



**PUBLIC NOTICE IS HEREBY GIVEN THAT THE
BOARD OF COMMISSIONERS OF UTAH COUNTY, UTAH
WILL HOLD A PUBLIC MEETING
IN THE COMMISSION CHAMBERS - ROOM 1400
OF THE UTAH COUNTY ADMINISTRATION BUILDING
100 E CENTER ST, PROVO, UT 84606
April 1, 2026 - 2:00 PM**

Board members may participate electronically, when necessary, with the anchor location designated as stated above.

The public may participate at the anchor location stated above. Public comments will be limited to two (2) minutes per individual unless otherwise approved by the Board.

You may watch the meeting *live on YouTube under the heading UTAH COUNTY GOVERNMENT* or by going to the link: <https://www.youtube.com/@UtahCountyGovernment/streams>

Next two upcoming Commission meeting dates: Wednesday, April 22, 2026, at 2:00 p.m. and Wednesday, May 13, 2026, at 2:00 p.m.

~COMMISSION MEETING MINUTES~

In attendance: Commissioner Skyler Beltran (Chair), Commissioner Amelia Powers Gardner, and Commissioner Brandon B. Gordon.

Others in attendance: See attached sign-in sheet.

(Meeting called to order: 2:10 pm)

PRAYER/READING/THOUGHT: PJ Maughan
PLEDGE OF ALLEGIANCE: Lisa Nielson

RECOGNITION

1. RECOGNITION OF APRIL 2026 EMPLOYEE OF THE MONTH.
-PJ Maughan, Human Resources

Moved to April 22, 2026 Commission Meeting

PUBLIC COMMENTS

None

CONSENT AGENDA

1. RATIFICATION OF WARRANT REGISTER FOR APRIL 1, 2026 INCLUDING NOTES AND COMMENTS FROM THE COMMISSIONERS AS RECORDED ON THE INTERNAL SYSTEM

-Jolynn Clegg, Clerk

Approved on Consent

2. APPROVAL OF THE MINUTES FOR THE MARCH 18, 2026 BOARD OF COMMISSIONERS OF UTAH COUNTY, UTAH PUBLIC MEETING

-Jolynn Clegg, Clerk

Approved on Consent

3. APPROVAL OF THE MINUTES FOR THE MARCH 25, 2026 BOARD OF COMMISSIONERS OF UTAH COUNTY, UTAH PUBLIC MEETING

-Jolynn Clegg, Clerk

Approved on Consent

4. APPROVE AND AUTHORIZE THE SIGNING OF A RESOLUTION TO WITHDRAW PROPERTY FROM THE 2026 ANNUAL DELINQUENT TAX SALE DEEMED IN THE BEST INTEREST OF THE PUBLIC DATED 4/1/2026.

-Burt Harvey, Auditor

Approved on Consent

Resolution 2026-255

5. RESOLUTION AUTHORIZING ADJUSTMENTS OF TAXES AS SPECIFIED IN LETTERS #295 AND 60646 DATED MARCH 25, 2026

-Burt Harvey, Auditor

Approved on Consent

Resolution 2026-256

6. APPROVE AND AUTHORIZE THE SIGNING OF AN AGREEMENT WITH J-U-B ENGINEERS, INC., FOR THE PROVO CANYON PARKWAY – VIVIAN PARK BRIDGE TO UPPER FALLS PROJECT.

-Richard Nielson, Public Works

Approved on Consent

Agreement 2026-257

7. APPROVE AND AUTHORIZE THE SIGNING OF CHANGE ORDER #09 TO AGREEMENT 2019-120 WITH J-U-B ENGINEERS, INC, TO EXTEND THE CONTRACT TIME FOR AN END DATE OF MAY 2, 2026.

-Richard Nielson, Public Works

Approved on Consent

Agreement 2026-258

8. APPROVE AND AUTHORIZE THE SIGNING OF CHANGE ORDER #22 TO AGREEMENT #2022-177 WITH GSBS ARCHITECTS TO ADD 9.5 MONTHS OF CONSTRUCTION ADMINISTRATION TO THE JAIL MEDICAL REMODEL PROJECT.

