

UTAH COUNTY PLANNING COMMISSION

**Minutes
January 20, 2026**

Present:

Shayne Pierce
Sullivan Love
Seth Cox
Robert McMullin
Stanford Sainsbury
Lorraine Davis

Excused:

Glen Roberts

Also Present:

Bryce Armstrong
Greg Robinson
Marie Patten
Dale Eyre

A. CALL TO ORDER

Shayne Pierce called the meeting to order at 5:30 PM at 100 E Center St, Room 1400, of the Utah County Administration Building, located in Provo, Utah.

B. PLEDGE OF ALLEGIANCE

Seth Cox led the Pledge of Allegiance.

C. APPROVAL OF MINUTES

Motion: Sullivan Love Second: Lorraine Davis

Motion to **approve** the minutes of the December 16, 2025, meeting of the Utah County Planning Commission. The motion passed with the following vote: "Aye" Shayne Pierce, Seth Cox, Sullivan Love, Robert McMullin, Stanford Sainsbury, Lorraine Davis. "Nay" none.

D. CONDITIONAL USE APPLICATION(S)

- 1. Richard Bardauskas for PacifiCorp (application withdrawn) - Application #CU2025-05 - Request for conditional use for a 345 kV electric power transmission line. This application only covers the portion of the 48-mile long project located in the unincorporated area of Utah County between the Spanish Fork Substation (Mapleton) and Mercer Substation (Eagle Mountain) (item continued from August 19, September 16, and November 18, 2025 Planning Commission meetings)**

Bryce Armstrong noted that the staff had received a withdrawal statement for the first application from Rocky Mountain Power. He explained that the agenda had been updated and posted on the public websites to reflect the withdrawal, although the current version did not show that change.

E. ITEMS SUBJECT TO PUBLIC HEARING

1. Timpanogos Special Service District - Proposed Utah County Land Use Ordinance text amendment to Sections 2.08, 12.56, and any other applicable section to include the storage and sale of Class A bio-solids owned and operated by a governmental entity as a permitted use in the Public Facilities (PF) Zone

Sullivan Love noted that because he sat on the board of the Timpanogos Special Service District, he needed to recuse himself from the item.

Shayne Pierce acknowledged the recusal as appropriate and introduced the proposed land use ordinance text amendment from the Timpanogos Special Service District, asking whether a staff report was available.

Greg Robinson explained that the item involved a text amendment similar to an application presented in 2024 concerning the storage and sales of biosolids. He noted that the earlier application had been withdrawn. He clarified that the current request was a text amendment, and did not include a zone map amendment request. The proposed text amendment would allow Class A biosolids to be stored and sold in the Public Facilities zone. He described Class A biosolids as the highest classification of biosolids, processed to reduce pathogens below detectable levels. He noted that the ordinance included requirements for setbacks from municipal boundaries, storage on impervious surfaces to prevent leaching, and a requirement to cover biosolids to minimize wind dispersion, addressing concerns raised in prior public meetings. He added that representatives from the district were present to answer technical questions.

Shayne Pierce thanked staff and asked whether there were questions at that point, then clarified the applicant's role in the text amendment process.

Richard Mickelsen introduced himself as the district manager for the Timpanogos Special Service District and described the district's wastewater treatment service area in northern Utah County. He explained that biosolids were generated through the treatment process and that the district intended to sell dried Class A biosolids as a soil amendment. He noted that the district had purchased property near the lake and emphasized that citizen concerns had been addressed through requirements for impervious pads and covering. He stated that the proposal aligned with county infrastructure plans, including a road project, and reflected responsible management of county waste streams.

Shayne Pierce recalled the prior discussion of the topic and noted that concerns about soil leaching and wind dispersion had been significant during earlier hearings.

Richard Mickelsen responded that covering the biosolids resolved those concerns and explained that options included tarps or fully enclosed facilities, with engineers evaluating the best approach.

Shayne Pierce asked clarifying questions about covering methods and compared them to large agricultural coverings he had seen.

Richard Mickelsen explained that similar systems existed in agriculture but emphasized that multiple covering options were under consideration.

Shayne Pierce asked whether there were further questions from the commission.

Lorraine Davis asked about the site's proximity to a major intersection and raised concerns about traffic, including school bus routes.

Richard Mickelsen explained that the county was planning road improvements in the area and stated that the district would meet all county requirements, emphasizing coordination with broader county needs.

Lorraine Davis asked whether the district was willing to work with local residents on visual and aesthetic concerns.

Richard Mickelsen confirmed that the district was open to public input and willing to accommodate community preferences.

Lorraine Davis noted that covering the biosolids would likely address aesthetic concerns and thanked the district for being responsive.

Bryce Armstrong clarified that the application concerned a countywide land use ordinance text amendment applicable to all Public Facilities zones, not to a specific property. He explained that any future site-specific zone map amendment proposal would require a separate application which would be reviewed by the Planning Commission and include public comment.

Shayne Pierce asked whether the prior application had been handled as a conditional use permit.

Bryce Armstrong clarified that the prior effort included both a text amendment and a zone map amendment, whereas the current proposal involved only the text amendment.

Shayne Pierce noted that the key difference in the current proposal involved new requirements labeled D and E.

Greg Robinson explained that the new D and E provisions were added based on feedback from earlier public discussions and were intended to address concerns raised before the previous application was withdrawn.

Shayne Pierce asked whether there were any further questions from the commission.

Lorraine Davis commented positively on the revisions and stated that the changes addressed major public concerns, expressing appreciation for the district's efforts.

