

# The Times-News

Serving East Juab County - A Nice Place To Live!

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## Construction for new Shopko retail store slated for spring

By Myrna Trauntvein

Times-News Correspondent

Shopko will be building a store in Nephi on North Main.

Glenn Greenhalgh, Nephi City Planning Commission Chairman, said that the new Shopko will be constructed on the site the council recently approved to be separated from a larger parcel of land owned by the Painter Family Trust.

"You are all aware that we have been working on the location for the new Shopko," said Greenhalgh.

He said that the news could now be released as the company had agreed that could be done. The company would like to begin construction on the building during March.

"The planning commission reviewed a site plan for a building to be constructed on lot 1 of plat A in the North Main Subdivision," said Mayor Mark Jones.



**EARLY SPRING OR CONFUSED FLOWERS** • With all the warm weather in February, Spring has come early for the Daffodils at the Bracken house on 300 East in Nephi but it seems that the other shoe has dropped as cold winter weather has returned. Temperatures were in the low 30's on Monday when this photo was taken and the weatherman is predicting rain or snow on Thursday and Friday and highs only in the 30's and 40's for the rest of the week.

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## Entities work together to separate Painter property for the Shopko project

By Myrna Trauntvein

Times-News Correspondent

Nephi planning commission and city council have been working together to separate one small piece of land from the rest of the holdings of the Painter Family Trust.

That is being done to make way for an immediate project, allowing sale of a two-acre piece to Shopko, but allowing for future subdividing of the remainder of the property in that area which will still be owned by the Painter Family Trust.

Glenn Greenhalgh, city planning commission chairman, met with council members to discuss the work which had been done to date.

"The planning commission met last week to review several items related to the subdivision plat and plans for plat A of the North Main Subdivision and has granted conditional approval," said Mark Jones, mayor.

Following the presentation by Greenhalgh, the council agreed to grant conditional approval for the plans for plat A, with the condition being that the staff verifies compliance with city ordinances and policies.

At one time, said Greenhalgh, both the city council and the planning commission were required to hold hearings on proposed changes to the general plan land use. Recently, an amendment to the city future land use map in the city's general plan was made but only the planning commission held a public hearing.

The state legislature determined that two hearings were no longer necessary so state law now requires that only the planning commission advertise and conduct a public hearing.

The planning commission holds the hearing and then makes recommendations to the council partially predicated, or based, upon the comments received at the hearing they hold.

"We are now going down two roads at the same time," said Greenhalgh.

One action approved by the council allowed the sale of one small piece of property and the other allowed a site plan to be developed.

The recent rezoning of the entire Painter Family Trust property from residential to combined use, would allow the eastern section of the property to be subdivided in the future but would also allow a piece to be separated from the whole so that it could be sold for the pending Shopko project.

The property that will contain the new store was already zoned CU, and no zone change was required to build the store there, said Randy McKnight, city administrator.

Shopko could have been built without the council approving changes to the general plan's

future land use map because the piece was already zoned CU (Combined Use).

However, the change in the general plan requested by the Painter Family Trust included property in the area north and east of Painter Motor Co. All of that acreage is now designated as CU rather than residential.

Of course, in a CU designation, residential use can still be built.

"The western part of the property was already zoned CU along Main Street," said McKnight.

The CU category includes areas with a mix of residential and commercial uses, such as the current areas along Main Street.

Residential densities would be the same as Higher-Density Residential. Commercial uses would be of a variety of size and scale but would be focused

on meeting the needs of the local community, such as grocery stores, restaurants, retail, services, and professional offices.

Greenhalgh explained that the subdivision process was required because the two-acre piece being sold for the Shopko project is being divided off from the larger parcel owned by the Painter family Trust.

"The property was not rezoned where the store is being built," said Greenhalgh. "The general plan was amended to allow for a future rezoning east of Shopko. The property had to be subdivided because Painters were selling a portion of a large parcel to Shopko."

Two weeks ago, the council unanimously adopted Ordinance Number 2-3-15, an amendment to the Nephi City General Plan's Future Land Use Map. The map was originally adopted on September 20, 2011.

## Local youth proposes military banner program to honor active duty military

By Myrna Trauntvein

Times-News Correspondent

A military banner program has been designed to honor all those from the area who are currently in active military duty.

Alyssa Cowan, representing the Miss Nephi Pageant, is currently involved in a service project for Juab County and Nephi City.

She was accompanied to the meeting by mother, Stephanie Cowan and grandparents Paul and Jackie Messersmith.

Cowan, along with presenting her project to Nephi City Council, also requested that a committee be formed to oversee the honor banner program she was proposing.

"Their responsibility would be to make sure that the honor

banner program is carried out meeting all the guidelines that are set up," she said. "The committee would also make applications available to the public, approve the application, order the banner and make arrangements for the banner to be hung, taken down and presented to the honoree."

Lisa Brough, council member, said she would be willing to serve as chairman of the committee and would like to use youth who are looking for service as committee members.

"I would like to propose that the city of Nephi carry out a program to honor Active Duty Military from Juab County by hanging military banners from the light poles along Main Street in Nephi City," said Cowan.

To qualify for a military honor banner, the applicant must: Fill

out an application (pick up and drop off at Nephi City Hall); provide proof of residency of Juab County (drivers license); provide verification of military status (military status website); and provide a picture in uniform.

"The application will be filled out and submitted by the honoree or the family of the honoree," said Cowan.

She said that banners will be installed periodically throughout the year and will be displayed for a period of one year.

Applicants will be accepted on an on-going basis and the resulting banners will be raised in the order that the application was received.

Banners will be installed



**MILITARY BANNERS** • Alyssa Cowan, center, proposed the military banner program to Nephi City Council. She is pictured with Mayor Mark Jones and council member Lisa Brough.

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