-Richard Nielson, Public Works

Approved on Consent
Agreement 2026-259

9. APPROVE AND AUTHORIZE THE SIGNING OF AMENDMENT #2 TO AGREEMENT #2013-390 WITH KONE, INC., TO ADD THE EMERGENCY MANAGEMENT BUILDING ELEVATOR TO THE MAINTENANCE AGREEMENT.

-Richard Nielson, Public Works

Approved on Consent
Agreement 2026-260

10. APPROVE AND AUTHORIZE THE SIGNING OF A MEMORANDUM FOR A PARTIAL RELEASE FROM THE CONSTRUCTION BOND, HELD IN ACCORDANCE WITH AGREEMENT 2024-530 FOR THE SUNDANCE REC RESORT PLAT O, AND RETAIN THE BALANCE FOR OUTSTANDING WORK AND THE WARRANTY PERIOD.

-Richard Nielson, Public Works

Approved on Consent
Agreement 2026-261

11. APPROVE AND AUTHORIZE THE SIGNING OF MODIFICATION #P00005 TO WEED CONTROL AGREEMENT #140L5722P0042 (UCA 2022-929), BETWEEN UTAH COUNTY AND THE U.S. BUREAU OF LAND MANAGEMENT, TO EXTEND THE CONTRACT TO SEPTEMBER 30, 2026.

-Richard Nielson, Public Works

Approved on Consent
Agreement 2026-262

12. APPROVE AND AUTHORIZE THE SIGNING OF A LICENSE AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION, DIVISION OF AERONAUTICS

-Richard Nielson, Public Works

(Timestamp: 3:14)

Commissioner Beltran asked about the location and purpose. Richard Nielson (Public Works Director) explained one location is on Lake Mountain and one is on Teat Mountain in Spanish Fork Canyon. These are devices that will help track air traffic. They are small, they will not interfere with Utah County radio functions.

Motion to approve item two: Commissioner Powers Gardner

Seconded by: Commissioner Gordon

Vote: All in favor – Aye

Result: Motion passed 3/0

Agreement 2026-263

13. APPROVE AND AUTHORIZE THE SIGNING OF A REAL ESTATE PURCHASE AGREEMENT BETWEEN CHAD NATHAN JOHNSON AND MANDY S. JOHNSON AND UTAH COUNTY.

-Richard Nielson, Public Works

Approved on Consent

Agreement 2026-264

14. APPROVE AND AUTHORIZE THE SIGNING OF A REAL ESTATE PURCHASE AGREEMENT BETWEEN NATHAN B. JOHNSON AND DONNA S. JOHNSON, TRUSTEES OF THE NATHAN AND DONNA JOHNSON FAMILY TRUST DATED 11 OCTOBER 2007, AND UTAH COUNTY.

-Richard Nielson, Public Works

Approved on Consent

Agreement 2026-265

15. APPROVE A PURCHASE AGREEMENT WITH STEELE INDUSTRIES INC. FOR THE UTAH COUNTY SHERIFF'S OFFICE

-Shaun Cowden, Sheriff

Approved on Consent

Agreement 2026-266

REGULAR AGENDA

1. AUTHORIZE SIGNING OF AGREEMENT WITH DR. PETERSON FOR EXPERT WITNESS SERVICES IN A CRIMINAL CASE.

-Zachary Zundel, Attorney

Approved on Consent

Agreement 2026-267

2. APPROVE AND AUTHORIZE THE SIGNING OF A RESOLUTION OF REAPPOINTMENT TO THE ALPINE COVE WATER SPECIAL SERVICE DISTRICT ADMINISTRATIVE CONTROL BOARD

-Aileen Conder, Commission

Approved on Consent

Resolution 2026-268

3. APPROVE AND AUTHORIZE THE SIGNING OF A NOTICE OF VACANCIES ON THE NORTH POINTE SOLID WASTE SPECIAL SERVICE DISTRICT CONTROL BOARD

