

NEPHI GENERAL PLAN UPDATE NEPHI CITY, UTAH

ADOPTED
SEPTEMBER 20, 2011



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CONSULTANT TEAM

CRSA

Fehr & Peers - Mobility

LYRB - Demographics, Housing, Economics

Zions Bank Public Finance, Municipal Consulting Group - Demographics

ACKNOWLEDGEMENTS

MAYOR

Mark R. Jones

CITY COUNCIL

Brent Bowles

Robert L. Painter

Kent B. Park

Greg Rowley

Justin D. Seely

PLANNING COMMISSION

Karl Brough

Glenn Greenhalgh

Wayne Jarrett

Wesley Lynn

Shannon White

CITY ADMINISTRATOR

J. Randy McKnight

CHAPTER 1: INTRODUCTION & BACKGROUND

GENERAL PLAN INTRODUCTION

The Nephi City General Plan is an officially adopted document that will guide the future growth of the City. It communicates how the community would like Nephi to look and feel as it evolves in the future. Decisions regarding the future of the City should be based on the vision and content of the General Plan. This plan is an update to the Nephi City General Plan adopted in 1996.

The final plan document serves the following roles:

- A collection of ideas and desires of the residents of the community as to what they want for their community in the future.
- A statement adopted by the governing body, listing its objectives and policies for future development, that informs property owners, developers, residents, and public agencies of the city's intentions. The General Plan is the responsibility of the Planning Commission, and it serves as a guide for decision making for the advisory and governing bodies in the

city, and for federal and state agencies considering the funding of projects within the city.

- A guiding document for decision making for each of the elements included in the General Plan.

WHY PLAN?

Planning serves the needs of a community in several ways. The planning process itself brings residents together in a collaborative effort that promotes public participation and the opportunity to take pride in the community and its future. The planning process also revitalizes the community and gives opportunities for residents to exercise their civic duties.

The planning process benefits the community because it:

- Serves the best interests of the community.
- Promotes community thought and encourages public participation.
- Promotes community pride and accomplishments.

- Maintains a positive quality of life and revitalizes the community.
- Identifies strengths, weaknesses, opportunities and threats.
- Identifies goals and objectives for many aspects of the community.
- Forms the legal basis for land use regulations and a guide for capital improvements planning.
- Establishes priorities and guidelines for spending public money.
- Manages development and public infrastructure.
- Shapes the physical appearance of the community.
- Provides for the public's health, safety, and welfare.
- Responds to legislative change.

It is important to note that a General Plan cannot do the following:

- Produce immediate changes.
- Be a substitute for action.
- Create instant economic growth.
- Replace land use code regulations.
- Solve all problems.

Additionally, since the General Plan is implemented through land use ordinances and administrative decision making, it is critical for public officials to remain well versed in the current plan to assure that day-to-day decision making supports the policies and long-term initiatives that are outlined therein.

PLAN STRUCTURE

Organized into elements – or subject areas – the Nephi City General Plan communicates the character and vision for the city and its future. With specific goals and objectives that support the overall vision and guiding principles, the elements collectively address strategies for future growth and change in Nephi City.

Goals:

The goals of the community are fundamental to the planning process. Goals are broad, general statements on what is ultimately desired and form the basis for the General Plan. Goals drive development alternatives and serve as criteria for the selection of preferred development options and other major decisions throughout the process.

Goals form the basis of community plans, considering alternatives and evaluating results. They provide the means for making choices, and affirming decisions. For this reason goals need to be clear, simple declarations of what the community hopes to achieve. The goals do not necessarily have to be fully achievable immediately or in the foreseeable future for a plan to be successful. Goals should instead represent long-term targets toward which planning efforts are directed.

Objectives:

General Plan objectives represent policy and planning guidelines for identifying and evaluating development alternatives by more clearly defining the future needs of various stakeholders and maintaining focus throughout the planning effort.

Implementation Strategies:

Elements of the plan conclude with some suggested implementation tools and policies, which can be used to codify the goals and objectives of the plan. Aspects of these can be modified or new strategies added as situations change. The plan provides not only the foundation for good decision making in regard to expected growth and changes, but also a framework for evaluating options and making consistent decisions on situations that may not be anticipated.

The general plan document is reviewed frequently and updated periodically to respond to changing conditions in the community. Formal updates of the general plan are undertaken approximately every five to ten

years. This plan update was led by the Nephi Planning Commission, working in conjunction with Nephi City staff and a private consultant team. The plan incorporates the feedback and input acquired during public workshops and meetings. The update builds off work done in 2008 by BYU students who worked on updates to several elements of the plan as their class project for Professor Andrew Jackson. Some GIS graphics and maps created by these students have been incorporated into the plan document.

ADDITIONAL PLANNING RESOURCES

In addition to the general plan, several other detailed master plans are being created by the city and are resources that can be consulted for more information. The resources available are:

- Storm Water Drainage Master Plan
- Airport Master Plan
- Electric Substation and Transmission Master Plan
- Recreation Facility Master Plan
- Water System Master Plan
- Waste Water System Master Plan

CITY HISTORY

With Salt Creek flowing westward from the Wasatch Mountain Range into the valley, the area that is now Nephi was considered an attractive location for settlement, not only by the early Mormon pioneers, but also in pre-historic times as well.

Pre-History:

Information on early inhabitants of the area has been provided through the excavation of pre-historic mounds located north of the city. The Nephi Mounds was a site used by the Fremont Indians around 1300 A.D. The mounds were discovered when a farmer uncovered American Indian relics in his field. As opposed to most of the mounds in the United States, which are ritualistic or artistic in nature, the Nephi Mounds are

agricultural in nature. Over 30 mounds were recorded, and five were excavated. The site revealed reliance on both upland fauna and horticultural products. The mounds were listed on the National Register of Historic Places in 1975 and are considered to be one of the most important Fremont agricultural sites in the eastern Great Basin.

Settlement:

Nephi City, incorporated in 1889, serves as the county seat for Juab County. Nephi City settlement traces back to 1851, when a group of Mormon pioneers was sent to establish a colony in the attractive grass-covered Juab Valley. Selecting a location on Salt Creek, the largest stream in the area, the settlers laid out a town site and began farming the surrounding land. For protection, the first settlers built a fort consisting of mud, gravel, and straw walls that enclosed an area three blocks wide by three blocks long. Completed in 1854, Salt Creek Fort had twelve-foot-high walls with gates in the north and south walls. The walls went from 100 West to 200 East and from 100 North to 200 South Streets. Markers are located at each of the four corners of the old fort. A section of the original wall was removed and placed for preservation in the Nephi City Pioneer Park at 100 East and 500 North by the Daughters of the Utah Pioneers in 1933.

Originally called Salt Creek, the settlement was platted in the manner characteristic of most pioneer communities, with large blocks and wide streets laid out in a grid pattern that was loosely based on the Plat of Zion. As dams and canals were constructed for irrigation, the settlement prospered and grew as the agriculture provided a food supply to sustain the settlement.

Economy:

The economy of Nephi in the early years was based primarily on agriculture, and this industry expanded. Nephi developed an important role as a crossroads for travel and trade. Nephi's location was important to its development because of the proximity to natural

resources. Mineral deposits found nearby included salt, lime, and gypsum, each of which developed into an industry that provided the town with not only those minerals but with jobs as well.

Nephi's location at a transportation junction led to it becoming the leading settlement and trading center in the area, and it developed into a crossroads for travel and trade. With the coming of the Utah Central Railway from the north in 1879 and the narrow-gauge Sanpete Valley Railway extending east in 1880, the town became a center of shipping and commerce. A business district formed to take advantage of its role as a crossroads, leading Nephi to receive the nickname of "Little Chicago." Wool and raising stock were major industries for the area in this period, which lasted until the turn of the twentieth century. In 1901, the main north-south railroad line designation was transferred west to the line that runs through Lynndyl, bypassing Nephi and thus ending the town's "boom" era. Agriculture was once again the primary industry, and Nephi became known as a farming community.

Dry farming, which developed south of town on the Levan Ridge, became an important economic factor for the area. The Nephi Dryland Research Farm is the oldest continuing dryland station in North America. Research in dryland farming began at Nephi in 1903 and continues today, as new dryland cereal grains are developed, and rangeland forages are evaluated. (source: Utah State University, Utah Agricultural Experiment Station).

With its location on a rail line built to main-line standards, Nephi has continued to be an attractive location for many businesses, ranging from poultry farms to manufacturing. Nephi's history of early prominence and growth are reflected in the built environment of

the city's gridded street pattern, which is characteristic of Utah's pioneer communities, the rail lines, and the large proportion of historic residential and commercial buildings.

Regional Setting:

Nephi has been the major urban center in the Juab Valley since its settlement in the 1850's. The many mature trees planted in the city contribute to its visibility across the valley. It is surrounded by farmland to the west and Mt. Nebo and the Wasatch Mountains on the east. Eureka temporarily surpassed Nephi as the most populous community in the county in the early twentieth century, during its active mining years. However, Nephi has remained the county seat and serves as a transportation hub for Juab County. The proximity of Utah County, located to the north, provides many opportunities for Nephi residents, especially in the way of employment, but is also an economic drain by being convenient enough to capture many retail purchases made by Nephi residents.

State Road 132 (SR 132), which passes through Nephi, provides a direct route west to the Ash Grove Cement Plant in Lemington, near the Millard County border, and beyond to northern Millard County communities in the vicinity of the IPP Power Plant and the Great Basin National Park. SR 132 also leads east into Sanpete County. State Road 28 (SR 28), which is Nephi's Main Street, provides connections south to Levan and Gunnison, where the route originates. The termination point is north of town at an intersection with Interstate 15. Interstate 15 edges the east side of Nephi and offers interchanges on the north, east, and south sides of the city. The proximity of the freeway to the city and the good access contribute to Nephi's continued role as the commercial and residential center for the area.

CHAPTER 2: COMMUNITY VISION

COMMUNITY VISION STATEMENT

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.

An important part of the General Plan is to capture within an umbrella statement the overarching desire of the residents as the city implements policies and projects outlined in the plan. The vision statement serves as a resource for the city's leadership during decision-making processes while also acknowledging that the vision for the future will continue to evolve over time.

VISION STATEMENT BACKGROUND

Nephi has historically served as a crossroads, for early transportation routes, railroads, and state and federal highways, prior to construction of Interstate 15. Interstate 15 is located along the east side of town, and three interchanges lead into Nephi. It is a regional center for the smaller populations surrounding it and

serves as a significant employment base for the region and Juab County. Nephi maintains a good relationship with Juab County. The county helps facilitate the regional coordination with other smaller communities.

Nephi has experienced population growth over the past 20 years and has expanded the physical boundary of the city. There has been some pressure for additional annexation to incorporate additional economic uses. Growing from within has been a priority, and there are still undeveloped lots and large parcels, both commercial and residential, capable of subdivision within the city boundary. Nephi City established its first zoning ordinance in 1951. A comprehensive plan was written in the 1980's and updated in 1996. To date, Nephi does not assess impact fees. In general, the community has favorably supported bond elections, although a recent county recreation bond failed.

A visioning exercise was conducted at the start of the general plan update process. Results revealed that, in general, views regarding issues related to Nephi's future have remained fairly consistent with past

community input opportunities such as community surveys and the prior general plan. The most recent community-wide survey, which was conducted in 2008 by the BYU students conducting general plan updates, solicited input from residents on current and future needs and issues. Results from this survey were fairly consistent with responses from surveys conducted in 1994 and 1995. These community input opportunities were collectively used to form a basis for the vision statement and guiding principles and values.

GUIDING PRINCIPLES & VALUES

Community Character:

Continue to strengthen the rural image of Nephi City by promoting and fostering concepts of good community design at the city, neighborhood, and individual project levels.

Economic Sustainability:

Cultivate a sustainable economic base that will provide tax revenues, local employment opportunities, and convenient retail goods and services.

Managed Growth:

Preserve and protect the image and character of Nephi through the planning and management of geographic and population growth.

Health and Activity:

Foster a healthy and active community through a balanced program of physical activities for Nephi City residents. Follow a land-use and mobility pattern that encourages a healthy and active daily life.

Society and Culture:

Cultivate a socially integrated community through a balanced program of cultural activities for Nephi City residents. Follow a land use pattern that integrates opportunities for gathering into neighborhoods and the community at large.

Education and Families:

Invest in the future of the community through continued support for the education of youth and adults and the strengthening of families. Develop and maintain effective relationships with family-support and education providers.

CHAPTER 3: DEMOGRAPHICS

POPULATION

Nephi City is the county seat of Juab County. The City makes up 53 percent of the population of Juab County, and the demographics for Nephi are similar to those of Juab County.

Based on Census 2010 data, Nephi City has a population of 5,389 people compared to 4,733 people in 2000 and 1,690 households in 2010 compared to 1,430 households in 2000. Household size in Nephi City has decreased slightly over the past ten years from 3.24 in the 2000 Census to 3.13 in 2010 Census. Population growth for Juab County from 2000 to 2010 is found in Table 3.1.

Nephi City grew at an average annual rate of 1.3 percent over the past ten years compared to an annual growth rate of 2.2 percent for Juab County. Both Nephi City and Juab County have lower growth rates than bordering Utah County, which has an average annual growth

rate of 3.4 percent. However, Utah County has one of the most rapid growth rates in the nation, and both Juab County and Nephi City are still experiencing higher-than-average growth rates compared to the national average growth rate over the past ten years of 0.93 percent. Millard County (located immediately south of Juab County) grew at an average annual rate of only .08 percent from 2000 to 2010, while the State of Utah also experienced rapid growth, averaging a growth rate of 2.15 percent from 2000 to 2010.

TABLE 3.1 JUAB COUNTY POPULATION GROWTH 2000-2010

	2000	2010
Juab County	8,238	10,246
Eureka City	766	669
Levan Town	688	841
Mona City	850	1,547
Nephi City	4,733	5,389
Rocky Ridge town	403	733
Santaquin City (pt.)*	0	8
Balance of Juab County	798	1,059

Source: 2000 and 2010 Census Data

*The majority of Santaquin is in Utah County

TABLE 3.2 JUAB COUNTY POPULATION PROJECTIONS

	2010	2020	2030	2040	2050	2060
Juab County	10,246	14,158	18,004	22,950	29,728	38,446
Eureka City	669	1,212	1,541	1,965	2,544	3,290
Levan Town	841	1,266	1,611	2,056	2,664	3,445
Mona City	1,547	1,821	2,313	2,949	3,819	4,939
Nephi City	5,389	7,913	10,064	12,827	16,615	21,489
Rocky Ridge Town	733	738	938	1,196	1,551	2,006
Santaquin City (pt.)	8	8	8	8	8	8
Balance of Juab County	1,059	1,200	1,529	1,949	2,527	3,269

Source: 2010 Census; GOPB

Because of the recent market downturn, projecting future growth in Nephi City becomes somewhat uncertain. Table 3.2 and Graph 3.1 show the GOPB population projections through the year 2060. Nephi City is projected by the GOPB to reach a population of 21,489 in 2060, while Juab County is projected to reach a population of 38,446. Nephi would then include 56 percent of the County’s population.

Age:

According to Census 2010 data, Nephi City had a median age of 30.2 compared to 27.5 in 2000 which indicates an aging population. Juab County’s median age also increased from 26.5 in 2000 to 29.3 in 2010, and the Utah median age increased from 27.1 in 2000 to 29.2 years in 2010. Nephi City’s median age is slightly higher than both the Juab County and Utah’s median age, but significantly lower than the national median age of 37.2.

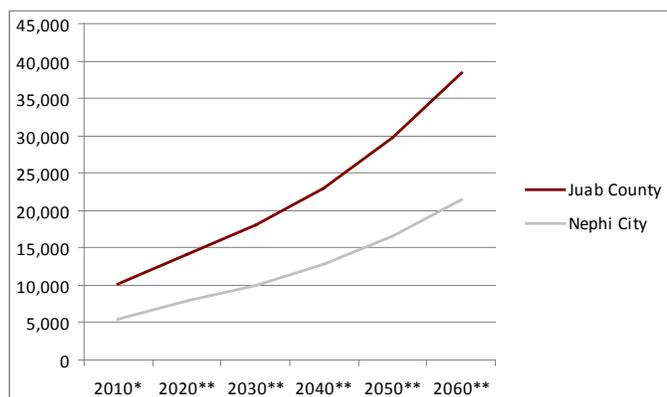
Graphs 3.2 and 3.3 display age by gender for Nephi City, Juab County, and the State of Utah.¹ Nephi City and Juab County have similar age demographics. It appears that Juab County has a slightly larger percent of its population under the age of 29, while Nephi City has a slightly larger percent of its population over the age of 29. Nephi City has a

unique demographic, as its population under the age of 17 and over the age of 60 makes up a larger percent of its population when compared to the State. Both Nephi City and Juab County have a smaller percentage of population between the ages of 18 and 29 years, suggesting an out-migration of these individuals to attend college or find entry-level employment opportunities outside of the community.

Household Size:

Utah is unique because of its young median age and its large household sizes. The national average household size is 2.58 persons, while Utah’s average household size is 3.10.² According to Census 2010 data, Nephi City’s average household size is 3.13, just slightly higher than the State’s average. Juab County’s average household size in 2010 is 3.27, which is greater

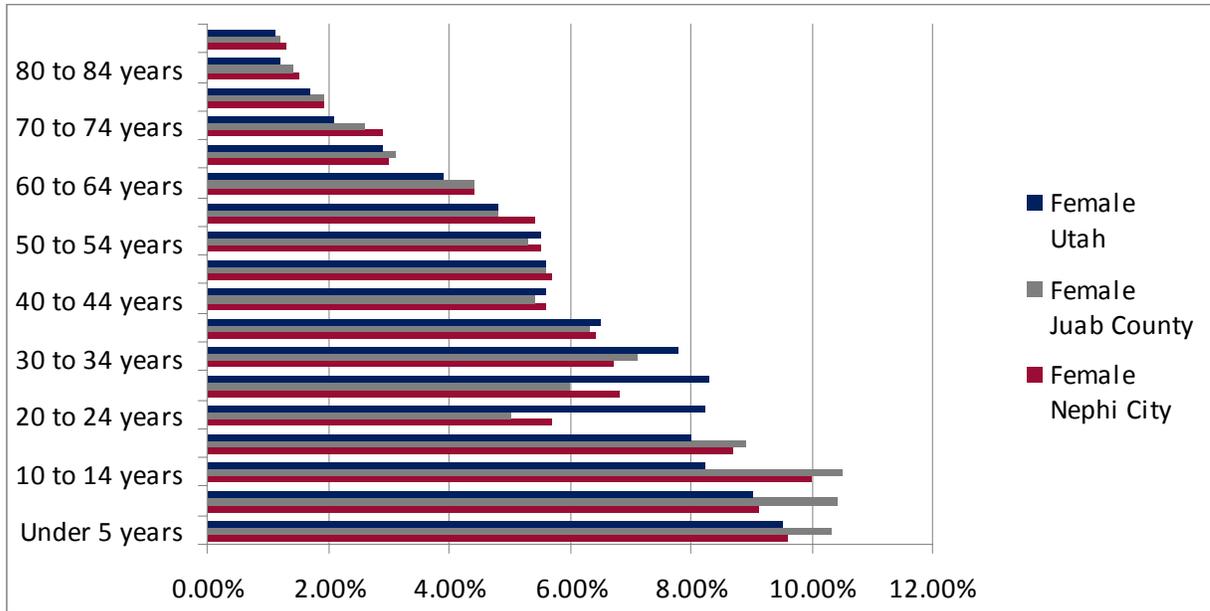
GRAPH 3.1 GOPB POPULATION PROJECTIONS



1 Census 2010 data

2 Census 2010

GRAPH 3.2 COMPARABLE AGE - FEMALE

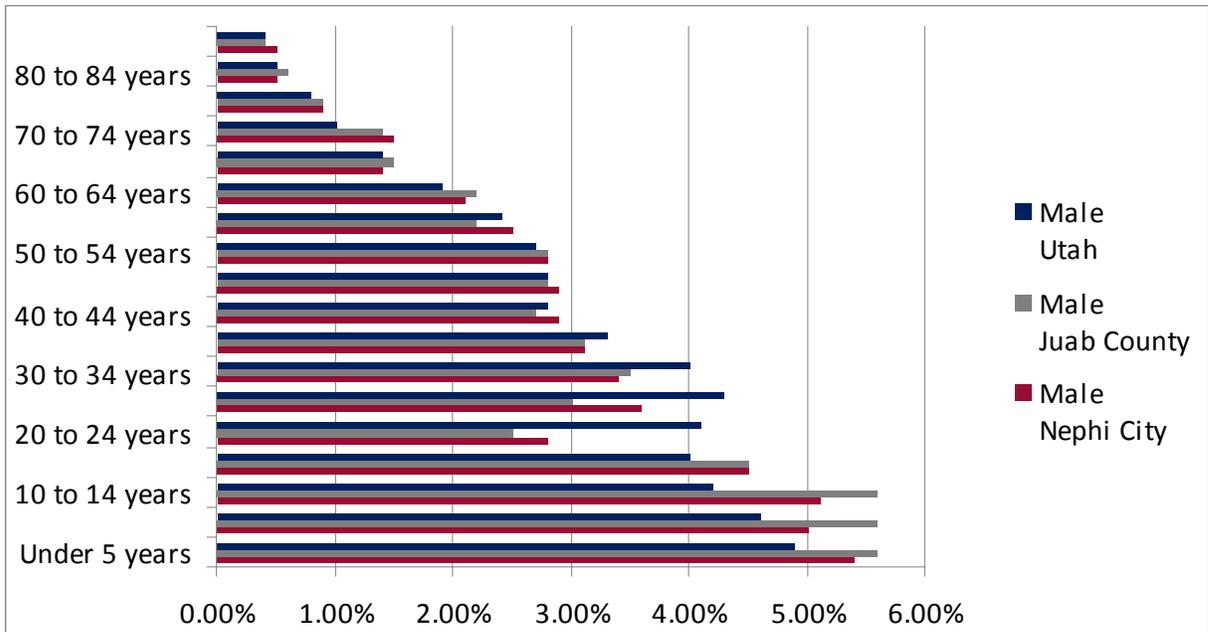


than that of Nephi City's. While Juab County's average household size is also greater than the State's, it is smaller than bordering Utah County's household size of 3.57.³ In comparison, Millard County's household size is 2.95.⁴

Ethnic Background:

Table 3.3 shows race and ethnic background for residents of Nephi City compared to Juab County and the State of Utah. There is little racial and ethnic diversity in Nephi and in Juab County, where white residents represent 96 percent of the total population. In comparison, 86 percent of residents in the State of

GRAPH 3.3 COMPARABLE AGE - MALE



3 Census 2010

4 Census 2010

TABLE 3.3 ETHNIC BACKGROUND

	Utah		Juab County		Nephi City	
	Population	Percent	Population	Percent	Population	Percent
White alone	2,379,560	86%	9,831	96%	5,171	96%
Black or African American alone	29,287	1%	25	0%	21	0.4%
American Indian and Alaskan Native alone	32,927	1%	90	1%	17	0.3%
Asian alone	55,285	2%	22	0%	13	0.2%
Hawaiian and Other Pacific Islander alone	24,554	1%	15	0%	5	0.1%
Some other race alone	166,754	6%	113	1%	79	1.5%
Two or more races	75,518	3%	150	1%	83	1.5%
Total	2,763,885	100%	10,246	100%	5,389	100%

Source: Census 2010 data

Utah are white; nationwide the percentage of white residents drops to 72 percent.

In Nephi City, the Hispanic population represents four percent of the population compared to the statewide average of thirteen percent.⁵

Income:

According to American Community Survey (ACS) data, (5-year estimate in 2009 inflation-adjusted dollars) households in Nephi City had a median household income of \$47,389. In comparison, the Juab County median household income was \$50,360, and Utah’s median household income was \$55,642. This data suggests that on average, incomes in Juab County are approximately 85 percent of incomes statewide. However, the cost of living (especially evident in median home prices) is less in Juab County, thereby mitigating some of the impacts of the lower incomes. Additionally, from a regional perspective, Juab County is considered to be part of the Provo-Orem Metropolitan Statistical Area (MSA), which was calculated to have an area median

5 Census 2010

income of \$65,100 in 2010 by the U.S. Department of Housing and Urban Development (HUD).⁶ Table 3.4 and Graph 3.4 display the percent of population in specified income ranges.⁷ Nephi City has a higher percentage of households with incomes below \$25,000 and a lower percentage of households with incomes above \$50,000 when compared to the State.

