreation and tourism in the region.
- c. Encourage development near the three freeway exits within Nephi City that will produce additional sales tax for the city.
- d. Create and maintain an economic development strategic plan.

5: Transportation

The intent of the transportation chapter of the general plan is to address all modes of transportation using the public rights-of-way in the city and surrounding vicinity. This includes motor vehicles, OHVs, pedestrians, and bicyclists. Transportation issues are closely connected to other elements of the general plan because the land near transportation corridors typically has a higher development potential than those that will need access investments.

Existing Conditions

It is essential to analyze and recommend roadway improvements based on an understanding of the historical land-use patterns within Nephi City. Land use develops along transportation corridors and typically shapes and follows the future land use plans identified by the City. Main Street was identified as the busiest road in the City. 400 East was also identified as the road that is busy and needs improvement. The City would like to maintain its grid system in relation to future roads. Areas around the schools are identified as areas that would benefit the most from a sidewalk system.

Impact Fees + Traffic Studies

Nephi currently does not have a street impact fee for transportation improvements. The impact fees are meant to assist in building the necessary roadway improvements to handle the increased growth and mitigate congestion that is currently being realized on the roadways in the City. Proposed roads on the future roadways map and maintenance of existing roads can be funded by these fees.

As part of furthering this plan and deciding how to use funds wisely, Nephi may elect to enact the impact fee after completing a fee study for any new development and for larger developments a Traffic Impact Study (TIS). A TIS is a specialized study of the impacts that a certain type and size of development will have on the surrounding transportation system. It is specifically concerned with the generation, distribution, and assignment of traffic to and from new development. Since residential and private roads are not part of the Future Roadway map, TIS reports allow the City flexibility when deciding these smaller road locations.

Roadway Design

A safe transportation system is one of the top priorities of Nephi. New roads should be designed to give proper access to emergency vehicles and should be well maintained. Also, roadways and walkways should be designed in a way that all people can equally access and use the transportation system.

Specific areas of concern are residential neighborhoods and schools. A reduction in the use of cul-de-sacs should be emphasized in order to provide greater traffic circulation. Streets that

serve schools should encourage traffic calming devices and have well-designed pedestrian street crossings. Minor collectors should maintain the current grid system.

Overall, the roadway network should focus on connectivity. This means that block sizes should not be too large, and important collectors should not dead-end or terminate in a cul-de-sac. This is best achieved by utilizing a hierarchical grid system of roadways, which Nephi already has in some parts of the City and would like to continue in future roadways.

Trails

City residents have expressed a strong interest in developing trails throughout the community as a valuable amenity for recreation and transportation. Trails along roads, waterways, hillsides, and canals offer residents and visitors, walkers, runners, cyclists, and equestrians safe routes for exercise and transportation separate from the ever-increasing amount of car and truck traffic on local streets.

As the amount of developed land within the City increases, the availability of contiguous corridors decreases. Based on community input as well as consulting the most recent [Parks and Recreation Master Plan](#) there are several areas that should be a priority to develop future trail systems for recreation purposes as well as alternative means of transportation. These areas include:

- A trail system along Salt Creek, starting at Orgill Fields and ending at Old Mill Park.
- An OHV/ATV trail from Nephi City to Rees' Flat.
- A trail system within Rees' Flat for mountain biking or an archery range trail.

All-Terrain Vehicles

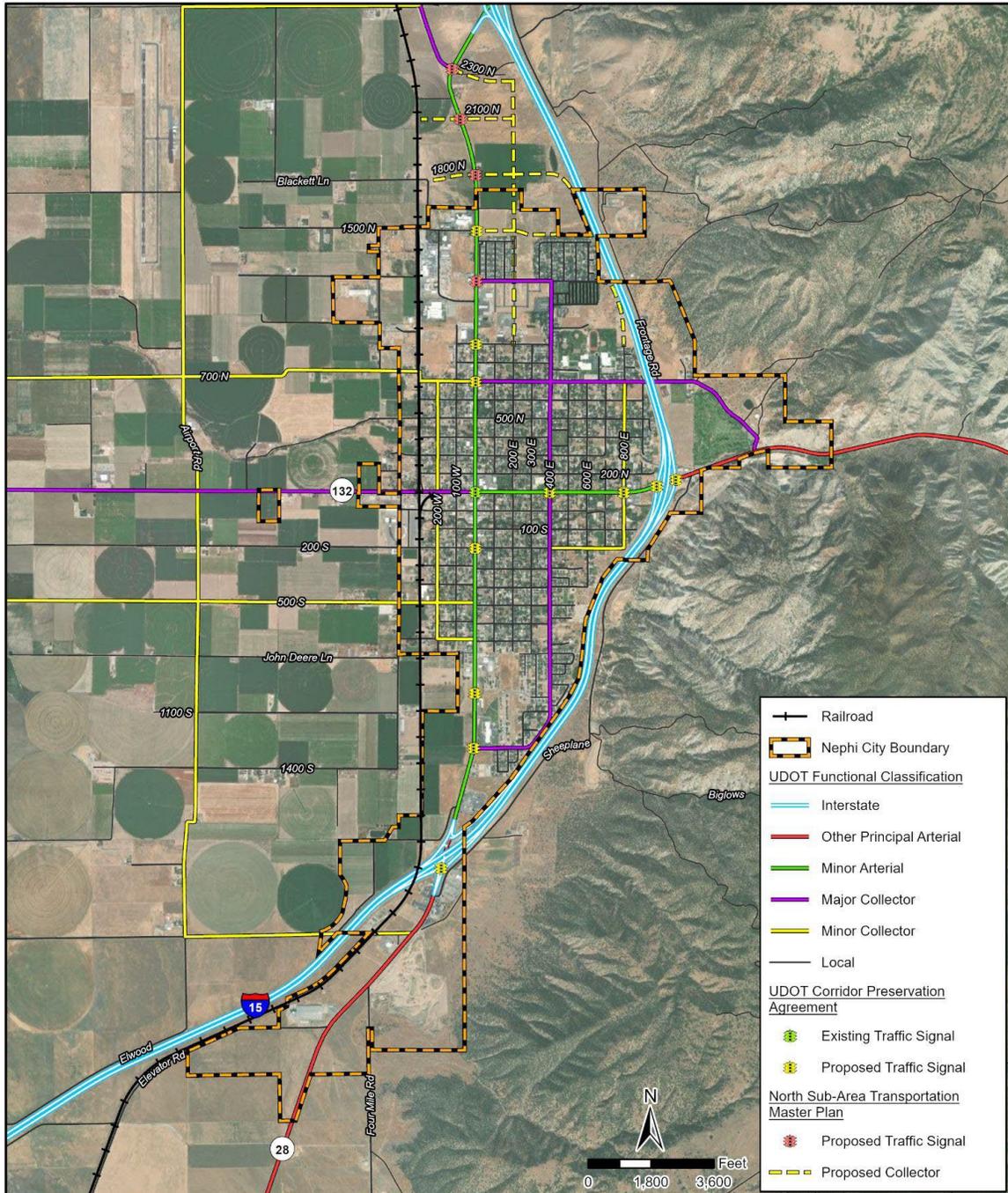
As a rural community, there are often all-terrain vehicles driving throughout the community. This is often the case with those not old enough to drive a vehicle but with a lack of other forms of transportation. The City has several designated routes throughout the City where such forms of transportation are allowed. Going forward elected officials should review these routes so when necessary expansion is needed routes will avoid high traffic areas. Future road plans should include markings to designate OHV/ATV routes.

Access Management

Access management is a critical factor to the safety and function of the transportation system. Access management is the practice of coordinating the location, number, spacing, and design of access points to minimize site access conflicts and maximize the traffic capacity of a roadway. Techniques include signal spacing, street spacing, access spacing, and interchange-to-crossroad access spacing.

As future development continues to occur, Nephi should be conscious of spacing between access points to avoid congestion. Additional routes throughout the community should also be considered to avoid a bottleneck scenario as the projected growth continues to occur.

Future Transportation Corridor Map



	Nephi City	Juab County
	<i>General Plan Update Transportation Overview</i>	
	Scale: 1" = 3,600'	
	1	
<small>Map Name: H:\D:\Proj\2104-032\Design\GIS\Projects\2104-032_Planning\2104-032_Planning.aprx - GP Ext Nephi City General Plan Transportation 8.5x11P Project Number: 2104-032 Drawn by: JEM 11-21 Last Edit: 10/25/2022</small>		

Future Transportation Map, Nephi City ([click for a printable image](#)).

Goals: Transportation

Goal 5.1. Provide and maintain a transportation system that promotes the orderly and safe transport of people, goods and services while preserving the residential character of the City.

Goal 5.2. Adopt a transportation project priority list to ensure early acquisition of right-of-ways that is based on the most recent transportation master plan. Use the priority list in coordinating with elected officials and County, State, or Federal agencies.