-Aileen Conder, Commission

Approved on Consent

Agreement 2026-269

4. AUTHORIZE LETTER OF RESPONSE FOR REPRESENTATION

-Ezra Nair, Commission

Approved on Consent

Agreement 2026-270

5. APPROVE AND AUTHORIZE THE SIGNING OF A RESOLUTION APPROVING THE UTAH COUNTY STRATEGIC PLAN.

-Ezra Nair, Commission

(Timestamp: 4:20)

Commissioner Powers Gardner explained that the strategic plan is something we have needed for years. At the rate of growth in our county, not having a strategic plan on what our priorities are made us incredibly reactive instead of proactive. This plan aligns the vision of our resources and forces us to think in a long-term and multi-year strategy. She thanked everyone that had something to do with this.

She said the 4 pillars of the plan are transparency and organizational efficiency, public safety and security, quality of life and place, and economic competitiveness.

Ezra Nair (Utah County Administrator) shared the following presentation. He thanked MAG for partnering with the County.





PSOMAS



STRATEGIC PLAN



APRIL 2026



This plan was funded in part by MAG's Technical Assistance to Government (TAG) Program

MESSAGE FROM THE COUNTY ADMINISTRATOR



April 2026

Utah County is one of the most desirable places to live in the state—adding more residents than all other Wasatch Front counties combined. With unmatched access to the Wasatch Mountain, a world-class job market, strong business opportunities, and supportive families and communities, it's easy to understand why people choose to call Utah County home.

Population growth is projected to exceed previous state estimates, with the county expected to double in size over the next 40 years, adding over 771,000 new residents.

Our vision:

Committed to excellence as we scale up to 1.5 million residents by 2065, we stay Rooted in Community and Vibrant with Opportunity—managing growth to protect the quality of life and service delivery we all desire.

Please reach out and contact us any time.

Sincerely,
 Eric Nair
 County Administrator

TABLE OF CONTENT

About the County	3	Recreation Accessibility	21
County Leadership	3	Environmental	23
County Commission	3	Agricultural Heritage & Property Rights	25
County Officials	4	4. Economic Competitiveness	27
Message from the County Administrator	5	Tourism Destination	27
Executive Summary	6	Regional Workforce	28
Strategic Direction	6	Guiding Growth and Opportunity	29
Stakeholder Engagement & Benchmarking	7	Innovative Business Environment	30
A Unified Path Forward	7	Stakeholder Involvement	31
Strengths, Weaknesses, Opportunities, and Threats	8	External and Internal Stakeholders Interviews	31
Values, Vision & Mission	9	Internal Stakeholders	32
Our Pillars & Focus Areas	10	External Stakeholders	32
Our Goals and Objectives	11	Benchmarking	33
1. Transparency and Organizational Efficiency	11	Key Benchmarking Takeaways	33
Operational Excellence	11	Counties of a First Class and Counties of a Second Class in Utah	33
Technology	11	Counties of a First Class: Salt Lake County	34
Financial Sustainability	12	Counties of a Second Class: Davis, Utah, and Weber Counties	34
Interdepartmental Coordination Partnerships and Regional Cooperation	13	Counties Outside of Utah	38
County Infrastructure	15	Collin County, Texas	38
Public Trust and Transparency	15	Ada County, Idaho	38
2. Public Safety and Security	16	Larimer County, Colorado	38
Proactive Crime Prevention	16	Budget Comparison	40
Behavioral Health	17	Economic Development	42
Families and Children	18	Tourism	43
Preventative Care and Early Intervention	19	Financial Evaluation	45
Accountability and Justice for Victims	20	Financial Take Aways	45
3. Quality of Life and Place	20	General Fund	46
Transportation Mobility	20	Alignment & Partners	48
Quality Growth and Community Design	21	Cities	48
		Government Agencies	48
		Educational Institutions	49
		Business Partners	49
		Appendix	51



EXECUTIVE SUMMARY

Utah County stands at a pivotal moment. Once a pioneer settlement shaped by orchards, open landscapes, and tightly knit communities, the County has become one of the nation's fastest-growing regions—an emerging metropolitan center anchored by world-class universities, a dynamic technology sector, and exceptional outdoor recreation. As Utah County prepares to serve more than 1.5 million residents by 2065, this Strategic Plan provides a unified roadmap to preserve quality of life, strengthen community identity, and proactively manage growth with the level of service residents expect.