Median Home Prices:

According to ACS 2005 – 2009 5-year estimates, the median home value of an owner-occupied home in Nephi City was \$160,700 compared to \$156,300 for Juab County and \$208,100 statewide. It is interesting

TABLE 3.4 COMPARABLE INCOME RANGES

	Utah	Nephi City	Juab County
Less than \$10,000	2.90%	8.80%	7.60%
\$10,000 to \$14,999	2.30%	2.10%	3.70%
\$15,000 to \$24,999	6.60%	7.90%	7.60%
\$25,000 to \$34,999	9.20%	13.40%	13.20%
\$35,000 to \$49,999	15.50%	18.40%	17.20%
\$50,000 to \$74,999	23.90%	27.60%	25.70%
\$75,000 to \$99,999	16.50%	11.50%	14.50%
\$100,000 to \$149,999	15.20%	7.30%	7.00%
\$150,000 to \$199,999	4.40%	2.00%	2.40%
\$200,000 or more	3.60%	1.10%	0.90%

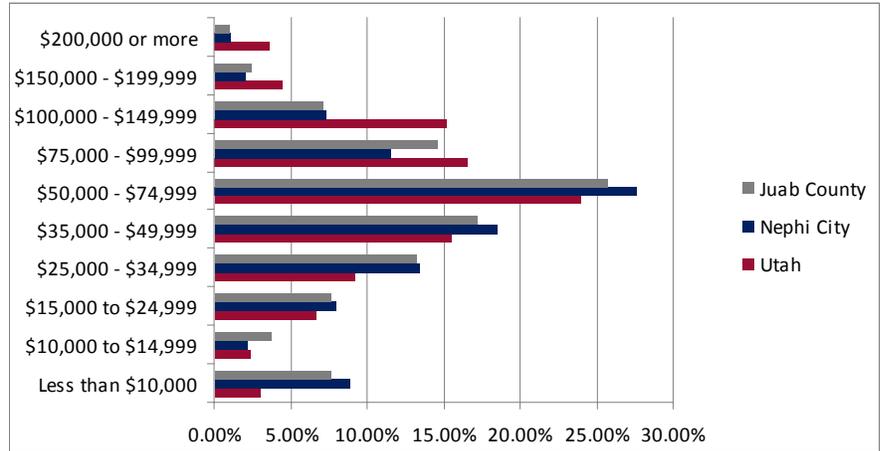
Source: American Community Survey 2005-2009

6 Juab County is included in Provo-Orem MSA (<http://www.huduser.org/portals/datasets/il/il10/ut.pdf>)

7 2005-2009 American Community Survey 5-Year Estimates in 2009 inflation adjusted dollars

to note that while Juab County has a higher median income than Nephi City, the average home price is slightly higher in Nephi City than Juab County. Graph 3.5 shows the percent of owner-occupied inventory by home value for Nephi City according to Juab County's parcel database. The largest percent of owner-occupied home inventory for Nephi City falls between \$100,000 and \$150,000.

GRAPH 3.4 COMPARABLE INCOME RANGES



Education:

Table 3.5 illustrates that 89.2 percent of the population in Nephi City has at least a high school diploma, and 12.3 percent have bachelor's degrees or higher. Nephi is just slightly lower than Utah's average of 90 percent with a high school diploma, but quite a bit lower than Utah's 29 percent with a bachelor's degree or higher. There is generally a high correlation between education and wages. Therefore, it follows that Nephi's median household income is lower than the State's median household income.

GRAPH 3.5 PERCENT OF OWNER-OCCUPIED INVENTORY BY HOME VALUE FOR NEPHI

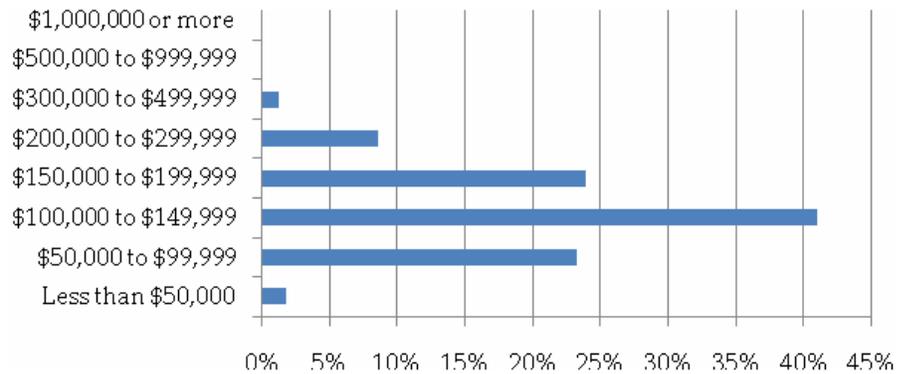


TABLE 3.5 HIGHEST EDUCATIONAL ATTAINMENT

	Utah		Juab County		Nephi City	
	Total	Percent	Total	Percent	Total	Percent
Less than 9th grade	46,223	3.10%	94	1.80%	60	2.00%
9th to 12th grade, no diploma	96,067	6.50%	403	7.60%	263	8.80%
Subtotal: Less than high school equivalent	142,290	9.60%	497	9.40%	323	10.80%
High school graduate (includes equivalency)	377,940	25.40%	2,151	40.40%	1,096	36.70%
Some college, no degree	401,106	27.00%	1,452	27.20%	919	30.80%
Associate degree	137,298	9.20%	552	10.40%	281	9.40%
Bachelor's degree	289,092	19.50%	464	8.70%	257	8.60%
Graduate or professional degree	137,508	9.30%	213	4.00%	109	3.70%
Subtotal: High school equivalent and above	1,342,944	90.40%	4,832	90.70%	2,662	89.20%

Source: American Community Survey 2005-2009

CHAPTER 4: LAND USE

INTRODUCTION

“The new should always grow out of respect for what is there now and what was there before”

Christopher Alexander, *The Nature of Order*

The land use element of the General Plan can have a very visible impact on Nephi City. The location of various land uses and the intensities at which they are developed and managed will affect the character of the city. Land-use planning within Nephi is dynamic as the city continues to grow and strives to maintain economic diversity. Past economic activities helped to shape the transportation network, and both have affected the pattern of land use in Nephi.

Nephi continues to grow, and the primary challenge for Nephi City in land use planning for the future will be to balance physical and economic growth with the desire to maintain the rural-town atmosphere, an important component of the community’s character. Nephi retains its rural character in large part due to its

location, which is geographically separate from Utah’s major urban centers, although still close in proximity. It is the most populous and developed municipality in Juab County, serves as the county seat, and has historically served as a regional center. Recently, more growth has occurred in Mona, which is located 7 miles north of Nephi and thus has more proximity to the Wasatch Front metropolitan region. Future growth and development in the county may trend toward Nephi as it has historically for the region, but economic growth in other areas of the region will have an impact on Nephi’s future.

EXISTING CONDITIONS

With several annexations, Nephi City’s total acreage has increased since the 1996 General Plan and is represented by the numbers in Table 4.1. Chart 4.1 summarizes the seven annexations, with year and acreage, which have been approved since the 1996 plan. This provides a good representation of the pace of physical growth for the city. The dominant land-use category continues

to be residential, as it has been historically, while the amount of commercial and manufacturing/industrial land uses continues to increase as well. Map 4.1 illustrates the existing distributions of land uses.

Residential:

Residentially zoned parcels comprise the largest component of land within Nephi City. The vast majority of residential uses in Nephi are single-family housing. A small percentage of residential is multi-family uses, which range from duplexes up to small apartment complexes. Currently the multi-family uses are scattered throughout the city and are primarily interspersed within existing single-family residential neighborhoods. Nephi has some newer housing subdivisions located on the north and south ends of town and a new condominium development on the north end. Collectively, these newer residential lots and condos, along with existing neighborhoods, offer a variety of housing opportunities to Nephi residents.

Commercial:

Nephi continues to have an established commercial core at its center, comprised of a combination of historic and newer buildings along Main Street. Commercial areas also exist on the south and east ends of town

where two freeway interchanges are located, as well as at the north end of the city, which is the location of a third freeway interchange.

Other non-residential uses include a variety of professional and medical service entities, located primarily along the Main Street corridor or at the north end of town, with some activity in the south end. The amount of land being utilized by manufacturing uses has increased, with a large section located on the northwest corner of the city, a couple of smaller pockets in the central/west section, and more industrial uses in the south section.

Public/Quasi-Public:

The remaining acreage in the city is comprised of public and quasi-public uses. As the county seat, Nephi has a nice core of civic buildings that includes city and county offices, the library, the police and fire departments, and ambulance service. One elementary school remains close to the center of the city with the other elementary school in a new facility on the south end of Main Street. The junior and senior high schools are located on an upper school campus on the northeast side of the city. Religious uses are interspersed throughout the city, while recreational uses, including city parks and the golf course, are located mainly in the north and east sections of town. Few public park facilities are currently located in the south or west areas.

Vacant:

Although the amount of vacant land located within city boundaries has decreased as the population has increased, a substantial amount of acreage remains classified as vacant. While a large portion of the vacant land is comprised of collections of larger parcels, there are also numerous individual small parcels of vacant land interspersed throughout the city, in older residential neighborhoods as well as lots associated with newer subdivisions.

TABLE 4.1 EXISTING LAND USE

Land Use	Acreage w/in city	# of Parcels
Financial	2.41	9
Public Safety	21.58	8
Professional	14.45	11
Religious	13.03	13
Medical	18.63	8
Multi-family	21.80	41
Recreation	72.40	19
School/Education	75.68	12
Government	187.96	86
Commercial	197.20	132
Manufacturing	303.70	24
Single Family	915.25	1,693
Vacant	665.14	598
Total	2,509.23	2,654

GROWTH MANAGEMENT STRATEGY

Land use policies and the future land use plans for Nephi City will be based on a city-wide, cohesive growth and land-management strategy, summarized below, as well as the land-use goals and objectives outlined in this chapter. These support the community’s overall vision of continuing Nephi’s rural-town character as new growth occurs. Growth of some degree is expected, and Nephi City doesn’t currently plan to restrict that growth.

Growth management strategy:

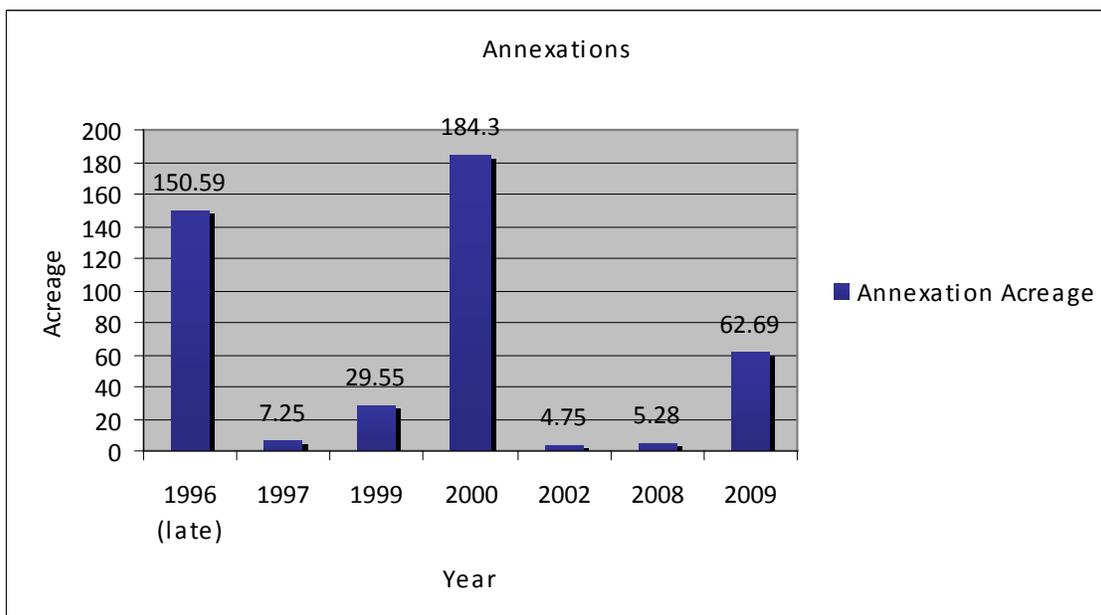
- **Fill in:** Prioritize growth within existing city boundaries. This includes accommodating growth in areas that have been zoned for a use but are either undeveloped or under-developed according to the parameters for that particular zone. For example, some areas are zoned for single or multi-family residential but are not yet developed that way.
- **Fill up:** Accommodate more density in areas targeted for mixed commercial and residential uses (primarily along the Main Street corridor) while maintaining existing densities in established neighborhoods.

- **Fill out:** Allow for incremental growth through annexations that follow the annexation policy plan criteria.

Nephi residents continue to support the strategy of focusing growth within existing city boundaries before annexing large tracts of land, especially to accommodate residential growth. As discussed in the existing conditions above, a substantial number of vacant parcels, totaling approximately 665 acres (see Table 4.1), have the potential to accommodate additional development within city boundaries, the availability of which will vary according to preferences of the property owners. However, there is also a desire to maintain the overall relatively low-density characteristics of existing residential neighborhoods, which contribute to the rural character of Nephi. Given this desire for maintaining rural character and the uncertainty of developing vacant parcels, additional growth may need to be accommodated through additional annexations that meet the criteria identified in the annexation policy plan.

It should be noted that, in addition to land use and residential density decisions, other factors affect the way

CHART 4.1 ANNEXATION HISTORY



a community grows and the character that results from that growth. The physical layout of neighborhoods, development patterns, transportation decisions, and the location of public facilities such as schools all contribute to a community's physical character and lifestyle. With attention to details such as these, Nephi City can successfully integrate new growth while maintaining the rural character it values.

Annexations:

Since the adoption of the 1996 General Plan, Nephi City has approved seven annexations that total 444.41 acres (see Chart 4.1). The most recent annexation consisted of 62.69 acres added in 2009 to annex the FiberTek complex at the south end of town near the freeway interchange. The largest of these annexations was the Orgill annexation in 2000, totaling 184.3 acres. An annexation policy plan was adopted by the city in 2008. The annexation area is represented on Map 4.2.

GOALS & OBJECTIVES: LAND USE

GOAL: Preserve and enhance the quality of life and rural image of the city.

Objective: Adopt a future land use map that reflects the needs of the community and guides future growth/development.

Objective: Promote property maintenance and beautification.

Objective: Allow adequate and appropriate provisions for animal rights historically associated with Nephi City.

Objective: Pursue mechanisms for maintaining agricultural land uses including tilling of the soil, raising of crops, horticulture, and gardening to preserve this important contribution to the rural character of Nephi. Any agricultural industry or

business would be confined to zoning districts specifically allowing for those uses. Coordinate with Juab County on pursuing mechanisms for preserving agricultural land that is outside of Nephi boundaries yet contributes greatly to the character of the city.

GOAL: Achieve efficient use of land and public infrastructure.

Objective: Encourage new development to occur near similar developments and/or existing infrastructure systems.

Objective: Develop provisions requiring adequate public services and facilities to be in place at time of new development.

GOAL: Encourage development to follow the growth management strategy that preserves the rural atmosphere and resources of the city.

Objective: Support the future land-use map with appropriate zones and land-use code.

Objective: Implement land-use management strategies, such as agricultural preservation techniques, transfer of development rights, and subdivision regulations that preserve Nephi's character.

GOAL: Enhance the economic tax base and provide opportunities for retail goods and services.

Objective: Designate appropriate areas for commercial, light industrial, and manufacturing uses.

Objective: Encourage a broad selection of retail goods and services in order to reduce leakage of retail sales to other counties.

GOAL: Promote a range of housing options to meet the needs of a variety of lifestyles, incomes, and age groups.

Objective: Provide an integrated mixture of housing land uses within the community, including single-family and multi-family housing.

Objective: Allow some clustering of residential structures with contiguous areas of shared open space as a method for maximizing the amount of open space and agricultural land in and around Nephi.

GOAL: Provide for the designation of land uses that will support economic opportunities for the residents, including the youth of the community as they enter the workforces.

Objective: Include designation of light industrial, manufacturing, and industrial parcels to allow for new opportunities in employment sectors that align with these land uses.

Objective: Consider expanding the acreage of the city-owned industrial park and encourage new entities to locate here and in other appropriate privately owned areas in Nephi.

IMPLEMENTATION

Implementation tools for land use include:

- Future land use map/designations
- Areas of change map
- Zoning map and zoning ordinance

Future Land Use:

Future land uses in Nephi are likely to align closely with the direction established in the 1996 General Plan. The larger areas at or near the interchanges for Interstate

15 are still expected to attract larger-scale commercial and/or industrial uses that rely on the heavy traffic and easy access these areas provide. Smaller-scale commercial projects are encouraged to locate in the established business district along Main Street and Highway 132. A variety of residential uses and types will continue to populate the core area of the city. Many opportunities for infill housing exist within established neighborhoods, both on a small, single-parcel scale and on a larger scale where more acreage is available. Additionally, there are undeveloped areas at the edge of the city that can accommodate a range of housing development options. Smaller-scale, multi-family housing can continue to be integrated into existing neighborhoods as it has historically, while additional opportunities for housing are available as part of the designated combined-use areas.

The future land use designations are classified according to the seven categories introduced in the 1996 General Plan. These categories include:

- lower-density residential,
- higher-density residential,
- commercial/industrial,
- light industry/residential mix,
- combined use,
- central business district, and
- highway commercial.

The categories are classified according to general density values and land-use types rather than specific housing or building types (such as duplex, fourplex, etc.). The city's zoning ordinance, which is guided by the language of the general plan, contains the information on permitted housing and building types and lot sizes and regulations. Common housing types and the current city zone districts that may fit within the density parameters of a category are mentioned for reference. General definitions of each category are described as follows:

Lower-Density Residential

This category includes various types of lower-density residential development with a general gross density of 6.5 units per acre or lower. This designation covers the majority of residential land within the city and is representative of the typical pattern of residential development in the city. Single-family residential on a range of lot sizes, as well as duplexes, are types of development that would fit within this category. Animal rights would be allowed on single-family lots in some designated areas within this category.

Higher-Density Residential

Areas within this category include various types of residential development with a general gross density of 8 units per acre or fewer. Single-family residential on a range of lot sizes and multi-family residential types such as duplexes, triplexes, and larger complexes are possible types of development for this category. These areas are generally located in proximity to potential neighborhood and commercial services. Animal rights would be allowed on single-family lots in some designated areas within this category.

Commercial/Industrial

Either commercial or industrial uses would be allowed in these areas. Uses may range from business park industrial and commercial to more intense industrial production centers. Some of these uses may have noise, odor, or other impacts that could travel beyond property boundaries and may require mitigation.

Light Industry/Residential Mix

This area could function as a transitional use between more intense industrial and commercial uses and lower-density residential areas. Residential densities would be 8 units per acre or fewer - the same as Higher-Density Residential. Light-to-medium industrial uses that don't have impacts, such as noise or odor that travel beyond property boundaries, would be allowed.

Combined Use

This 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.

Central Business District

This category is targeted for the historic downtown area, and it is designed to provide for a mixture of uses that complement the existing historic building orientation and streetscape patterns.

Highway Commercial

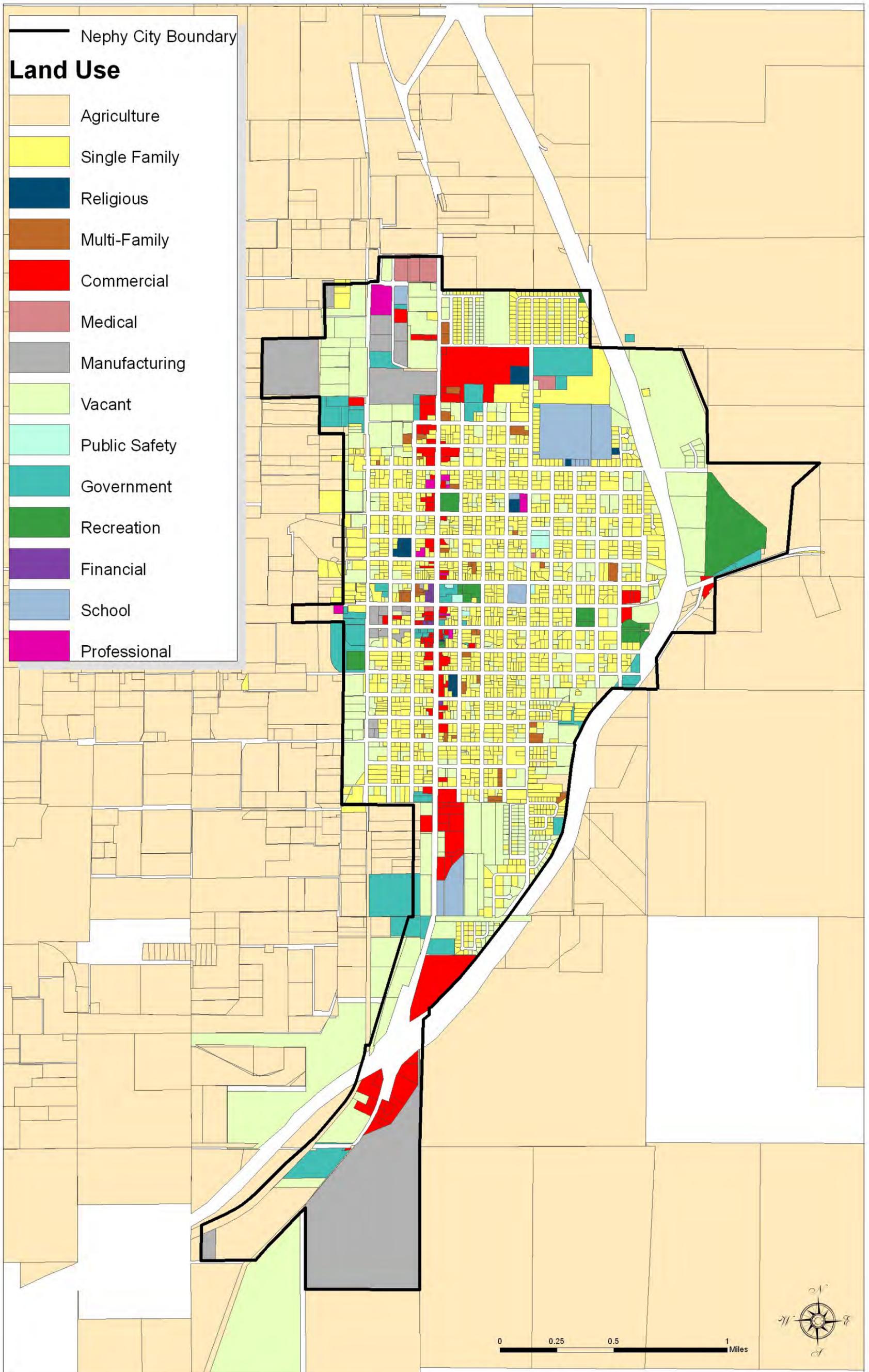
These areas are primarily for traveler-service types of commercial activity that is appropriate for highway frontages, such as vehicle-oriented restaurants or larger-scaled commercial. The area is designed to attract a community-wide and regional market. Generally, residential uses would not be allowed unless shown to be compatible in layout and design with adjacent commercial.

Potential Areas of Change:

To help guide future land use decisions and updates to the future land-use map, potential areas of change were identified as an overlay on the existing land-use map (Map 4.3). These are not specific development projects, but rather represent areas where potential changes may occur from a variety of perspectives – including vacant land developed with uses that are currently allowed, currently developed land that may acquire a new development of the same use type, or uses that differ from those currently allowed on either vacant or developed land. Based on this exercise, some moderate updates to the future land use map were made (Map 4.4).

Zoning Map & Land-Use Ordinance:

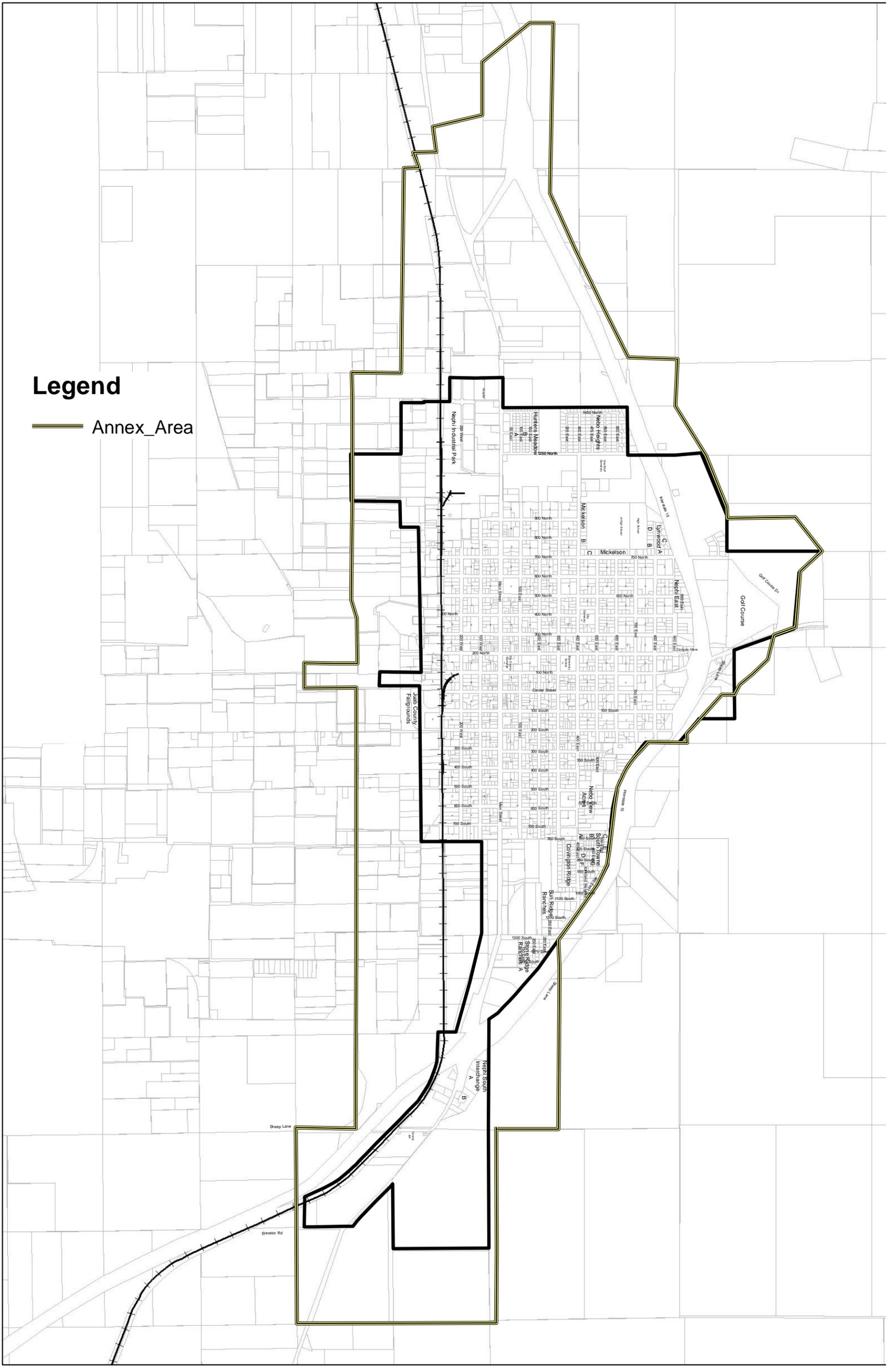
The land-use ordinance is a tool used by cities to implement their long-range plans. Ordinance language should be reviewed for consistency with the language of the land-use section of the general plan. The Future Land-Use map will serve as a guide for future updates to the zoning map.