Implementation Action Steps: Transportation

- a. As resources are available, conduct a transportation master plan that involves the County. Include a pavement condition inventory, regional network, ATV/OHV and trail connection issues if possible.
- b. Enact a policy to require all new development to follow the transportation element of the General Plan while allowing some flexibility in the final design.
- c. Review periodically, and regularly update the City parking ordinance to require on-site parking sufficient to meet the anticipated parking demand of existing and proposed developments.
- d. Review periodically, and regularly update the City's policy to require necessary transportation improvements, including adequate right-of-way dedications, and other transportation facility enhancements, concurrent with development approval.
- e. Pursue grants and other funding opportunities to improve sidewalks.
- f. Coordinate with UDOT to improve State highways and routes with trails and swales. Consider perpendicular crossings with innovative safety measures to assure such roads do not become barriers in the future.
- g. Create an approved street access map for 100 N and Main Street.
- h. Mark ATV/OHV routes in the city through signage and/or street markings.
- i. Participate with the County's transportation master plan initiative to ensure coordination with roadway engineering standards and corridor alignments.
- j. Make regular updates and steady investments in the recommended capital improvement project list.
- k. Continue to maintain close relationships and cooperation with organizations that have transportation implementation/planning responsibilities, such as UDOT and the County in order to stay informed of planned future transportation developments and communicate the needs of the community.
- l. Improve bridge crossings to increase safety, capacity, and assist in providing snow removal services.

6: Housing

High-quality and affordable housing are at the foundation of the quality of life of every community. The condition of neighborhoods has direct and indirect links to all aspects of the community, especially economic development. This chapter is meant to serve as a guide for the elements of the housing market that community leaders can influence in their area.



Synopsis of Housing

For Nephi City, based on the available data, the housing vacancy rate has decreased slightly from 2010 to 2019 from 4.8 percent to 3.1 percent. During this time, vacancy rates of owner-occupied housing dropped to a nonexistent rate, whereas renter-occupied housing increased by over 5 to 6 percent. However, renter-occupied housing has less of an overall influence on the total vacancy rate as it encompasses only 26.6 percent of the total housing units. Nephi has a

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total of 1,966 housing units. Out of those, 73.4 percent are owner-occupied. Most households in Nephi are detached single-family dwelling units (86.2%), and many of these have three or more residents (54.9%).

An area of possible concern for Nephi is the aging housing stock. As of 2010, houses constructed in 1980 or later compromised 47.2 percent of all total dwellings. Trends show that housing continues to age. Even though the housing supply is quickly changing, the conditions of the housing units appear to remain in excellent condition. For example, no dwelling units experience a lack of plumbing or kitchen appliances.

For Nephi City's housing affordability both rent and mortgage prices increased over the last nine years. However, monthly rent prices grew faster (21.9 %), whereas mortgage rates increased at a substantially slower rate of (6.6%). Based on 2019 estimates, the average rent per month hovered around \$823, and the average mortgage payment was approximately \$1,253 a month.

As housing expenses continue to increase, more Nephi residents will likely be required to spend more of their household budget on housing costs, if household incomes do not increase at the same rates. A household spending more than 30 percent of its monthly income is considered to be housing cost-burdened. Lower-income residents will typically have higher rates of housing costs. About 5.2 percent of the households making an income of \$49,999 or less are considered cost-burdened. Compared to households that make \$50,000 or more, only 0.4 percent are considered to be cost-burdened. Over the last nine years, Nephi has decreased the number of households that are deemed cost-burdened; however, as prices and population continue to increase at a steady rate, the City of Nephi should consider how best to encourage housing affordability for all City residents.

Housing Tenure

*Table 2
Housing Tenure Comparison*

Geographic Area	2010 Housing Units			2019 Housing Units		
	Owner Occupied	Renter Occupied	Vacant	Owner Occupied	Renter Occupied	Vacant
Nephi	1,329	267	63	1,397	507	62
Juab County	2,517	528	390	2,721	743	294
Utah	611,486	247,998	93,212	665,699	291,614	109,799

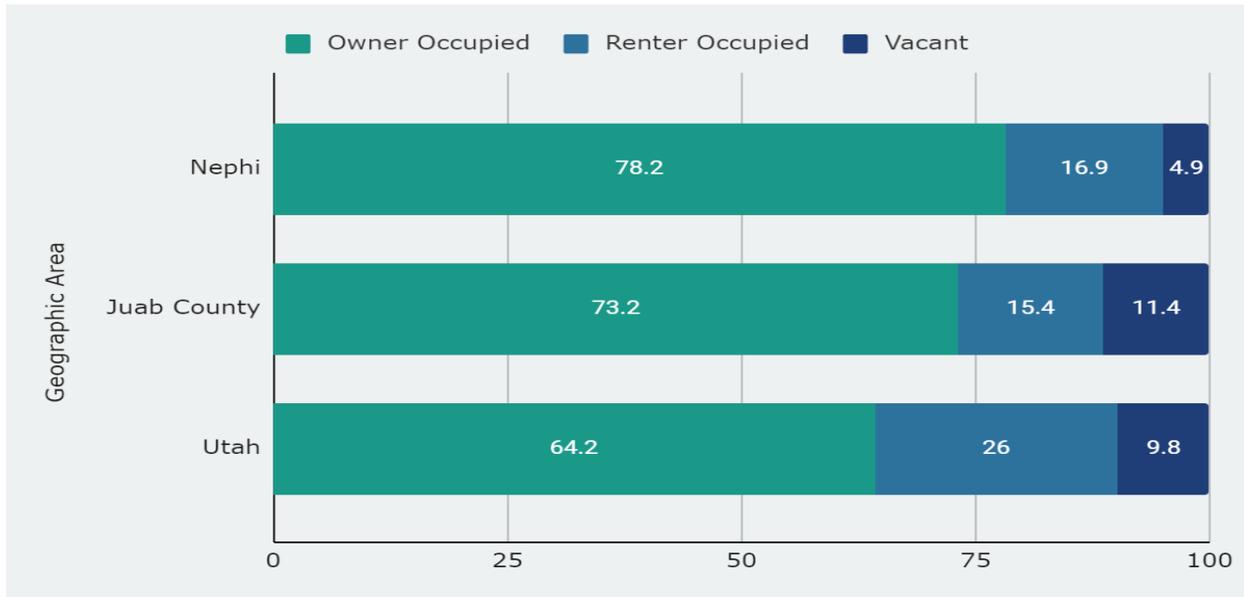
Source: US Census Bureau ACS 5-Year Estimates 2010 and 2019 (DP04)

Table 5 shows the total number of owner-occupied, renter-occupied, and vacant housing units within Nephi, Juab County, and the State of Utah in 2010 and 2019. Over this period Nephi added over 267 total housing units. Most of the increase came from rental occupied units. However, owner-occupied units also increased just at a slightly slower rate. The same trend can

be seen in the County of Juab and the State of Utah, but not as at the higher rates experienced by Nephi City.¹

In addition to Table 5, Figures 6 and 7 display the percentages of each geographical region's Housing Tenure. The vacancy rate of Nephi in 2010 hovered around 4.9% and decreased down to 3.2% by 2019. Compared to the County and State, Nephi has a significantly lower vacancy rate in 2010 and 2019. For owner-occupied housing units and renter-occupied housing units, Nephi compared similarly to Juab County in 2010. At the same time, Utah had a lower percentage of owner-occupied units and a higher percentage of renter-occupied units. In 2019 Nephi's owner-occupied units dropped by 7.2% and increased its renter-occupied housing units by 8.9%. During this period, Nephi City's housing tenure began to follow the averages of the State. However, Utah's vacancy rate has increased since 2010, thus keeping the owner-occupied units lower than Nephi's.

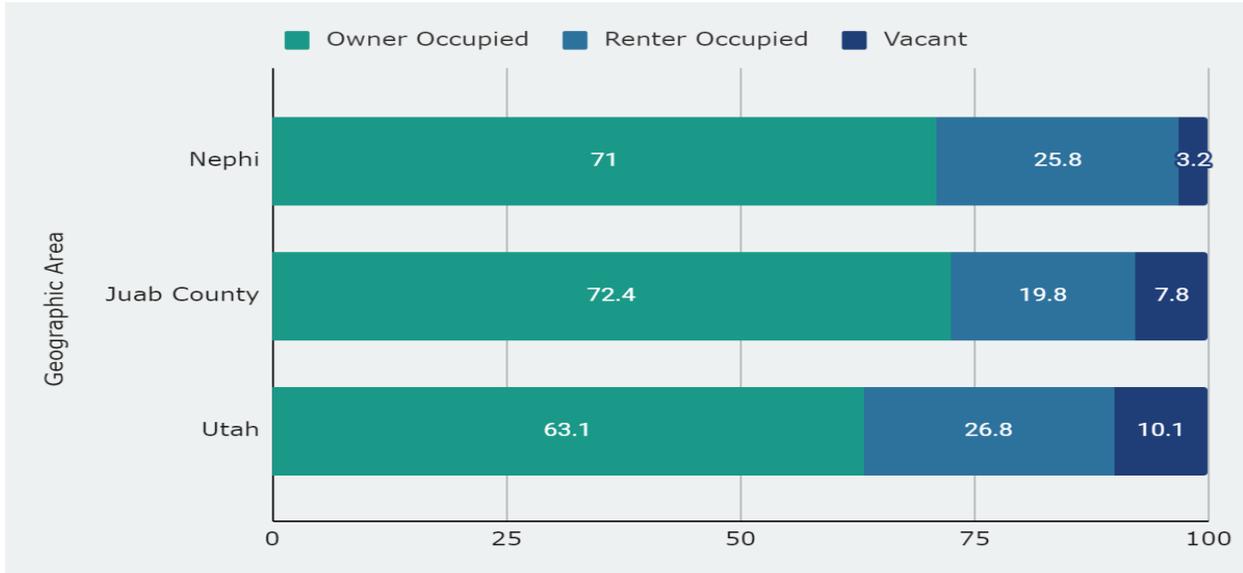
Figure 6
Nephi 2010, Housing Tenure Percentage



Source: US Census Bureau ACS 5-Year Estimates 2010 and 2019 (DP04)

¹ It is expected that Nephi City would have a higher percentage rate increase due to the smaller number of total dwelling units.