Grounded in the County's vision, mission, and values, the plan organizes long-term direction into four foundational pillars: Transparency and Organizational Efficiency, Public Safety & Security, Quality of Life and Place, and Economic Competitiveness. These pillars guide policies, investments, and daily operations across all departments.

Strategic Direction

The plan outlines goals and objectives to modernize government operations, strengthen public trust, and ensure infrastructure, facilities, and staffing scale appropriately with continued growth. Key initiatives include deploying advanced technology and Artificial Intelligence tools, improving interdepartmental coordination, expanding transparency resources, enhancing regional partnerships, and developing a comprehensive financial sustainability plan.

The County will continue to support growth within its 25 municipalities, where municipal services can be delivered efficiently through density and shared infrastructure. Library and recreation center services remain the responsibility of municipalities, aligned with where growth and demand occur.

BENCHMARKING HIGHLIGHT

Utah County has the lowest per-capita revenue and spending, a low tax levy, and budgets conservatively to avoid spending beyond revenues (LRB).

Utah County Strategic Plan Valued Community Elements



- Family, Sense of Community & Celebrations
- Agricultural Traditions, Apple & Cherry Markets
- Vibrant Economy with High Technology, Start-ups, Marketing and Construction
- Access to Mountains, Trails and Lakes
- Universities, Medical Schools and Excellent Healthcare
- Quality of Life, Access to Opportunity and World-Class Recreation

Utah County Government



OUR COUNTY VALUES	OUR COUNTY VISION	OUR COUNTY MISSION
<p>Utah County provides services and supports partnerships guided by:</p> <ul style="list-style-type: none">• Accountability• Collaboration• Efficiency• Safety & Security• Resiliency• Transparency• Trustworthy	<p>Committed to excellence as we scale up to 1.5 million residents by 2065, we stay Rooted in Community and Vibrant with Opportunity—managing growth to protect the quality of life and service delivery we all desire.</p>	<p>Utah County is a trusted and transparent local government—we operate efficiently, lead proactively, and partner regionally. We take pride in being fiscally resilient utilizing innovation to serve the needs of our fast-growing community.</p>

Four Pillars & Focus Areas

1 **Transparency and Organizational Efficiency**

- Maintain and continuously improve the high standard delivery and reliability of essential county services.
- Advance Technological Modernization and Artificial Intelligence Integration.
- Strengthen Interdepartmental Coordination.
- Build and Maintain Partnerships and Regional Cooperation.
- Scale Staffing, Facilities, Operations, and Services with Efficiency to Meet Growth Demand.
- Foster Public Awareness, Trust, and Engagement.
- Communicate Key Performance Indicators (KPI) and Level-of-Service Targets Clearly and Consistently.

2 **Public Safety and Security**

- Strengthen Proactive Crime Prevention Efforts.
- Ensure Fair, Timely, and Compassionate Justice for Victims.
- Deliver a Gold Standard of Care for Children.
- Be a Leader in Crisis Health Care.
- Promote Preventative Care and Early Intervention.

3 **Quality of Life and Place**

- Identify and Preserve Future Transportation Corridors.
- Support High Quality and Sustainable Development Projects.
- Improve Public Access to Parks, Recreation Areas, and Water Bodies.
- Advance Clean Air, Water, Natural Resources and the Utah Lake Authority.
- Protect Environmentally Sensitive areas, Including Canyons, Wildland Interfaces and Wetlands.
- Preserve Agricultural Heritage while protecting Private Property Rights.

4 **Economic Competitiveness**

- Promote Tourism including Positioning the County as a Host Venue of the 2034 Winter Olympics.
- Expand Economic Opportunities through Promoting Market Development and Job Creation.
- Advance Economic Growth through Strong Partnerships in the County's Emerging Opportunity Areas—Vineyard, Provo Airport, Lehi, Eagle Mountain, Spanish Fork Airport, Salem/Payson Interchange and Others.
- Promote our Unique Healthcare and Education Institutions, Focus on priority industries: Advanced Manufacturing, Life Sciences & Healthcare and Software & IT.

