

UTAH COUNTY PLANNING COMMISSION

**Minutes
April 21, 2026**

Present:

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

Excused:

Glen Roberts

Also Present:

Bryce Armstrong
Greg Robinson
Marie Patten
Dale Eyre

A. CALL TO ORDER

Seth Cox 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

Lorraine Davis led the Pledge of Allegiance.

C. APPROVAL OF MINUTES

Motion: Lorraine Davis Second: Robert McMullin

Motion to **approve** the minutes of the February 17, 2026, meeting of the Utah County Planning Commission. The motion passed with the following vote: "Aye" Seth Cox, Stanford Sainsbury, Sullivan Love, Robert McMullin, Lorraine Davis, Shayne Pierce. "Nay" none.

D. ITEMS SUBJECT TO PUBLIC HEARING

- 1. Rocky Mountain Power - Proposed Utah County Land Use Ordinance text amendment to Section 8.44.A.4, and any other applicable section, to designate electric power transmission and distribution lines of 345 kV and over within a new transmission corridor as a permitted use in any zone.**

Motion: Sullivan Love Second: Robert McMullin

Motion to **continue** the item to the May 19th meeting. The motion **passed** with the following vote: "Aye" Seth Cox, Stanford Sainsbury, Sullivan Love, Robert McMullin, Lorraine Davis. "Nay" none.

2. Timpanogos Special Service District - Proposed amendment of the Utah County General Plan Land Use Element Map from Agricultural to Manufacturing, and amendment of the Official Utah County Zone Map from the Residential Agricultural (RA-5) and Mining and Grazing (M&G-1) Zones to the Public Facilities (PF) Zone for property located in Sections 5 and 8, T9S R1W, approximately 48 acres, Chimney Rock Pass Road area of unincorporated Utah County

Sullivan Love recused himself due to his role on the TSSD board.

Greg Robinson explained that the request was related to a prior application and a recent text amendment involving the proposed use of the property. He stated that the property was currently zoned RA-5 and M&G-1 and that the applicant requested a rezone to the Public Facility zone. He explained that the intended use was storage and sale of Class A biosolids, though a rezone would allow any use permitted or conditionally permitted in the Public Facility zone. He noted that the Land Use Element in the Utah County General Plan currently designates the RA-5 and M&G-1 zones as an Agricultural Area, but the proposed change would change the classification to a Manufacturing Area. He described the property's frontage on SR 68 and Chimney Rock Pass Road, its approximate 48-acre size, its current vacant and agricultural land use, its distance from municipal boundaries, and its proximity to the Bayview landfill. He also explained that the recently approved text amendment required biosolid storage areas to be covered and placed on an impermeable surface to prevent wind dispersion and infiltration into the ground.

Stanford Sainsbury asked what Class A biosolids meant and whether the material was similar to mulch or used as mulch.

Greg Robinson explained that biosolids were a byproduct of wastewater treatment and that Class A meant the material had been treated to meet federal standards, with pathogens reduced to nondetectable levels, as he understood it. He noted that the applicant could explain the details better.

Stanford Sainsbury clarified that the material was not mulch but could be used as a soil amendment.

Seth Cox asked staff to clarify the implications of the planning commission's vote. He asked whether approval would send the item to the county commission and what would happen if the planning commission did not approve it.

Bryce Armstrong explained that the planning commission's action would be a recommendation to the county commission for final action. He stated that if the planning commission

recommended denial, the item would still move forward to the county commission with that recommendation and the minutes, and the county commission would make its own final decision.

Lorraine Davis asked what kind of dwelling was located approximately 400 feet away.

Greg Robinson stated that the dwelling appeared to be on the property to the north. He noted that staff could not find a permit for one structure that appeared to be used as a home, so based on county records, it may have been unpermitted, though the owner might have other records that staff had not found.

Seth Cox asked whether there were further questions for staff and then invited the applicant to speak.