Figure 7
Nephi 2019, Housing Tenure Percentage



Source: US Census Bureau ACS 5-Year Estimates 2010 and 2019 (DP04)

Housing Characteristics

The classification of most housing units in Nephi is considered as single-family detached dwellings in 2010 and 2019 (86.6% and 86.2%). The most considerable increase seen from 2010 to 2019 was small to medium-sized apartment buildings (2 to 19 units). Over this time large-sized apartment buildings (20 plus units) saw a decrease. However, when analyzing the increase and decrease of mid-sized and large apartment buildings against the bigger picture, they are relatively small in comparison.

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Table 3
2019 Housing Types of Nephi

Housing Types	2010	2019
Single Units (detached)	1,472 (86.6%)	1,694 (86.2%)
Single Units (attached)	0	0
2 Apartments	6 (0.4%)	21 (1.1%)
3 to 4 Apartments	74 (4.4%)	111 (5.6%)
5 to 9 Apartments	17 (1.0%)	60 (3.1%)
10 to 19 Apartments	30 (1.8%)	16 (0.8%)
20 or more Apartments	49 (2.9%)	0
Mobile Home	51 (3.0%)	64 (3.3%)
Boat, RV, Van, etc.	0	0

Source: US Census Bureau ACS 5-Year Estimates 2010 and 2019 (DP04)

Table 4 shows the household sizes within Nephi in 2019. Over half of the households (54.9%) have three people residing in each unit. The average number of persons per household for Nephi is 3.06, lower than both the State of Utah (3.22) and Juab County (3.12).

Table 4
2019 Household sizes

Household Size	2019
Total Occupied Units	1,904
1-person	315 (16.5%)
2-person	544 (28.6%)
3-person	290 (15.2%)
4-or-more-person	755 (39.7%)

Source: US Census Bureau ACS 5-Year Estimates 2019 (S2501)

Table 5 shows the conditions of housing units for 2010 and 2019. The quality of occupied housing units was measured in the lack of plumbing facilities, kitchen facilities, and telephone services. The Census Bureau considers housing units with complete plumbing facilities as having hot and cold running water, a flush toilet, and a bathtub or shower. In addition, they also consider housing units with complete kitchen facilities as having a sink with a faucet, a stove or range, and a refrigerator. This data is essential for local, State, and Federal leaders to determine areas that can be eligible for programs that help individuals live in sanitary and safe housing. It also provides excellent data for public health officials to locate sites that might be in danger of contaminated water in the public infrastructure via groundwater (Census Bureau 2015).

In 2010 and 2019, all of the occupied housing units in Nephi did not lack complete plumbing and kitchen facilities. However, there is a slight portion of units that do lack telephone services. For instance, in 2019, 0.7% of the occupied housing did not have telephone service. This condition may be reflective of a move away from landline telephone services to cellular service (National Center for Health Statistics 2016).

An additional indicator that can determine the quality of housing is age. Quality factors such as lacking adequate insulation and energy-saving devices may be abundant in homes built before 1980 since they did not adhere to the same current building and seismic codes of today's standards. (Wiebe, 2016). Over half the houses in 2010 were built prior to 1980, and this increased in 2019 creeping closer to 60%. With the percentage of housing built before 1980 growing, so did the median year structures were built. In 2010 the median year was 1978, whereas, in 2019, it was 1977.

Table 5
Conditions of Occupied Housing in Nephi

Condition	2010	2019
Lacking Complete Plumbing Facilities	0.0%	0.0%
Lacking Complete Kitchen Facilities	0.0%	0.0%
No Telephone Service Available	0.6%	0.7%
Built Before 1980 (All Housing Units)	52.8%	56.0%

Source: US Census Bureau ACS 5-Year Estimates 2010 and 2019 (DP04)

Housing Costs and Affordability

Table 6
Median House and Rental Cost Comparison

Geographic Area	2010 Housing Units Median Costs			2019 Housing Units Median Costs		
	Monthly Gross Rent	Monthly Owner Costs	Home Value (Owner Occupied)	Monthly Gross Rent	Monthly Owner Costs	Home Value (Owner Occupied)
Nephi	\$675	\$1,175	\$162,700	\$823 (+21.9%)	\$1,253 (+6.6%)	\$215,600 (+32.5%)
Juab County	\$699	\$1,159	\$163,300	\$800(+14.4%)	\$1,299 (+12.1%)	\$223,000 (+36.6%)
Utah	\$781	\$1,440	\$218,100	\$1,037 (+32.8%)	\$1,551 (+7.7%)	\$279,100 (+28.0%)

Source: US Census Bureau ACS 5-Year Estimates 2010 and 2019 (S2506) (B25064)

In 2019 in Nephi the monthly gross rent and monthly owner cost both increased from 2010. Rent prices rose at a faster rate at 21.9%, exceeding the monthly rent of Juab County by 23 dollars. Monthly owner rates in Nephi grew slower, thus making it still cheaper to own a house in Nephi than the rest of Juab County and the State of Utah. Median home values saw the most significant rise of value between this same period at a 32.5% increase in Nephi. Even with that growth, median home values in Nephi are still lower than the median in Juab County and the

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State of Utah. The data shows that Nephi is more affordable for homeowners. However, it also indicates that it may not be as affordable for low-income families to rent housing units in Nephi as other communities within the County.

*Table 7
Rental Affordability Gap Analysis, Nephi 2010*

Income Range	Maximum Affordable Monthly Rent	# of Households	# of Rentals Available at that Price	Surplus/Deficit of Units Available
Less than 30% AMHI (\$9,589)	\$240	79	74	(5)
30%-50% AMHI (\$9,589-\$15,982)	\$400	31	21	(11)
50%-80% AMHI (\$15,982-\$25,571)	\$639	18	127	109
80%-100% AMHI (\$25,571-\$31,964)	\$799	12	8	(4)
100%-125% AMHI (\$31,964-\$39,955)	\$999	14	26	12
> 125% AMHI (> \$39,955)	> \$999	132	31	(101)

Source: US Census Bureau ACS 5-Year Estimates 2010 (B25118) (B25056)

Table 7 and Table 8 depict the rental affordability gap within Nephi in 2010 and 2019, respectively. This data helps local leaders determine the housing affordability situation in their community. Income ranges are determined based on the Area Median Household Income (AMHI). Households that meet or fall below 80 percent of AMHI are considered low income (80% or less), very low income (50% or less), or extremely low income (30% or less) (HUD, 2017). The United States Department of Housing and Urban Development (HUD) defines affordable housing as costing 30 percent or less of a household's total income. The 30 percent or less calculation determined each maximum affordable monthly rent section of the table.

As shown in Table 7, trends detail that many income brackets in 2010 have a deficit for affordable housing. There was a lack of housing supply at affordable prices for those earning 50% or less of the AMHI. However, this was not a huge deficit, and minimal progress of affordable housing was needed to address this issue. In addition to lower-income brackets having a lack of housing, households over 125% AMHI showed a deficit as well. However, this bracket of income saw the deficit on a larger scale. Due to their higher incomes, this may not be as big of an issue, as they have more options than lower-income households by renting at a lower rate or buying a house.

Table 8
Rental Affordability Gap Analysis, Nephi 2019

Income Range	Maximum Affordable Monthly Rent	# of Households	# of Rentals Available at that Price	Surplus/Deficit of Units Available
Less than 30% AMHI (\$12,848)	\$321	38	80	42
30%-50% AMHI (\$12,848-\$21,413)	\$535	33	87	54
50%-80% AMHI (\$21,413-\$34,360)	\$857	78	261	183
80%-100% AMHI (\$34,360-\$42,825)	\$1,071	93	79	(14)
100%-125% AMHI (\$42,825-\$53,531)	\$1,338	95	0	(95)
> 125% AMHI (> \$53,531)	> \$1,338	170	0	(170)

Source: US Census Bureau ACS 5-Year Estimates 2019 (B25118) (B25056)

In 2019 significant changes were experienced in the demand (households) and supply (number of available housing units). This shifted the pattern of affordable housing observed in 2010. One significant change was the rise of AMHI, increasing by 33.9% in 2019. This rise in income plays a substantial role in the rental housing supply for several household income groups. The supply for available rental units increased for lower-income brackets and decreased for higher income brackets, leaving a deficit for affordable housing for households at 80% AMHI, or higher.

Goals: Housing

Goal 6.1. Preserve and strengthen existing neighborhoods while allowing the formation of new neighborhood centers that align with the historic development pattern (i.e. grid with density toward the major roadways).

Goal 6.2. Facilitate a reasonable opportunity for a variety of housing, including moderate-income housing to meet the needs of people desiring to live, benefit from, and fully participate in all aspects of neighborhood and community life.