Strategic Plan Framework



OUR GOALS AND OBJECTIVES

The County's goals translate the vision, values, and key pillars into clear, actionable priorities for enhancing service in specific areas, fostering departmental collaboration, or improving overall process efficiency. They are designed to guide leadership decisions, align shared county priorities, and establish a foundation for measurable progress and continuous improvement.

1. Transparency and Organizational Efficiency

Operational Excellence

GOAL

Maintain and continuously improve the high standard delivery and reliability of essential county services—ensuring they remain efficient, accessible, and responsive to the evolving needs of residents, businesses, and visitors.

- **MEASURE** Improve our efficiency, quality, and customer service in every department.
- **STRATEGY** Evaluate county processes each year in every department and make measurable goals to improve efficiency, consistency, and reliability.
- **STRATEGY** Strengthen workforce capacity and service culture through training and accountability for quality customer service.
- **STRATEGY** Use performance data and customer feedback in the form of comments and surveys to drive continuous improvement and measurable service outcomes.

Technology

GOAL

Modernize technology and embrace innovation to optimize County operations.

- **MEASURE** Explore new technology implementation.
- **STRATEGY** Utah County has the opportunity to lead in technology innovation, implementing tools such as chatbots, digital payment systems, and automating software can streamline operations, improve efficiency, and reduce the workload on strained departments. (County Stakeholder Interview)
- **STRATEGY** Establish and monitor KPIs and the strategic plan progress department by department annually.

General Plan Update





Commissioner Gordon said we went to the cities and business community; we went to realtors and large corporations to ask for their input. He feels we have got the best document we could get today. It is a fluid document that will change. He appreciates all that were involved.

Commissioner Beltran explained that we are a very large and diverse county. This document will be very helpful in discussion leading and decision making because one size does not fit all. He appreciates all the departments and community partners with this plan.

Motion to approve item two: Commissioner Powers Gardner

Seconded by: Commissioner Gordon

Vote: All in favor – Aye

Result: Motion passed 3/0

Resolution 2026-271

6. APPROVE AND AUTHORIZE THE SIGNING OF A RESOLUTION APPROVING AND AUTHORIZING AN ADDENDUM NUMBER 4 TO THE UTAH COUNTY FAIR INTERLOCAL COOPERATION AGREEMENT.

-Ezra Nair, Commission

Approved on Consent

Resolution 2026-272

Agreement 2026-273

7. APPROVE PROPERTY TAX ACTIONS INCLUDED IN RECOMMENDATION LETTER 2026-5

-Adam Beck, Commission

(Timestamp: 20:31)

Adam Beck (*Utah County Deputy Attorney*) **spoke about Keeneland Park, LLC and removing the penalty.**

Motion to approve the document with the change of Keeneland Park LLC from deny to approve: Commissioner Gordon

Seconded by: Commissioner Powers Gardner

Vote: All in favor – Aye

Result: Motion passed 3/0

Agreement 2026-274

8. APPROVE AND AUTHORIZE IMPLEMENTATION OF PHASE 1 OF THE 2026 LIMITED COMPENSATION REVIEW, EFFECTIVE PAY PERIOD 8, AND AMEND THE BUDGET TO REFLECT THE APPROPRIATE AMOUNTS.

-Merritt Fullmer, Human Resources

Approved on Consent

Agreement 2026-275

9. APPROVE SOFTWARE LICENSE RENEWAL WITH MAGNET FORENSICS, LLC FOR GREYKEY SOFTWARE

-Craig Gaines, Sheriff

Approved on Consent

Agreement 2026-276

10. APPROVE PURCHASE OF K9 UNITS FOR THE UTAH COUNTY

-Doug Willes, Sheriff

(Timestamp: 23:35)

Commissioner Powers Gardner asked if this purchase was accounted for in the budget. Ben Van Noy (*Utah County Deputy Attorney*) **and Lt. Doug Willis** (*Utah County Deputy Sheriff*) **talked about funding and future budget for the dogs.**