Richard Mickelsen introduced himself as the district manager for the Timpanogos Special Service District. He explained that the district had previously come before the commission regarding its intent to build a storage facility for Class A biosolids. He brought samples of the materials and explained that wastewater treatment produced biomass, as biological processes converted dirty water into clean water. He stated that the district currently had to remove about 150 tons per day of biosolids and that the lowest-class material currently went to landfills, including Bayview. He described a planned process using anaerobic digesters to reduce the material by about 50%, capture and scrub odors, capture methane, and produce a drier product that could be used as fertilizer or a soil amendment. He explained that the district chose the proposed area because it was close to the landfill and because there was interest in using the product for land application. He also addressed PFOS concerns, stated that the district had no known PFOS manufacturers in its service area, and explained that PFOS levels in its product had been tested and found to be low. He noted that Utah had not yet established specific PFOS criteria and that other states were handling the issue differently.

Seth Cox clarified that one of the samples was a Class A biosolid.

Richard Mickelsen explained that the sample under discussion was not Class A but unclassified. He stated that wastewater facilities had traditionally combined biosolids with green mulch or tree clippings and composted them over time to produce Class A material that could be applied to land without EPA restrictions. He then explained the different sample forms, including larger “Cheetos”-sized dried pieces, smaller broken-down pieces, and denser pellets that could be spread more easily as fertilizer. He stated that the “Cheetos” product would come off the dryer after water was removed.

Seth Cox asked whether the material could be spread on a lawn.

Lorraine Davis noted that it could be spread but might need to be broken into smaller pieces. She asked which form of the material would be stored.

Richard Mickelsen stated that the district would initially store the “Cheetos”-sized product. He explained that the district planned to build a building with a concrete pad so the material would

not permeate into the ground and would not blow around. He stated that the site would be used for storage and sale, not manufacturing, and that customers or bulk buyers could come to the site to pick up product.

Lorraine Davis asked whether the material would be stored in a pile and moved with equipment such as a bulldozer.

Richard Mickelsen confirmed that it was the general idea. He stated that the district had not yet found the right mechanical device to create the smaller pellet size it wanted, and if a pelletizer were eventually installed, it would be at the current treatment site, not the proposed storage and sales site.

Lorraine Davis asked whether the applicant had a nutrient percentage breakdown for the material.

Richard Mickelsen described the subject property and noted the Bayview landfill, nearby residences north of the property, and a school bus stop near the same intersection, which he understood to be on Redwood Road rather than Chimney Rock Pass. He stated that current projections showed that truckloads leaving Timpanogos for landfills would be reduced from about 54 per week to about 8 per week once the dryers were in place. He also provided fertilizer analysis, stating that sampling over a year and a half showed approximately 6 parts nitrogen, 4 parts phosphorus, and less than 1 part potassium. He described the initial site phase as including an impervious storage pad, an impervious runoff basin, office space, maintenance space, a likely truck scale, fencing, fire separation, potential road improvements, and water rights work for facility and emergency fire needs.

Seth Cox invited questions for the applicant.

Lorraine Davis asked how future growth in Utah County would affect the building's size and whether the applicant planned to expand the building or add more structures.

Richard Mickelsen stated that it could work either way, but that he expected a separate facility on the same parcel would be more likely. He explained that expansion would require additional impervious pads, likely another water retention basin, and another structure to protect the biosolids from wind and weather.

Wade Stinson explained how the building would function, including how trucks would be loaded and unloaded and how odors would be managed.

Richard Mickelsen stated that the district had not yet completed the design and did not have an answer at that time.

Seth Cox noted that a public comment opposing the proposal had been received and asked the applicant to respond.

Richard Mickelsen responded to several concerns he remembered from the public comment. He

stated that the proposal was not for a wastewater treatment plant but for a dry biosolids storage and sales location. He explained that if a plant were being built, the proposed site would not be ideal because wastewater treatment facilities usually rely on gravity flow rather than pumping sewage uphill. He again addressed PFOS, stating that Utah had not yet established levels and that the district's area did not include PFOS manufacturers, so detected levels were very low. He also discussed property value concerns, stating that the district chose land near the landfill and had attempted to swap property with a neighboring owner to be even closer to the landfill. He stated that concerns about groundwater were addressed through the planned concrete basin and onsite water retention. He also noted that biosolids contained nutrients similar to those in cow manure and that Class A treatment would bring the product to EPA standards allowing unrestricted distribution. He explained that the district currently had to track all non-Class A biosolids but would not have to track every pound once the material met Class A standards. He stated that the district had listened to public concerns and planned to use an impermeable pad and building rather than tarps to better control weather exposure, wind, and potential odors.