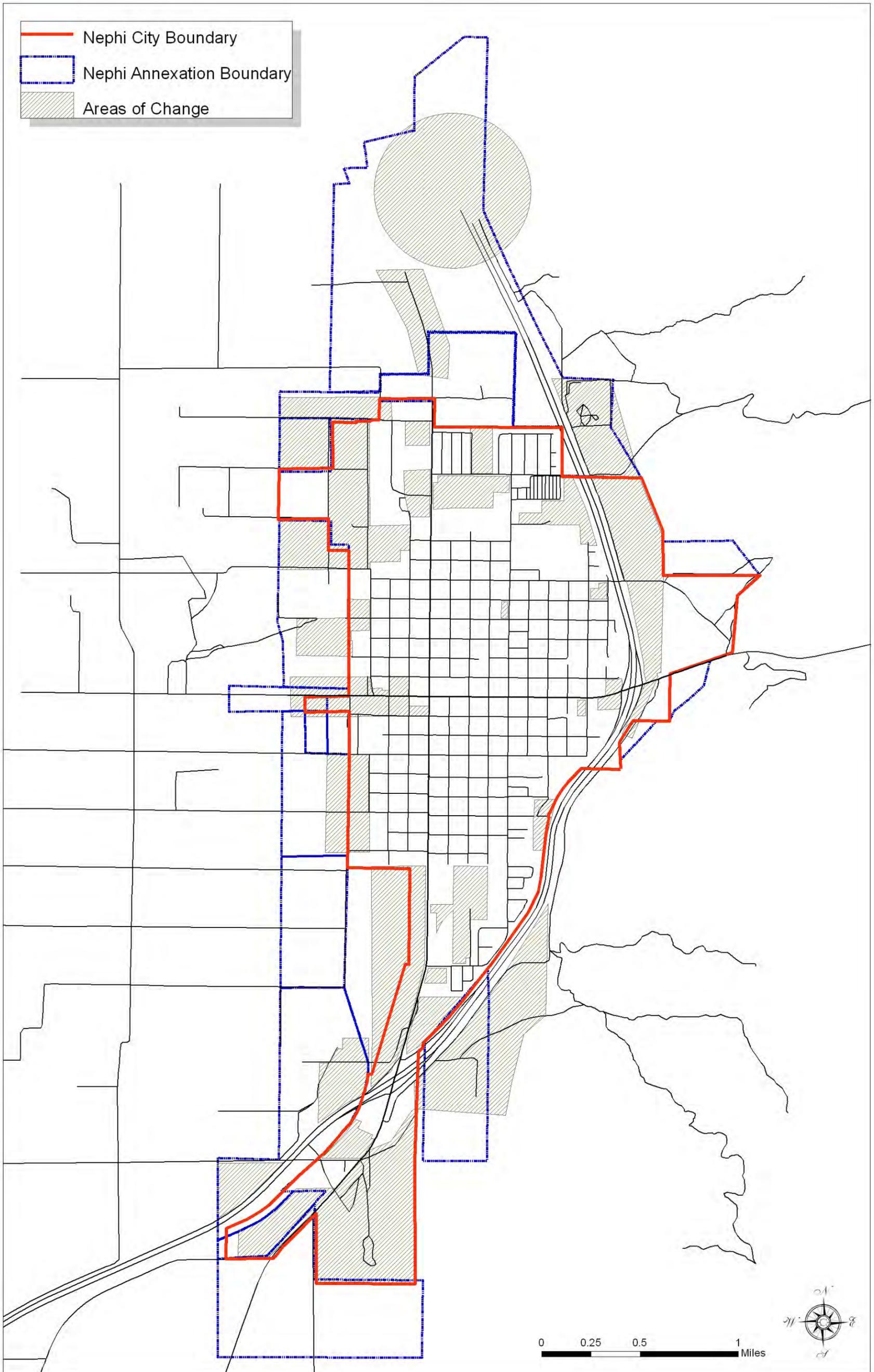


MAP 4.1 EXISTING LAND USE

Legend

— Annex_Area





MAP 4.3 AREAS OF CHANGE

CHAPTER 5: MOBILITY & ACCESSIBILITY

INTRODUCTION

A safe and efficient transportation system provides routes for the movement of goods, services, and people and provides convenient access to adjacent properties. The grid pattern of Nephi, with its very wide streets, provides for easy orientation, simplified lot platting, efficient traffic circulation, and a logical street-numbering system. Although wide streets may not be ideal in every situation, they provide ample



A view of Main Street.

opportunity to retrofit the transportation network to accommodate pedestrians and bicycles.

This Chapter identifies existing conditions for traffic, bicycles, and pedestrians in Nephi, and provides guidance for future transportation improvements in the City. The following sections of this Chapter discuss existing conditions, future conditions, recommendations, and goals and objectives.

EXISTING CONDITIONS

Roadways:

Nephi is highly accessible by automobile. The existing roadway network is composed of several road types, identified using functional classifications based on mobility and access. The three classifications within Nephi are arterial, collector, and local.

1. Arterial streets are major thoroughfares that carry traffic originating regionally. Arterials in Nephi are two to four lanes with a center turn median. The two



Street without curb and gutter.

designated arterials in Nephi are 100 North/SR-132 and Main Street/SR-28.

2. Streets classified as collectors are those that function to drain traffic from local streets onto the arterial system, and vice versa. Collectors are characterized by two lanes without a center median.

Existing collector streets are 400 East, 800 East, 200 West, 1250 North, 700 North, 700 South (west of Main Street), and 1300 South. Potential future collectors are identified in the future conditions section and coordinate with Juab County's Transportation Plan.

3. Local streets comprise the remainder of streets in Nephi and are characterized by two lanes without a center median. Many have a rural cross section, without developed curb and gutter.

The arterials of Nephi provide access to regional jobs and the commercial center. Since these arterials are state roads, average daily traffic volumes (ADT) are reported by the Utah Department of Transportation. Data are

collected through permanent traffic counting stations, as well as through additional traffic studies performed each year. 100 North/SR-132 is an east-west arterial traversing the middle of the City. As shown in Table 5.1 and Figure 5.1, ADT has steadily increased along 100 North, with some small fluctuations. The exception is in the area of I-15, where volumes have declined. This could be due to the shifting of traffic to exits serving Main Street.

Main Street/SR-28 is a north-south arterial. As shown in Table 5.2 and Figure 5.2, ADT has steadily increased along SR-28, with some small fluctuations. The large volume increases at the I-15 exits are possibly due to traffic shifting from the 100 North/SR-132 exit.

I-15 curves around Nephi on the eastern portion of the City and provides regional connection to the western United States. There are three I-15 exits that serve Nephi. The northernmost exit, Exit 228, and the south-

TABLE 5.1 100 NORTH/SR-132 ADT

	400 West	SR-28/Main Street	I-15	Golf Course Road
1990	1,770	3,930	3,920	1,620
1995	2,450	3,445	3,795	2,525
2000	2,450	2,900	4,600	2,855
2005	3,585	4,420	3,545	3,795
2009	3,875	4,780	3,640	3,355

FIGURE 5.1.

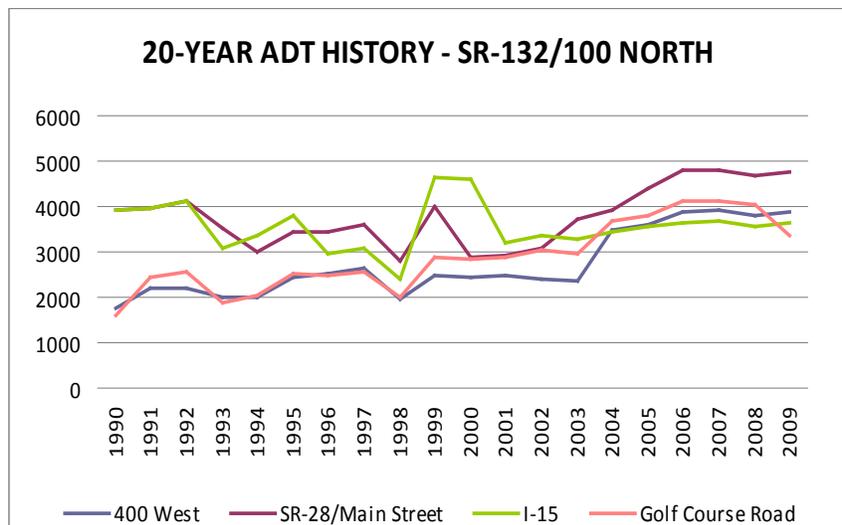


TABLE 5.2 MAIN STREET/SR-28 ADT

	I-15 South	500 South	100 North/SR-132*	900 North*	I-15/1500 North
1990	2,920	2,930	3,630	3,630	2,510
1995	3,405	3,570	4,560	4,560	3,490
2000	3,855	4,082	5,765	5,765	4,680
2005	3,715	3,745	5,765	5,765	3,900
2009	4,730	6,765	8,025	5,935	5,115

*Until 2007, 100 North & 900 North were evaluated together, and the numbers have been split evenly between the two.

ernmost exit, Exit 222, are connected by Main Street/SR-28. The third exit, Exit 225, is 100 North/SR-132, the main east-west thoroughfare. ADT was collected for I-15 ramps serving Nephi. Figure 5.3 shows that travel from I-15 into/out of Nephi has generally remained consistent.

Currently, there are only four access points across I-15: SR-28/Main Street at the north and south ends of town, SR-132/100 North, and 700 North. While this access is sufficient for the present City, it may limit expansion east of the interstate in the future.

FIGURE 5.2

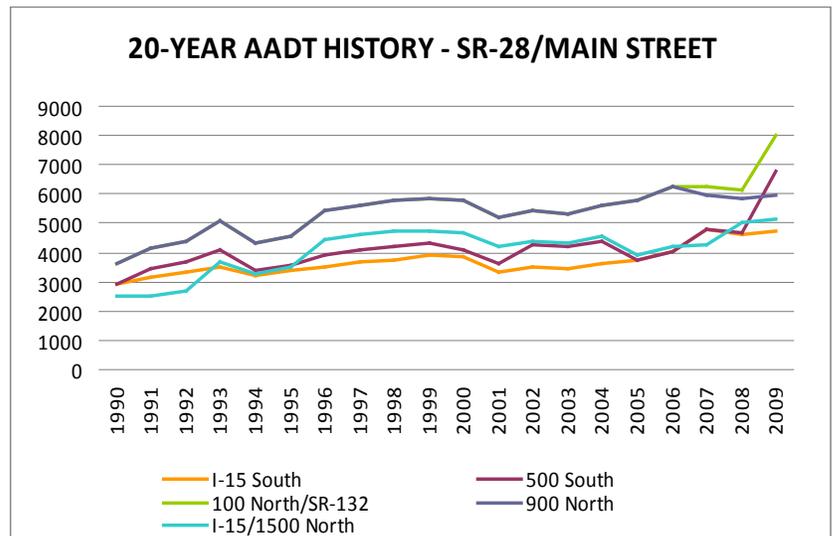
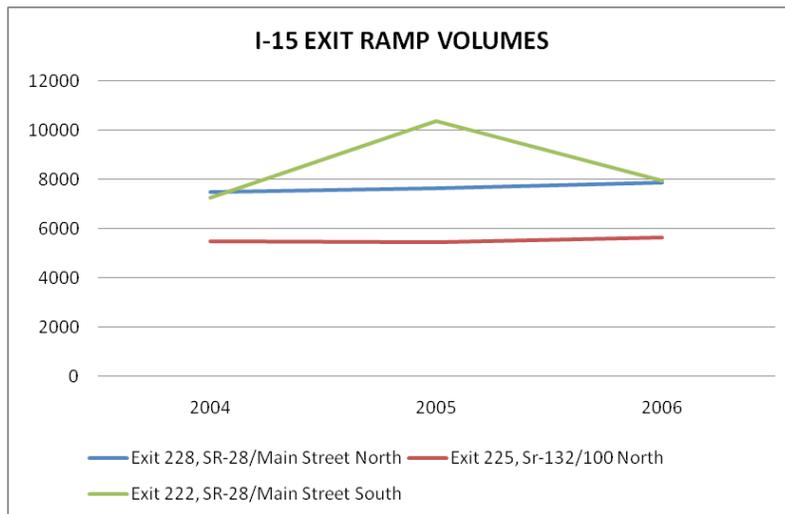


FIGURE 5.3



Bicycle and Pedestrian:

Bicycle and pedestrian facilities in Nephi are consistent with its rural nature. Many streets have two lanes of pavement plus a shoulder, but are without curb, gutter, and lane markings. Although much of the City has sidewalks, the pedestrian network is inconsistent due to sections where the sidewalk is absent, disconnected, or in disrepair. There are no officially designated bicycle routes in Nephi, and bicycles are not allowed on the sidewalk.

Still, streets are currently wide enough to accommodate both vehicular and bicycle traffic.

Transit:

As there are no public transportation providers in Juab County, Nephi currently is not served by transit. However, paratransit service is provided at the East Juab Senior Center serving Nephi, Eureka, and parts of unincorporated Juab County. Two transit feasibility studies, in 1981 and 1998, were conducted for Six County Association of Governments (SCAOG), of which Juab County is a member. These studies concluded a commercially operated transit system would not be cost effective for the area, but recommended the establishment of a coordinated public transit system. The coordinated public transit system would consolidate the AOG's senior center vans into a single fleet to be maintained and dispatched from a maintenance facility in Nephi. However, this service has yet to be established.

In 2007, UDOT created Utah's Coordinated Human-Service Public Transportation Plan which outlined programs and funding to improve transportation options for elderly, disabled, and low-income populations. For the SCAOG, the plan strategized the establishment of a centralized dispatch, expansion of current services, and creation of a reimbursement program for transport volunteers to accommodate increasing paratransit use. Currently, these strategies have not been implemented.

Off-Highway Vehicles:

Off-highway vehicles, defined as all-terrain type I and II vehicles, snowmobiles, and motorcycles engaged in off-highway use, are currently allowed from the operator's residence (by shortest route) to and including the streets of 700 North, including Golf Course Drive; 200 West Street from 700 North to 500 South; 500 South from 400 East to the west City limits; 400 East Street from 700 North to 500 South; and 100 South from 400 East to 800 East. Use regulations are part of the Nephi

City Code. Local regulation of off-highway-vehicle use of city streets is limited by state statute.

Future Conditions:

Nephi residents wish to retain a rural feel to their community, but in doing so must provide mobility options for its residents, including non-auto choices. The discussion in this section as well as the Goals & Objectives in the following section will provide the basis for future conditions. Map 5.2. represents the transportation network of the City.

As the City expands, the two biggest challenges for future mobility in Nephi are crossings at the railroad on the western side of town and at I-15 on the eastern side of town. Maintenance of crossings will be a vital part of east-west connectivity in the future.

The connected street network should generally be preserved as the City expands, for maximum efficiency of traffic circulation. The regularity of gridded streets can be broken through land use and design, including landscaped medians, street trees, and diversity of building types and street widths. Access for future growth is outlined in the Master Street Plan, which established a classification system for City roadways.



A view of Main Street.

As growth may primarily expand the City west of the railroad tracks, 500 West and either 700 North or 500 North could be constructed as collectors to serve the additional demand. Growth of the City to the east of the freeway is very limited due to geographic constraints. Other potential future collectors are 200 South, 500 South, 1000 South, 1275 South, 800 West, 1500 North, and 1700 North.



Sidewalk and curb and gutter in good condition.

Main Street will continue to serve a vital role in Nephi's future. As Main Street is a state highway and not under Nephi City's jurisdiction, any changes to or enhancements of Main Street may be proposed or suggested by the City, but final decisions are made by UDOT. The City can work with UDOT to determine if issues, such as speeding, exist along the corridor. Maintaining striping and providing appropriate turn pockets, such as at 900 North and 1500 North, are ways to improve mobility and safety along the corridor. Enhancing Main

Street with elements such as landscaping and uniform pedestrian amenities is a potential approach to invite users to the business district and support Main Street businesses.

In addition to creating a more complete transportation network, bicycling and walking have the ability to improve public health and produce a dynamic community. As previously discussed, facilities for bicyclists and pedestrians are inconsistent in Nephi. Issues identified in the "Existing Conditions" section focused on inconsistent and incomplete infrastructure networks for bicycle and pedestrian facilities. However, opportunities exist to add these facilities throughout the City, in forms that are both locally and regionally significant. Marked bicycle lanes should be created on major thoroughfares in town, such as Main Street; the four access points across I-15 (SR-28/Main Street at the north and south ends of town, SR-132/100 North, and 700 North); and on roads accessing recreation trails, such as Sheep Lane. Nephi's wide streets can be retrofitted to accommodate cross-sections that provide a 5'-wide bicycle lane between the travel lanes and the shoulder or on-street parking areas.

Good sidewalks are an important element of any pedestrian circulation system. Developing a high-quality, well-integrated pedestrian environment encourages walking, reinforces community identity, supports and attracts people to adjacent commercial areas, and reduces street congestion by getting people out of their cars. Nephi City should identify and prioritize sidewalk construction, maintenance, and enhancement projects to improve the pedestrian network. In areas of Nephi that experience higher levels of pedestrian traffic, it would be prudent to consider improving pedestrian facilities. For instance, areas within one-quarter mile of a school (or other similar pedestrian activity generator) should be a high priority for completing missing sidewalk infrastructure; areas within one-half mile should be a medium priority; and areas outside one-half mile should be a lower priority. As the City expands,

infrastructure in new areas of town should be built to accommodate both pedestrians and bicycles.

Nephi does not have a comprehensive curb and gutter system throughout the City, however the City has established a standard for street improvement design and drainage. Conventional curb and gutter are built as part of new developments, but retrofitting current structures is optional, thus implementation has been piecemeal. This has led to non-uniform sidewalks and street widths, as the existing paved portion of the right-of-way is much narrower than the current street design standard, although the right-of-way is the same. A curb and gutter system provides better drainage, delineates the modes of travel, and can increase pavement life by reducing the amount of water collecting under the pavement and by reducing erosion of the side of the roadway. However, in some areas circumstances exist where the sidewalk and curb cannot be extended due to existing structures, and in other areas old growth trees may be growing in the non-paved portion of the street right-of-way. The current street improvement design standard could be modified to minimize street widths but retain City rights-of-way to protect old growth trees.

As the population of Nephi ages, ADA accessibility and mobility for seniors will become particularly relevant.



The town crossroads.

Providing seniors mobility options, including paratransit, will be vital to Nephi's livability. Motorized transportation service, such as the vans currently provided by the Senior Center, should be maintained. In addition, non-motorized transportation options should be provided, including creating an ADA-Transition Plan to coordinate retrofitting walking paths to be ADA-compliant.

GOALS AND OBJECTIVES: ROADWAYS

GOAL: Increase safety and mobility along Main Street.

Objective: Define a vision for Main Street in terms of both streetscape improvements and corridor functionality.

Objective: Consider clarifying turning pockets and travel lanes at intersections along Main Street in the same manner as the 100 North intersection.

Objective: Conduct a speed study in cooperation with UDOT to determine if there is a speeding problem along Main Street in the Downtown area.

GOAL: Improve Main Street to support a central-business-district feel.



Turning pockets can help clarify traffic in center turn lanes.

Objective: Coordinate with UDOT on changes of and enhancements to Main Street.

Objective: Incorporate traffic-calming improvements.

Objective: Maintain on-street parking for convenient access.

GOAL: Maximize efficiency of existing roadways.

Objective: Generally preserve grid street network and continue a connected street network as appropriate where growth and expansion are considered.

Objective: Manage the transportation network so that major arterials carry regional traffic and allow reasonable travel speeds (for instance, implement driveway consolidation).

GOAL: Mitigate traffic and safety impacts at major intersections within Nephi.

Objective: Complete an intersection study to determine if a signal is warranted at any intersections on Main Street.

Objective: Identify any other major intersections with potential traffic and safety issues.

GOAL: Scale roadways with the density of surrounding development.

Objective: Size roadways for efficient access to major nodes of development, while respecting the natural landscape and visual quality of the area and addressing safety concerns.

Objective: When retrofitting roads to provide curb, gutter, and sidewalk improvements, remain consistent in establishing new roadway widths.

GOAL: Encourage vehicle travel at safe speeds through residential neighborhoods.

Objective: Address concerns about safety and cut-through traffic around schools and residential neighborhoods. Control vehicle speeds while addressing vehicle delay and safety measures.

Objective: Create a traffic-management or traffic-calming program.

GOALS AND OBJECTIVES: PEDESTRIAN AND BIKE

GOAL: Create a well-connected, well-maintained, complete pedestrian network.

Objective: Identify sections of the transportation system where sidewalks are non-existent, substandard, and/or deteriorating and add priorities for construction or replacement.

Objective: Encourage property owners to meet maintenance and repair responsibilities as provided in Nephi City ordinances.

Objective: Provide safe, visible, and contiguous pedestrian networks at locations where pedestrian activity is higher (for instance, near schools and community recreation centers).

GOAL: Develop walking and bicycling as mode choices for residents of all ages, abilities, and income levels to improve health through increased physical activity and to provide mobility options.

Objective: Expand the existing pedestrian network, create a bicycle system, and improve on-street bicycle travel among neighborhoods, to and from schools, to community activity centers, and to connecting intra-City locations.

Objective: Integrate bike and pedestrian improvements into roadway designs.

Objective: Provide a network of bicycle facilities including, bike lanes, bike routes, and separated bike paths.

Objective: Provide highly visible, safe pedestrian crossings and prioritize improvements by location.

Objective: Use program-based educational campaigns, such as Safe Routes to School and wellness programs in schools, to encourage walking and bicycling as travel options.

GOALS AND OBJECTIVES: RECREATION

GOAL: Provide residents with a variety of multiple-use trails on public property that are appropriately integrated with urban development plans and connect with recreation trails east of I-15.

Objective: Design trails at an adequate width for multiple use and on-going maintenance, with adequate setbacks from adjacent roadways and private property.

Objective: Provide both paved and non-paved trails to accommodate a variety of users.

Objective: Plan trail connections to and through nearby open space to meet various trail user needs, including equestrian uses, hiking, mountain biking, backpacking, and nature viewing.

GOAL: Mitigate potential traffic impacts of ATVs on roadways while maintaining mobility to recreation sites.

Objective: Explore segregating ATV use along roadway segments to avoid ATV user conflicts.

Objective: Update ATV trail route map and ordinance.

GOAL: Provide a system of interconnected, non-motorized trails, including sidewalks, that connect to neighborhoods, services, and existing and planned adjacent regional trails.

Objective: Design trails to connect major destinations (e.g., ball park, Main Street business district, library).

Objective: Connect neighborhood parks and neighborhood schools to the larger community-wide trail system with other neighborhood connector trails (where feasible and appropriate in the context of the neighborhood design) and on-street bike lanes and routes.

GOALS AND OBJECTIVES: OTHER

GOAL: Provide mobility options to seniors.

Objective: Support seniors having access to activities via senior center vans through increased service hours and service areas.

Objective: Educate seniors on transportation services.

Objective: Create an ADA-Transition Plan to coordinate retrofitting walking paths to be ADA-compliant.

GOAL: Manage and maintain the curb and gutter network.

Objective: Install curb and gutter where they are non-existent, substandard, and/or deteriorating and add priorities for ongoing maintenance and/or replacement. Public input is a resource for prioritization.