Motion to approve item number 10: Commissioner Powers Gardner

Seconded by: Commissioner Gordon

Vote: All in favor – Aye

Result: Motion passed 3/0

Agreement 2026-277

11. APPROVE AND SET A DATE, TIME AND LOCATION FOR A CLOSED MEETING TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL OR INDIVIDUALS, FOR TODAY'S DATE, AT THIS LOCATION, FOLLOWING THE COMPLETION OF THE REGULAR AGENDA (IF THIS ITEM IS NOT MOVED TO THE CONSENT AGENDA, ANNOUNCE THE VOTE OF EACH COMMISSIONER)

-Jolynn Clegg, Clerk

Stricken on Consent

12. APPROVE AND SET A DATE, TIME AND LOCATION FOR A CLOSED MEETING FOR A STRATEGY SESSION TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL

PROPERTY, WATER RIGHTS, OR WATER SHARES, FOR TODAY'S DATE, AT THIS LOCATION, FOLLOWING THE COMPLETION OF THE REGULAR AGENDA (IF THIS ITEM IS NOT MOVED TO THE CONSENT AGENDA, ANNOUNCE THE VOTE OF EACH COMMISSIONER)

-Jolynn Clegg, Clerk

Held on Consent

13. APPROVE AND SET A DATE, TIME AND LOCATION FOR A CLOSED MEETING FOR A STRATEGY SESSION TO DISCUSS THE SALE OF REAL PROPERTY, WATER RIGHTS, OR WATER SHARES, PREVIOUSLY PUBLICLY NOTICED FOR SALE, FOR TODAY'S DATE, AT THIS LOCATION, FOLLOWING THE COMPLETION OF THE REGULAR AGENDA (IF THIS ITEM IS NOT MOVED TO THE CONSENT AGENDA, ANNOUNCE THE VOTE OF EACH COMMISSIONER)

-Jolynn Clegg, Clerk

Held on Consent

14. APPROVE AND SET A DATE, TIME AND LOCATION FOR A CLOSED MEETING FOR A STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION, FOR TODAY'S DATE, AT THIS LOCATION, FOLLOWING THE COMPLETION OF THE REGULAR AGENDA (IF THIS ITEM IS NOT MOVED TO THE CONSENT AGENDA, ANNOUNCE THE VOTE OF EACH COMMISSIONER)

-Jolynn Clegg, Clerk

Stricken on Consent

(Moved to Closed Meeting: 2:36 p.m.)

(Opened to Public Meeting: 3:04 p.m.)

Motion to Adjourn: Commissioner Powers Gardner

Seconded by: Commissioner Gordon

Vote: All in favor – Aye

Result: Motion passed 3/0

Meeting Adjourned

(Meeting adjourned: 3:04 p.m.)

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Utah County Clerk's Office at 801-851-8113. Handicap parking is available as well as a level entrance to the building. Interpretation services are available with prior notice for the hearing disabled.

BOARD OF COMMISSIONERS OF UTAH COUNTY
 PUBLIC MEETING ATTENDANCE SHEET
 April 1, 2026 - 2:00 p.m.

PRINT CLEARLY

Name:	Agency:
Ruth Ann Frisby BRANSON BEAN	Clerk's Office UCIS
Barry McEran PJ Mough	Senator John Curtis HTR
Paul Child	Recorder's Office
Jacob Call	Un-affiliated
Robert Baxter	Prothonary
Mark Carter	Assessor
Karen Bowman	ASSESSOR
Theron Pace	Assessor's
Andrea Allen	Recorder
Burt Garfield	Assessor
Jason Bostea	
JASON THORPE	Ranger
Idan Petracka	Un-affiliated
Eric Edwards	UCLHO

Meeting minutes approved at the April 22, 2026 Board of Commissioners of Utah County, Utah Public Meeting.

Skylar Beltran
 SKYLER BELTRAN, Chair

ATTEST:
 AARON R. DAVIDSON
 Utah County Clerk

By: R. Frisby
 Deputy

