

UTAH COUNTY PLANNING COMMISSION

**Minutes
December 16, 2025**

Present:

Shayne Pierce
Sullivan Love
Lorraine Davis
Chris Herrod

Excused:

Seth Cox
Glen Roberts
Karen Ellingson
Robert McMullin

Also Present:

Bryce Armstrong
Greg Robinson
Marie Patten
Dale Eyre

A. CALL TO ORDER

Shayne Pierce called the meeting to order at 5:34 PM at 100 E Center St, Room 1400, of the Utah County Administration Building, located in Provo, Utah.

B. PLEDGE OF ALLEGIANCE

Chris Herrod led the Pledge of Allegiance.

C. APPROVAL OF MINUTES

Motion: Sullivan Love Second: Lorraine Davis

Motion to **approve** the minutes of the November 18, 2025, meeting of the Utah County Planning Commission. The motion **passed** with the following vote: "Aye" Shayne Pierce, Sullivan Love, Lorraine Davis, Chris Herrod. "Nay" none.

D. ITEMS SUBJECT TO PUBLIC HEARING

- 1. Utah County Planning Commission - Proposed Utah County Land Use Ordinance text amendment to Sections 1.24, 2.08, Chapter 8, and Chapter 12, and any other applicable section, related to legal and nonconforming lots and parcels, along with associated ancillary changes**

Greg Robinson explained that the ordinance amendment was intended to update the county's parcel review process by changing the historical review period from 1942 to 1992, aligning it with the last major change to state subdivision law. He noted that the current process required researching parcel legality back to 1942, which often created burdens for current property

owners due to past illegal divisions. He stated that the amendment would define parcels divided prior to 1992 more clearly, introduce the concept of a vested parcel for properties with permitted homes in place since 1992, and establish clearer, enforceable standards. He noted that lots in recorded subdivisions would largely be unaffected, that the amendment would streamline reviews, reduce processing time, and allow property owners to better utilize their land without correcting historical issues they did not create. He added that other minor updates addressed nonconforming structures, uses, right-of-way dedications, and state code updates, and he offered to answer questions.

Bryce Armstrong added that the amendment was property owner-friendly while still drawing a clear, state-law-based cutoff, emphasizing that it balanced fairness with legal clarity.

Shayne Pierce asked whether the change reduced or increased the burden on property owners and whether moving the review date forward removed any rights they previously had.

Greg Robinson responded that the amendment generally reduced restrictions by relieving owners from having to correct illegal divisions that occurred before 1992, which often affected current owners unknowingly. He stated that the change would make it easier for owners to use their property without extra corrective steps.

Shayne Pierce asked how property owners who had previously been told their parcels were noncompliant would learn about the change and whether notices would be updated or sent.

Greg Robinson stated that the new standards would apply to new requests and that while the county would try to inform affected property owners when possible, there was no comprehensive list of impacted parcels. He explained that illegal divisions were usually discovered only when owners submitted requests, and that staff had been informing applicants over recent months that a change was being considered.

Shayne Pierce asked whether these issues were typically discovered through denied permits and whether such determinations were handled at the staff level.

Greg Robinson confirmed that these determinations were handled in the office and that permits were withheld when parcels were found to be illegally divided. He stated that staff already worked with owners to remedy issues when possible, but acknowledged that contacting all potentially affected owners would be difficult.

Bryce Armstrong explained that this issue was more common in the county than in cities, where development typically occurred through formal subdivisions. He noted that rural land divisions often occurred informally over generations, making compliance complex, and stated that the amendment improved efficiency for both property owners and the county.

Sullivan Love asked whether the amendment would benefit nonconforming properties, such as those in the Sundance area.

Greg Robinson confirmed that it would benefit properties with existing homes by recognizing

them as legally existing nonconforming parcels. He noted that undeveloped parcels would be required to meet current area and width requirements, but that a three-year sunset period would allow owners to build under the prior nonconforming status. He explained that after three years, current ordinance standards would apply, and emphasized that these standards had been in place for many years. He added that owners would still be able to adjust boundaries to meet requirements without undergoing a full subdivision process.

Sullivan Love noted that some owners would benefit more than others and asked whether infrastructure requirements, such as water, would remain unchanged.

Greg Robinson confirmed that the amendment only affected area and width requirements and did not change other standards.

Motion: Sullivan Love Second: Lorraine Davis

Motion to **open** public hearing. The motion passed with the following vote: "Aye" Shayne Pierce, Sullivan Love, Lorraine Davis, Chris Herrod. "Nay" none.

Shayne Pierce asked if anyone from the public wished to speak on the item. There were none.

Motion: Sullivan Love Second: Chris Herrod

Motion to **close** public hearing. The motion passed with the following vote: "Aye" Shayne Pierce, Sullivan Love, Lorraine Davis, Chris Herrod. "Nay" none.

Motion: Sullivan Love Second: Chris Herrod

Motion to recommend **approval** to the Utah County Commission of the proposed amendments to the Utah County Land Use Ordinance, Section 1.24, 2.08, and chapters 4, 12, and 14, to amend requirements for nonconforming lots or parcels and associated requirements, along with any applicable renumbering and reformatting based on the findings listed in Section 5 of the staff report. The motion **passed** with the following vote: "Aye" Shayne Pierce, Sullivan Love, Lorraine Davis, Chris Herrod. "Nay" none.

E. OTHER BUSINESS

1. Approve a resolution adopting the annual meeting schedule of the Utah County Planning Commission for calendar year 2026

Bryce Armstrong explained that the proposed schedule kept the long-standing format of meetings being held on the third Tuesday at 5:30 PM. He noted that while the commission was free to change the schedule, staff retained the traditional schedule.

Motion: Chris Herrod Second: Sullivan Love

Motion to **adopt** resolution 2025-2, which is the resolution adopting the annual regular meeting schedule for the planning commission for Utah County for the year 2026. The motion **passed** with the following vote: "Aye" Shayne Pierce, Sullivan Love, Lorraine Davis, Chris Herrod. "Nay" none.

Bryce Armstrong recognized Planning Commissioner Chris Herrod for his service. He noted that Commissioner Herrod had served two terms and was concluding his time on the commission. He expressed appreciation for Commissioner Herrod's contributions, particularly his valuable insight and experience in land use matters, and stated that the county wanted to formally thank him for his service. He added that the county had a small token of appreciation.

F. PUBLIC COMMENT

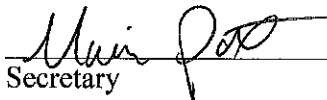
G. ADJOURN


The meeting was adjourned at 05:57 PM.

Utah County Planning Commission
December 16, 2025

Minutes respectfully submitted by:

APPROVED BY:


Secretary


Chair