IMPLEMENTATION

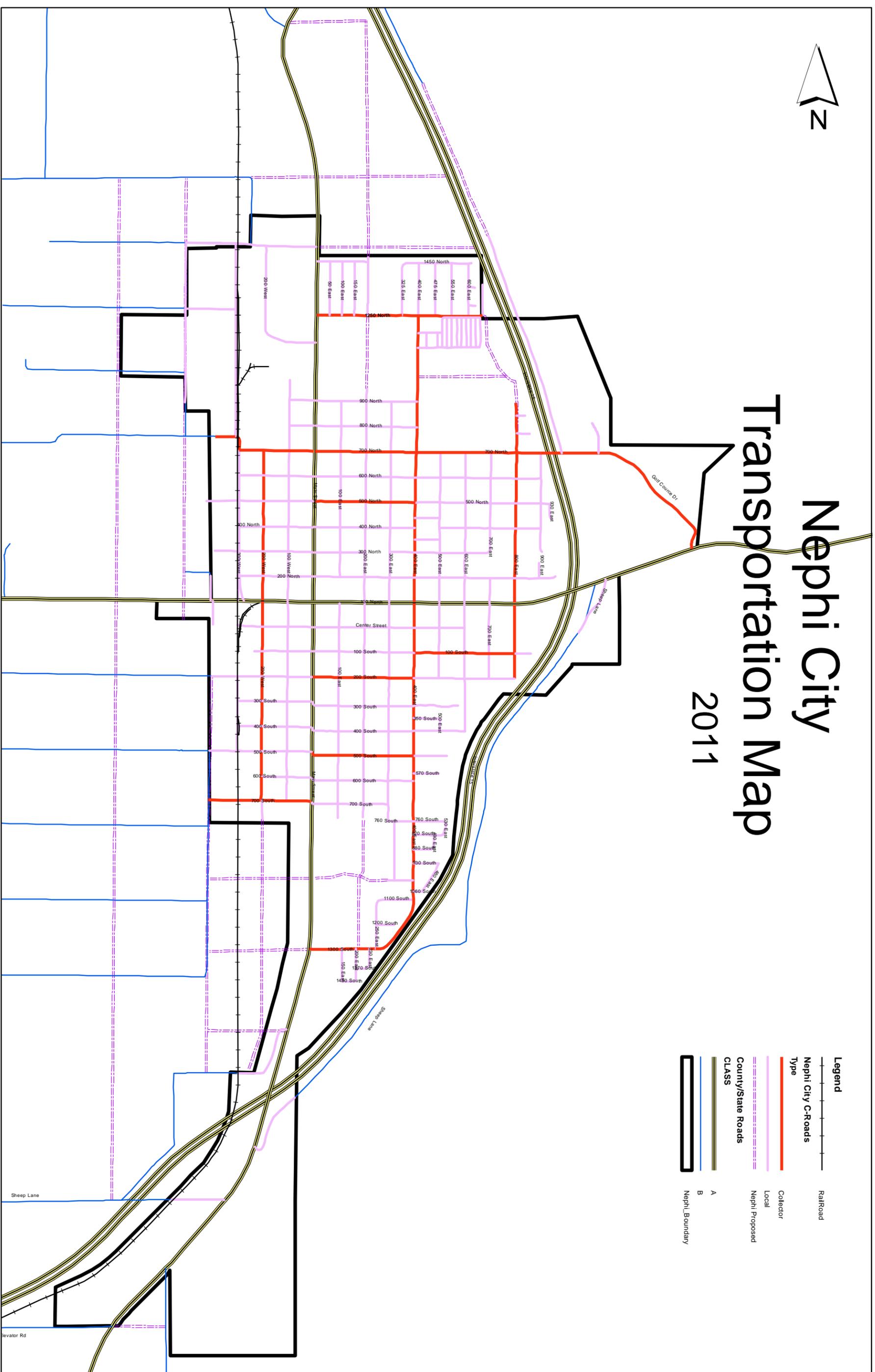
Implementation tools for mobility include:

- Pedestrian/Bicycle Master Plan
- Transportation/Neighborhood Traffic Management Master Plan
- Capital Improvement Plan
- Signage indicating bike routes (Class III bike trails)
- Designation of bike lanes (Class II bike trails)
- Trails master plan



Nephi City Transportation Map 2011

Legend	
	RailRoad
Nephi City C-Roads Type	
	Collector
	Local
	Nephi Proposed
County/State Roads CLASS	
	A
	B
	Nephi_Boundary



CHAPTER 6: HISTORIC PRESERVATION

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.

The Daughters of the Utah Pioneers continue to contribute to the preservation of aspects of Nephi's history, including the built environment. Their museum, located in the old Juab County Courthouse on the southwest corner of Main and Center Streets, is a resource of historical information on Nephi and the surrounding Juab Valley. The courthouse was erected in approximately 1884 and was completely remodeled and opened as the Pioneer Memorial Museum in 1992. The museum features displays and collections of

memorabilia dating to the time when the first Mormon settlers entered the Juab Valley.

In the early 1930s, the DUP led the effort to preserve a portion of the original Salt Creek Fort wall, relocate it to Pioneer Park, and place a historic information marker regarding the fort. Concrete monuments marking each of the four corners of the old fort, which enclosed the blocks between 100 North and 200 South and 100 West and 200 East, had been placed in 1920, when



The old Juab County Courthouse, renovated and used by the Daughters of the Utah Pioneers as a museum.

only a few remnants of the wall remained. Over the years the condition of the concrete markers deteriorated. In 2006 only two of these markers remained, and the Nephi Lions Club led an effort to place new granite monuments on each of the four corners.

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. The Nephi Mounds were listed in 1975, while the five buildings were listed between 1978 and 1989. Juab County also contains two historic districts that are included on the National Register. Added to the register in 1979, these districts are roughly comprised of the city limits of Eureka and Mammoth at the time of listing. While no formal survey has been completed on Nephi, the large proportion of buildings over 50 years of age (the basic age standard for historic building eligibility) indicates that there is potential for an historic district within the city.

Buildings and sites currently listed on the national register include:

Booth, Edwin Robert, House (added 1979 - Building - #79002497)
94 W. 300 South, Nephi



The Oscar M. Booth House.

Booth, Oscar M., House (added 1983 - Building - #83004399)
395 E. 100 South, Nephi

Whitmore, George Carter, Mansion (added 1978 - Building - #78002663)
106 S. Main, Nephi

Juab County Jail (added 1987 - Building - #87002060)
45 W. Center, Nephi

US Post Office--Nephi Main (added 1989 - Building - #89001996)
Also known as Nephi Main Post Office
10 N. Main, Nephi

Nephi Mounds (added 1975 - Site - #75001808)
Also known as The Nephi Site; 42Jb 2
North of Nephi

EXISTING CONDITIONS

There is a wide variety of historically significant structures and sites in Nephi City, which represent a range of eras of the built environment. As indicated in the prior paragraph, a handful of these are formally recognized as significant structures through listing on the National Register of Historic Places.

Residential:

As a whole, historic homes (those built in 1960 or prior) represent 39% of the city's housing stock. These are primarily located in the core central portion of the city. There is a total of 663 residences built in 1960 or prior. The breakdown of the number of buildings per era is represented in Table 6.1. Of particular note is the relatively large number of extant pioneer-era residences in Nephi. There are 39 buildings remaining that were constructed in the early pioneer era, prior to 1881. Of these, 14 are dated between 1856 and 1870.

Concerns exist regarding the aging housing stock and

TABLE 6.1 HISTORIC HOME INVENTORY

Year Built	# of Structures
prior to 1881	39
1881 to 1900	160
1901 to 1924	187
1925 to 1945	136
1945 to 1960	141
Total	663

associated maintenance. Opportunities for financial assistance with historic property maintenance and rehabilitation are discussed in the section below regarding historic tax credits.

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.

Commercial:

Nephi’s Main Street has a nice collection of historic commercial buildings that follow the urban form pattern common for most main streets of the time period. The current zoning acknowledges the pattern of this historic form with the use of a specific Central Commercial district. According to current city code, the purpose of the district is as follows:

The 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. (Ord. 6-05-07, 6-6-2007)

Although some buildings are currently dilapidated and in need of attention, this may be of a cosmetic nature for most of them, as some appear to be structurally sound for buildings of their time period. A more detailed structural analysis may be warranted. Others

are well-kept, and some have gone through a variety of façade changes as efforts were made to keep the business district viable and visually up to date with the trends of the time period.

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. Using a four-point approach, the program not only addresses historic character/design, but also targets marketing/promotion, economic stability, and organization as means for establishing consensus and cooperation among the various groups with a stake in the commercial district. The four points of the Main Street approach correspond with the four forces of real estate value: social, political, physical, and economic.

Tax Credits:

The potential of tax credits is available to assist with maintenance, preservation, rehabilitation, and renovation of historic structures. The tax credit program is facilitated by the State Historic Preservation Office (SHPO). The SHPO can provide specific information on eligibility and the types of credits available for residential and commercial properties.



The Nephi Post Office

GOALS AND OBJECTIVES

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

Objective: Encourage and support awareness and interest in the history of Nephi.

Objective: Identify and document significant sites, structures, and areas.

Objective: Encourage the preservation, restoration, and continued use of historically or architecturally significant buildings and sites.

Objective: Explore the potential of an historic district that reflects the character and history of the community's built environment.

Objective: Support listings of eligible properties on the National Register of Historic Places when requested by public and private entities.

Objective: Enhance economic development through programs for preservation and reuse of historic structures.

IMPLEMENTATION

Implementation tools for historic preservation include:

- Pursuit of grants/funding to conduct reconnaissance-level surveys of historic resources.

CHAPTER 7: HOUSING

EXISTING HOUSING SUPPLY

The University of Utah’s Bureau of Economic and Business Research construction database (BEBR) shows construction building permits for 9 single-family units between April 2010 and May 2011. In 2009, according to Juab County estimates, there were 1,696 housing units in Nephi City. Approximately 91 percent of all units were classified as single-family residences (Table 7.1). An update from the 2010 Census reports that Nephi has 1,850 residential units. Therefore, based on Census 2000 and 2010 data, 298 housing units (single and multi-family) were constructed between March 2000 and March 2010. However, further breakdown of unit types is not yet available. Table 7.2 gives a historic

TABLE 7.1 HOUSING UNITS BY TYPE, 2009

Units by Type	2009 Estimate
Single Family	1,544
Mobile/Manufactured/Cabin	28
Duplex/Twin Home	24
Multi-Family or Condo	100
Total Units	1,696

Source: Juab County 2009

breakdown of when houses were constructed in Nephi City. Nephi had the most growth between 1970 and 1990.

Map 7.1 shows Nephi’s housing stock by year constructed. Newer homes have been constructed and interspersed throughout the community, with some clusters around the border of Nephi, while older units are more concentrated in the central part of town.

Housing Rentals:

TABLE 7.2 YEAR STRUCTURE BUILT - NEPHI CITY

Total:	1,850
March 2000 to March 2010	298
Built 1999 to March 2000	13
Built 1995 to 1998	159
Built 1990 to 1994	51
Built 1980 to 1989	253
Built 1970 to 1979	347
Built 1960 to 1969	82
Built 1950 to 1959	107
Built 1940 to 1949	119
Built 1939 or earlier	421

Source: Census 2000 and 2010 data

TABLE 7.3 OWNER AND RENTER-OCCUPIED HOUSING UNITS, 2010

	Owner Occupied	Percent Owner Occupied	Renter Occupied	Percent Renter Occupied	Total Units
Nephi City	1,318	78%	372	22%	1,690
Juab County	2,443	79%	650	21%	3,093
Utah County	96,053	68%	44,549	32%	140,602

Source: Census 2000 data

*The number of "total units" in this table differs from the total units in Table 7.2 because Table 7.2 includes vacant units

According to Census 2010 data, approximately 78 percent of all housing units in Nephi were owner occupied compared to 22 percent renter occupied. This owner-occupancy rate is slightly lower than the Census 2000 rate of 80 percent and the Juab County owner-occupied rate of 79 percent. Utah County has a higher percent of renter-occupied housing units, likely due to the large student population in Utah County.

Retirement and Assisted Living Communities:

Nephi currently has one skilled nursing home and one assisted living facility. Heritage Hills Rehabilitation and Care Center is a skilled nursing home that currently has 60 certified beds and 40 residents. Red Cliffs Assisted Living is also located in Nephi and has approximately 16 certified beds and 12 current residents.

Subsidized Housing:

Approximately 58 apartment units in Nephi City are classified as subsidized housing. Subsidized housing means that the individuals living in these apartments are required to pay 30 percent of their income for rent, and the government makes up the rest. The rental prices found in Table 7.4 are the basic prices charged by each apartment complex. This amount includes the subsidy from the government.

TABLE 7.4 SUBSIDIZED HOUSING

Facility Name	Number of Units Subsidized	Rent
Nebo View	21	\$490
Red Cliff View	13	\$502
Mt. Shadows	24	*\$550
Total	58	NA

Source: Nephi City and subsidized facilities

*Average of all apartment units – 1 BR (\$475), 2 BR (\$550), 3 bedroom (\$625)

Housing Affordability Analysis:

An affordable housing plan that meets state code requirements was adopted by Nephi City in 2005. Section 10-9a-403 of the Utah State Code establishes the availability of moderate-income housing as a state-wide concern and requires municipalities to propose a plan for moderate-income housing as a part of their general plan. The Code states, "Cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people desiring to live there, and to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life." "Moderate-income housing" is defined in Section 10-9a-103 as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located." This study uses Area Median Income (AMI) as calculated by the U.S. Department of Housing and Urban Development (HUD) using Census data of median family income for Juab County.

"Moderate-income housing" is defined as housing that is affordable to households with gross household incomes equal to or less than 80 percent of the median gross income in the county. Based on this definition, Juab County, with an average family size of 3.27, has a threshold for moderate-income housing of \$46,900 as shown in Table 7.5. Additional data for various household sizes can also be found in this table.

The average family size in Juab County is 3.27 persons. Therefore, three has been used as the average fam-

TABLE 7.5 HUD INCOME CLASSIFICATIONS BY FAMILY SIZE

Household Size	30% of AMI	50% of AMI	80% of AMI
1 Person	\$13,700	\$22,800	\$36,500
2 Persons	\$15,650	\$26,050	\$41,700
3 Persons	\$17,600	\$29,300	\$46,900
4 Persons	\$19,550	\$32,550	\$52,100
5 Persons	\$21,150	\$35,200	\$56,300
6 Persons	\$22,700	\$37,800	\$60,450
7 Persons	\$24,250	\$40,400	\$64,650
8 Persons	\$25,850	\$43,000	\$68,800

Source: HUD 2010 Data (for Juab County and Provo-Orem, UT MSA)

ily size in order to analyze the affordability of homes in the area. Table 7.6 shows families by size and by accompanying income categories. This table also indicates the affordable housing payments for each income category. The generally accepted principle established by HUD is that an affordable monthly payment of either a mortgage payment or rental payment, including utilities, is 30 percent of gross monthly income. Thus the calculated affordable housing payment in Table 7.6 includes the cost of utilities. A family of three in Juab County would need to earn less than or equal to \$46,900 annually in order to be classified as moderate-income (80% or less of the AMI). The af-

fordable monthly payment for a family making \$46,900 annually is calculated to be \$1,173 month, as seen in Table 7.6. This monthly payment amount is used to calculate affordable home values at different mortgage rates in Table 7.7.

An affordable home price for a family making \$46,900 would be approximately \$158,030. This was calculated assuming a maximum housing/utility payment of \$1,173 per month (representing 30 percent of total income), a five percent interest rate, a 30-year mortgage, and a ten percent down payment. Also included in the \$1,173 monthly payment are mortgage and hazard

TABLE 7.6: INCOME LEVELS AND AFFORDABLE PAYMENTS ACCORDING TO FAMILY SIZE

Family Size	Affordable Payment at Income Level	30% of AMI	50% of AMI	80% of AMI
1 Person	Income Levels	\$13,700	\$22,800	\$36,500
	Affordable Payments	\$343	\$570	\$913
2 Persons	Income Levels	\$15,650	\$26,050	\$41,700
	Affordable Payments	\$391	\$651	\$1,043
3 Persons	Income Levels	\$17,600	\$29,300	\$46,900
	Affordable Payments	\$440	\$733	\$1,173
4 Persons	Income Levels	\$19,550	\$32,550	\$52,100
	Affordable Payments	\$489	\$814	\$1,303
5 Persons	Income Levels	\$21,150	\$35,200	\$56,300
	Affordable Payments	\$529	\$880	\$1,408
6 Persons	Income Levels	\$22,700	\$37,800	\$60,450
	Affordable Payments	\$5,675	\$9,450	\$15,113
7 Persons	Income Levels	\$24,250	\$40,400	\$64,650
	Affordable Payments	\$606	\$1,010	\$1,616
8 Persons	Income Levels	\$25,850	\$43,000	\$68,800
	Affordable Payments	\$646	\$1,075	\$1,720

Source: HUD 2010 Data, LYRB

TABLE 7.7 MONTHLY PAYMENT AND AFFORDABLE HOME VALUES ACCORDING TO MORTGAGE RATE

	5%	6%	7%	8%
Insurance and Taxes	\$239	\$216	\$196	\$179
Mortgage Payment	\$764	\$787	\$807	\$824
Utility Payment	\$170	\$170	\$170	\$170
Total Monthly Payment	\$1,173.00	\$1,173.00	\$1,173.00	\$1,173.00
Affordable Home Value	\$158,030	\$145,858	\$134,802	\$124,840

Source: LYRB, Property Tax Division

TABLE 7.8 HOME AFFORDABILITY FOR VARIOUS INCOME RANGES

Income	2009\$ at 5%		2009\$ at 6%		2009\$ at 7%	
	Low	High	Low	High	Low	High
Less than \$19,999	NA	NA	NA	NA	NA	NA
\$20,000 to \$24,999	\$52,000	\$72,000	\$48,000	\$66,000	\$44,000	\$61,000
\$25,000 to \$29,999	\$72,000	\$91,000	\$66,000	\$84,000	\$61,000	\$78,000
\$30,000 to \$34,999	\$91,000	\$111,000	\$84,000	\$103,000	\$78,000	\$95,000
\$35,000 to \$39,999	\$111,000	\$131,000	\$103,000	\$121,000	\$95,000	\$112,000
\$40,000 to \$44,999	\$131,000	\$151,000	\$121,000	\$139,000	\$112,000	\$128,000
\$45,000 to \$49,999	\$151,000	\$170,000	\$139,000	\$157,000	\$128,000	\$145,000
\$50,000 to \$59,999	\$170,000	\$210,000	\$157,000	\$193,000	\$145,000	\$179,000
\$60,000 to \$74,999	\$210,000	\$269,000	\$193,000	\$248,000	\$179,000	\$229,000
\$75,000 to \$99,999	\$269,000	\$367,000	\$248,000	\$339,000	\$229,000	\$313,000
\$100,000 to \$124,999	\$367,000	\$466,000	\$339,000	\$430,000	\$313,000	\$397,000
\$125,000 to \$149,999	\$466,000	\$564,000	\$430,000	\$521,000	\$397,000	\$481,000
\$150,000 to \$199,999	\$564,000	\$761,000	\$521,000	\$703,000	\$481,000	\$649,000
\$200,000 or more	\$761,000		\$703,000		\$649,000	

Source: LYRB

insurance premiums of approximately \$76 each¹, a property tax escrow payment of \$87,² and a utility payment of \$170.³ Table 7.7 outlines the difference in affordable home values for a family earning \$46,900 should the mortgage rate fluctuate. The total affordable monthly payment would remain at \$1,173. Thus, as mortgage rates increase, the affordable home value decreases. The lower home value translates into lower taxes and insurance, but higher mortgage payments. Table 7.7 outlines affordable home values for 5%, 6%, 7%, and 8% mortgage rates. Lately mortgage rates have been at all-time lows, in the 5% range, but are likely to increase in the future.

1 Calculated using 5% rate

2 Utah Property Tax Division (<http://propertytax.utah.gov/taxrates/taxarearates2008.pdf>)

3 Nephi City

Table 7.8 gives a general outline of affordable home prices at various income ranges and mortgage rates.

The Utah Code states that there must be a “reasonable opportunity” for those of moderate incomes to live within a community; however, it does not specify that those of moderate income must be able to purchase a home within the community. Therefore, rental rates must also be considered in the affordability analysis.

An affordable rental payment for a resident of Nephi City would be \$1,003, or the same as a total monthly mortgage payment less utilities.

Affordable Housing Availability:

Table 7.9 breaks out affordability for single-family residences. Approximately 72 percent of all single-family homes in Nephi are classified as affordable.

Juab County estimates that approximately 90 percent, or an estimated 137 units, of all housing units other than single-family units are rental units. While specific rental rates for these units are difficult to collect, the average rental rate for the Nephi area is approximately \$550. This amount is similar to the base rent of subsidized housing complexes in the area. For a larger town-home unit (three bedrooms, 1.5 baths) rent is estimated at approximately \$700.⁴ These comparable rental values are well below the calculated affordable rental rate of \$1,003 so it is estimated that a large majority of the other housing units being rented in Nephi are classified as affordable. Assuming that 80 percent of these rented units are affordable, Nephi City's percent of affordable or moderate income housing rises slightly but stays at approximately 72 percent, due to the large number of single-family homes found in Nephi City.

With roughly 72 percent of Nephi's housing units classified as affordable for moderate income families, Nephi City would easily meet the State Code's specification that the City should facilitate a reasonable opportunity for a variety of housing, including moderate-income housing, to meet the needs of people desiring to live there, and to allow persons with moderate incomes to benefit from and participate in the community.

TRENDS

The housing market in Nephi was relatively robust until a few years ago when the market turned. Since then the number of rental units has increased, and the number of home sales has decreased. With the unstable job market leaving many individuals without steady and secure employment, few homes are currently being purchased. It is predicted that home sales will not increase until there is an increase in opportunities for steady employment in and around Nephi City.

⁴ Local owner of rental properties – Phone Conversation, August 2010

The desire for single-family housing units is still the trend in Nephi City. Some investors have sought to develop multi-family units in the Nephi area but have been disappointed with the result. Most Nephi residents prefer single-family residences and will likely only settle in the multi-family units if there are no other alternatives in the price range that is considered affordable for them.

There is not a large demand for retirement housing in this area due to the winter temperatures. While many individuals of retirement age will relocate during the winter, Nephi's winters are not quite temperate enough to attract a large retirement community.

Estimate of Current and Future Housing Needs:

It is estimated that Nephi City's population will be approximately 7,913 by the year 2020, signifying the need for approximately 797⁵ new housing units to sustain an average household size of 3.13. While Nephi City appears to have adequate affordable housing for residents earning less than or equal to 80 percent of area median income, housing for those with higher income levels is limited. If market conditions improve, demand in this area may increase.

TABLE 7.9: HOME VALUE AFFORDABILITY ANALYSIS

Price	Units	Percent of Total
Under \$157,991	1,110	71.89%
\$157,991 - \$174,999	142	9.20%
\$175,000 - \$199,999	137	8.87%
\$200,000 - \$224,999	65	4.21%
\$225,000 - \$249,999	37	2.40%
\$250,000 - \$274,999	25	1.62%
\$275,000 - \$299,999	7	0.45%
\$300,000 - \$324,999	7	0.45%
\$325,000 - \$349,999	4	0.26%
\$350,000 - \$374,999	4	0.26%
\$375,000 - \$399,999	2	0.13%
\$400,000 +	4	0.26%
Total Single-family Units	1,544	100.00%

Source: Juab County; LYRB

⁵ Projected population growth from 2010 – 2020 = 2,524. Population growth divided by average household size of 3.13 = 806 housing units. 806 housing units less 9 units built between April 2010 and May 2011 = 797 new housing units.

GOALS AND OBJECTIVES

GOAL: Preserve current quality of life by maintaining an appropriate range of housing choices.

Objective: Maintain a reasonable range of housing types and affordability including single-family and multi-family homes, condos, and apartments.

Objective: Provide housing that meets the demands of all stages of the life cycle, including starter and senior housing.

GOAL: Provide adequate, safe, and healthy residences that enhance community identity. Manage growth occurring within the City and preserve the identity of Nephi City as a rural yet welcoming community.

Objective: Accommodate neighborhood development patterns that conserve open space.

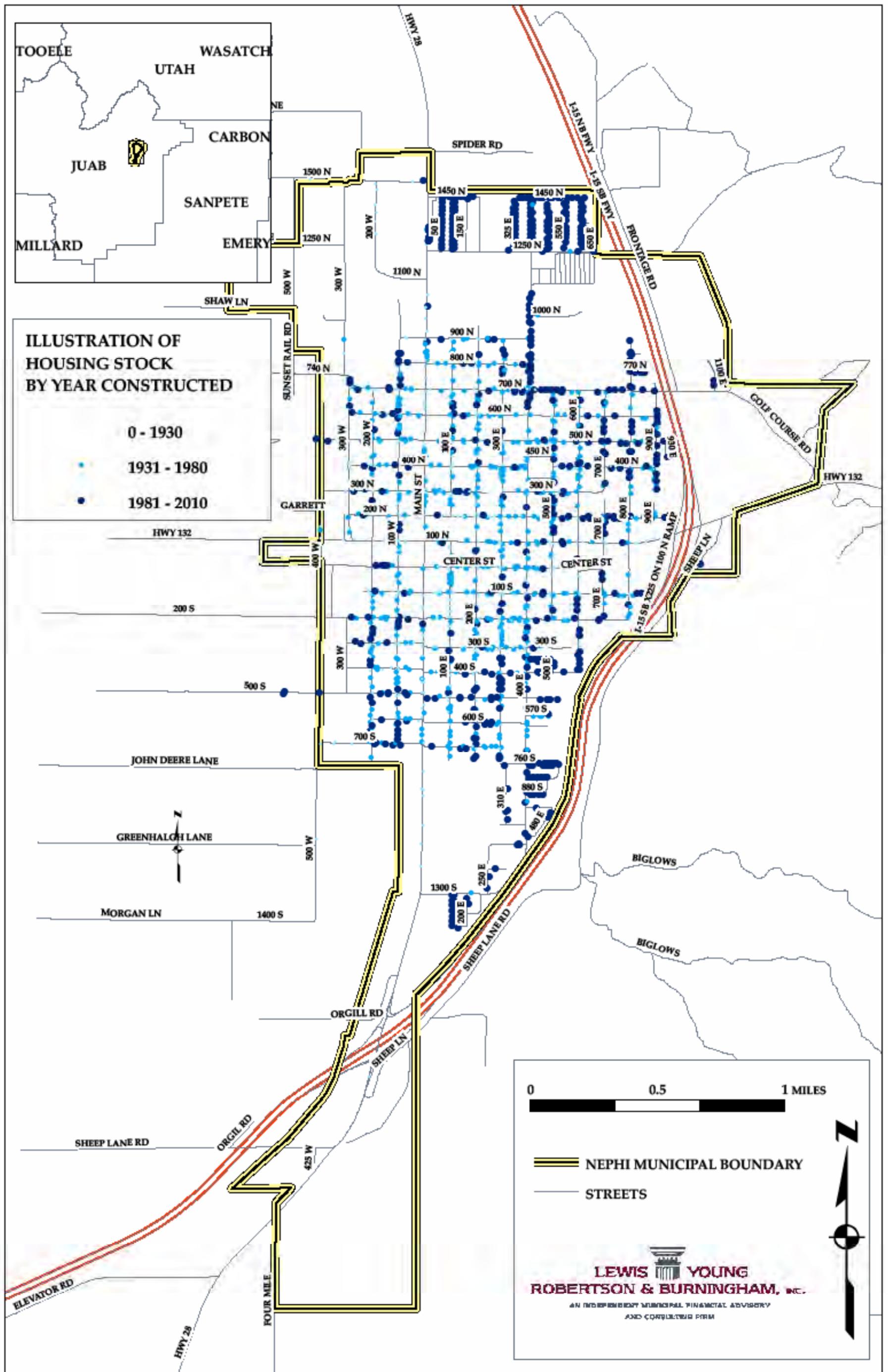
Objective: Plan for controlled growth within the city limits utilizing existing utilities and other infrastructure.