Lorraine Davis stated that it was interesting that the district considered itself fortunate to have a relatively clean waste stream, and she asked whether that was because of objects people put into the wastewater.

Richard Mickelsen explained that manufacturing can greatly affect a wastewater treatment plant's waste stream. He gave an example of carpet manufacturing in Georgia, where PFOS-treated carpet fibers could create much higher PFOS levels in wastewater. He stated that in the district's service area, PFOS mainly came from consumer products such as nonstick pans or treated clothing, resulting in very small concentrations. He compared parts per million and parts per trillion to emphasize how low the district's levels were.

Lorraine Davis asked what stage the more raw-looking sample represented in the sewage treatment process.

Richard Mickelsen explained that it was biology that had consumed the waste in the water and helped clean it. He stated that the organisms continued growing, so the treatment plant had to remove a certain amount each day to keep the process balanced. He clarified that it was not the same as raw sewage but a product of the biological treatment process.

Lorraine Davis asked whether that material was the product that would be reduced by 50%.

Richard Mickelsen confirmed that the anaerobic digester would reduce the material by about 50%, capture odors, scrub them, and capture methane for reuse as renewable natural gas. He stated that the material would then be dried, reducing it further and helping reduce truck traffic from 54 truckloads to 8. He invited people to tour the plant and stated that the district was undergoing major construction, with plans to spend about \$1.4 billion to handle growth and improve the level of service.

Seth Cox asked whether the district was already producing the material at its current facilities in northern Utah County.

Richard Mickelsen confirmed that it was already being produced and was currently sent to landfills because it had too many pathogens for land application.

Seth Cox asked whether the district sent the material to the landfill in southern Utah County and then clarified that it went to three different landfills, including Bayview. He summarized that the proposal would allow the district to use material it was already producing as fertilizer instead of simply landfilling it.

Richard Mickelsen confirmed that it was correct and noted that significant energy was required to create the finished Class A product.

Seth Cox stated that the process seemed energy-intensive because it required killing pathogens.

Richard Mickelsen agreed and noted that rates had increased as a result. He then thanked the commission.

Seth Cox thanked the applicant and stated that it was time for the commission discussion.

Bryce Armstrong reminded the chair that because it was a public hearing, members of the public should be invited to comment.

Motion: Robert McMullin Second: Stanford Sainsbury

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

Motion: Lorraine Davis Second: Shayne Pierce

Motion to **recommend approval** of the proposed amendment for the official Utah County zone map, and Utah County General Plan for parcels 61:008:0005 and 61:005:009, currently designated as residential agricultural zone, and mining and grazing zone, to be designated as public facilities zone based on the findings specified in the staff report under Subsection 4. The motion **passed** with the following vote: "Aye" Seth Cox, Stanford Sainsbury, Robert McMullin, Lorraine Davis, Shayne Pierce. "Nay" none.

- 3. Jamie Evans - Proposed Utah County Land Use Ordinance amendment to Sections 12.40. B, 12.40.D, and any other applicable section, to add vehicle impound yards as a permitted use in the Industrial (I-1) Zone and to eliminate the minimum area requirement of one(1) acre for yards for the outdoor storage of licensed vehicles, heavy equipment, portable structures, contracting equipment, lumber, or earth materials (rock, coal, sand) in the Industrial (I-1) Zone**

Seth Cox stated that the proposal would add vehicle impound yards as a permitted use in the industrial zone and eliminate the one-acre minimum area requirement for yards used for outdoor storage of licensed vehicles, heavy equipment, portable structures, contracting equipment,

lumber, or other earth materials in the industrial zone. He identified Jamie Evans as the applicant.