Richard Mickelsen thanked the commission for the feedback.

Motion: Robert McMullin Second: Seth Cox

Motion to **open** the public hearing. The motion **passed** with the following vote: "Aye" Shayne Pierce, Seth Cox, Robert McMullin, Stanford Sainsbury, Lorraine Davis. "Nay" none.

Wade Stinson stated that he was favorable to the proposal and introduced himself as a resident of Eagle Mountain and a representative of Aqua Engineering, which was working with the Timpanogos Special Service District on the project. He noted that the team had listened carefully to public input while balancing the county's vision for the area and local concerns, and he emphasized the district's commitment to making the proposal beneficial overall. He expressed appreciation and interest in seeing how the project progressed.

Motion: Seth Cox Second: Robert McMullin

Motion to **close** the public hearing. The motion **passed** with the following vote: "Aye" Shayne Pierce, Seth Cox, Robert McMullin, Stanford Sainsbury, Lorraine Davis. "Nay" none.

Robert McMullin asked how the sale of biosolids would work, specifically regarding proximity to municipalities and how buyers would access the product at a site.

Wade Stinson explained that the one-mile limitation applied to the location of any future facility relative to municipalities, not to on-site loading operations. He noted that the intent was to make Class A biosolids available primarily for agricultural use, emphasizing that EPA regulations allowed such sales because contaminants were below detectable limits. He explained that the district was testing and labeling the product with a guaranteed nutrient analysis and that similar products were used nationwide on golf courses, parks, gardens, and landscaping. He clarified that the intent was not retail bag sales, but bulk distribution suitable for agricultural spreaders.

Robert McMullin acknowledged that the explanation addressed his question and noted concern that demand levels would not be known until sales began.

Wade Stinson agreed and noted that while demand was uncertain, the district wanted the option to provide the product.

Robert McMullin asked whether limits on tonnage or truck traffic had been discussed.

Wade Stinson stated that specific limits had not been previously discussed, but noted that the expectation was up to seven trucks per week. He explained that the product was lightweight, reinforcing the need for covering to prevent wind dispersion. He stated that the anticipated truck

traffic was not substantial and could reduce overall traffic by diverting loads currently going to the landfill.

Robert McMullin thanked him for the clarification.

~~Shayne Pierce thanked the speakers and moved the discussion forward.~~

Bryce Armstrong noted that traffic impacts needed to be considered generally for any property zoned Public Facilities, not for a specific location, reinforcing that the discussion concerned a countywide text amendment.

Motion: Robert McMullin Second: Seth Cox

Motion to recommend **approval** of the proposed tax amendments to Section 2.08 and 12.56 of the Utah County Land Use Ordinance, along with any applicable renumbering and reformatting based on the findings specified in this staff report under subsection five. The motion **passed** with the following vote: "Aye" Shayne Pierce, Seth Cox, Robert McMullin, Stanford Sainsbury, Lorraine Davis. "Nay" none.

F. OTHER BUSINESS

Sullivan Love rejoined the meeting.

1. Election of Chair and Vice-Chair of the Utah County Planning Commission for calendar year 2026

Shayne Pierce noted some uncertainty about the prior year's nominations and opened the process.

Motion: Lorraine Davis

Motion to nominate Shayne Pierce to serve again as chair. Shayne Pierce was elected chair by acclamation.

Shayne Pierce accepted the nomination for another year and asked whether there were any additional nominations for chair.

Robert McMullin noted that there were no other nominations and proposed suspending the rules to elect Shayne Pierce by acclamation.

Shayne Pierce accepted the acclamation and confirmed his continuation as chair. He then opened nominations for vice chair and discussed who had held the role previously, clarifying some initial confusion.

Robert McMullin initially proposed a similar motion regarding Lorraine Davis.

Lorraine Davis instead expressed her desire to nominate Seth Cox as vice chair, noting his attention to detail and professionalism. She explained that even when she was absent from a long meeting, she had been impressed by his thoroughness and preparation.

Seth Cox stated that he was willing to serve in any capacity.

Robert McMullin withdrew his nomination in favor of supporting the nomination of Seth Cox.

Motion: Lorraine Davis

Motion to nominate Seth Cox to serve as a vice chair. Seth Cox was elected vice chair by acclamation.

Bryce Armstrong noted that there was one additional item of other business to discuss, explaining that Mr. Cox had raised a potential scheduling conflict for the March meeting due to a political caucus scheduled that evening.

Shayne Pierce stated that the meeting should likely be moved if it fell on caucus night.

Lorraine Davis noted that the impact would depend on the start time of the caucus and whether the meeting could be held efficiently beforehand.

Shayne Pierce discussed uncertainty about whether the caucus was Republican or Democratic and asked for suggestions on alternate scheduling.

Bryce Armstrong suggested waiting until the February meeting, at which point application deadlines would have passed and it would be clearer whether a March meeting was needed. He proposed adjusting the schedule then, if necessary.

Shayne Pierce agreed with the approach and stated that the decision would be postponed until the February meeting, with additional clarification on the conflict obtained beforehand if possible. He asked whether there was any further business for the commission.

Shayne Pierce opened the floor for public comment, noting that it was an opportunity for anyone to address the commission.

Shayne Pierce observed that there was no public comment.

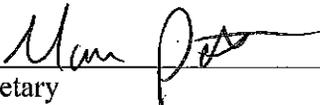
G. ADJOURN

The meeting was adjourned at 05:59 PM.

Utah County Planning Commission
January 20, 2026

Minutes respectfully submitted by:

APPROVED BY:


Secretary


Chair