Goal 6.3. Continue to enforce existing building codes and zoning ordinances to protect residential investments.

Goal 6.4. Identify potential areas of blight that may affect the community and establish goals and standards for the improvement of these areas or structures.

Implementation Action Steps: Housing

- a. Maintain zoning and other City ordinances to protect residential areas from inappropriate or detrimental, non-residential encroachment.
- b. Study the feasibility of providing opportunities for accessory dwellings in residential zones by applying development standards that address architectural design, parking, and separate entrances for accessory dwellings.
- c. Provide information for property owners regarding housing rehabilitation methods, resources, and safety inspections.
- d. Explore grant opportunities for assisted living, senior housing, and affordable housing.
- e. Adopt a mixed-density residential zone that will encourage housing of various types and developments that resemble the original platted area of Nephi City.

7: Open Space + Recreation

The open space and recreation element of a general plan represents an important step in the City's efforts to enhance the public's ability to enjoy the natural beauty and extensive recreational opportunities in the area. The previous plan recognized the importance of the City forming a partnership with private and public entities that represent the variety of resources that complement the goals, and objectives.

Community Survey

Nephi residents overwhelmingly responded to surveys and open house events that open space and recreation are very important to the community. While the current facilities are described as being "great" or "good" by a majority of residents (68%). The needs that were identified revolved around needing additional options for residents to use so they don't have to travel to neighboring communities' amenities. Most of the respondents indicated they engage in sports, walking/running, and swimming as the most popular recreation options the members of the community engage in. The following points summarize responses to surveys regarding parks and recreation.

- Nephi's current parks are in good to great condition.
- 75% of respondents said they visited city parks "often" to "all the time".
- Residents also wanted more variety in their parks experiences (i.e. a skate park or more options for teens)
- Sports was the overwhelming reason people visited parks.
- More year-round options.
- Additional trail options to walk, bike, or run.

Existing Conditions

The National Recreation and Park Association (NRPA) has developed standards for parks, recreation, and open space development that are intended to guide communities in establishing a hierarchy of park areas. The general standard established by the NRPA for park acreage per 1,000 people is 6 acres and .25 miles of trail for the same population. Future park planning should involve an analysis of total acres as well as activity amenities (i.e. pickleball, playgrounds, etc).

As outlined in the current [Parks and Recreation Plan](#), Nephi Currently has 35.6 acres of park space and several special-use facilities i.e. basketball court, swimming pool, golf course, etc. 81% of the population and 100% of the existing parks are located on the east side of Main Street. The NE quadrant has 67% of the park acreage. The SE quadrant has the other 33%; however, the park acreage in the SE Quadrant is located within 2 blocks of 100 N. The city/county/school district has recently opened, and is utilizing *The Hive* an indoor recreational facility for students and residential use.

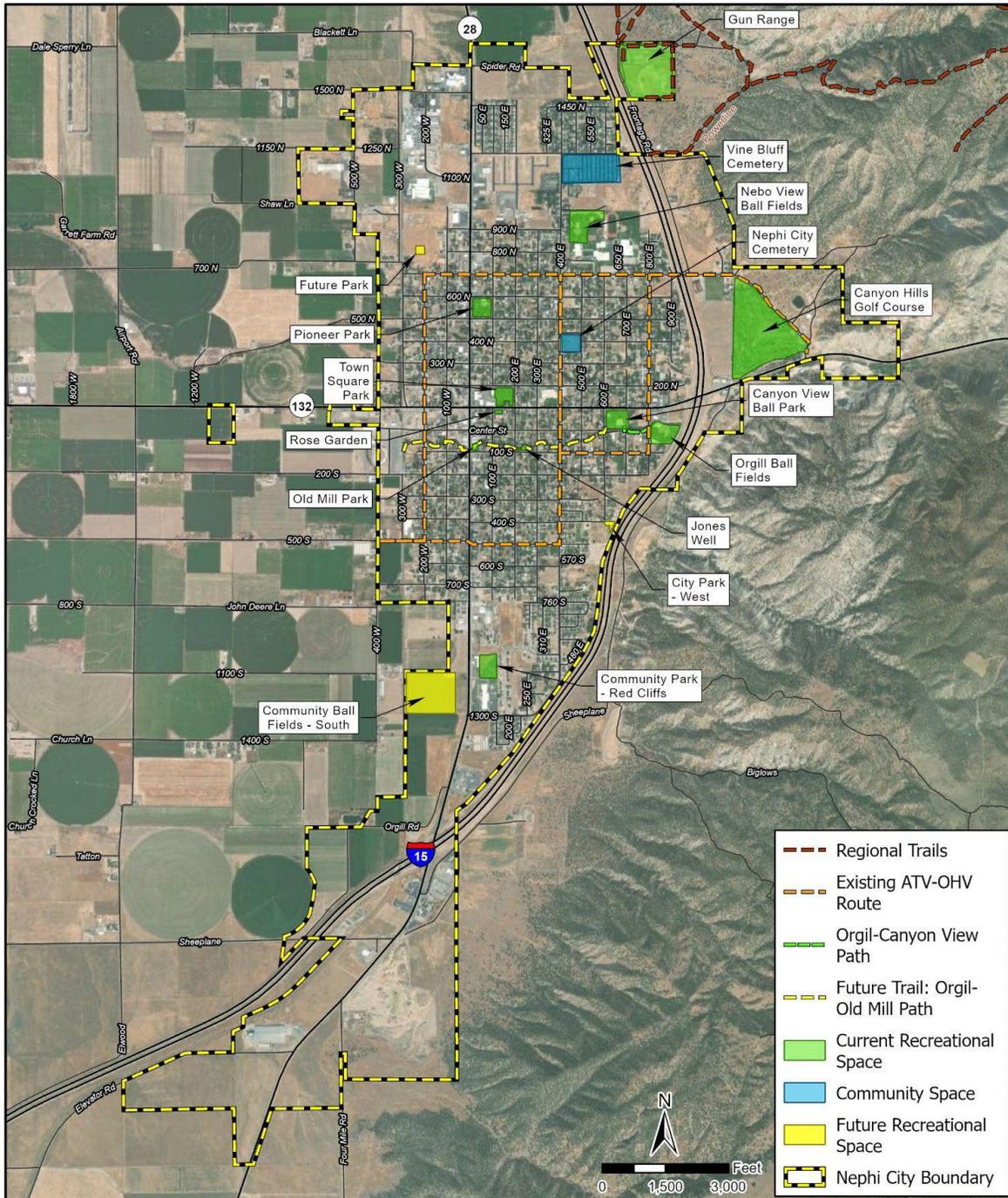


Potential Improvements

There is a need for additional parks and outdoor recreation within Nephi City. The City, in partnership with the school district, has taken the lead in solving this need by building an indoor recreation facility known as “the hive”. This facility will be able to be used by students and members of the community alike. There is also a need for additional parks or expansion of the current parks to better meet the needs of the community. This would include looking for a variety of options and abilities at each park. The following should be considered for future improvements of the parks in Nephi:

1. Interconnected recreational opportunities - specifically trail linkages.
2. Centrally located “regional parks” renovations. These parks offer a myriad of opportunities for recreational enjoyment.
3. Local neighborhood park renovations. These parks are roughly 2-5 acres in size and are focused around green space and small exercise facilities to encourage use by younger children.
4. Continue to update the city-wide parks and recreation plan and incorporate the priority projects into the city’s capital budgeting process. This plan should also include an inventory of property that is currently owned by the city.

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RURAL COMMUNITY CONSULTANTS	Nephi City	Juab County	
	General Plan Update Parks, Trails, and Recreation Overview		Scale: 1" = 3,000'
	Map Name: H:\D\Proj\2104-032\Design\GIS\Projects\2104-032_Planning\2104-032_Planning.aprx - GP Ext (Nephi City General Plan Parks, Trails, and Recreation 8.5x11P)		1
Project Number: 2104-032		Drawn by: JEM 11-21	Last Edit: 10/25/2022

Map of parks and trails in Nephi City ([click for a printable image](#)).

Agricultural Protection Areas

State statute requires that general plans “identify and consider each agriculture protection area” Utah Code §10-9a-403(2)(c). The statute also requires the plan to recognize industrial and/or critical infrastructure materials protection areas. These protected areas are a section of land that has a protected, vested use of agriculture, mining, or industrial nature for a period of 20 years. Under state statute, a community legislative body acts as an advisory board that reviews requests from private property owners that want to establish a protected area. A final decision is then made by the legislative body, and it is registered with the Utah Division of Agriculture and Food (UDAF) is notified. During the 20-year period, the land and use are protected from rezoning, eminent domain, nuisance claims, and state development.

Juab County was consulted during the creation of this plan and confirmed there are no officially designated Agricultural Protection Areas within or near Nephi City boundaries.



Goals: Open Space/Recreation

Goal 7.1. As resources become available, build additional recreational resources. These should include active and passive parks, area-wide trails and trailheads, and appropriate nature parks.

Goal 7.2. Work with the County to encourage a system of trails and recreational facilities in the natural areas around the Nephi City limits.

Goal 7.3. Create a more pedestrian-friendly community that promotes an active lifestyle primarily through the construction of sidewalks.

Goal 7.4. Create a strong link between the City and managers of the area’s tourist amenities and continue to promote this connection to both residents and visitors.