Greg Robinson explained that the application came before the commission as a resident request to amend the Utah County Land Use Ordinance. He stated that the request had two parts. The first part sought to eliminate the one-acre minimum requirement for certain uses in the industrial zone, though staff were not completely certain whether the applicant intended that to apply broadly or specifically to outdoor storage. The second part sought to add vehicle impound yards as a permitted use in the industrial zone. He explained that the county currently allowed automobile wrecking and salvage yards, but impound yards were somewhat different. He gave background from 2012, when complaints related to industrial uses in the Gold Key area of Orem led the county to require certain industrial uses to have a minimum acreage of five acres, which was later reduced to one acre. He noted that salvage yards were later removed from that requirement. He stated that industrial zoning made up a limited amount of unincorporated Utah County and that many industrial areas were islands expected to be annexed into nearby municipalities. He stated that staff supported adding vehicle impound yards as a use, with additional definitions and requirements, but staff did not support removing the one-acre requirement. He recommended maintaining the area requirement and adding automobile wrecking yards, salvage yards, and vehicle impound yards back into it because those uses were intensive and could affect adjacent properties.

Stanford Sainsbury asked for clarification on the difference between an automobile salvage yard, a salvage yard, and an automobile wrecking yard.

Greg Robinson explained that a salvage yard could involve more than vehicles and could include materials kept for parts, resale, or salvage. He stated that an impound yard was different because it was for temporary vehicle storage rather than salvaging, and vehicles in an impound yard should generally leave within a short period of time.

Seth Cox clarified that an automobile wrecking yard was specifically for automobiles, whereas a salvage yard could include a broader range of materials.

Greg Robinson agreed and added that impound yards were not intended for salvaging. He stated that impound yards used by the state also had specific state code requirements.

Robert McMullin asked how a permitted use would be regulated and whether the operator would need a license every year.

Greg Robinson stated that a business license would be required. He explained that because it would be a permitted use, the operator would need to meet applicable land use ordinance requirements initially and throughout operation. If those requirements were not met, the county would address the issue through enforcement.

Robert McMullin asked whether the proposal applied only in industrial areas.

Greg Robinson confirmed that it applied only to the industrial zone and noted that the county

had relatively limited industrial acreage.

Seth Cox asked whether there were additional questions for staff, and seeing none, invited the applicant to speak.

Jamie Evans introduced himself and stated that he owned a gravel pit and industrial properties in the county. He stated that Utah County had approximately 1.37 million acres, but only about 675 acres were in the I-1 industrial zone. He said he was the third-largest property holder in that zone. He explained that he wanted to address each of the county's industrial areas and how the ordinance would affect them. He stated that it seemed unusual that the county allowed wrecking yards but did not allow vehicle impound yards, and he considered adding impound yards to be a simple correction. He then explained that the one-acre minimum was problematic for smaller legally created parcels, especially because property could not simply be divided further without subdivision approval. He described several industrial areas, including Lehi, Gold Key, Provo, Spanish Fork, and Payson, and explained how smaller parcels, road changes, or existing subdivision layouts could make the one-acre requirement burdensome. He stated that he owned several parcels under one acre and wanted the right to use them for industrial uses allowed in the I-1 zone. He argued that many of these industrial areas were bordered by highways, railroads, vacant land, or other industrial uses, so there were few residential neighbors directly affected..

Seth Cox stated that he was confused because the language he was seeing appeared to add the one-acre minimum.

Greg Robinson clarified that the language Seth Cox was seeing was the staff's proposal, while the applicant's proposal was to remove that requirement.

Bryce Armstrong further clarified that staff were not adding a one-acre requirement for all uses in the industrial zone. He stated that many uses already had that requirement, while others did not. Staff was recommending that the one-acre minimum be maintained and that automobile wrecking yards, salvage yards, and vehicle impound yards be included among the uses subject to it.

Jamie Evans stated that he understood the I-1 zone well because he bought industrial properties.

Robert McMullin asked why Jamie Evans did not combine lots or annex into a city.

