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Council hears planning commission recommendations

By Myrna Trauntvein

Times-News Correspondent

Two recommendations from the city planning commission were considered by the Nephi City Council.

One of those is designed to help with future projects in Nephi and the other deals with a subdivision expansion process.

The Nephi City Planning Commission held its regular monthly meeting on Wednesday, April 13. Chairman Glenn Greenhalgh reported on items considered and recommendations made by the commission.

The first of those had to do with commercial performance standards.

"When any business proposes changes to their building of 45 percent or more or over a monetary amount of \$100,000, we try to make the business owner meet the city's commercial performance standards," said Randy McKnight, city administrator.

He said that the \$100,000 had been in place since the early 1980s but that figure did not meet the needs of today. The costs of remodeling a business building had a wide fluctuation and, for some businesses, that amount could build a new building but for others it would not cover even the cost of a new roof.

Nephi commercial performance standards call for curb, gutter, a certain number of parking slots per expected customer use, sidewalks, ingress and egress, loading areas and such general kinds of things required of new building.

"The planning commission would like to leave off the \$100,000 and just use the 45 percent change to a building as the criteria for meeting the city commercial performance standards," said Greenhalgh.

The recommended change would call for a public hearing, he said.

"We had a lot of discussion as a planning commission and one dissenting vote," said Greenhalgh.

One thing that brought the topic to a head was the proposed remodel by Mt. Nebo Market, said Greenhalgh. The roofing on that project would meet the \$100,000 standard.

"We would like to work with them to see what can be done to meet performance standards," said Greenhalgh.

"The proposed change makes sense to me," said Greg Rowley, city council member.

If Mt. Nebo Market were to meet the requirement of sidewalk around the west side of the building, it would create a drainage problem. If it was required on the right front of the property, the business would lose needed parking.

Drainage would also be a problem, said Greenhalgh, in that storm water from the east side would drain to the gate station, located to the west. That problem needs to be miti-



PUBLIC HEARING ON MAY 11TH TO CONSIDER CHANGING "COMMERCIAL PERFORMANCE STANDARDS" ORDINANCE
• Section B of the ordinance now reads... "The building is remodeled or expanded, and the expansion or remodeling has a valuation of over one hundred thousand dollars (\$100,000.00) as determined by the building inspector." The change would drop the \$100,000 amount and only use 45% of the current value the trigger for compliance. The ordinance also affects upcoming building. Above, dirt is being moved to a site north of Shopko where commercial building will take place.

Council members discuss operating plans for green waste disposal site

By Myrna Trauntvein

Times-News Correspondent

When a job is for 28-hours a week, what does that mean?

It is, of course, part time but it also means that the grass clippings disposal site in Nephi could be manned for six days a week—full time on Saturdays—and three hours a day on weekdays.

Nephi City council discussed the operating plans for opening the grass clippings disposal site, including hours of operation and other considerations at their last meeting.

"We have advertised for a site manager," said Randy McKnight, city administrator. "We have received the support of JRDA (Juab Rural Development Agency) to provide for a seasonal part time employee."

The facility should open soon, he said. However, prior to that, the council needed to adopt opening hours and days for the grass clipping facility to be open.

Signs with the rules listed on them needed to be placed in position, he said.

He said the site could be open from April 15 to October 15.

"We have looked at the hours and wanted the site to be open during the evening daylight hours during the week," he said.

The site should not be open during the dark hours of the night so the hours of daylight during the spring and fall had been considered.

"Saturdays always see considerable use so the site could be open on that day from 9 a.m. to 7 p.m.," he said. "We would have the same closing hours each day so it would be less confusing for those using the site."

Nathan Memmott, council member, said he liked the proposed hours but wondered if 8 p.m. might be too late in the evening for the site to be open.

"The sun will be down but there will still be good visibility," said McKnight.

Memmott said that, when the council first discussed opening the grass clippings site, the council had suggested that a garbage can be placed at the site for those who brought their clippings in a plastic bag. The bag could be opened and emptied by the patrons of the facility. They could then put the plastic bags in the garbage container. In the past, those plastic bags have been a problem because they contaminate the mulch which results from the decay of the grass clippings.

"We also mentioned that it would be nice for those who run yard businesses to be able to buy a key to unlock the gate so that they could dump their grass clippings there any time of the day during daylight hours," said Memmott.

McKnight said that he was anticipating that both of those suggestions would be in place. However, he was thinking that the garbage can/box be placed well inside the confines of the grass clippings site so that it could be accessed by those who wanted to drop off drive-by refuse.

"The staff's current thinking is that one person would have a hard time covering all these hours for the entire season and that we should split the hours between two seasonal employees," said McKnight. "One could work three evenings per week and a few hours on Saturday. The other could work two evenings per week and a majority of the Saturday hours."

That way, there would be

flexibility when one wanted part time off, and the other employee could cover for that person. Also, one person would not have to be there through a whole day Saturday, every week of the season.

"We only received two applications for this position. Those candidates can be discussed in executive session," said McKnight.

"Do we need to do something to provide some shade for our site manager?" asked Memmott.

McKnight said that there did need to be a shelter of some sort. Although flies may be as much of a challenge as the hot sun on summer days.

They had wondered about

using some sort of mesh to protect the manager from flies.

Don Ball, resident, said that he thought the shelter provided for the manager should also provide protection from the monsoons of July.

"There are a few things we may learn as we go," he said.

Larry Ostler, council member, asked if the site could be accessed by a backhoe.

McKnight said that it could be.

Mayor Mark Jones said that residents of the city using the site needed to remember that abuse of the facility caused it to be closed the first time and that could happen again.

"Violations may cause it to be closed again," said Jones.

Nephi City awards bid for main street improvement project

By Myrna Trauntvein

Times-News Correspondent

Bids have been awarded on UDOT's (Utah Department of Transportation) Nephi Main Street improvement project.

Bids were due on April 12, said Randy McKnight, city administrator.

COP Construction LLC (COP), won the bid, he said.

"We treated bidders anonymously," said McKnight. "The bids were tabulated and analyzed and the best bid was very close to the engineer's preliminary estimate and within the amount budgeted for the project."

The company, established in 1947, is a general contrac-

tor working predominantly in Montana, Utah, Idaho and Wyoming. COP specializes in the following types of work: bridges, dams, concrete structures, water, sanitary sewer and storm drain utilities, water and sanitary sewer treatment plants, containment ponds, subdivisions, general site work, and recreational facilities.

COP works with clients in both the public and private sectors. Offices are located in Billings, MT, Salt Lake City, and Sheridan, WY, with field offices at project sites.

"A notice of award will be

See **Ordinance** on page 2

See **Bid** on page 12



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M-F- 9:30 to Noon

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