Objective: Provide safety in, and accessibility among, all residential areas.

IMPLEMENTATION

Implementation tools for housing include:

- Diversity in housing types – education/acceptance
- Design guides for multi-family housing types in lower density neighborhoods – determine character of existing neighborhoods (materials, size, architectural type, common features); establish flexible guidelines to avoid cookie-cutter housing; conduct surveys/community workshops to solicit input from neighborhoods on what features are important in the neighborhood;
- Density vs. design education
- Diversity of housing types/sizes in new developments to integrate diversity from the outset.



MAP 7.1 HOUSING STOCK

NEPHI GENERAL PLAN

CHAPTER 8: ECONOMICS

ECONOMIC CLIMATE

Nephi City serves as the hub of economic activity and home to most of the largest employers in Juab County. The following section outlines the current economic climate of Nephi City and is followed by an analysis of the City's market potential.

EMPLOYMENT

Jobs per household are a standard measurement of economic activity in a community. In 2008, Nephi City had approximately 2,400 jobs and an estimated 1,760 households,¹ equating to approximately 1.36 jobs per household, as shown in Table 8.1. In the same year, Juab County had approximately 3,327 jobs and 2,991 households,² calculating to approximately 1.11 jobs per household. The reason for Juab County's lower ratio of

¹ Source: Census 2000 data; Bureau of Economic and Business Research (BEBR), University of Utah; LYRB

² Calculated using the GOPB estimate of population in 2008 (9,899) and the average household size (3.31) from Census 2000 data.

jobs per household could be the fact that many county residents commute out of the county to work.

Industries and Resources:

Graph 8.1, calculated from data gathered from the Utah Department of Workforce Services, shows the major employment industries in Nephi. The top four employment industries in Nephi are:

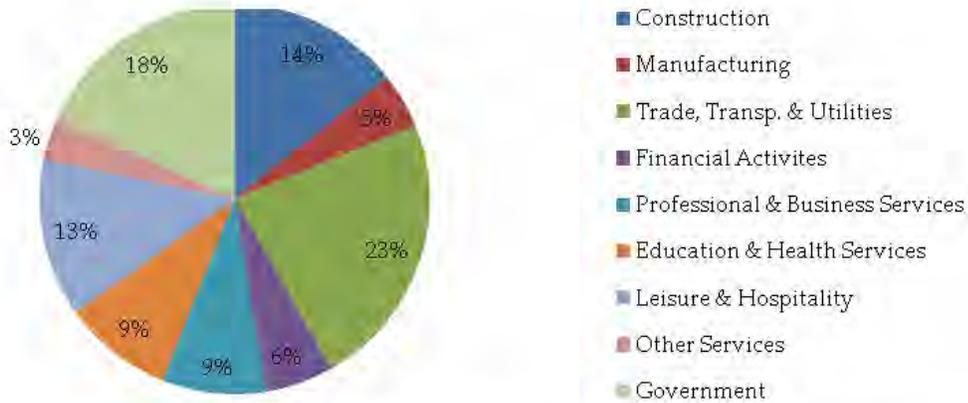
- Trade, Transportation, & Utilities;
- Government;
- Construction; and
- Leisure & Hospitality

TABLE 8.1: NEPHI EMPLOYMENT

	Nephi	Total
Average No. of Firms		178
Avg. Employment		2,400
Total Wages		\$66,713,166
Avg. Monthly Wage		\$2,316
Jobs per Household		1.36

Source: Utah Department of Workforce Services, Workforce Development & Information Division, Annual Report of Labor Market Information, 2008.

GRAPH 8.1: INDUSTRIES OF NEPHI CITY



*Data is not shown for Mining and Information to avoid disclosure of individual firm data.
 Source: Utah Department of Workforce Services, Workforce Development & Information Division, Annual Report of

According to a report on Juab County prepared by the Utah Department of Workforce Services, the construction industry tends to be the most volatile industry in the area, driving employment rates and wages up and down as projects are started and completed in the area. Construction currently makes up approximately 14 percent of all employment in Juab County. In order for Nephi City to build a more sustainable economic base and stabilize employment, focus should be put on industries that are less volatile, including manufacturing, education, health services, government, etc.

Largest Employers:

Many of Juab County’s largest employers are diversified across various industries, creating a healthy economic climate. Additionally, the headquarters of all of Juab County’s top five largest employers are located in Nephi City. In fact, according to the Utah Department of Workforce Services, the majority of the county’s economic activity is focused in Nephi. The top five

employers and the number of individuals employed can be found in Table 8.2. In addition to these, Owens Corning is a prominent and prospering business located in Nephi City.³

REVENUES

In addition to employment and industry data, an analysis of City revenues aids in determining the economic sustainability of Nephi City. This revenue analysis makes comparisons with surrounding or other similarly sized cities, based on general fund revenue generation, to determine relative reliance on various revenue sources. The common revenue sources for each of the cities include property taxes, sales taxes, other taxes (such as energy, utilities, etc.), building permits, other licenses and permits, intergovernmental revenue (i.e., Class C Road Funds, State Liquor Fund, etc.), charges for services, fines and forfeitures, and other miscellaneous revenues (i.e., interest earnings, rental of assets, etc.).

TABLE 8.2: JUAB COUNTY’S TOP FOUR LARGEST EMPLOYERS – ANNUAL AVERAGES FOR 2009

Company	Industry	Employment
Juab School District	Public Education	250-499
Central Valley Medical Center	Health Care	100-249
Nephi Rubber Products	Rubber Products Manufacturing	100-250
Mid-State Consultants	Tele-communications	50-99

Source: Utah Department of Workforce Services, Workforce Information

³ Nephi City Chamber of Commerce

TABLE 8.3: GENERAL FUND REVENUES 2010 COMPARISON

	Nephi	Payson	Richfield	Beaver	Fillmore
General Property Taxes	9.2%	8.4%	14.3%	7.2%	6.2%
Energy/Franchise Tax	3.6%	14.1%	4.3%	17.7%	9.4%
Sales Tax	24.6%	27.4%	44.1%	27.3%	19.9%
Fee-in-lieu (motor vehicle)*	0.0%	1.3%	0.0%	0.0%	0.0%
Other	6.5%	0.6%	3.3%	0.0%	0.0%
Licenses and Permits	1.7%	1.1%	2.0%	0.8%	1.8%
Intergovernmental Revenue	7.7%	8.5%	7.0%	14.1%	9.1%
Charges for Services	26.5%	10.1%	22.4%	21.9%	13.2%
Fines & Forfeitures	3.5%	1.9%	0.1%	0.0%	4.0%
Emergency Services	0.0%	0.0%	0.0%	0.0%	0.0%
Miscellaneous Revenues	12.3%	2.5%	1.6%	1.5%	18.1%
Contributions and Transfers	4.4%	24.2%	1.0%	9.5%	18.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Office of the Utah State Auditor

*Does not represent the true revenue from motor vehicles in each community.

In order to make an evaluation of economic sustainability, revenues have been compared among cities in Table 8.3 and Graph 8.2. Based on this analysis, Nephi City receives a slightly lower percentage of its revenues from sales taxes than do Payson, Richfield, and Beaver, receiving only 24.6 percent of all of its revenues from sales taxes, compared to a high of 44 percent in Richfield (highest among the cities chosen in the comparative analysis). The average

for all cities in the sample, not including Nephi City, is 26.9 percent. This analysis suggests that it may be important for Nephi City to expand its retail sales, creating a more balanced revenue stream. Nephi City would also benefit from commercial growth, as commercial entities are taxed at 100 percent of market value as opposed to 55 percent of market value for residential properties.

GRAPH 8.2: GENERAL FUND REVENUES 2010

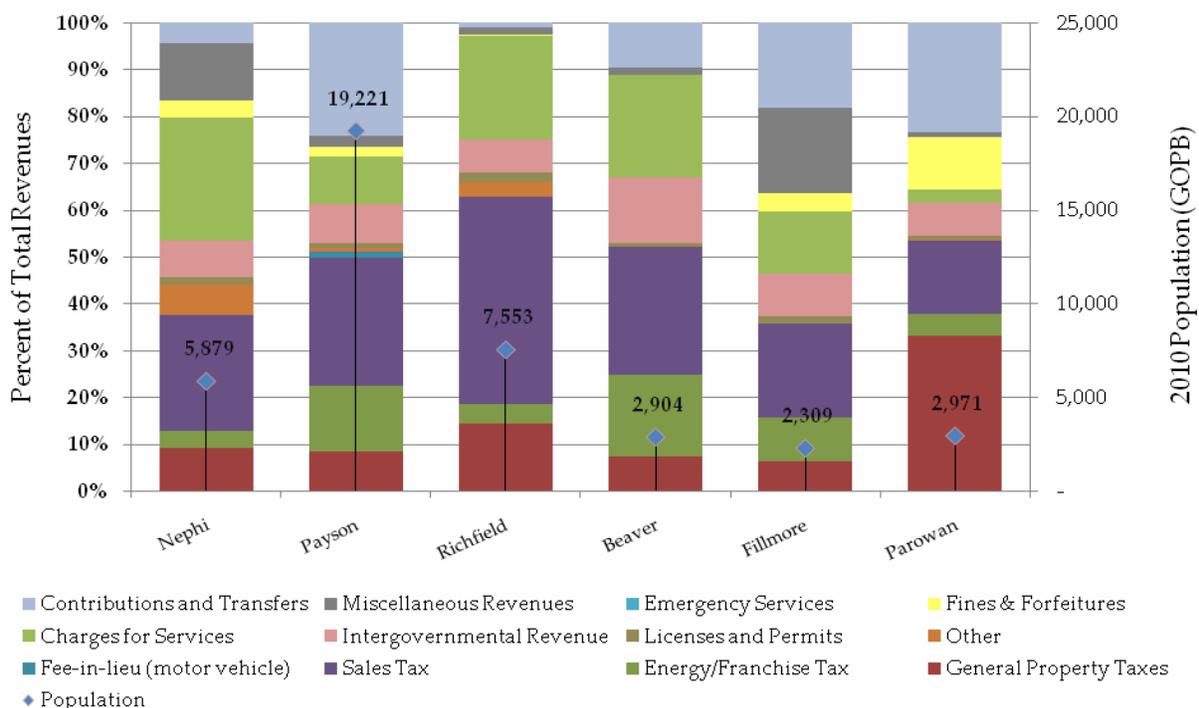


TABLE 8.4: PURCHASES OF GOODS AND SERVICES

	Nephi	Sanpete County	Utah County	Salt Lake
Appliances	11%	1%	84%	3%
Auto repair	82%	1%	13%	1%
Automobiles	37%	2%	46%	11%
Banking	85%	1%	14%	1%
Clothing	4%	0%	88%	3%
Dental	64%	3%	28%	2%
Dining out	41%	1%	59%	1%
Doctors	76%	1%	26%	2%
Entertainment	14%	2%	74%	5%
Furniture	12%	2%	27%	5%
Gasoline	67%	0%	35%	0%
Gifts	20%	2%	78%	4%
Groceries	44%	3%	61%	0%
Hardware	44%	2%	54%	0%
Hospital	73%	1%	25%	3%
Insurance	55%	8%	27%	5%
Lodging for Guests	64%	1%	17%	2%
Prescriptions	77%	2%	18%	1%
Recreation Center	33%	9%	33%	3%
Video Rental	70%	1%	13%	0%

Source: Nephi City General Plan Survey 2008

PUBLIC INPUT

Community input is an additional method used to determine the economic climate of a community. A survey was conducted among Nephi residents in 2008 to gather public input in order to update the General Plan. One question from the survey asked, "In which of the following locations do you purchase the majority of the following goods and services?" Responses to this question can be found in Table 8.4. The highlighted categories show which goods and services are purchased more regularly outside of Nephi City. These also represent the categories in which Nephi City could improve by encouraging development of these goods and services within Nephi.

At a public input meeting held in August 2010, one resident vocalized once more the need for additional grocery/shopping outlets. Another resident believed that economic incentives should not only be offered to potential businesses but also to long-established businesses to encourage them to stay.

MARKET POTENTIAL

The following section analyzes historic sales for Nephi City and comparison cities and provides a sales leakage analysis in order to assess the areas in which Nephi City has potential to grow and develop.

TABLE 8.5: SALES DATA BY LOCATION

	Count of Businesses*	Taxable Sales	Percent of Taxable Sales
Interstate 15	47	\$22,431,364.00	40%
Main Street	82	\$29,505,296.00	52%
Other	62	\$5,762,575.00	10%
Grand Total	191	\$56,751,968.00	100%

Source: Office of the Utah State Auditor

*This number represents the businesses that could be attributed to a specific location and does not include the total number of businesses in Nephi City.

Map 8.1 shows the taxable sales and business locations in Nephi City. The larger and darker colored circles represent a greater amount of taxable sales.

Map 8.1 coupled with Table 8.5 shows that more businesses are located on Main Street than along 100 North/SR-132 or I-15. However, even though fewer businesses are located along I-15, they make up approximately 40 percent of taxable sales. The city clearly has the opportunity to expand business development along I-15.

Historical Sales:

Tables 8.6 and 8.7 show historic gross sales for Nephi City and comparison cities by year and average annual growth rate (AAGR) as well as taxable sales per capita data. Nephi City's gross sales have grown at a slightly lower rate than all comparison cities. Payson has had the most growth between 2003 and 2009 with the average annual growth rate of gross sales at 14 percent and nine percent for taxable sales per capita.

Sales Leakage Analysis:

While data from the community survey shows the community's perception of the city's needs in regard

to goods and services, the following analysis outlines more specifically the areas in which Nephi is experiencing sales leakage and which categories could potentially be developed. Sales leakage analysis estimates the amount of purchases that residents are making outside a given market area, which in this case is Nephi City. Detailed sales leakage analysis, by retail category for the year 2009, is outlined in Tables 8.8 through 8.20. Negative numbers estimate the approximate amount being spent outside of Nephi City boundaries per capita (on average) and by all residents. Positive numbers indicate that Nephi is attracting more than its fair share of purchases (in other words, shoppers from outside the City are attracted to the area for certain types of purchases). These numbers are calculated by comparing expected sales to actual sales. Expected sales are determined by the statewide average for per capita purchases in each category.

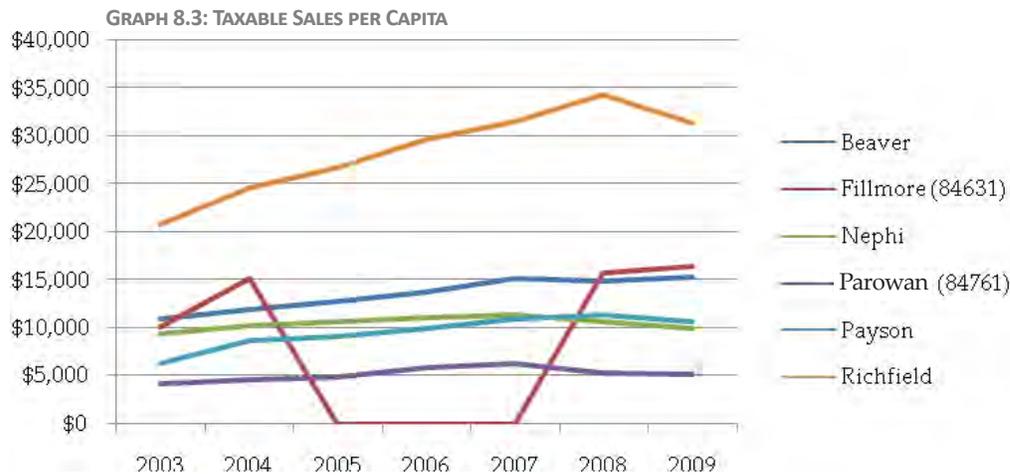
Overall, Nephi City is capturing 102 percent of all retail sales. The City is extremely strong in Convenience Store sales, capturing 910 percent of sales, undoubtedly due to the City's location on I-15 where travelers stop and buy gas and convenience items.

TABLE 8.6 HISTORIC GROSS SALES

City	2003	2004	2005	2006	2007	2008	2009	AAGR
Beaver	\$27,885,055	\$30,563,748	\$33,075,538	\$36,115,574	\$40,675,139	\$41,214,825	\$43,263,415	8%
Fillmore (84631)	\$22,584,237	\$33,652,818	NA	NA	NA	\$35,483,866	\$37,506,698	9%
Nephi	\$46,400,354	\$51,659,864	\$54,274,175	\$57,823,811	\$61,077,471	\$59,033,245	\$56,667,372	3%
Parowan (84761)	\$10,588,065	\$11,712,482	\$12,306,679	\$14,984,452	\$16,613,079	\$14,376,848	\$14,861,733	6%
Payson	\$91,889,730	\$133,231,511	\$146,469,801	\$167,398,383	\$189,612,899	\$204,573,562	\$198,598,157	14%
Richfield	\$145,462,573	\$173,447,314	\$188,594,176	\$211,036,718	\$227,361,085	\$251,717,561	\$233,783,946	8%

TABLE 8.7 TAXABLE SALES PER CAPITA

City	2003	2004	2005	2006	2007	2008	2009	AAGR
Beaver	\$10,974.05	\$11,887.88	\$12,716.47	\$13,726.94	\$15,081.62	\$14,911.30	\$15,271.24	6%
Fillmore (84631)	\$10,132.00	\$15,152.10	\$0.00	\$0.00	\$0.00	\$15,728.66	\$16,435.89	8%
Nephi	\$9,347.37	\$10,241.84	\$10,590.08	\$11,105.01	\$11,380.19	\$10,671.23	\$9,938.16	1%
Parowan (84761)	\$4,142.44	\$4,587.73	\$4,826.15	\$5,878.56	\$6,271.45	\$5,224.15	\$5,198.23	4%
Payson	\$6,296.84	\$8,720.48	\$9,156.65	\$9,995.13	\$10,938.15	\$11,401.94	\$10,694.57	9%
Richfield	\$20,857.84	\$24,718.16	\$26,713.06	\$29,706.75	\$31,516.65	\$34,364.17	\$31,431.02	7%



Building and Garden

Nephi is showing substantial leakage in the Building and Garden category but has also seen some fairly strong growth in this category as well. It is likely that many home and garden purchases are being made in Utah County at Sunroc, Lowe's, or Home Depot.

TABLE 8.8 BUILDING AND GARDEN

Category	Per Capita	Total	Capture Rate
Lumber & Other Bldg (5211)	-\$282.92	-\$1,621,707	12%
Paint, Glass & Wallpaper (5231)	\$5.88	\$33,722	120%
Hardware Stores (5251)	\$40.10	\$229,862	137%
Retail-Nurseries & Garden (5261)	-\$16.14	-\$92,522	0%
Retail-Mobile Home Dealers (5271)	-\$5.12	-\$29,330	0%
Total Building & Garden	-\$258.20	-\$1,479,975	46%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

TABLE 8.9 GENERAL MERCHANDISE

Category	Per Capita	Total	Capture Rate
Department Stores (5311)	-\$1,417.99	-\$8,127,937	1%
Variety Stores (5331)	\$221.44	\$1,269,275	369%
Misc. General Merchandise (5399)	-\$57.73	-\$330,911	0%
Total General Merchandise	-\$1,254.29	-\$7,189,574	20%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

TABLE 8.10 FOOD STORES

Category	Per Capita	Total	Capture Rate
Grocery Stores (5411)	\$486.44	\$2,788,300	163%
Other Food Stores (5421-5499)	-\$57.43	-\$329,212	3%
Convenience Stores (5471)	\$1,023.54	\$5,866,953	910%
Total Food Stores	\$1,452.55	\$8,326,041	251%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

General Merchandise

A large amount of leakage is occurring in this category, undoubtedly due to the attractiveness of Wal-Mart located approximately 24 minutes to the north.

Food Stores

Consumers generally prefer to make grocery store purchases closer to home. One reason for this preference is that short travel distance is required for the purchase of frozen or perishable goods. As Nephi is Juab County's regional center for grocery purchases, residents located outside of Nephi City appear to be coming to Nephi to make their grocery purchases.

Motor Vehicle Dealers

Motor vehicle sales are important in Nephi. Two factors may contribute to this: 1) the City's easy access and visibility along I-15; and 2) lower sales tax rates in Nephi (6.25 percent) as compared to many Utah County cities (6.5 – 6.85 percent).

Apparel & Accessory

Apparel & Accessories generally do not do well in small communities. Rather, a large cluster of businesses and buying power are required, including a broad selection of merchandise. Nephi likely loses many sales in this category to Provo and Orem, with their regional malls.

Furniture

The Furniture category includes not only furniture, but also electronics and computers. There is significant leakage in all of these categories.

Eating Places

As expected, Nephi generates a large amount of revenue in eating places, again likely due to its proximity to I-15, and the travelers who stop for gas and food in the area.

Miscellaneous Retail

Miscellaneous Retail represents stores that often thrive in smaller downtowns. These stores are often one-of-a-kind specialty stores for books, hobbies, stationery, sewing, etc. While the analysis shows significant leakage in sporting goods, book stores, jewelry stores, camera & photographic, etc., it is important to evaluate whether these types of goods and services are truly lacking in the community, or whether they are provided as a section of other stores, included in another category.

Hotels & Lodging

Again, Nephi prospers in this area due to its proximity to I-15 and location between I-80 and I-70 as well.

TABLE 8.11 MOTOR VEHICLE DEALERS

Category	Per Capita	Total	Capture Rate
New & Used Car Dealers (5511)	-\$219.92	-\$1,260,592	61%
Used (Only) Car Dealers (5521)	-\$0.53	-\$3,014	100%
Auto & Home Supply (5531)	\$292.68	\$1,677,623	332%
Gasoline Service Stations (5541)	\$572.34	\$3,280,630	659%
Boat Dealers (5551)	-\$10.52	-\$60,309	0%
Recreation & Utility Trailer (5561)	-\$18.50	-\$106,058	0%
Motorcycle Dealer (5571)	\$106.62	\$611,150	364%
Automotive Dealers, Nec (5599)	\$59.49	\$341,023	812%
Total Motor Vehicle Dealers	\$781.66	\$4,480,453	180%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

TABLE 8.12 APPAREL & ACCESSORY

Category	Per Capita	Total	Capture Rate
Men's & Boy's Clothing (5611)	-\$13.26	-\$75,999	0%
Women's Clothing (5621)	-\$36.98	-\$211,982	6%
Retail-Women's Accessory (5632)	-\$18.66	-\$106,943	0%
Retail-Children & Infant wear (5641)	-\$14.23	-\$81,589	11%
Retail-Family Clothing (5651)	-\$161.04	-\$923,099	12%
Retail-Shoe Stores (5661)	-\$28.98	-\$166,097	3%
Retail-Misc.Apparel & Accessory (5699)	-\$25.04	-\$143,506	9%
Total Apparel & Accessory	-\$298.19	-\$1,709,215	9%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

TABLE 8.13 FURNITURE

Category	Per Capita	Total	Capture Rate
Furniture & Home (5712-5719)	-\$173.79	-\$996,153	11%
Household Appliance (5722)	-\$66.80	-\$382,926	0%
Radio,TV & Electronic (5731)	-\$27.04	-\$154,989	14%
Computer & Software (5734)	-\$26.97	-\$154,619	27%
Record & Tapes (5735)	-\$10.25	-\$58,763	1%
Musical Instruments (5736)	-\$11.39	-\$65,272	6%
Total Furniture	-\$316.25	-\$1,812,722	11%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

TABLE 8.14 EATING PLACES

Category	Per Capita	Total	Capture Rate
Total Eating Places	\$305.51	\$1,751,186	141%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

Personal Services

People generally prefer to purchase personal services close to home. Beauty and barber shops do not charge sales tax (i.e., for the haircut); therefore, the numbers in Table 8.17 represent only those purchases (i.e., shampoo, conditioner) at these businesses for which sales tax is required.