Implementation Action Steps: Open Space/Recreation

- a. Leverage park and recreation impact fees, donations, grants, or like means to focus deliberate efforts to acquire the necessary land to expand, develop, or upgrade the park and recreational facilities.
- b. Watch for opportunities to obtain free (donation) or low-cost land for recreational opportunities. Consider all aspects of acquiring open space including donations, conservation easements, property trades, existing rights-of-way, and opportunities within new developments.
- c. Seek federal, state, and local grant opportunities that can help develop and implement the current trails master plan. The city will also focus on coordination with the County to develop regional trails.
- d. Create a policy for neighborhood and regional parks, including operations and maintenance, and work with new development to implement these policies.
- e. Promote the expansion of joint-use agreements with the school district to provide recreational programs and facilities in existing and future residential neighborhoods.

8: Infrastructure + Public Facilities

This element of the general plan addresses issues related to public buildings, facilities, and services that are necessary to the vitality of the community. It usually includes, libraries, civic buildings, police stations, distribution systems for culinary water, wastewater, power, natural gas, solid waste, streets, and storm drainage systems, and the cemetery.

Community Survey

The City of Nephi recognizes the need to provide capital facilities within the City to protect the health, safety, and property of the City and its citizens by maintaining the level of service for future generations which Nephi City's residents, industries, and businesses have enjoyed.

The purpose of the public facilities chapter is to explain the various public facilities and services within the city, such as water, sewage, solid waste, streets, electrical, and natural gas services. These services represent the public's investment in the development and operation of Nephi. The public facilities chapter should be reviewed periodically and updated as necessary in order to meet the evolving needs of the City.

Development in the future may cause a demand for more public utilities. Estimates can be made about the demand that will exist in the future for these services based upon population projections and other information.

Culinary Water

The City maintains an infrastructure master plan that is focused on its culinary water system. The most recent update was completed in January 2016. Here are some of the highlights from this analysis:

- Nephi City's culinary water system is supplied from multiple springs (Upper and Lower Bradley's as well as Marsh) and 4 wells (Jones Well, Equipment Shed Well, Firehouse Well, Worwood Well).
- Nephi has a 40-Year Water Rights Plan that shows a surplus of approximately 8,100 acre-feet of surplus water rights. The plan allows for the city to accumulate additional water rights as annexation and development occur.
- The [Preliminary Engineering Report of 2016](#) provided a basis for several projects that were carried out between 2018 to 2021. These included the refurbishing of an existing well, the purchase and installation of a new well, improvements to the city's spring collection boxes for Bradley Springs, two new storage tanks each 1.5 million gallons, and numerous upgrades to 8" pipe throughout the city to improve fire flow.

Secondary Water

Nephi city does not have a secondary water supply or sources, which reflects the pressure to incorporate culinary water in areas where secondary water could be an appropriate substitute.

Sewer System

A wastewater master plan was recently conducted for the sewer system. Nephi City has a central wastewater collection system that collects and transports wastewater to three total containment lagoons to the northwest of the city. Total containment lagoons are shallow ponds that store wastewater. There are a few onsite septic systems throughout the city, but almost all businesses and residences within Nephi City limits are connected to the Nephi sewer system, while most units outside of Nephi City limits are served by individual onsite systems.

Future projects include:

- a video observation of critical areas of the system,
- replacement or lining of aged sewer line, and
- a new primary treatment pond.

Electric System

Nephi City maintains their own electric power grid. Purchases for power are from a six-city consortium called Utah Municipal Power Agency or UMPA. The Nephi City power grid has a 46 kV transmission backbone and overhead and underground distribution lines throughout the city. Nephi has several major power users. An electric master plan was updated in 2021 and outlined major projects needed for the upgrade and expansion of the electric system. Some of these projects include:

- A redundant electric connection on the south side of the city,
- Installation of a 138 kV transmission line connecting the system to a major power substation and providing a large increase in electrical capacity; estimated to be complete in Fall of 2024, and
- Upgrades to existing power lines to accommodate new commercial, industrial, and residential growth.

Natural Gas System

Unlike many municipalities, Nephi City operates its own Natural Gas System. The system is internally separated into transmission and distribution. Nephi City acts as the agent for an interlocal agency called the Juab Rural Development Agency to deliver natural gas services for properties in east Juab County, Mona City, Levan Town, and Rocky Ridge Town. Nephi City also operates a distribution system in the city limits. A Natural Gas Master Plan was developed in October of 2022. Some projects identified in the plan include:

- 4" Main Loop along the south side of the city,
- A 4" connection along 400 East from 500 South to the south interchange,
- 2" and 4" Main Loop just south of Owens Corning, and
- Installation of 10 new valves in the system

The plan also identified several transmission line projects, including:

- A new gate station near the south electric substation,

- Replace steel 4" line with 12" from 900 N to the south end of the city,
- Reconstruction of the Payson Canyon odorization system and building, and
- Replacement of 8" mainline with 12" line.

Solid Waste System

Nephi City also operates its own solid waste collection system. The city currently has 3 routes run Tuesday through Thursday. Three trucks are available for these routes. A new route is proposed for the near future to accommodate new residential growth. Projects for the Solid Waste system are:

- New solid waste cans, and
- Savings each year to contribute to a new truck

Goals: Infrastructure

Goal 8.1. Provide adequate systems to handle culinary water, wastewater, power, natural gas, solid waste, and stormwater that promote safe and appropriate support for the activities and needs of the community.

Goal 8.2. As a first priority, the City will make infrastructure and service investment decisions that meet the needs of existing City residents. The City will also plan for appropriate expansion of public facilities and service needs ahead of actual growth demands. Require all new developments to pay for their proportionate share of expansion.

Goal 8.3. Develop and maintain a capital improvements program that includes a schedule to conduct updates to infrastructure master plans that will help the City adjust its investment priorities.

Implementation Action Steps: Infrastructure

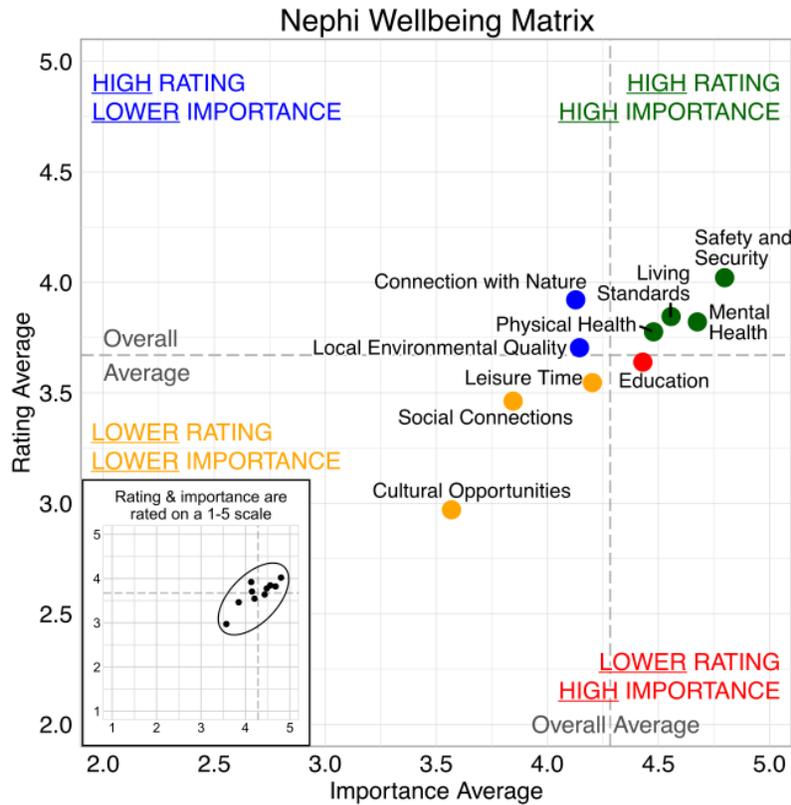
- g. Review and determine appropriate levels of service for all public services and set goals to achieve those levels throughout the City.
- h. Identify groundwater recharge areas, springs, and well sites in order to work with the appropriate private or public interests to manage these areas for adequate protection.
- i. Study drainage patterns within the City and annexation policy areas to accurately identify the 100-year flood plains based on the current levels of development. Work with FEMA to update the appropriate plans where changes are warranted.
- j. Partner with Rocky Mountain Power to request an evaluation of any potential infrastructure improvements needed to the energy services in the area.
- k. As resources are available, develop and maintain an accurate, fully-functional system for planning and infrastructure information.

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- I. Continue monitoring streets and public infrastructure needs. Prepare long-term plans and budgets necessary to provide and ensure adequate levels of service.

9: Risk + Resilience

The “community resiliency” element of the general plan is a discussion about the ways that the city is working to adapt well in the face of adversity and about its capability to bounce back from major events. Though the City can’t accurately know all of the risks it might face in the future, there are meaningful and intentional actions that can be taken before events occur. These include event forecasting, mitigation planning, system integration, target hardening, and maintaining effective communication between entities. Much of this plan will focus on anticipated hazards.



Community Risk Analysis

Generally speaking, the FEMA Risk Index rating is “Relatively Low” for the Juab area when compared to the rest of the country. The highest potential hazards that the area could see include avalanches, earthquakes, winter weather events, and landslides. However, FEMA also identified the communities in Juab County as having a “Relatively High” ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions.