Jamie Evans stated that he did not want to annex into a city because he preferred being in the county and did not need or want city services. He said his gravel pit would remain in the county for a long time. He noted that he might annex one Lehi parcel because of a billboard relocation opportunity, but otherwise, he wanted to stay in the county and would consider annexation only if he needed to build a building.

Robert McMullin asked why Jamie Evans wanted less than one acre and expressed concern about many small lots being used for industrial storage.

Jamie Evans explained that in Lehi, he owned 0.75 acres total, so combining his lots would still

not get him to one acre. He stated that in Gold Key, there were many small parcels created by an approved subdivision, and some property owners were already using them for similar activities without proper permits. He said that when he tried to do things legally, the one-acre minimum prevented him from using the property for otherwise allowed industrial activities. He said an impound yard did not need an acre and could operate on about half an acre.

Seth Cox asked staff for the reasoning behind applying the one-acre requirement to vehicle impound yards.

Bryce Armstrong stated that the uses in question were more intense in nature and might require an occupied structure, office, security, drain field, or septic tank. He explained that the health department had area requirements for sewage disposal and replacement systems. He also stated that county land use policy preferred these industrial islands eventually be annexed into cities and allowing more intensive uses on smaller parcels could make annexation less desirable.

Greg Robinson agreed and stated that many uses in the industrial zone did not require one acre, but the listed uses were more intensive. He said an impound yard could potentially operate on half an acre, but such a site would have limited space and could affect adjacent properties. He stated that staff believed one acre was still a small amount of land for many of the uses and that maintaining separation was important.

Jamie Evans asked whether the one-acre requirement had originally gone from zero to five acres and then to one acre in 2012, and he asked whether any grandfathering applied because he had owned some properties for more than twenty years. He understood that there likely was no grandfathering.

Lorraine Davis asked staff whether anyone remembered the 2012 change and whether any impacts were observed when the requirement changed from five acres to one acre.

Greg Robinson stated that the minutes did not contain much information explaining the change from five acres to one acre. He said he would need to research complaints or other issues further, but the original requirements had been implemented because of complaints related to uses within the Gold Key area.

Bryce Armstrong added that ordinances often changed through iterations, and staff at the time may have concluded that five acres was too much while one acre was appropriate.

Lorraine Davis asked whether smaller lot sizes in industrial islands next to cities could create future compatibility problems.

Bryce Armstrong stated that he thought they could. He explained that most of those areas likely fell within city annexation policy areas, and cities usually had future land use plans for those parcels. He stated that introducing more intensive uses could make annexation less attractive or more complicated.

Greg Robinson added that the Spanish Fork property had a mixed-use future designation, which

generally meant commercial and residential uses rather than industrial uses. He noted that the current industrial zoning still allowed certain industrial uses, such as billboards.

Robert McMullin asked whether impound yards were new and whether someone previously could not operate one in the industrial zone.

Greg Robinson confirmed that vehicle impound yards were not currently allowed. He stated that when Jamie Evans asked about an impound yard, staff determined that it did not fit under an automobile wrecking yard or a salvage yard. He said staff agreed that it made sense to add impound yards because those other, more intensive uses were already allowed.

Jamie Evans asked whether the current code allowed a salvage yard on less than one acre and whether the staff's proposed change would remove that ability.

Greg Robinson clarified that staff were not taking the use away, but would require a minimum of one acre for salvage yards or wrecking yards.

Robert McMullin confirmed that prior to the proposed change, wrecking yards and salvage yards were permitted without an acreage requirement.

Greg Robinson stated that his review suggested that those uses may have been removed from the acreage requirement by mistake when the ordinance changed from five acres to one acre, though he acknowledged there was no explicit evidence explaining why it happened.

Bryce Armstrong stated that zoning involved reviewing ordinances and aligning them with best practices and general plan goals and policies, and staff believed the proposed approach was appropriate.

Robert McMullin asked whether wrecking and salvage yards generally needed more land than impound yards. He noted that wrecking and salvage yards often involved long-term storage, rusty vehicles, parts, and equipment, while an impound yard involved temporarily storing vehicles until owners retrieved them.