Business Services

Business services are generally closely related to the level of business and office development within a community. Therefore, compared to other larger employment centers in the State, Nephi has a somewhat lower need for business services.

Auto & Miscellaneous Repair

Nephi has a fairly large capture rate in this category. With the high number of vehicles passing through this area, it is not surprising to see significant auto repair revenues. Also, many of the motor vehicle dealers have auto repair services, thereby increasing sales in this category.

Entertainment & Amusement

A new movie theater has located on the east side of the city. Due to lack of a wide variety of entertainment options, video rentals generally do well in smaller towns. This is apparent in Nephi as well, with a capture rate of 409 percent.

TABLE 8.15 MISCELLANEOUS RETAIL

Category	Per Capita	Total	Capture Rate
Drug & Proprietary (5912)	\$1.82	\$10,435	116%
Liquor Stores (5921)	\$8.10	\$46,427	117%
Used Merchandise (5932)	-\$10.93	-\$62,623	0%
Sporting & Bicycles(5941)	-\$94.20	-\$539,929	0%
Book Stores (5942)	-\$21.98	-\$125,962	0%
Stationery Stores (5943)	-\$26.69	-\$152,985	19%
Jewelry Stores (5944)	-\$32.45	-\$186,000	0%
Hobby, Toy & Gameshops (5945)	-\$29.48	-\$168,977	6%
Camera & Photographic (5946)	-\$6.73	-\$38,581	0%
Gift, Novelty & Souvenir (5947)	-\$19.82	-\$113,608	42%
Luggage & Leatherwork (5948)	-\$0.93	-\$5,321	0%
Sewing & Needlework (5949)	-\$31.67	-\$181,526	11%
Non-store Retailers (5961-5963)	-\$8.06	-\$46,210	88%
Fuel Dealers (5983-5989)	-\$76.45	-\$438,194	0%
Florists (5992)	\$24.65	\$141,270	259%
Tobacco Stores (5993)	-\$9.64	-\$55,265	0%
News Dealers & Stand (5994)	-\$2.76	-\$15,840	0%
Optical Goods Store (5995)	-\$10.31	-\$59,097	1%
Miscellaneous Retail Store (5999)	\$40.09	\$229,791	118%
Total Miscellaneous Retail	-\$307.43	-\$1,762,193	60%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

TABLE 8.16 HOTELS AND LODGING

Category	Per Capita	Total	Capture Rate
Hotels & Lodging	\$106.61	\$611,109	158%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

TABLE 8.17 PERSONAL SERVICES

Category	Per Capita	Total	Capture Rate
Laundry Cleaning (7211-7219)	-\$19.94	-\$114,282	3%
Photographic Studios (7221)	-\$1.79	-\$10,242	78%
Beauty Shops (7231)	\$1.76	\$10,114	117%
Barber Shops (7241)	-\$3.59	-\$20,576	0%
Shoe Repair & Shine Parlors (7251)	-\$1.16	-\$6,632	0%
Funeral Service & Crematory (7261)	\$18.75	\$107,467	253%
Misc. Personal Services (7291-7299)	-\$6.52	-\$37,393	0%
Total Personal Services	-\$12.48	-\$71,544	80%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

TABLE 8.18 BUSINESS SERVICES

Category	Per Capita	Total	Capture Rate
Advertising (7311-7319)	-\$22.63	-\$129,701	35%
Credit Reporting (7322-7323)	-\$4.43	-\$25,370	0%
Mailing, Reproduction & Steno (7331-7338)	-\$32.14	-\$184,217	19%
Service To Buildings (7342-7349)	-\$39.83	-\$228,281	1%
Misc.Equip.Rental & Leasing (7352-7359)	-\$41.45	-\$237,570	52%
Personnel Supply Services (7361-7363)	-\$1.73	-\$9,908	0%
Computer & Data processing (7371-7379)	-\$61.24	-\$351,024	32%
Misc. Business Services (7381-7389)	-\$58.09	-\$332,980	42%
Total Business Services	-\$261.52	-\$1,499,051	34%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

TABLE 8.19 AUTO & MISCELLANEOUS REPAIR

Category	Per Capita	Total	Capture Rate
Automotive Rentals (7513-7519)	\$198.27	\$1,136,487	264%
Automotive Parking (7521)	-\$29.88	-\$171,296	0%
Auto. Repair Shops (7532-7539)	\$300.50	\$1,722,488	337%
Auto Services Exc. Repair (7542-7549)	\$6.72	\$38,537	136%
Electrical Repair shop (7622-7629)	-\$51.76	-\$296,711	2%
Watch, Clock & Jewelry Repair (7631)	-\$1.99	-\$11,418	9%
Re-upholstery & Furniture Repair (7641)	-\$1.51	-\$8,629	0%
Misc. Repair Shops (7692-7699)	-\$49.41	-\$283,244	20%
Total Auto & Misc Repair	\$370.94	\$2,126,213	189%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

TABLE 8.20 ENTERTAINMENT & AMUSEMENT

Category	Per Capita	Total	Capture Rate
Motion Picture Production (7812-7829)	-\$12.47	-\$71,467	16%
Motion Picture Theaters (7832-7833)	-\$31.48	-\$180,437	0%
Video Tape Rental (7841)	\$60.79	\$348,448	409%
Dance Studios, Schools & Hall (7911)	-\$19.02	-\$109,045	0%
Producers, Orchestra, Entertainment (7922)	-\$10.25	-\$58,756	29%
Bowling Centers (7933)	-\$9.97	-\$57,137	0%
Commercial Sports (7941)	-\$16.89	-\$96,801	0%
Ski Resorts (7995)	-\$10.16	-\$58,229	0%
Misc. Amusement & Recreation (7991-7999)	-\$76.98	-\$441,277	5%
Total Entertainment & Amusement	-\$126.43	-\$724,700	42%

Based on Minor and Major SIC Codes, CY 2009 Taxable Sales

Source: Utah State Tax Commission, LYRB

Summary:

From the sales leakage analysis and the public input obtained through the community survey it is apparent that the following opportunities for development may exist and be well received by Nephi City residents:

1. Furniture/Appliance Stores
2. Entertainment
3. New/Used Car Dealers
4. Apparel/Accessories

While the options above are consistent with sales leakage analysis and community input, the City will need to balance economic development and population growth to determine which options are feasible and desirable for the City. Due to a need for a large cluster of businesses and buying power, some opportunities may not be feasible options in Nephi in the foreseeable future.

GOALS AND OBJECTIVES: ECONOMICS

Sales tax is the lifeblood of a city from a revenue standpoint. A single new business generating substantial sales tax would benefit the city more than revenues from property taxes on that business. The following goals and objectives are thus primarily focused on increasing sales tax revenue.

GOAL: Improve and diversify the local economy in order to ensure a sustainable economic base and increased job creation.

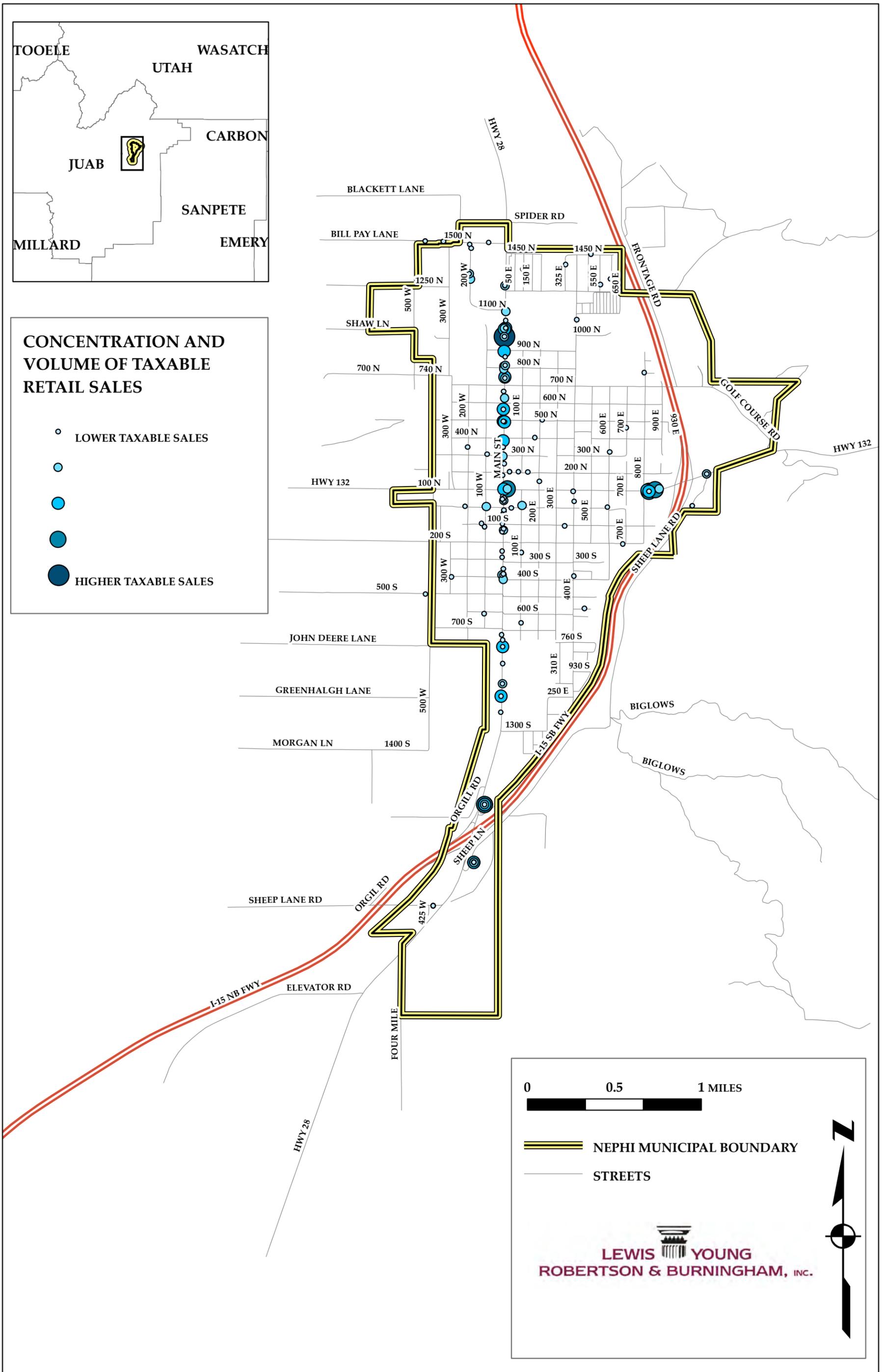
Objective: Encourage expansion of business, industrial, and employment opportunities that are environmentally sensitive to Nephi City and that will expand the property tax base.

Objective: Recapture lost sales opportunities to provide a wide variety of retail goods and services to Nephi City residents and increase city revenues.

Objective: Strengthen and expand Main Street businesses through renovation of infrastructure in the downtown area and improvements to existing structures.

Objective: Along I-15 interchanges, encourage economic activity that is designed to draw from traffic along I-15.

Objective: Provide appropriate incentives to encourage business expansion.



MAP 8.1 TAXABLE SALES

CHAPTER 9: PARKS, RECREATION, & OPEN SPACE

PARKS

Parks contribute to the overall character of a city by providing a location for recreation activities, preserving open space within city boundaries, and serving as a landmark or center for a neighborhood. The purpose of the Parks and Recreation element of the General Plan is to assist Nephi City in planning and providing for parks, recreation, open space and trails that meet the needs of the community, now and in the future. The park-planning process provides the opportunity for the city to create an open space system that maximizes the visual and recreational character of the area while prioritizing connectivity of parks, trails, and open space.

The following includes useable and workable definitions for the different types of parks, recreational facilities, and open space.

Special-Purpose Parks:

Special-Purpose parks are intended to provide or commemorate a unique recreational, cultural, or historic

amenity within the community and may consist of open spaces, passive park areas, public gathering spaces, greenways, or formal landscaped areas that interrupt and soften the continuous pattern of the built environment. Special-purpose parks have a service area that is often community wide. These parks are usually focused on a single specialty use, such as a swimming pool, ice rink, or outdoor event venue.

Location--Location can be widespread throughout the City depending upon purpose, need, and special circumstance.

Size--Generally up to three (3) acres, depending on location and function.

Neighborhood Parks:

Neighborhood parks are intended to be the most localized features of the park system, convenient and accessible to residents within a designated neighborhood, and may consist of improved or grassed open space, tot lots, playground equipment, playfields,

basketball courts, tennis courts, picnic areas, and other recreation features determined to serve the needs of the local neighborhood. Neighborhood parks have a service area of approximately 0.25 to 0.75 miles. These parks are primarily used by residents within close walking distance to the park. The facilities in these parks are usually limited to a single bowery or playground.

Location-- Central and convenient to a designated neighborhood within the City.

Size-- Generally between three (3) acres and ten (10) acres, depending on location and function.

Community Parks:

Community Parks are intended to serve a broader representation of the general public, centrally located, and accessible by a variety of public transportation routes, and may consist of swimming pools, athletic fields, community recreational centers, and/or a complex of indoor and/or outdoor recreational facilities and activity areas that have community-wide orientation. Community parks have a service area radius of approximately 1 to 2 miles. These parks are generally used by residents living within an easy walking distance or short drive of the park. Barriers, such as heavily traveled roads, can discourage the use of these parks. These parks often have facilities that include playgrounds, small turf areas, pavilions, and restrooms.

Location--Central and convenient to the community or accessed by a classified collector or arterial roadway.

Size--Generally, minimum size is four (4) acres, depending on location and function.

RECREATIONAL FACILITIES

Recreational facilities are intended to accommodate a wide variety of recreational, athletic, and educational pursuits and may consist of swimming pools, golf

courses, playfields, basketball and tennis courts, and similar type facilities.

Location--Distributed throughout the entire City.

Size--Varies depending upon the specifications of the recreation purpose or activity being provided.

Open Space:

Open space areas are intended to set aside lands for preservation of natural resources and remnant landscapes and to preserve natural settings that are unsuitable for development, such as steep slopes, unstable soils, floodways, wetlands, or similar physical features. Such open space areas can provide passive recreational opportunity and contribute to the quality of life of the community by protecting views, vistas, and panoramas; by protecting air, water, soil, and plant and wildlife habitat; by protecting against natural hazards related to floodways and flooding, unstable soils, or areas of geological instability; and by protecting airport approach and takeoff areas.

Location--Widely distributed throughout the City and surrounding areas.

Size--Varies considerably depending upon purpose, function, and physical characteristics.

Quasi Parks:

In addition to municipally owned and operated facilities, there are other spaces/facilities that provide recreation/park opportunities for community residents. The following are considered quasi parks:

Civic/institutional spaces such as schools are often used by the public when school is not in session. With useable open space and/or recreation facilities within their property boundaries, schools are a resource for recreation. Facilities often include ballfields and playgrounds.

Religious facilities frequently have green space areas often used by members of the community. Some facilities may also have ball fields and playgrounds as a component of their associated open space. In smaller communities, these spaces and open areas help meet the recreational demands of the community.

EXISTING CONDITIONS

Nephi City has a range of park and recreation facilities available to residents, including public parks, private parks, and quasi-park types. The location of the parks and recreation facilities is not evenly distributed

throughout the city at this time. The majority of the city’s formal public parks and recreation opportunities are located on the north and east sides of town, while there is a current dearth of facilities in the south and west areas of town. However, the addition of the elementary school on South Main Street has provided some open space and play area associated with the school. The city has an agreement with the school district for use of some of its grounds and facilities by the community.

Nephi City’s major community park is the 4.2 acre Pioneer Park, located at 500 North and Main Street. The outdoor swimming pool is located within this

TABLE 9.1 PARKS AND RECREATION FACILITIES

Facility Name	Location	Size	Features & Activities
Nephi Pioneer Park	500 N & Main	4.20 Acres	Lawn Area, Playground, Outdoor Swimming Pool, Restrooms, and 2 Pavilions.
Pink School Park	100 N 200 E	4.57 Acres	1 Ball Field, Flexible Multi-Sport Fields, Horseshoe Pits, and Picnic Areas
Canyon View Park	100 N & 700 E	4.22 Acres	1 Ball Field Flexible Multi-Sport Field, Restrooms, Picnic Area
Old Gymnasium	100 N, Adjacent To City Center	20,050 Sq. Ft.	1 Basketball/Multipurpose Court, and 1 Handball/Racquetball Court
Old Mill	100 S & Main	0.45 Acres	Picnic Tables, Lawn Area, Historical Features
Nephi Elementary School	100 N & 400 E	1.50 Acres (Excluding School Building)	Swing Sets, 1 Basketball/Multipurpose Court, Lawn Area, and Multipurpose Fields
Juab Middle/High School	700 N & 400 E	17.00 Acres	1 Running Track, 4 Tennis Courts, 6 Ball Fields, 1 Football/Soccer Field, Multi-purpose Fields, 2 Gymnasiums, and 1 Weight Training Area
Golf Course	1200 E & 100 N	48.50 Acres	Nine-Hole Golf Course And A Club House
LDS Orgill Park	800 E And Center	6.00 Acres	2 Lighted Ball Fields, 2 Picnic Areas With Pavilions
Nebo Heights Park (Neighborhood Park)	1450 N & 600 E	0.66 Acres	2 Swing Sets, 1 Jungle Gym, Play Stagecoach with a Slide, and a Basketball Standard
Juab County Fairgrounds	300 W & Center	25.00 Acres	Rodeo Arena, Concession Stands, Restrooms
Veteran's Memorial Park	200 E & 100 N	0.15 Acres	Memorial
Memorial Rose Garden	100 E & 100 N	0.22 Acres	Certified Rose Garden
Nature Trail	700 to 800 East on Center St.	0.25 Acres	Walking Path

Source: Nephi City

park, which also offers picnic areas and playgrounds. The swimming pool facility was constructed in 1959. Potential improvements include plans for the addition of a splash pad as a component of the pool facility. The city intends to maintain and improve the facility and add additional features when feasible. More specific information regarding future plans for the swimming pool can be found in the recreation facility master plan. The location of this park on Main Street, which is a state highway thoroughfare, allows it to serve as a popular stop for travelers as well.

Major recreational parks include Canyon View Park, which is located at 100 North and 700 East, and Canyon Hills Park Golf Course, located on the east side of town. The golf course is comprised of 48.5 acres with a nine-hole course and a clubhouse. Canyon View Park includes sports fields and other amenities. An additional baseball field and a flexible, multi-sport field are located at Pink School Park on 100 North and 200 East. The city intends to continue improving its sports fields to be up-to-date with current sport-specific standards.

The Juab County Fairgrounds, which include exhibit buildings and a rodeo arena, are located on the west side of town at Center Street and 300 West. A complete list of current parks and recreation facilities is in Table 9.1.

The city's parks and recreation facilities are funded through the general fund. A portion of the operating and maintenance costs are recovered through user fees. Historically, the city collects about 44% of operating costs from pool users and 75% from golf course users. The fairgrounds and its facilities are maintained by Juab County. Nephi City maintains an intergovernmental agreement with the Juab School District for use of some of its facilities.

In addition to the parks and open space contained within Nephi City, the surrounding area offers a wide variety of recreational and open space resources. The

Nebo Loop Scenic Byway has a variety of recreation uses within the Uinta National Forest. The Little Sahara Recreation area to the southwest contains 60,000 acres of sand dunes and is a popular destination for ATV users. Yuba Lake State Park to the south provides boating and water recreation opportunities. A complete list of regional resources is listed in Table 9.2.

CURRENT TRENDS

Nephi is a highly recreation-oriented community, and residents have expressed a need and desire for more opportunities, including organized programs. Understanding trends in park and recreation use and preferences is an important element of making appropriate planning decisions for the future. Knowing what recreational activities, park features, and programs are most popular can help in planning for potential increases in demand and assist in prioritizing resource expenditures. In the process, the city has the ability to focus efforts on the services that may offer the community the largest benefit.

Sports & Exercise Participation Trends:

According to the National Sporting Goods Association, the four sports that had the highest participation ranking in 2009 were exercise walking, exercising with equipment, camping, and swimming. While participation in the first three sports (exercise walking, exercising with equipment, and camping) has continually increased throughout the years, participation in swimming, while still high, has slowly decreased since 2005.

Details on current trends for sports that may be pertinent to Nephi City are highlighted below:

- Exercise Walking – was ranked as the most popular activity with 93.4 million participants in 2009, 60 percent of which were female. Participation increased 4 percent from 2008 to 2009 and has had an average increase of approximately 1.5 percent annually since 1999.

TABLE 9.2 REGIONAL RECREATION RESOURCES

Facility Name	Location	Size	Features & Activities
Rees's Flat	4 Miles East Of Nephi Off Of Highway 132	680 Acres	Cross Country Skiing, Snowmobiling, Hiking/ Backpacking, Camping, Mountain Biking, Horseback Riding, and Nature Trails. Access by Unimproved Road.
Mona Reservoir	Northwest Of Mona		Waterskiing, Boating, Jet Skiing, Sail Boarding, and Camping. Access by Gravel Road.
Little Sahara Recreation Area	30 Miles West Of Nephi Off Of Highway 132 And Route 1812	60,000 Acres	ATV Riding, Camping, and Picnicking
Yuba Lake State Park	25 Miles South Of Nephi Off Of I-15		Boating, Camping, Hiking/Backpacking, Waterskiing, Swimming, Jet Skiing, Fishing, and Picnic Areas.
Burraston Ponds	5 Miles North Of Nephi Off Of Highway 91 And Access Road		Camping, Swimming, Fishing, Canoeing, Picnicking, Wildlife Viewing. Designated Wildlife Refuge.
Nebo Loop Scenic Byway	Starts Approx. 5 Miles East Of Nephi Off Highway 132	32 Miles Long	Paved Road Within Uinta National Forest. Access to Camping, Horseback Riding, Picnic Areas, Snowmobiling, Hiking/Backpacking, and Wildlife Viewing.

Source: Nephi City

- Exercising with Equipment – is the next most popular sport at 57.2 million participants. This activity has had an average annual rate of increase of approximately 2.4 percent since 1999, with a four-percent increase between 2008 and 2009. Exercising with equipment is most popular in the 25 to 34 age group.
- Aerobic Exercising – had approximately 33.1 million participants in 2009 with a participation rate increase of three percent from 2008 to 2009.
- Baseball – had approximately 11.5 million participants in 2009, 81 percent of which were male. Participation in baseball has decreased at an average rate of approximately 3.4 percent annually since 1999. From 2008 to 2009 participation decreased 13.5 percent.
- Basketball – had approximately 24.4 million participants in 2009 but saw a decrease in participation of 5 percent from 2008 to 2009. Roughly 70 percent of all participants were male, with the highest percent between the ages of 12 and 17.
- Bicycle Riding – approximately 38.1 million people engaged in bicycle riding in 2009. The number of participants in bicycle riding has decreased slightly from 42.4 million in 1999 to 38.1 million in 2009.
- Football (tackle) – had approximately 8.9 million participants in 2009. Participation in tackle football increased from 1999 to 2005 and then decreased from 2005 to 2009 with a 6.2 percent decrease from 2008 to 2009.
- Golf – had approximately 22.3 million participants in 2009. Participation in golf has slowly decreased at an average annual rate of approximately 1.9 percent since 1999. Golf is most popular for males between the ages of 25 and 54. Thirty-five percent of all golf participants have a household income of \$100,000 or more.

- Hiking – had approximately 34 million participants in 2009 with nearly equal participation by men and women. Participation in hiking has increased 2.8 percent from 2008 to 2009.
- Running/Jogging – had approximately 32.2 million participants in 2009 with an average annual increase in participation of 3.7 percent from 1999 to 2009. The age group with the highest participation is 25 to 34.
- Soccer – had approximately 13.6 million participants in 2009. Participation in soccer has fluctuated throughout the years, but currently has approximately the same number of participants as it did in 1999 (13.2 million). Children age seven to eleven account for the highest percent of participation.
- Softball – had approximately 11.8 million participants in 2009 with a decrease of 7.9 percent from 2008 to 2009. Participation in softball has slowly been decreasing since 1999.
- Swimming – had approximately 50.2 million participants and was the fourth most popular sport in 2009. Nevertheless, participation in swimming decreased 6.1 percent from 2008 to 2009 and has seen an overall decrease from 1999 to 2009 of 13.3 percent. Swimming is an interesting sport, because all age groups between the ages of seven and 54 participate equally, though there is a slight drop in participation in the 18-24 age group.
- Tennis – had approximately 10.8 million participants in 2009 and has roughly the same number of participants as in 1999 (10.8 million). The largest percent of participants is made up of individuals between the ages of 25 and 44.