Wildfires and droughts were also identified as potential hazards for Juab County in the Nephi area. Juab also faces the potential for significant thunderstorms and lightning. Historically these events have resulted in downed branches, trees, and a few power poles, and heavily damaged or destroyed small structures. In the most recent community assessment, the City noted that potentially 20% of the jurisdiction could be affected by a wildfire. Although wildfires are common in the area, they generally cause only a moderate impact.

The Nephi Police Department voluntarily submits data to the National Incident-Based Reporting System (NIBRS), a service created by the FBI. Nephi had a violent crime rating of 81 per 100,000 people. According to general crime categories, Nephi City is a much safer community than most other urbanized areas in the nation. Safety and security ranked very high in importance in the Community Well-Being Survey (shown above) and Nephi City residents also rated it highly in feeling safe and secure.

Public Safety Capabilities

At the time of this plan's development, the Nephi City Police Department had approximately fifteen employees, including an Animal Control Officer, two School Resource Officers, a Code Enforcement Officer, an Administrative Assistant, etc. The area is also served by the Juab County Sheriff's Office and both departments utilize the county jail facility.

The Nephi Fire Department has one mostly volunteer station. The Fire Department has approximately twenty firefighters who are available to respond to calls. Nephi Fire services are provided through a special service district and are not part of the city's departments. The Nephi area is under the EMS Jurisdiction of the Juab County EMS Department.

As a Level Four Trauma Center the Central Valley Medical Center provides a full range of hospital services to the citizens of Nephi, including life flight, trauma and emergency services, general surgery, inpatient care, acute & skilled nursing services, labor & delivery, laboratory, radiology, respiratory therapy, physical therapy, occupational therapy, and speech therapy.

Emergency Preparedness + Hazard Mitigation

In cooperation with Nephi City, the Federal Emergency Management Agency (FEMA) manages development in flood-prone areas through the National Flood Insurance Program (NFIP). The program typically focuses on delineation of the 100-year flood zone, also known as the Special Flood Hazard Area, where a detailed study of a waterway has been done. At the time of this plan's development, Nephi participated in the National Flood Insurance Program (NFIP).

In 2015, Juab County developed and implemented the "Natural Hazard 5-Year Assessment for Pre-Disaster Mitigation". Nephi City was significantly involved in the development of this plan. FEMA requires these plans as a prerequisite for any future hazard-related financial assistance the county might need, and these plans are required to include a significant amount of analysis on the types, likelihood, and potential impacts of different disaster scenarios.

Nephi City is located under Juab County Emergency Management Department (JCEMD). Under the JCEMD, the county has a Community Emergency Response Team or CERT. CERTs like the one in Juab County is a group of volunteer locals who are educated on disaster preparedness for hazards that may impact their area and trains them in basic response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations. CERTs offer a consistent, nationwide approach to volunteer training and organization that professional

responders can rely on during disaster situations, allowing them to focus on more complex tasks.

Goals: Resiliency

Nephi City intends to position its systems and services in a way that it will be able to support individuals to cope, recover, and change following a significant event. The City will maintain its resiliency by integrating its efforts in land use planning, capital investment, maintaining natural systems, and raising awareness of risk.

Goal 9.1. Continue to educate the public about potential hazards and mitigative measures.

Goal 9.2. Support work to expand first responder education and training, for favorable and coordinated emergency response efforts, leading to smoother community recovery after a challenging local event.

Goal 9.3. Establish pre-disaster actions to mitigate the effects of disasters.

Implementation Action Steps: Resiliency

- h. Continue to develop first responder capabilities.
- i. Reduce the threat of wildfires within the area by educating homeowners on how to reduce risk of wildfire damage.
- j. Maintain and enforce rate policies that encourage water conservation.
- k. Support the County in the update of a regional Community Wildfire Preparedness Plan (CWPP).
- l. As resources permit, maintain a plan (framework, strategy) that will guide local organizational responses during an emergency or disaster (EOP).
- m. Review periodically, and regularly update the City's various emergency-related interlocal and mutual aid agreements. Ensure that the terms are still valid for all parties.
- n. Support an update to the Juab County Natural Resource Management Plan.

10: Historic Preservation

Current Conditions

Nephi's history is well reflected in its built environment. The extent of the gridded street system and large collection of homes constructed in the nineteenth century reveal its early prominence and growth as a pioneer community in Utah. In addition to the nickname "Little Chicago", Nephi's role as a retail hub during the late nineteenth century and early twentieth century is represented through the large proportion of historic commercial buildings in the central, two-block core of Main Street. These historic resources are features of the built environment that help define Nephi's character.

Of the 23 buildings and/or historic sites in Juab County that are listed on the National Register of Historic Places, 6 are located in Nephi. One is the Nephi Mounds site north of town, while five buildings include three residences and two civic buildings, the old County Jail, and the Post Office.

Desired Future

Nephi City wants to preserve its heritage. There is a wide variety of historically significant structures and sites in Nephi City, which represent a range of eras of the built environment. Only a handful of these are formally recognized as significant structures through listing on the National Register of Historic Places.

Anticipated Changes

With the anticipated growth pattern of Nephi to remain primarily lower-density, single-family residential, there is not as much pressure for the replacement of these homes for higher-density uses. Investing in the existing structures can help retain the historic character of the community.

Goals + Objectives: Historic Preservation

Goal 10.1. Encourage the educational, cultural, and economic welfare of the community through the preservation, maintenance, and development of historic resources within Nephi.

Goal 10.2. Where appropriate, support listings of eligible properties on the National Register of Historic Places when requested by public and private entities.

Implementation Action Steps: Historic Preservation

- e. Educate developers and residents within historical areas that may be eligible for tax credits as related to historic preservation.
- f. Explore opportunities to establish additional locations for farmer's markets in order to support local agriculture.

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- g. Identify historic resources and cultural landscapes that meet national, state, or local criteria for designation and protection from demolition or detrimental modification. Study available methods and incentives that may encourage preservation.
- h. Utilize programs such as the Main Street Program, established through the National Trust for Historic Preservation, can help historic central business districts remain economically viable while maintaining historic character.

Appendix A: Implementation

State Law and the General Plan

Nephi City recognizes the need to be proactive about community-level planning and land use management, ensuring that the community's vision and goals for the near and distant future are met. This general plan will serve as a framework for Nephi City decision-makers as the community continues to experience change altering future land use, development, and other decisions. The plan is designed to provide a formal policy foundation for enhancing community relations, pursuing economic development activities, coordinating infrastructure planning, and fostering city and county/state cooperation.

This plan is supported by Utah State Law (Title 10 Chapter 9a) which requires local plans and development guidelines to address general health, safety, morals, and welfare issues. The law also requires public participation in the planning process through adequate public notice and open public meetings. The information outlined in this document represents the general consensus and vision for the community; as well as the goals for the near and distant future.

Amending the General Plan

The Nephi City General Plan is intended to be a steady, but not static, the foundation for future planning. As such, great care should be taken when the decision is made to amend the Plan to avoid drastic changes in direction, while also not hesitating to update goals and policies as the landscape shifts. To ensure this General Plan remains relevant to the ongoing strategic planning process, it is intended to be reviewed annually and updated at least every ten (10) years, or more frequently as the need arises, to provide responsible and well-formulated public policy direction to community decisions.

Implementation of the Plan

Implementation of the General Plan by the Mayor, City Council, Planning Commission, and Staff fulfills the Plan's purpose and ensures that the community's voice and vision are heard. Each element of the comprehensive plan provides background and context materials, as well as goals, policies, and potential action steps for the community to undertake to achieve the plan's vision.

It is recommended that the implementation of the vision or goals of the strategic plan be reviewed annually and amended as needed to ensure the goals are being met. The Executive Summary has been prepared to make this annual review easier to accomplish. To prepare the community for implementation, it is recommended that the community be invited to participate to provide feedback during future strategic planning efforts completed to rank and prioritize projects as well as determine the roles and responsibilities for each task.

Next Steps for the Plan

While the general plan defines a clarified community vision and set of goals for the coming years, it does not provide the specifics of the "Who, What, When, Where and How" of each

goal. To ensure that the community’s vision is realized, it is recommended that Nephi City undergo a strategic planning process that will help rank, prioritize and implement the goals and visions from the general plan. The strategic plan should include:

- Proposed steps for implementation
- Timing for each recommendation
- Funding availability
- Long-term financial needs and recommendations

The budgeting process is an opportunity to align the goals and strategies of the City Council with the resources available. Council should refer to the General Plan when participating in their Visioning session during the budget process.

Public Engagement

The Nephi City staff, Planning Commission, and City Council have placed a high priority on public involvement in the development of this plan and required a thorough and detailed public awareness and input campaign to be completed. Public participation strategies utilized in the formulation of this plan were provided through online and social media platforms such as digital public surveys and multiple open house events, stakeholder meetings, utilizing the current City website, and future public hearings.

General Plan

NEPHI CITY IS
UPDATING THE
PLAN THAT WILL
SHAPE ITS FUTURE.

Nephi City’s general plan is a legally-required document that guides current and long-term growth, directs capital investments, and provides the rationale for local ordinances.