Greg Robinson stated that Jamie Evans was the first person he was aware of who had specifically requested an impound yard since Greg had been with the county. He noted that the county had only one wrecking or salvage yard in the unincorporated industrial zone. He stated that such needs might increase as the population grew, but staff believed municipalities were better suited to handle those impacts and services.

Robert McMullin stated that he viewed wrecking and salvage yards as more like junkyards, while impound yards were more like tow yards for temporarily stored vehicles.

Bryce Armstrong added that fire safety could also be a concern, especially if impound yards stored electric vehicles. He noted that the county generally does not have fire suppression systems in place, so area requirements could help provide buffers and mitigation.

Jamie Evans stated that he had not checked with the fire marshal and would comply with whatever fire code required.

Sullivan Love asked whether salvage or wrecking yards were currently allowed on less than one acre, though not impound yards.

Greg Robinson confirmed that salvage and wrecking yards were currently allowed on less than one acre, while impound yards were not.

Sullivan Love asked whether a half-acre salvage or wrecking yard would still need to go through the permit process and whether restroom facilities, public areas, and septic systems would create conflicts with county requirements.

Bryce Armstrong stated that the health department generally required sewage disposal and replacement systems, so if the use included occupied structures requiring sewage disposal, it may not be possible to meet those requirements on a small parcel.

Sullivan Love said that created a conflict between what might be allowed by zoning and what could actually be permitted under health requirements.

Bryce Armstrong agreed and said that was one reason supporting the acreage requirement.

Seth Cox asked whether there were more questions for the applicant or staff.

Jamie Evans thanked the commission.

Seth Cox opened the public hearing for comments on the item.

Bryce Armstrong noted that there was a sign-up sheet and asked speakers to provide their names and cities.

Jackie Larson introduced herself and stated that her family-owned property within Spanish Fork boundaries zoned I-1. She said Spanish Fork had discussed impound yards and allowed similar uses only in heavier industrial zones. She expressed concern about allowing the proposed uses in areas that Spanish Fork had planned as gateway, commercial, mixed-use, or agricultural. She stated that she was not comfortable turning those areas into industrial areas with the proposed permitted use. She said her opinion was that the commission should not approve the change.

Seth Cox clarified the possible options before the commission. He stated that they could recommend approval of the staff's version with the one-acre minimum, recommend approval of the applicant's version without the one-acre minimum, or recommend denial of either change. He also noted that the commission could recommend its own modification.

Bryce Armstrong confirmed that it was generally correct and reminded the commission that its action would be a recommendation to the county commission.

Jackie Larson stated that she preferred leaving the ordinance as it was, then asked for clarification about the proposal. After staff clarified that the staff's proposal would require at least one acre for salvage yards, wrecking yards, and vehicle impound yards, she stated that she supported the staff's recommendation for a one-acre minimum and did not think the minimum should be less than one acre.

Jamie Evans asked to respond and stated that under the current zoning, a wrecking yard could be placed on the property with less than one acre. He wanted Jackie Larson to understand that the current code already allowed that.

Seth Cox clarified that Jackie Larson had stated she supported adding the one-acre minimum.

Jackie Larson agreed.

Seth Cox asked whether there was any other public comment. Seeing none, he moved the matter to commission discussion. He stated that he personally agreed with a one-acre minimum for automobile wrecking and salvage yards because it seemed reasonable and logical, but he was still trying to imagine whether a vehicle impound yard could operate on half an acre.

Shayne Pierce stated that he had a family member who had worked in towing and impounding near a university. He explained that the impound yard in that example operated on less than half an acre, held only seven or eight cars per night, and stopped towing when the lot was full. He stated that requiring an acre might effectively mean that only large operators could qualify, even though impound yards involved temporary storage rather than long-term salvage. He distinguished impound yards from salvage yards, where vehicles could remain for years until someone needed a part.

Robert McMullin asked whether impound yards needed an office, restroom, or other facilities.

Shayne Pierce stated that in his family member's example, payment was handled online and cars were returned to customers, so there was no office or restroom on the impound property.