Parks and Recreation Trends:

Recreation Management, a recreation, sports, and fitness facilities magazine, annually conducts a State of the Industry Report. This report outlines trends in the recreation industry and provides an idea of future changes to the industry. The recently released 2010 report stated that the top features among parks and recreation facilities include:

1. Playgrounds
2. Park structures, such as shelters, rest room buildings, etc.
3. Open spaces, including gardens, natural areas, etc.
4. Outdoor sports courts, such as basketball, tennis, etc.
5. Trails
6. Bleachers and seating
7. Natural turf sports fields for baseball, soccer, etc.
8. Concession areas
9. Classrooms and meeting rooms
10. Community or multipurpose center

Top choices that many parks and recreation managers plan to include in the near future include:

1. Splash play areas
2. Park structures
3. Dog parks
4. Trails
5. Playgrounds
6. Open spaces
7. Natural turf sports fields
8. Bleachers and seating
9. Skate parks

According to this same State of the Industry Report, top current programs include:

1. Holiday events and other special events
2. Youth sports teams

3. Day camps and summer camps
4. Adult sports teams
5. Arts and crafts
6. Educational programs
7. Active older adult programs
8. Sport training (such as golf instruction or tennis lessons)
9. Sports tournaments or races
10. Festivals and concerts
11. Fitness programs
12. Swimming programming
13. Mind-body/balance programs like yoga, tai chi, and pilates
14. Teen programming

9. Arts and crafts
10. Adult sports teams

Many of the above programs have grown in popularity since last year's report. Desire for teen programming has moved from number five in last year's survey to number one, fitness programs are up from number seven last year, and active older adult programs have jumped from number ten to number five. The desire for teen programming, fitness programs, and active older adult programs has grown significantly.

Many parks and recreation departments plan to add more programs over the next three years. The Top Ten programs planned for the next few years include:

1. Teen programs
2. Fitness programs
3. Environmental education
4. Educational programs
5. Active older adult programs
6. Mind-body/balance programs
7. Day camps and summer camps
8. Holiday events and other special events

FUTURE NEEDS AND PLANS

The National Parks and Recreation Association (NPRA) developed standards for communities to use in planning for parks and recreation needs. These standards were developed as a goal for future development in meeting the needs of the community. However, these standards were based on more urban-level models and do not necessarily correlate to smaller communities. In addition, the standards are categorized by park types rather than demand for parks and recreation facilities. In lieu of using the NPRA standards as a metric in this plan, we have used as a resource a publication produced for the State of Colorado in 2003, entitled Small Community Parks and Recreation Standards.

TABLE 9.3 RECOMMENDED PARKS AND RECREATION FACILITY TYPES

Facility Category	Parks System Facility Types	# of Facilities Needed per 1000 Residents	Acres required to accommodate 1 Facility	Total Acres required per 1000 Residents
Sports Fields	Soccer/Multi-Use Fields	0.95	2.21	2.1
	Ball Fields (Baseball/Softball)	0.61	3.44	2.3
Courts	Tennis	0.97	0.17	0.16
	Basketball	0.91	0.16	0.16
	Volleyball	0.13	0.1	0.013
Outdoor Recreation	Small Skatepark	0.16	0.18	0.03
	BMX track	0.16	3.12	0.5
	Paved Trail (by mile)	1.04	N/A	N/A
	Gravel Trail (by mile)	2.33		

Source: Small Community Parks & Recreation Standards, RPI Consulting Inc., 2003

Although more specific details regarding facility and land needs are detailed in Tables 9.3 and 9.4, the general park land dedication standard suggested for smaller communities (less than 10,000 residents) is: 14 Acres per 1,000 residents.

Using the 2009 population estimate, Nephi currently has about 5,879 residents. Using the above standard, the overall recommended acreage of parks and recreation is projected to be 82.3 acres. The current total acreage of neighborhood and community parks totals 34.88 acres, including the school facilities and privately-owned acreage serving community needs (e.g. Orgill Park). Additional recreation acreage is comprised of the golf course (48.5 acres) and the fairgrounds (12.95 acres) for a total of 96.32 acres. Future population levels are projected to have the following parks needs, based on the 14 acres/1000 residents standard:

- 6,000 people: 84 acres
- 7,000 people: 98 acres
- 8,000 people: 112 acres

An alternative is for the city to develop custom park land dedication standards using the numbers in the tables below and selecting the facilities that are most relevant to the community. These two tables outline standards that specify the capacity of various parks and recreation system facilities and then the land acreage required for each facility type. Note that the number represents the addition of all the land requirements for the facility types, including parking and buffers/spectator areas around playing fields, for example.

GOALS AND OBJECTIVES

GOAL: Provide a range of high-quality park spaces, recreational facilities, cemeteries, golf courses, and programs to meet the entire community’s recreational and maintenance needs.

Objective: Protect existing park spaces, and identify new park spaces, to ensure that residents have convenient access to high-quality, outdoor green spaces.

TABLE 9.4 POPULATION SERVED PER PARK SYSTEM FACILITY TYPE

Facility Category	Parks System Facility Types	Total Population Served by 1 Facility	# of Facilities Needed per 1000 Residents
Sports Fields	Soccer/Multi-Use Fields	1050	0.95
	Ball Fields (Baseball/Softball)	1640	0.61
Courts	Tennis	1030	0.97
	Basketball	1100	0.91
	Volleyball	7540	0.13
Outdoor Recreation	Small Skatepark	6410	0.16
	BMX track	6250	0.16
	Paved Multi-Use Trail (by mile)	960	1.04
	Dirt/Gravel Multi-Use Trail (by mile)	430	2.33
Leisure	Family Picnic Area	160	6.25
	Group Picnic Area	2780	0.36
	Park Bench	130	7.69
Other Recreation Facilities	Outdoor Swimming Pool	8250	0.12
	Outdoor Events Venue (by acre)	2380	0.42

Source: Small Community Parks & Recreation Standards, RPI Consulting Inc., 2003

Objective: Identify opportunities for parks and recreational facilities in the southern portion of the city, which is currently underserved.

Objective: Utilize natural topographic and physical features in the community as opportunities for the creation of park and recreation space. This may include flood plains, storm water detention areas, creeks, ravines, pocket parks, and cemeteries.

Objective: Develop a facility to address current and future recreational needs in the region and to serve as a community landmark and gathering place.

Objective: Create and develop year-round recreational programs for all ages.

Objective: Develop new, and improve existing, trails and pathways to provide opportunities for alternative transportation and recreation, and to promote a healthy, active community.

Objective: Coordinate planning with federal, state, and local jurisdictions and other organizations to maximize opportunities to ensure the best use of open spaces, trailheads, access points, and visual resources.

IMPLEMENTATION

Implementation tools for parks, recreation, and open space include:

- Maintenance of existing facilities and spaces
- City-wide parks and recreation plan
- Prioritization (update) of parks, open space, and recreation needs
- Evaluation of annexation of land for parks & open space

CHAPTER 10: PUBLIC SERVICES

INTRODUCTION

One of the main challenges in handling the growth and development in a community is to ensure that adequate public services and facilities are in place to support the growth. The provision of services includes educational facilities, cultural resources, public safety, and utilities.

Appropriate planning is necessary to guarantee that the rate of new development does not exceed the capacities of the entities that provide these services. Additionally, it is necessary to update and adapt to the shifting needs of the existing community. A strong public works system has been vital to the growth of the community.

Nephi City provides electric, natural gas, water, sewer, and solid waste services to the community. The city participates in the Six County Association of Government's consolidated plan process and has engaged in some modest capital facility planning over the years.

Recent or ongoing facility planning includes a storm water master plan, electric system substation and transmission master plan, airport master plan, water and sewer system master plans, recreation facility master plan, and transportation master plan.

EDUCATIONAL RESOURCES

Schools :

Nephi serves as the headquarters for the Juab School District. Five schools within the district serve the eastern region of Juab County. Four of these are located in Nephi – two elementary schools, Nebo View and Red Cliffs, as well as Juab Junior and Senior Highs. The fifth school is located in Mona – Mona Elementary.

The mission of the Juab School District is to ensure that all students will learn well the skills and essential knowledge that will allow them to enjoy economic success, and be effective and ethical participants in a democratic society in the 21st Century.

The elementary schools in Nephi are currently under capacity, with about 600 students at Red Cliffs and 350 at Nebo View. Red Cliffs Elementary has been in a new building at 1199 South Main Street since November 2008. When this school moved into the new building, the old building located at 380 East 200 North was renovated for use by Nebo View Elementary.

No new schools are currently planned in Nephi, and the current plan by the district is to use the existing buildings through 2017. There is one vacant building in Nephi, which is the old middle school building on the junior/senior high campus. This building was used as an elementary school while the other two elementary school were under construction. The junior high, which is currently experiencing the most pressure on its capacity, could utilize this vacant building if the need for additional space arises in the near future.

The school district has purchased land on the north side of the city, north of 1250 North and east of Main Street. This land could be targeted for a new elementary school if there is a demand and need for one in the future.

Library:

The Nephi Public Library is located in the city hall building. The library is a great area resource and serves not only the residents of Nephi, but also those of Mona, Levan, and Rocky Ridge. Those residents living outside Nephi City limits pay a small use fee per year for each family. The library has a collection of over 24,000 books and magazines and over 1,000 videos and DVDs. It maintains a Special Collections repository of non-circulating historical books, such as family histories, local histories, and school yearbooks. Public Internet access is provided on the seven computers maintained for use by library patrons. The library conducts several children's programs, including a summer reading program for school children. The library also offers interlibrary loan services for items not available on site.

Culture:

The Juab Fine Arts Council (JFAC) was established in 2001 to promote cultural growth and experiences in Juab County through all forms of fine art, including visual and performing arts. The JFAC is funded by grants through the Utah Arts Council and the National Endowment for the Arts, as well as through local fundraising events and contributions. The JFAC is a resource for local fine arts students and teachers and for listing community arts events. In 2008, the JFAC formed a theatre company, which stages a season of several productions each year and also holds a youth theatre summer camp.

PUBLIC HEALTH, SAFETY, AND WELFARE

Adequate planning of services that benefit and protect the health, safety, and welfare of the community is of utmost importance for the existing residents and as the population grows.

The Nephi Fire Department, operated by the Juab County Special Service Fire District, is located at 95 East 100 North. The fire department operates using a volunteer force of firefighters, who respond to emergencies in Nephi, Mona, and Levan in conjunction with volunteer forces from those areas. The city's water storage capacity remains adequate to meet water demands for fire protection services.

The Nephi Police Department is located at 42 E 200 North. The department currently employs 8 full-time officers, 2 administrative staff members, and several paid and unpaid reserve officers and volunteers. Funds for the department are provided through the Nephi City general fund. The area is also served by the Juab County Sheriff's Office, located at 425 W Sheep Lane Drive. Both departments utilize the county jail facility. A grant, received in 2009, allowed for the creation of a joint drug task force with Juab and Sanpete Counties, pooling the resources of the small departments.

The Sanpete/Juab Major Crimes and Drug Task Force became operational in August 2009.

The area is served by the East Juab Ambulance Association.

Nephi and Juab County are part of the Fourth Judicial District for the State of Utah. Court locations in Nephi are as follows:

Fourth District Court: Juab County - Nephi District Court
160 North Main
P.O. Box 249
Nephi, UT 84648

Fourth District Court: Juab County - Nephi Juvenile Court
160 North Main
P.O. Box 308
Nephi, UT 84648

Fourth District Court: Juab County Justice Court (Nephi Precinct Court)
160 North Main
Nephi, UT 84648

Nephi City Justice Court
42 E 200 N
Nephi, UT 84648

Health Care:

Located in a modern facility at 48 West 1500 North, the Central Valley Medical Center provides a full range of hospital services, including 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.

The mission of Central Valley Medical Center is to provide sensitive, compassionate health care of the highest quality to all patients.

UTILITIES

Nephi City provides electric, natural gas, water, sewer, and solid waste services to the community. The City maintains several enterprise funds to account for these business-type activities of the City. As the City grows, the provision of these public services will continue to be an important aspect for which to plan.

Natural Gas:

Nephi City maintains a municipal natural gas utility. A new natural gas system was installed in east Juab County in 1991 and has sufficient capacity to serve the existing community and future development in the area. Twenty six-miles of 8" high-pressure gas line feed natural gas from Questar Pipeline's main trunk line in Payson Canyon to Nephi City. This high-pressure transmission system provides many times the required need and is likely to continue to be sufficient to support growth for many years.

Electricity:

Nephi City is a member of the Utah Municipal Power Agency (UMPA). The Nephi City Electric Department supplies all of the electricity consumed in Nephi, including a few connections that lie outside the city limits. Joining with UMPA, which provides power for cities including Provo, Spanish Fork, Salem, Nephi, Levan, and Manti, allows Nephi City to have an important role in local power supply resource planning. UMPA was established in 1980 and provides its member cities with planning, transmission, scheduling, and load control regulation services, among others. Nephi City maintains two hydroelectric plants, which have been active since 1986. The Bradley plant has a summer capacity of .2 megawatts, and a winter capacity of .1 megawatts. The Salt Creek plant has a summer capacity of .5 mega-

watts and a winter capacity of .2 megawatts.

Solid Waste:

Nephi City provides its residents with a solid waste collection system. Weekly collection is provided through an automated system. The Juab Rural Development Agency owns the local landfill and provides disposal service to Nephi, Levan, Mona, and unincorporated east Juab County. Nephi City is a member of the agency.

Culinary Water Supply:

Nephi City owns adequate water rights to meet current and reasonable future needs, but cannot currently deliver all owned water to the water storage and distribution system. The city's current storage capacity is 2,600,000 gallons. Nephi City's water system has been approved as meeting the Utah State Public Drinking water regulations for both bacteria and mineral content.

In the State of Utah, it is required that all community water systems be capable of delivering 800 gallons of water to each connection daily. The amount of water that Nephi is obligated by the State to deliver is within the capacity of what the city's system is able to generate. Although Nephi owns all its own water, a growing population is making it increasingly necessary for the municipality to improve water delivery capacity and explore improved water storage and distribution systems. The city is currently updating a water system master plan including an electronic model of the system.

Wastewater System:

The capacity of the wastewater treatment system is one potential limiting factor for the future growth in the community. Wastewater is carried by the sewer system to a group of total-containment lagoons, which lie west of Nephi. Nearly all Nephi residents are dependent on the wastewater system rather than septic tanks, and the growing population has increased the demands on the treatment system. A wastewater system master plan is being prepared to document waste-

water system needs and to plan future improvements.

AIRPORT

The Nephi Municipal Airport is a General Aviation facility serving Basic Utility type aircraft. It is located approximately 3 miles northwest of the City and was activated in 1945. Located at an elevation of 5,009 feet, the site comprises approximately 523 acres. The airport contains one runway, 17/35, which is oriented north-south and aligned parallel to the mountains on the east and west of town. In 2006 the runway was moved farther west and extended from 4,700 feet in length to 6,300 feet and from 75 feet in width to 100 feet. Its location identifier is U14, and its site number is 25228. The runway has a weight-bearing capacity of Single Wheel: 21,000 pounds and Double Wheel: 30,000 pounds. Fuel facilities and aircraft parking are available at the airport.

As Nephi continues to grow and annex areas to the north and west of town, care should be taken to avoid potential land use conflicts. A new master plan for the airport is being completed using grant funds from the Federal Aviation Administration (FAA) and is addressing the issue of landside development around the airport. The facility will continue accommodating general aviation activity and may see an increase in business jet aircraft, however passenger service is not anticipated.

GOALS AND OBJECTIVES

GOAL: Maintain and expand public service facilities and infrastructure within Nephi City that first supports the existing residents and businesses safely, and second supports the planned growth of the community.

Objective: Ensure that municipal services have sufficient capacity to serve the community, using capital improvement programs as necessary to expand and extend services.

Objective: Develop a community-wide capital improvement plan to formulate standards for new developments and meet existing and future community needs.

Objective: Require development to be timed and sequenced such that it is consistent with the capacity and availability of public services and facilities.

GOAL: Coordinate land use development decisions and capital facility planning.

Objective: Integrate utility mapping into the GIS system.

Objective: Encourage development patterns that reduce both construction and operational infrastructure costs.

GOAL: Make efficient use of existing or planned facilities.

Objective: Design services so that they are not a heavy operational or financial burden on the city, either currently or in the future.

Objective: Review and update fee structures as necessary to keep pace with current and future growth demands as well as any new quality regulations.

GOAL: Ensure that the health, safety, and welfare of Nephi residents are maintained as the city grows.

Objective: Provide appropriate levels of public safety services.

Objective: Ensure that utilities, such as electric, natural gas, water, and waste management, meet the needs of residents and businesses.

Objective: Be prepared to expand and improve the City's facilities and utilities accordingly.

IMPLEMENTATION

Implementation strategies for utilities include:

- Consider assessing impact fees for development projects
- Initiate a city-wide capital improvement plan

CHAPTER 11: NATURAL RESOURCES

INTRODUCTION

The beautiful setting of Nephi City is surrounded by natural resources, including nearby Mt. Nebo and the expanse of the Juab Valley. Additionally, the agricultural countryside allows for wide-open vistas of the surrounding scenic areas. These resources have enhanced the quality of life of the community's residents and contribute to its character. To continue this quality of life, Nephi City is committed not only to protecting the environment, wildlife, and scenic views, but also working to protect residents from geologic and other natural or manmade hazards as the community grows.

EXISTING CONDITIONS

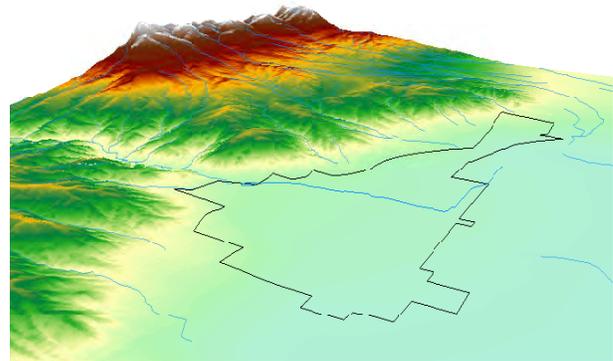
Topography:

Nephi is located on the eastern slope of the Juab Valley at an elevation of 5,133 feet. Like many Utah towns and cities, Nephi was settled at the mouth of a canyon with ready access to water and other natural resources available in the nearby mountains. The terrain gradually slopes downward from the east side of town to the

west, with the Juab Valley situated at an elevation of 4,987 feet. There is less noticeable change in elevation from north to south within the city.

Climate:

Characteristic of towns and cities along the benches of the Wasatch Front, Nephi experiences mountain-valley weather patterns from day to day. Most of the precipitation that Nephi receives annually falls on the mountains in the form of snow. The following tables and charts provide some climate summary information



3D View from the North (BYU 2008)

TABLE 11.1 NCDC 1971-2000 Monthly Normals: Temperature

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
													MONTHLY
MEAN MAX. TEMPERATURE (F)	40.2	46.0	55.6	64.2	73.6	85.2	92.2	90.4	81.1	67.9	51.7	40.8	65.7
HIGHEST MEAN MAX. TEMPERATURE (F)	46.4	57.2	63.2	74.6	79.0	91.9	96.5	93.6	87.1	77.0	63.5	48.6	96.5
YEAR HIGHEST OCCURRED	1999	1995	1986	1987	1992	1986	1989	1994	1990	1988	1999	1980	1989
LOWEST MEAN MAX. TEMPERATURE (F)	29.6	37.0	48.7	52.9	66.1	77.4	87.5	86.6	75.9	58.7	41.1	31.5	29.6
YEAR LOWEST OCCURRED	1984	1984	1973	1975	1995	1998	1997	1997	1997	1984	2000	1985	1984
MEAN TEMPERATURE (F)	28.9	33.8	42.1	49.3	57.9	67.6	74.6	73.2	64.4	52.5	39.4	29.6	51.1
HIGHEST MEAN TEMPERATURE (F)	37.0	41.3	48.5	56.8	62.6	73.2	77.9	76.0	70.4	59.9	48.8	36.5	77.9
YEAR HIGHEST OCCURRED	2000	1992	1986	1992	1992	1986	1989	1986	1990	1988	1999	1980	1989
LOWEST MEAN TEMPERATURE (F)	20.6	24.9	36.0	40.5	51.1	61.8	70.3	69.5	59.7	46.5	30.7	23.3	20.6
YEAR LOWEST OCCURRED	1984	1984	1976	1975	1975	1998	1993	1978	1971	1984	2000	1990	1984
MEAN MIN. TEMPERATURE (F)	17.6	21.5	28.6	34.3	42.1	50.0	57.0	56.0	47.7	37.0	27.1	18.4	36.4
HIGHEST MEAN MIN. TEMPERATURE (F)	28.2	31.2	34.6	40.7	47.5	55.4	60.8	60.4	53.7	42.8	34.0	24.5	60.8
YEAR HIGHEST OCCURRED	2000	1992	1992	1992	2000	1988	1988	2000	1990	1988	1999	1980	1988
LOWEST MEAN MIN. TEMPERATURE (F)	8.3	12.7	22.1	28.2	35.7	44.6	53.0	50.9	42.1	32.6	20.3	10.0	8.3
YEAR LOWEST OCCURRED	1989	1984	1976	1975	1975	1975	1993	1978	1971	1976	2000	1990	1989

TABLE 11.2 NCDC 1971-2000 Monthly Normals: Precipitation and Heating/Cooling Days

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	ANNUAL
													MONTHLY
HIGHEST PRECIPITATION (IN.)	3.59	3.07	4.00	3.47	4.29	4.04	3.72	3.10	6.02	4.32	3.60	3.58	6.02
YEAR HIGHEST OCCURRED	1997	2000	1978	1999	1981	1998	1985	1983	1982	1994	1978	1983	1982
LOWEST PRECIPITATION (IN.)	0.19	0.23	0.14	0.14	0.23	0.00	0.00	0.00	0.00	0.05	0.13	0.11	0.00
YEAR LOWEST OCCURRED	1977	1972	1997	1992	1974	1979	2000	1985	1974	1995	1999	1976	1979
HEATING DEGREE DAYS (F)	1120.	874.	711.	480.	246.	64.	2.	3.	95.	395.	768.	1098.	5856.
COOLING DEGREE DAYS (F)	0.	0.	0.	6.	24.	142.	299.	258.	76.	6.	0.	0.	811.

from the Western Regional Climate Center (WRCC).¹ The WRCC is one of six regional climate centers in the United States and receives specific oversight from the National Climate Data Center (NCDC).

Soil:

A summary of soil conditions and accompanying map were obtained from the Web Soil Survey (WSS) tool available through the United States Department of Agriculture (USDA). The survey provides soil data and information produced by the National Cooperative Soil Survey and is operated by the USDA Natural Resources Conservation Service (NRCS).²

The majority of soil within the Nephi City boundary is classified as a Juab loam (JbA), 0 to 2 percent slopes. This soil is found in lake terraces and alluvial fans. It is a well-drained soil consisting of loam down to 38 inches, when it becomes a silt loam. The next prevalent soil type is the Donnardo stony loam (DdC), 2 to 8 percent slopes. This soil is found in alluvial fans, is well drained, and is a stony loam to 4 inches, when it proceeds from very cobbly loam to an extremely cobbly, fine sandy loam at 60 inches. The water table depth for both soils is more than 80 inches.

One of the relevant issues in regard to soil in Nephi is the issue of collapsible soil. Collapsible soils often occur in wind-blown loess deposits but are also associated with alluvial fan deposits in arid climates. They have been recognized throughout the southwestern United States, including Nephi. These soils typically contained 10 to 14% clay-size material. The composition of the alluvial fan is the primary indicator of potential collapse. Also, alluvial fans which are collapsible have been found to typically have larger ratios of fan area to drainage-basin area.³

Collapsible soils undergo a sudden decrease in volume

¹ wrcc.dri.edu

² websoilsurvey.nrcs.usda.gov

³ Collapsible Soil Hazard Map for the Cedar City, Utah Area, 1991, Tonya Williams and Kyle M. Rollins, BYU, Cv eng dept.

due to the addition of water into the soil structure (hydrocompaction). This can present a hazard for building in areas where collapsible soil has been identified. There has been some history of problems with collapsible soils in the general vicinity of the Vine Bluff Cemetery. Care should be taken to see that development not take place where these soil conditions exist, unless adequate precautions are taken. Mitigation measures do exist for collapsible soils, as described in a report by Rollins & Rogers.⁴ However, the most effective measures reported were prewetting with a sodium silicate solution and dynamic compaction, which were more expensive than conventional procedures, such as prewetting with water and partial replacement with compacted fill.

Seismic:

A report prepared in 1997 by Harty, Mulvey, & Machette, detailed much of the seismic conditions in and around Nephi City. Entitled "Surficial Geologic Map Of The Nephi Segment Of The Wasatch Fault Zone, Eastern Juab County, Utah", aspects of the report are summarized below.

The Wasatch Fault Zone (WFZ) is recognized as the most active fault zone in Utah. It is thought to be the most likely source of future earthquakes to affect the Wasatch Front area of north-central Utah. A 1997 report conducted by the U.S. Geologic Survey and the Utah Geologic Survey mapped the Nephi segment of the WFZ. It also summarized results of studies performed by the USGS, universities, and private consultants.