The State requires that a city’s general plan should address issues such as land uses, housing, and transportation. The current plan was adopted almost twenty years ago, and a lot has changed since then. The continued growth of Juab County is expected to continue well in to the future.

Community stakeholders and members of the City Planning Commission will be meeting as a working group over the coming months. Their intent is to focus on issues over the coming months with the goal of completing a significant revision before fall of 2022. YOU are invited to participate as well!

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As part of this project we held five open house events and sent out six different surveys allowing residents of Nephi to have their voices heard on a variety of topics. These open houses occurred from Sept 22nd to Nov 17th. In total, there were over 800 survey respondents.

A summary of the results from each format of community input can be found in the previous sections and will be noted throughout the General Plan. All information outlined was prepared based upon and incorporating much of the public's valuable feedback.

Community Feedback

At the beginning of the general plan update process, public surveys were advertised through flyers, hard copy opportunities, social media campaigns, and stakeholder email contacts. The survey about "community vision" generated 517 responses.

Additional surveys were sent out focused on specific topics ranging from parks, economic development, public infrastructure, and transportation. A series of open houses were held five (5) in total to obtain input from the community. The open houses were divided up based on the same topics as the surveys and generated over 800 survey responses in total and on average between 20-40 people per open house event. These survey results are included below.

- [Nephi Visioning Survey](#)
- [Public Infrastructure](#)
- [Economic Development](#)
- [Transportation](#)
- [Parks](#)

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Residents reviewing information at an Open House

Nephi City General Plan, 2023



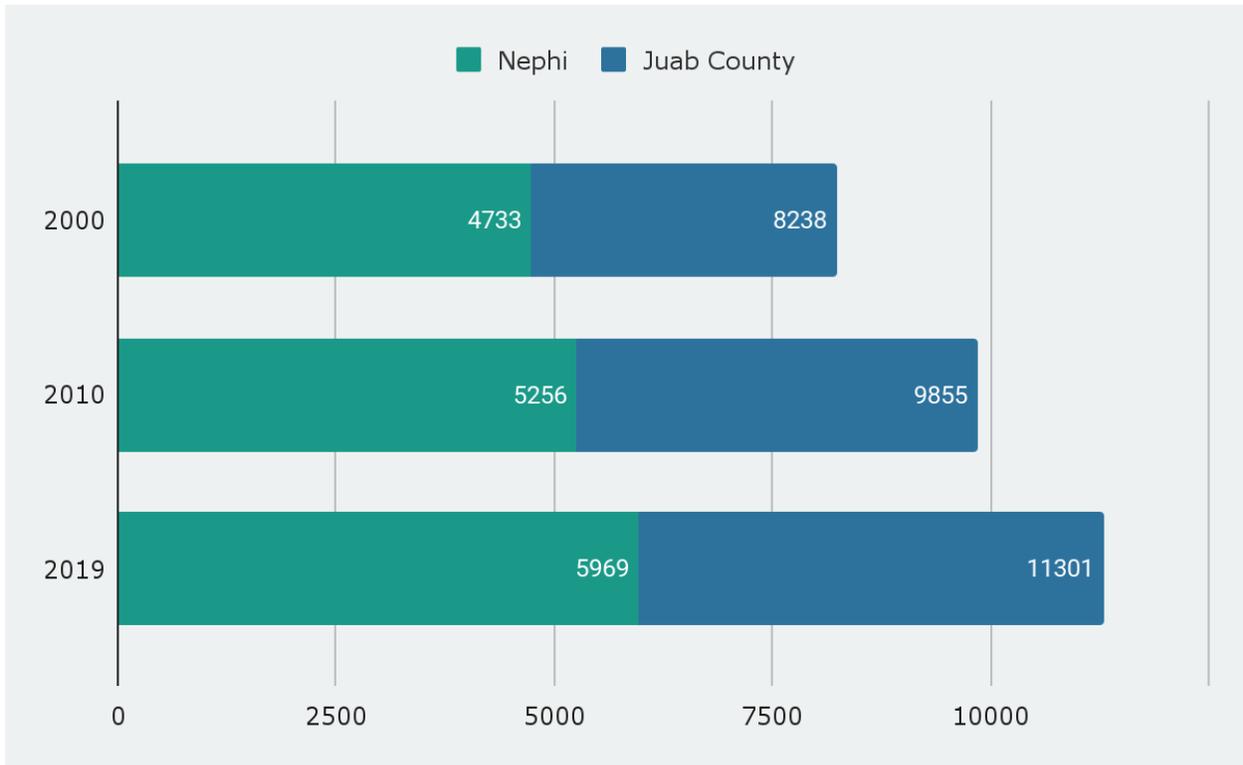
A mapping exercise reviewed by Nephi Residents

Appendix B: Community Demographics

Population

Nephi is the county seat for Juab County and has over half of the county's 11,301 residents, with a total of 5,969 residents in 2019. From 2000 to 2010, the city experienced a rapid 11% population growth. Then after a 13.5% increase from 2010 to 2019, it became an impressive 5,969 additional residents. Similarly, total Juab County experienced rapid population growth from 2000 to 2019, increasing from 8,238 to 11,301, a 37.8% population increase. This growth is demonstrated by Figure 1 and is compared to Juab County as a whole. The robust growth rate of the city creates unique challenges for the local housing and economic situation but ensures Nephi remains a bustling and healthy community.

Figure 1
Nephi & Juab County, Population (2000-2019)



Source: US Census Bureau Decennial 2000 & 2010, ACS 5-Year Estimates 2019 (B01003)

Households

Nephi saw the total number of households grow even faster than its population between 2010 and 2019. During this time, the total count increased from 1,616 to 1,904, representing a 17.8 percent increase. However, while the total number of households increased, the average household size fell between 2010 and 2019, from 3.22 to 3.06. Interestingly, the average household size remained constant for Juab County between 2010 and 2019 at 3.22. Table 1 further depicts this relationship between households and average household size for 2010 and 2019. The decreasing average household size Nephi has experienced may be representative of an increasingly older population or fewer and smaller families, and a topic further explored later in this report.

Table 1
Total Households & Average Household Size (2010, 2019)

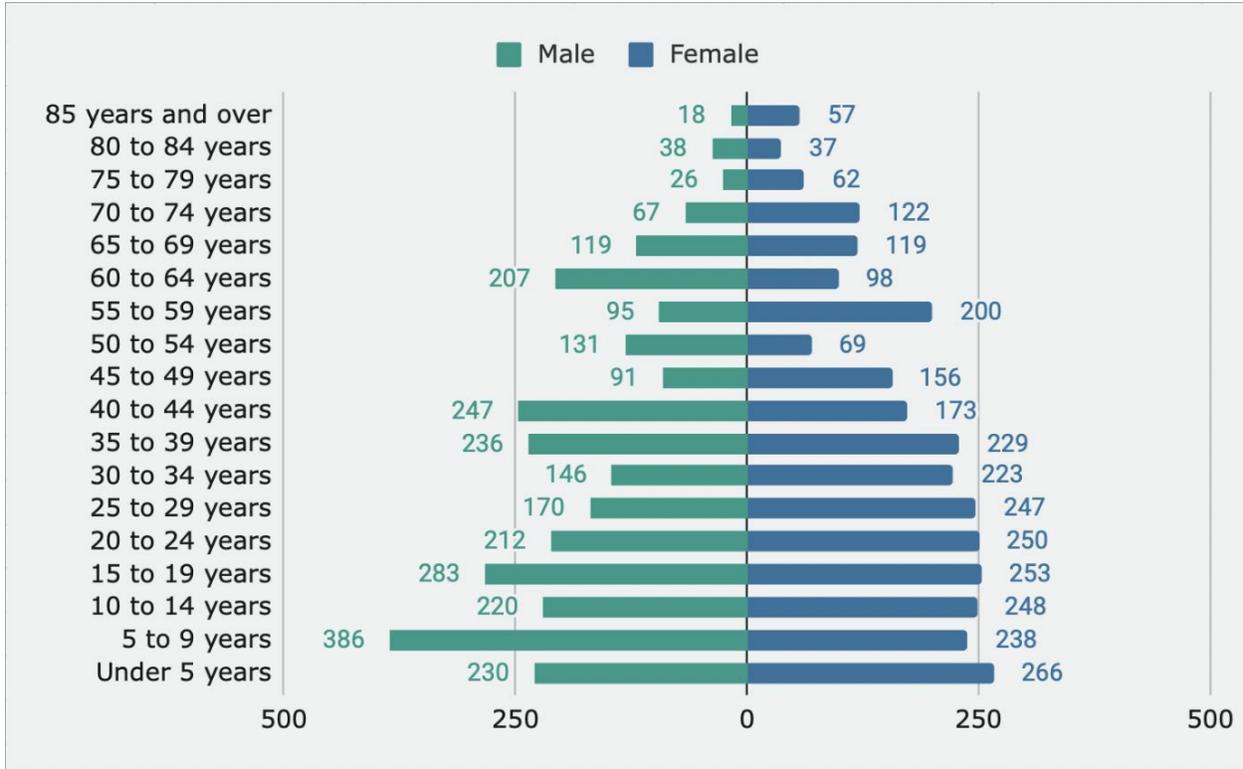
Total Households & Average Household Size (2010, 2019)				
Geographic Area	2010		2019	
	Total	Average Size	Total	Average Size
Nephi	1616	3.22	1904	3.06
Juab County	3045	3.22	3464	3.22

Source: US Census Bureau Decennial 2010, ACS 5-Year Estimates 2019 (S1101)

Population Age

On average, Nephi City residents are gradually becoming older. From 2000 to 2010 and to 2019, Nephi City's median age moved upward. In each of those years, respectively, it was 27.1, 28.7, and 29.8 demonstrating a slow upward trend for average age. This trend is further represented by Juab County as a whole, where during the same period, the median age increased from 26.3 to 30 years. In addition, between 2010 and 2019, the percentage of the Nephi's population under the age of 18 years old fell from 38.7 to 32.5 percent. The proportion of residents over 65 years rose from 8.8 to 11.1 percent. These metrics signify that the populations of Nephi and Juab County are becoming older on average. The falling share of those under 18 years old may also indicate that the population growth the city has seen is more a result of incoming residents than childbirth. The entire population distribution for Nephi in 2019 is shown on the accompanying population pyramid graph, Figure 2.