Sullivan Love stated that the only impound yard he remembered was within Orem City, off Center Street, and appeared to be on about 0.24 acres, with around 14 cars shown in a county photo. He noted that he did not know how Orem regulated that property or whether it had an office building.

Shayne Pierce stated that he agreed with Seth Cox's distinction. He supported a one-acre requirement for wrecking and salvage yards, but thought one acre was a high bar for vehicle impound yards.

Seth Cox said Robert McMullin had raised a useful point that if a site had a building or facilities requiring utilities, that could create problems. He suggested that one possible approach could be to allow a smaller impound yard if there were no physical facilities on the premises, though he was unsure how complicated that would be to write.

Robert McMullin stated that he favored some minimum size, perhaps half an acre or another reasonable number, but thought a full acre for an impound yard might be too much.

Stanford Sainsbury stated that he appreciated Jamie Evans' perspective as a property owner trying to maximize property value. However, he said the larger issue was that the county wanted intensive uses to move into cities, while the applicant did not want to annex into a city. He stated that the more uses the county allowed on industrial parcels, the less likely those parcels would be annexed. He argued that cities were designed to handle higher-intensity uses, while the county was more oriented toward agriculture and spread-out uses. He said the county might not be as capable of monitoring, regulating, and supporting high-intensity uses, especially in areas like Gold Key with very small lots and constrained access. He did not object to the idea of a half-acre impound yard in general, but he questioned whether the county should be encouraging those uses rather than cities.

Jackie Larson returned and stated that Judd's Towing in Spanish Fork appeared to have a yard of about 1.05 acres and functioned as an impound yard. She noted that it was zoned commercial.

Jamie Evans responded that Judd's Towing was grandfathered because Spanish Fork did not currently allow impound yards in commercial zoning. He stated that he wanted to compete with that business but could not get a permit from Spanish Fork City because the zoning did not allow it. He said that tow operators told him that proper zoning was necessary to be on the towing rotation.

Seth Cox asked staff whether, if the one-acre minimum were approved, the applicant could seek a conditional use permit or some similar relief.

Bryce Armstrong stated that the applicant would have to meet the ordinance. He explained that state code and county ordinance allowed relief from numerical requirements through a variance, but the standard was difficult to meet because it required more than economic hardship or self-imposed hardship.

Shayne Pierce asked whether the ordinance could create a separate area requirement, such as half an acre, specifically for vehicle impound yards, while leaving the other uses at one acre.

Greg Robinson said that was an option. He stated that the commission could recommend a different minimum acreage for vehicle impound yards. He also explained that if an impound yard required occupied structures, it would still need to meet health department requirements for water and wastewater or septic systems, which would naturally limit smaller lots. If there were no occupied structures, the whole parcel could potentially be used for vehicle storage.

Shayne Pierce restated that if an impound yard had a structure and facilities, permitting requirements would address those needs, so the ordinance might not need separate language for impound yards with or without facilities.

Greg Robinson confirmed that health department and permitting requirements would restrict smaller lots where offices or occupied structures were proposed.

Sullivan Love said he had looked up Judd's Towing and found what appeared to be two separate impound yards associated with Judd's Towing and Recovery and Clegg Automotive. He said the county map showed a parcel around 0.369 acres, though Jackie Larson noted Judd's used both areas. He agreed that some uses were better managed by cities. He also asked about sewer service in Gold Key.

Jamie Evans stated that there was sewer and that only the last building, which he owned, was on septic. He also stated that Gold Key access would change when 2000 South was built, which would help correct some of the access problems.

Sullivan Love stated that impound yards clearly could be operated on less than one acre, but the question was whether the county should approve and regulate that use on such small parcels. He reminded everyone that the planning commission's vote would only be a recommendation to the county commission.

Shayne Pierce stated that he still believed there should be a minimum acreage for impound yards, but not necessarily one acre. He suggested adding a one-half-acre minimum for vehicle impound yards while keeping the one-acre requirement for the other uses because those other uses seemed more appropriate for larger properties.

Koy Atkins commented from the public and asked what would happen if a half-acre minimum were set, given that examples had been mentioned of existing impound yards on 0.2 or 0.3 acres.