The Nephi segment of the Wasatch fault zone is generally agreed to be approximately 20.5 miles in length. It extends from 2.2 miles north of Payson to 1.9 miles south of Nephi. Deposits along the Nephi segment are from the Quaternary Period. The Quaternary Period is a period in the International Commission on Stra-

⁴ Mitigation Measures for Small Structures on Collapsible Alluvial Soils, 1994, Kyle Rollins, G. Wayne Rogers

MAP 11.1 LEGEND: SOILS

Fairfield-Nephi Area, Utah (UT608)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgD	Borvant cobbly loam, 8 to 25 percent slopes	313.8	5.5%
Dam	Dam	10.4	0.2%
DdC	Donnardo stony loam, 2 to 8 percent slopes	604.0	10.7%
DdE	Donnardo stony loam, 8 to 25 percent slopes	68.9	1.2%
HfC	Hupp gravelly loam, 4 to 8 percent slopes	16.9	0.3%
JbA	Juab loam, 0 to 2 percent slopes	2,659.9	47.0%
JbB	Juab loam, 2 to 4 percent slopes	263.1	4.7%
JbC	Juab loam, 4 to 8 percent slopes	8.4	0.1%
JcB	Juab loam, gravelly substratum, 2 to 4 percent slopes	70.0	1.2%
LcF	Lizzant very cobbly loam, dry, 30 to 60 percent slopes	209.9	3.7%
M-W	Miscellaneous water	25.4	0.4%
MvB	Musinia silty clay loam, moist, 0 to 2 percent slopes	145.0	2.6%
MvC	Musinia silty clay loam, moist, 2 to 5 percent slopes	131.8	2.3%
PK	Pits-Dumps complex	10.2	0.2%
RpD	Rofiss gravelly clay loam, 4 to 15 percent slopes	212.9	3.8%
W	Water	0.6	0.0%
WaB	Wales loam, 2 to 4 percent slopes	52.7	0.9%
XB	Xeric Torriorthents-Rock outcrop complex, steep	827.7	14.6%
YbF	Yeates Hollow very stony loam, 40 to 70 percent north slopes	23.4	0.4%
Totals for Area of Interest		5,654.9	100.0%

tigraphy (ICS) Geologic Timescale. It follows the Neogene period and spans from the present to 2.588 million years ago (+/- .005 million years). It includes two geologic epochs: the Pleistocene and Holocene. The Holocene is the more recent of the two and spans from the present to 0.0117 million years ago.

The deposits along the Nephi segment range from middle Pleistocene to late Holocene in age. These deposits consist primarily of lake-bottom sediments from Lake Bonneville and of coalesced alluvial fans. Three surface-faulting earthquakes occurred during the middle to late Holocene period along the Nephi segment. Fault scarps are topographic expressions of faulting due to land surface displacement during movement along faults. The steepness of the scarp formed by the most recent event on the Nephi segment and the lack of vegetation present indicate that it may be a result of the youngest surface-faulting event on the Wasatch fault. Radiocarbon analysis from trenches has dated it to be younger than 1,200 years, but additional surficial analysis by researchers suggests that it may be as young as 300 to 500 years old. The other two events are thought to have occurred about 3,500 and 4,500 years ago.

A geologic hazards map that shows both unstable soils and fault fold lines was created by one of the BYU students in 2008.

The potential for landslides was noted in the 1996 plan, which referred to a 1973 report conducted by Cluff et. al. of Woodward-Lundgren and Associates. Landslides have the potential for causing serious hazards to nearby urban development if a seismic event were to occur. The City is working to create a landslide hazard map that will help identify potential hazardous areas along the benches north and east of Nephi.

The report noted that a fault scarp trends into the city from the north, extending to about 800 North. The scarp is more pronounced at the north end of the city but then decreases for much of its length within Nephi. It is principally located in distal alluvial-fan deposits of Quaking Asp Canyon and stream alluvium of Salt Creek. No evidence of surface offset was found to support the possible faults mapped in the 1973 study by Cluff and another in 1991 along the northeast edge of town.

A large scarp was noted to be present south of the Nephi cemetery at about 5,200 feet in elevation. Although previously mapped as a fault scarp, the 1997 report interpreted it as alluvial scarp from Salt Creek when it occupied a channel north of its present position. Several short scarps are present southeast of Nephi along the mountain front south of Salt Creek. These mark the southern end of the Nephi segment of the WFZ.

GOALS AND OBJECTIVES

GOAL: Protect scenic and natural resources around and within Nephi City.

Objective: Protect visual access to scenic vistas throughout Nephi City through land-use and development policies.

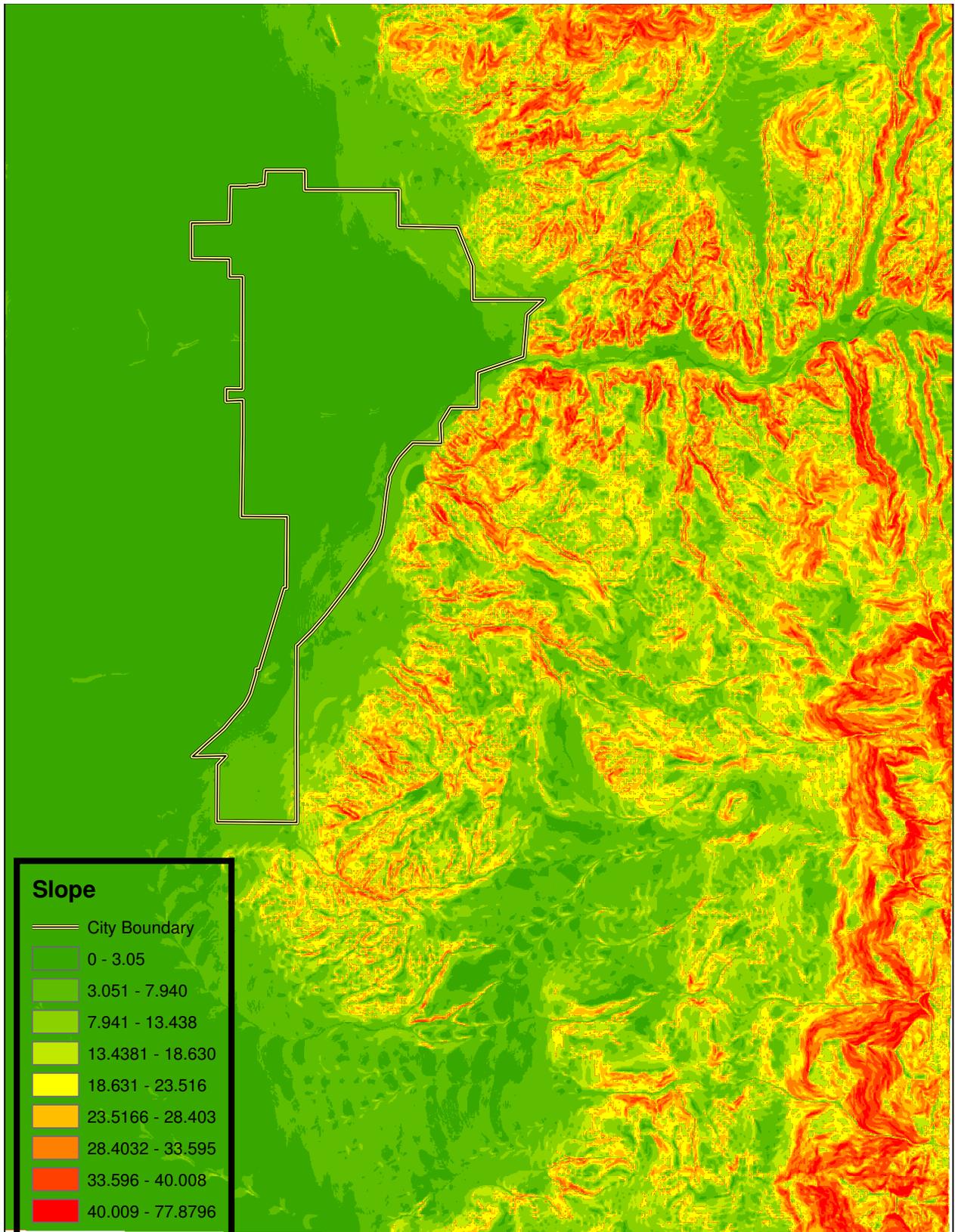
Objective: Protect access to light and solar or passive energy sources.

Objective: Protect and preserve wildlife habitats, especially big game habitat.

GOAL: Help protect residents from natural and man-made hazards associated with development in sensitive areas.

Objective: Soil information provided in the General Plan is for information only and should not be relied

MAP 11.2: SLOPE



Created by BYU, 2008

upon for construction design. Geotechnical analysis of soils for construction is recommended.

Objective: Consider requiring soils analysis where new construction is proposed.

Objective: Use land-management decisions to avoid development in areas where mitigation is not effective.

Objective: Coordinate efforts with state and county officials on any development that may be proposed within area designated as Wildland Urban Interface.

GOAL: As Nephi City expands, protect traditional agricultural uses from excessive or un-managed residential or commercial growth.

Objective: Consider buffers between producing farms and incompatible development.

Objective: Consider requiring protection and easements in and around developments for irrigation and other water courses, including land drainage systems.

- Wildlife habitats
- Wetlands
- Unsuitable building soils
- Flood plain or flood areas
- Landslide areas
- Known geologic hazards
- View corridors

Consider developing a sensitive lands overlay zone for these areas. The purpose of this overlay zone would be to protect and preserve environmentally sensitive areas and help protect residents from natural hazards by addressing effective land-management and environmental issues.

Other implementation tools include:

- Construction mitigation plans for construction in environmentally sensitive areas
- Maintenance in landslide-potential areas
- Clustering to preserve sensitive areas/protect against hazards
- Inter-local agreements with US Forest service/ adjacent cities/counties to jointly protect sensitive natural areas.

IMPLEMENTATION

Create a sensitive lands map that identifies areas within the city where there are potential environmental or aesthetic concerns, such as the following:

Legend

 Landslide Potential

Future Use

Use

 Central Business District

 Combined Use

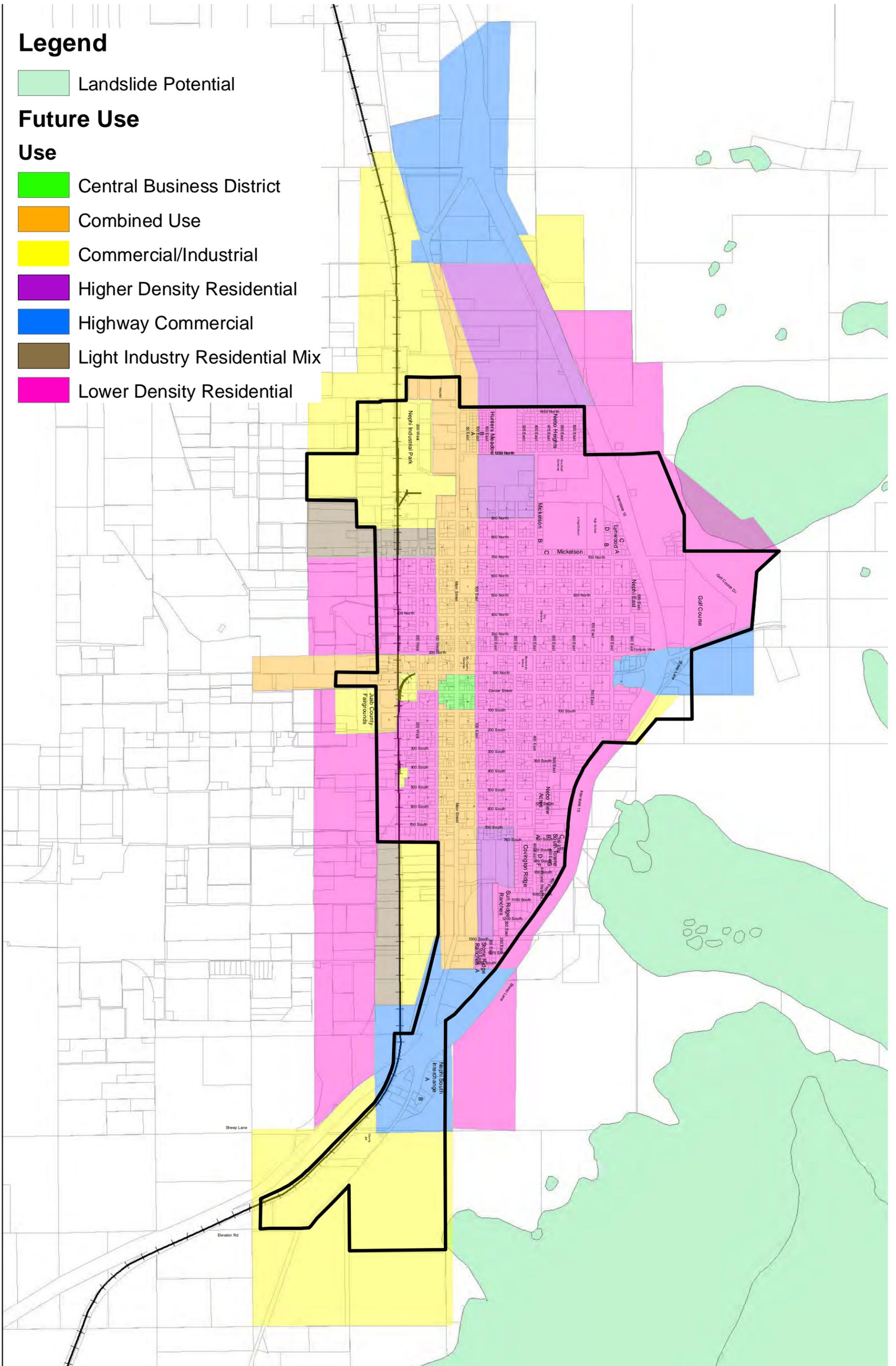
 Commercial/Industrial

 Higher Density Residential

 Highway Commercial

 Light Industry Residential Mix

 Lower Density Residential



MAP 11.3 LANDSLIDE POTENTIAL

NEPHI GENERAL PLAN

CHAPTER 12: SUMMARY OF GOALS & OBJECTIVES

This chapter includes the goals and objectives from all chapters of the general plan. Implementation strategies and tools associated with each set of goals and objectives are located at the end of each individual chapter.

GOALS AND OBJECTIVES: LAND USE

GOAL: Preserve and enhance the quality of life and rural image of the city.

Objective: Adopt a future land use map that reflects the needs of the community and guides future growth/development.

Objective: Promote property maintenance and beautification.

Objective: Pursue mechanisms for maintaining agricultural land uses including tilling of the soil, raising of crops, horticulture, and gardening to

preserve this important contribution to the rural character of Nephi. Any agricultural industry or business would be confined to zoning districts specifically allowing for those uses. Coordinate with Juab County on pursuing mechanisms for preserving agricultural land that is outside of Nephi boundaries yet contributes greatly to the character of the city.

GOAL: Achieve efficient use of land and public infrastructure.

Objective: Encourage new development to occur near similar developments and/or existing infrastructure systems.

Objective: Develop provisions requiring adequate public services and facilities to be in place at time of new development.

GOAL: Encourage development to follow the growth management strategy that preserves the rural atmosphere and resources of the city.

Objective: Support the future land-use map with appropriate zones and land-use code.

Objective: Implement land-use management strategies, such as agricultural preservation techniques, transfer of development rights, and subdivision regulations that preserve Nephi's character.

GOAL: Enhance the economic tax base and provide opportunities for retail goods and services.

Objective: Designate appropriate areas for commercial, light industrial, and manufacturing uses.

Objective: Encourage a broad selection of retail goods and services in order to reduce leakage of retail sales to other counties.

GOAL: Promote a range of housing options to meet the needs of a variety of lifestyles, incomes, and age groups.

Objective: Provide an integrated mixture of housing land uses within the community, including single-family and multi-family housing.

Objective: Allow some clustering of residential structures with contiguous areas of shared open space as a method for maximizing the amount of open space and agricultural land in and around Nephi.

GOAL: Provide for the designation of land uses that will support economic opportunities for the residents, including the youth of the community as they enter the workforces.

Objective: Include designation of light industrial, manufacturing, and industrial parcels to allow for

new opportunities in employment sectors that align with these land uses.

Objective: Consider expanding the acreage of the city-owned industrial park and encourage new entities to locate here and in other appropriate privately owned areas in Nephi.

GOALS AND OBJECTIVES: MOBILITY - ROADWAYS

GOAL: Increase safety and mobility along Main Street.

Objective: Define a vision for Main Street in terms of both streetscape improvements and corridor functionality.

Objective: Consider clarifying turning pockets and travel lanes at intersections along Main Street in the same manner as the 100 North intersection.

Objective: Conduct a speed study in cooperation with UDOT to determine if there is a speeding problem along Main Street in the Downtown area.

GOAL: Improve Main Street to support a central-business-district feel.

Objective: Coordinate with UDOT on changes of and enhancements to Main Street.

Objective: Incorporate traffic-calming improvements.

Objective: Maintain on-street parking for convenient access.

GOAL: Maximize efficiency of existing roadways.

Objective: Generally preserve grid street network and continue a connected street network

as appropriate where growth and expansion are considered.

Objective: Manage the transportation network so that major arterials carry regional traffic and allow reasonable travel speeds (for instance, implement driveway consolidation).

GOAL: Mitigate traffic and safety impacts at major intersections within Nephi.

Objective: Complete an intersection study to determine if a signal is warranted at any intersections on Main Street.

Objective: Identify any other major intersections with potential traffic and safety issues.

GOAL: Scale roadways with the density of surrounding development.

Objective: Size roadways for efficient access to major nodes of development, while respecting the natural landscape and visual quality of the area and addressing safety concerns.

Objective: When retrofitting roads to provide curb, gutter, and sidewalk improvements, remain consistent in establishing new roadway widths.

GOAL: Encourage vehicle travel at safe speeds through residential neighborhoods.

Objective: Address concerns about safety and cut-through traffic around schools and residential neighborhoods. Control vehicle speeds while addressing vehicle delay and safety measures.

Objective: Create a traffic-management or traffic-calming program.

GOALS AND OBJECTIVES: MOBILITY - PEDESTRIAN AND BIKE

GOAL: Create a well-connected, well-maintained, complete pedestrian network.

Objective: Identify sections of the transportation system where sidewalks are non-existent, substandard, and/or deteriorating and add priorities for construction or replacement.

Objective: Encourage property owners to meet maintenance and repair responsibilities as provided in Nephi City ordinances.

Objective: Provide safe, visible, and contiguous pedestrian networks at locations where pedestrian activity is higher (for instance, near schools and community recreation centers).

GOAL: Develop walking and bicycling as mode choices for residents of all ages, abilities, and income levels to improve health through increased physical activity and to provide mobility options.

Objective: Expand the existing pedestrian network, create a bicycle system, and improve on-street bicycle travel among neighborhoods, to and from schools, to community activity centers, and to connecting intra-city locations.

Objective: Integrate bike and pedestrian improvements into roadway designs.

Objective: Provide a network of bicycle facilities including, bike lanes, bike routes, and separated bike paths.

Objective: Provide highly visible, safe pedestrian crossings and prioritize improvements by location.

Objective: Use program-based educational campaigns, such as Safe Routes to School and wellness programs in schools, to encourage walking and bicycling as travel options.

GOALS AND OBJECTIVES: MOBILITY - RECREATION

GOAL: Provide residents with a variety of multiple-use trails on public property that are appropriately integrated with urban development plans and connect with recreation trails east of I-15.

Objective: Design trails at an adequate width for multiple use and on-going maintenance, with adequate setbacks from adjacent roadways and private property.

Objective: Provide both paved and non-paved trails to accommodate a variety of users.

Objective: Plan trail connections to and through nearby open space to meet various trail user needs, including equestrian uses, hiking, mountain biking, backpacking, and nature viewing.

GOAL: Mitigate potential traffic impacts of ATVs on roadways while maintaining mobility to recreation sites.

Objective: Explore segregating ATV use along roadway segments to avoid ATV user conflicts.

Objective: Update ATV trail route map and ordinance.

GOAL: Provide a system of interconnected, non-motorized trails, including sidewalks, that connect to neighborhoods, services, and existing and planned adjacent regional trails.

Objective: Design trails to connect to major destinations (e.g., ball park, Main Street business district, library).

Objective: Connect neighborhood parks and neighborhood schools to the larger community-wide trail system with other neighborhood connector trails (where feasible and appropriate in the context of the neighborhood design) and on-street bike lanes and routes.

GOALS AND OBJECTIVES: MOBILITY - OTHER

GOAL: Provide mobility options to seniors.

Objective: Support seniors having access to activities via senior center vans through increased service hours and service areas.

Objective: Educate seniors on transportation services.

Objective: Create an ADA-Transition Plan to coordinate retrofitting walking paths to be ADA-compliant.

GOAL: Manage and maintain the curb and gutter network.

Objective: Install curb and gutter where they are non-existent, substandard, and/or deteriorating and add priorities for ongoing maintenance and/or replacement. Public input is a resource for prioritization.

GOALS AND OBJECTIVES: HISTORIC PRESERVATION

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

Objective: Encourage and support awareness and interest in the history of Nephi.

Objective: Identify and document significant sites, structures, and areas.

Objective: Encourage the preservation, restoration, and continued use of historically or architecturally significant buildings and sites.

Objective: Explore the potential of an historic district that reflects the character and history of the community's built environment.

Objective: Support listings of eligible properties on the National Register of Historic Places when requested by public and private entities.

Objective: Enhance economic development through programs for preservation and reuse of historic structures.

GOALS AND OBJECTIVES: HOUSING

GOAL: Preserve current quality of life by maintaining an appropriate range of housing choices.

Objective: Maintain a reasonable range of housing types and affordability including single-family and multi-family homes, condos, and apartments.

Objective: Provide housing that meets the demands of all stages of the life cycle, including starter and senior housing.

GOAL: Provide adequate, safe, and healthy residences that enhance community identity. Manage growth occurring within the City and preserve the identity of Nephi City as a rural yet welcoming community.

Objective: Accommodate neighborhood development patterns that conserve open space.

Objective: Plan for controlled growth within the city limits utilizing existing utilities and other infrastructure.

Objective: Provide safety in, and accessibility among, all residential areas.

GOALS AND OBJECTIVES: ECONOMICS

Sales tax is the lifeblood of a city from a revenue standpoint. A single new business generating substantial sales tax would benefit the city more than revenues from property taxes from that business. The following goals and objectives are thus primarily focused on increasing sales tax revenue.

GOAL: Improve and diversify the local economy in order to ensure a sustainable economic base and increased job creation.

Objective: Encourage expansion of business, industrial, and employment opportunities that are environmentally sensitive to Nephi City and that will expand the property tax base.

Objective: Recapture lost sales opportunities to provide a wide variety of retail goods and services to Nephi City residents and increase city revenues.

Objective: Strengthen and expand Main Street businesses through renovation of infrastructure in the downtown area and improvements to existing structures.

Objective: Along I-15 interchanges, encourage economic activity that is designed to draw from traffic along I-15.

Objective: Provide appropriate incentives to encourage business expansion.

GOALS AND OBJECTIVES: PARKS, RECREATION & OPEN SPACE

GOAL: Provide a range of high-quality park spaces, recreational facilities, cemeteries, golf courses, and programs to meet the entire community's recreational and maintenance needs.

Objective: Protect existing park spaces, and identify new park spaces, to ensure that residents have convenient access to high-quality, outdoor green spaces.

Objective: Identify opportunities for parks and recreational facilities in the southern portion of the city, which is currently underserved.

Objective: Utilize natural topographic and physical features in the community as opportunities for the creation of park and recreation space. This may include flood plains, storm water detention areas, creeks, ravines, pocket parks, and cemeteries.

Objective: Develop a facility to address current and future recreational needs in the region and to serve as a community landmark and gathering place.

Objective: Create and develop year-round recreational programs for all ages.

Objective: Develop new, and improve existing, trails and pathways to provide opportunities for alternative transportation and recreation, and to promote a healthy, active community.

Objective: Coordinate planning with federal, state, and local jurisdictions and other organizations to maximize opportunities to ensure the best use of open spaces, trailheads, access points, and visual resources.

GOALS AND OBJECTIVES: PUBLIC SERVICES

GOAL: Maintain and expand public service facilities and infrastructure within Nephi City that first supports the existing residents and businesses safely, and second supports the planned growth of the community.

Objective: Ensure that municipal services have sufficient capacity to serve the community, using capital improvement programs as necessary to expand and extend services.

Objective: Develop a community-wide capital improvement plan to formulate standards for new developments and meet existing and future community needs.

Objective: Require development to be timed and sequenced such that it is consistent with the capacity and availability of public services and facilities.

GOAL: Coordinate land use development decisions and capital facility planning.

Objective: Integrate utility mapping into the GIS system.

Objective: Encourage development patterns that reduce both construction and operational infrastructure costs.

GOAL: Make efficient use of existing or planned facilities.

Objective: Design services so that they are not a heavy operational or financial burden on the city, either currently or in the future.

Objective: Review and update fee structures as necessary to keep pace with current and future growth demands as well as any new quality regulations.

GOAL: Ensure that the health, safety, and welfare of Nephi residents are maintained as the city grows.

Objective: Provide appropriate levels of public safety services.

Objective: Ensure that utilities, such as electric, natural gas, water, and waste management, meet the needs of residents and businesses.

Objective: Be prepared to expand and improve the City's facilities and utilities accordingly.

GOALS AND OBJECTIVES: NATURAL RESOURCES

GOAL: Protect scenic and natural resources around and within Nephi City.

Objective: Protect visual access to scenic vistas throughout Nephi City through land-use and development policies.

Objective: Protect access to light and solar or passive energy sources.

Objective: Protect and preserve wildlife habitats, especially big game habitat.

GOAL: Help protect residents from natural and man-made hazards associated with development in sensitive areas.

Objective: Soil information provided in the General Plan is for information only and should not be relied upon for construction design. Geotechnical analysis of soils for construction is recommended.

Objective: Consider requiring soils analysis where new construction is proposed.

Objective: Use land-management decisions to avoid development in areas where mitigation is not effective.

Objective: Coordinate efforts with state and county officials on any development that may be proposed within area designated as Wildland Urban Interface.

GOAL: As Nephi City expands, protect traditional agricultural uses from excessive or un-managed residential or commercial growth.

Objective: Consider buffers between producing farms and incompatible development.

Objective: Consider requiring protection and easements in and around developments for irrigation and other water courses, including land drainage systems.