Figure 2
Nephi 2019, Population Pyramid

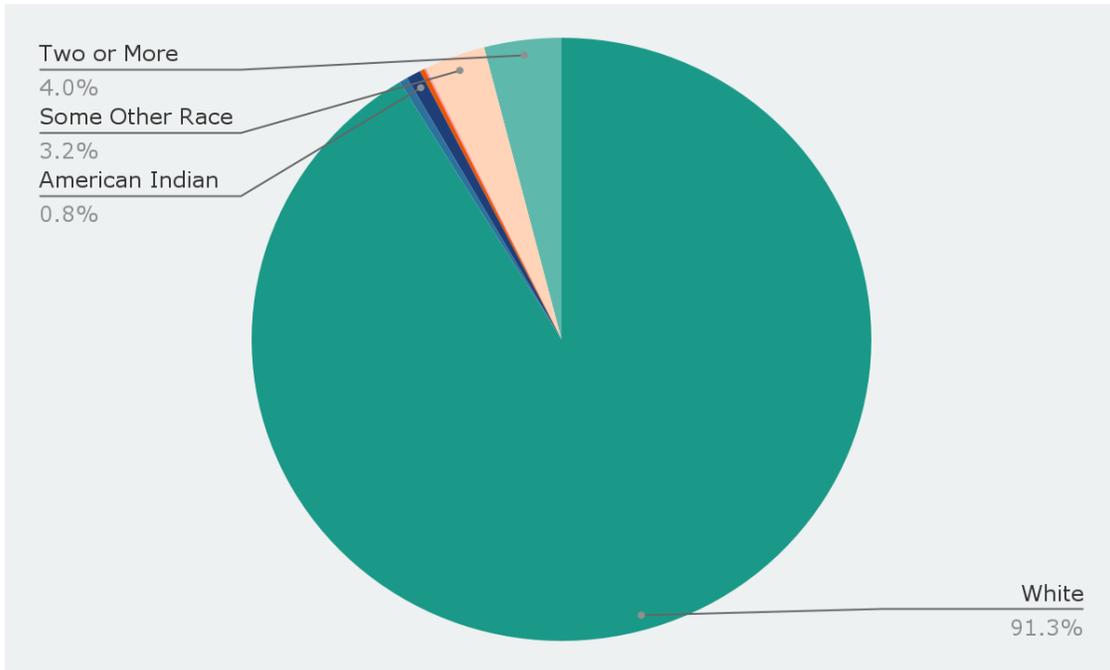


Source: US Census Bureau ACS 5-Year Estimates 2019 (S0101)

Race & Ethnicity

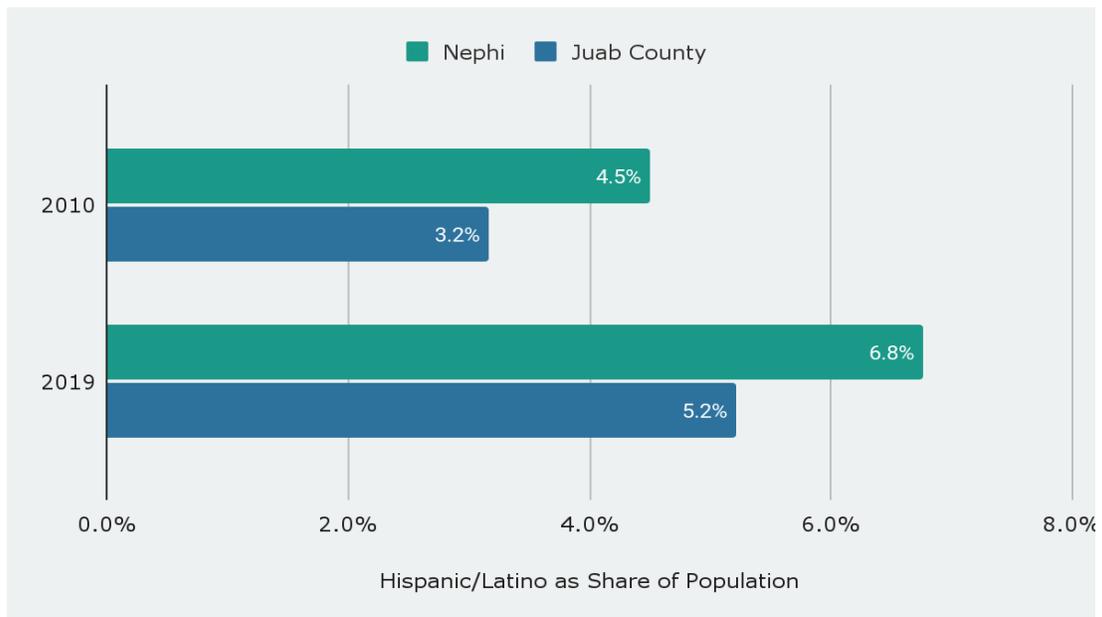
Residents of Nephi are predominantly white, with racial minorities representing 8.8% of the city's total population in 2019. It is, however, more diverse than Juab County as a whole, where only 6.3% are non-white. Further, its 2019 numbers are up sharply from 2010, when only 4.4% of the population was a racial minority. The entire racial breakdown for 2019 is shown in Figure 3. Similarly, the share of the Hispanic or Latino population rose between 2010 and 2019 from 4.5% to 6.8%, as shown in Figure 4. Despite this increase in the Hispanic and Latino population, the share of those speaking a language other than English at home fell from 6.1 to 4.9 percent, with Spanish making a majority of the percentage of other languages.

Figure 3
Nephi 2019, Population by Race



Source: US Census Bureau ACS 5-Year Estimates 2019 (B02001)

Figure 4
Nephi and Juab County, Percent Hispanic/Latino (2010, 2019)

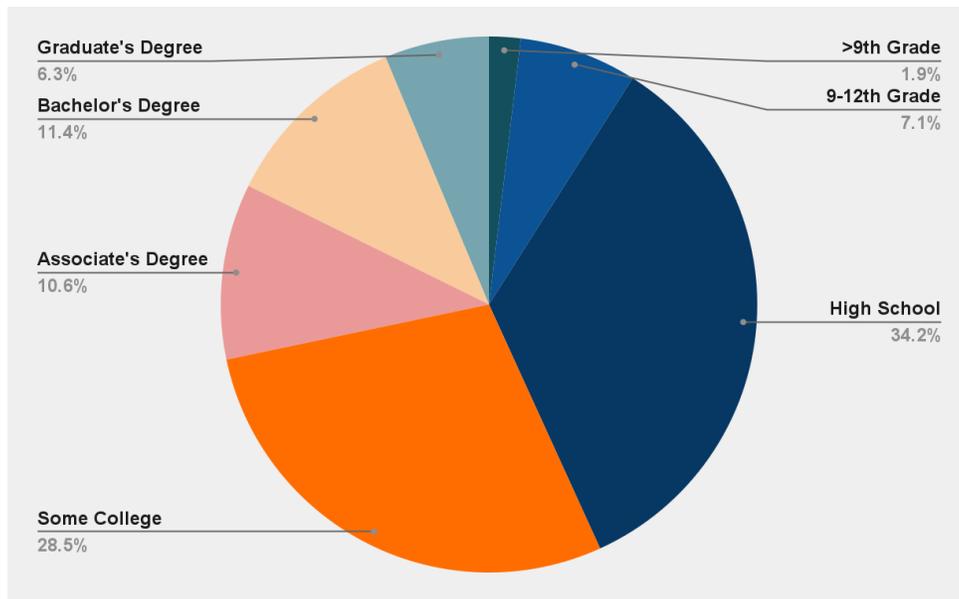


Source: US Census Bureau Decennial 2010, ACS 5-Year Estimates 2019 (B03002)

Educational Attainment

Educational attainment within the Nephi City population has remained relatively stable between 2010 and 2019, with 91.6 and 91.0 percent receiving a high school diploma or equivalent. In addition, the share of residents with a completed associate, bachelor, or graduate degree has risen from 22.3 to 28.3 percent, representing an increasingly educated population. Educational attainment for 2019 is provided by Figure 5. These factors indicate that the city's residents are becoming higher educated and may be increasingly attractive to economic development based around Nephi's workforce.

Figure 5
Nephi 2019, Educational Attainment



Source: US Census Bureau ACS 5-Year Estimates 2019 (S1501)