Sullivan Love clarified that those examples were within city boundaries.

Koy Atkins asked whether the smallest known city examples could be used to set the county's minimum, such as 0.2 acres.

Greg Robinson stated that the property would need to be annexed into a city.

Koy Atkins clarified that he meant using city examples to estimate a small minimum acreage for county ordinance purposes.

Sullivan Love responded that the issue returned to whether that very small impound yard was the right use for county property, given that the county did not provide the same level of services as a city. Koy Atkins noted that the specific property being discussed was less than one mile from Utah County Fire, which could be taken into consideration.

Sullivan Love asked whether Shayne Pierce's suggestion was intended as a motion.

Seth Cox asked whether the commission was ready for a motion or was still discussing.

Robert McMullin said he was only suggesting one possible path.

Sullivan Love asked whether someone could put the idea into motion.

Robert McMullin said he was comfortable with less than an acre for impound yards, but was unsure whether half an acre was enough. He suggested three-quarters of an acre for impound yards and one acre for the rest. He added that if someone moved for one acre for everything, he would support that as well.

Seth Cox said he was still considering whether the county was the proper place for the use or whether it should be integrated into cities instead.

Lorraine Davis asked staff for feedback on the commissioners' comments.

Bryce Armstrong stated that the staff's recommendation still stood. He said Commissioner Sainsbury had captured the essence of the county's land use policies and concerns about introducing intensive uses that made it harder for the county to provide services. He noted that the county had industrial islands scattered throughout the county, making road service and emergency response less efficient.

Seth Cox asked whether, if a crime occurred at one of the sites, the city could respond or whether the county had to respond.

Bryce Armstrong stated that the closest responder generally will respond in an emergency and that agreements existed with certain cities, but in some areas, there were no agreements so that the sheriff would respond. He said the same issue applied to fire and emergency response, and that scattered high-intensity municipal-type uses reduced service efficiency and timeliness.

Motion: Shayne Pierce

Second: Robert McMullin

Motion to **recommend approval** of the Utah County Commission of the staff proposed amendments to Utah County Land Ordinance Section 2.08, 8.36, and 12.4 to amend the requirements for automobile wrecking yards, salvage yards, and impound yards, adding impound yards as a permitted use, and maintaining 1 acre minimum area requirement for all but impound yards, and require 0.75 acre minimum requirement for impound yards along with any applicable renumbering, reformatting based on findings listed in Section 5 of the staff report. The motion **passed** with the following vote: "Aye" Seth Cox, Robert McMullin, Lorraine Davis, Shayne Pierce. "Nay" Stanford Sainsbury, Sullivan Love.

Motion: Shayne Pierce

Second: Robert McMullin

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

E. AGRICULTURE PROTECTION AREA

1. Notification of creation/continuation of agricultural protection areas - Creation of the South Fork Land 2026 APA

Bryce Armstrong stated that, under the statute, the planning commission had to be given notice when an agricultural protection area was approved and recorded. He noted that the item involved South Fork Land 2026 and the exclusion of a 56-foot right-of-way for County Road 2100 West, which he indicated was in the Payson and Salem area. He stated the purpose of this item was to get notice of the approval to the Planning Commission on the record.

- F. OTHER BUSINESS**
- G. PUBLIC COMMENT**
- H. ADJOURN**

Motion: Sullivan Love Second: Robert McMullin

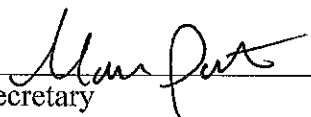
Motion to adjourn. The motion passed with the following vote: "Aye" Seth Cox, Stanford Sainsbury, Sullivan Love, Robert McMullin, Lorraine Davis, Shayne Pierce, Sullivan Love. "Nay" none.

The meeting was adjourned at 07:40 PM.

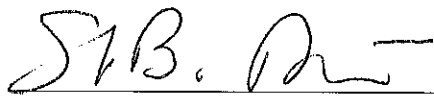
Utah County Planning Commission
April 21, 2026

Minutes respectfully submitted by:

APPROVED BY:



Secretary



Chair