



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
July 8, 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, July 22, 2026, at 2:00 p.m. and Wednesday, August 12, 2026, at 2:00 p.m.

~COMMISSION MEETING MINUTES~

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

Others in attendance: See attached sign-in sheet.

(Meeting called to order: 2:05 pm)

PRAYER/READING/THOUGHT: Rudy Livingston
PLEDGE OF ALLEGIANCE: Gina Tanner

RECOGNITION

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

Commissioner Beltran announced that Deputy Lisa Carson had been selected as the employee of the month and read the following statement.

Deputy Carson consistently demonstrates exceptional dedication and professionalism in their role as a School Resource Officer at Sage Canyon Middle School in Eagle Mountain. Their commitment to the safety and well-being of students, faculty, and staff is evident in every aspect of their daily responsibilities.

As an SRO, Deputy Carson has built strong relationships with students and staff by maintaining a visible presence throughout the school and taking a genuine interest in the success and welfare of the children they serve. They prioritize creating a safe learning environment where students feel comfortable seeking guidance, assistance, and support. Their concern for the students extends beyond enforcement duties, as they continually strive to be a positive role model and trusted resource within the school community.

In addition to their dedication to school safety, Deputy Carson consistently demonstrates outstanding investigative skills. They devote the necessary time and attention to ensure every case assigned to them is thoroughly and completely investigated. Their attention to detail, persistence, and commitment to seeking accurate and fair outcomes reflect the highest standards of law enforcement professionalism.

Deputy Carson is also recognized for their willingness to assist fellow deputies whenever needed. Whether helping other School Resource Officers with school-related incidents or providing support to deputies in patrol and other assignments, they are always willing to step in and contribute. Their teamwork, dependability, and positive attitude make them a valued asset to both the school community and the Sheriff's Office.

Through their dedication to student safety, thorough investigative work, and unwavering support of their fellow deputies, Deputy Carson exemplifies the qualities of an outstanding law enforcement professional and is highly deserving of recognition as Employee of the Month.

Sgt Max Morgan



PUBLIC COMMENTS

(Timestamp: 5:44)

Nicolas Dale (*Champagne, IL*) expressed concern about the handling of a high-profile case going on at the fourth judicial court in regard to getting a wristband to sit in on the trial.

CONSENT AGENDA

1. RATIFICATION OF WARRANT REGISTER FOR JULY 8, 2026 INCLUDING NOTES AND COMMENTS FROM THE COMMISSIONERS AS RECORDED ON THE INTERNAL SYSTEM

-Jolynn Clegg, Clerk

Approved on consent

2. APPROVAL OF THE PAYROLL WARRANT SUMMARY FOR PAY PERIOD 13-2026

-Jolynn Clegg, Clerk

Approved on consent

3. APPROVAL OF THE MINUTES FOR THE JUNE 24, 2026 BOARD OF COMMISSIONERS OF UTAH COUNTY, UTAH PUBLIC MEETING

-Jolynn Clegg, Clerk

Approved on consent

4. APPROVE AMENDMENT TO AGREEMENT NO. 2026-241 WITH THE US FOREST SERVICE

-Doug Willes, Sheriff

Approved on consent

Agreement 2026-536

5. APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN AN AGREEMENT WITH LES OLSON COMPANY FOR A COPY AND PRINT SERVICES CONTRACT.

-Robert Baxter, Auditor

Approved on consent

Agreement 2026-537

6. APPROVE THE SIGNING OF AN AGREEMENT WITH DEPARTMENT OF HEALTH AND HUMAN SERVICES TO PROVIDE TRANSPORTATION SUPPORT FOR THE SENIOR COMPANION AND FOSTER GRANDPARENT PROGRAM.

-Juli Van Ginkel, Health

Approved on consent

Agreement 2026-538

7. APPROVE THE SIGNING OF AN AGREEMENT WITH MOUNTAINLAND ASSOCIATION OF GOVERNMENTS (MAG) FOR TRANSPORTATION SERVICES FOR THE SENIOR COMPANION PROGRAM.

-Juli Van Ginkel, Health

Approved on consent

Agreement 2026-539

8. APPROVE THE SIGNING OF AN AGREEMENT WITH MOUNTAINLAND ASSOCIATION OF GOVERNMENTS (MAG) FOR TRANSPORTATION SERVICES FOR THE FOSTER GRANDPARENT PROGRAM.

-Juli Van Ginkel, Health

Approved on consent

Agreement 2026-540

9. APPROVE THE SIGNING OF AN AGREEMENT WITH THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY FOR CONTRACTED USED OIL ENVIRONMENTAL SERVICES.

-Jackie Karsies, Health

Approved on consent

Agreement 2026-541

10. RATIFY THE SIGNING OF THE FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT 2026-481 WITH PEG PRV200 FREEDOM OFFICE LLC

-Richard Nielson, Public Works

Approved on consent

Agreement 2026-542

11. APPROVE AND AUTHORIZE THE SIGNING OF AMENDMENT #1 OF AGREEMENT 2026-209 WITH STAKER PARSON MATERIALS & CONSTRUCTION, TO REFLECT ADDITIONAL PRODUCTS AVAILABLE AT THE DISTRIBUTION SITES WITH AN EFFECTIVE DATE OF MARCH 18, 2026, PER ATTACHMENT B OF THIS AMENDMENT.

-Richard Nielson, Public Works

Approved on consent

Agreement 2026-543

12. APPROVE AND AUTHORIZE THE PUBLIC WORKS DIRECTOR TO SIGN A PROPOSAL WITH PYE-BARKER FIRE & SAFETY, LLC., TO INSTALL A MONITORING SENSOR FOR THE RECORDS STORAGE BUILDING WITH A ONE TIME EQUIPMENT CHARGE AND AN ONGOING MONTHLY MONITORING AMOUNT.

-Richard Nielson, Public Works

Approved on consent

Agreement 2026-544

REGULAR AGENDA

1. ADOPT RESOLUTION FOR THE 1ST AMENDMENT TO THE 2026-2028 UTAH COUNTY CAPITAL IMPROVEMENT PLAN.

-Gina Tanner, Auditor

(Timestamp: 11:00)

Discussion with Rudy Livingston *(Chief Deputy Auditor)*, **Gina Tanner** *(Chief Financial Officer)*, **Richard Nielson** *(Public Works Director)*

CIP policy requires certain updates. Several events have occurred this year and they have been added the CIP plan. They are also updating a few estimates as the costs have significantly increased.

Commissioner Beltran expressed concern about the proposed gun range and wondered if it could be continued or stricken.

Commissioner Beltran was told that the County was not vesting a bond with this approval.

Motion to approve with the exception of the increase in the gun range:

Commissioner Powers Gardner

Seconded by: Commissioner Beltran

Vote: All in favor – Aye

Result: Motion passed 3/0

Resolution 2026-545

2. APPROVE OR DENY, A PROTEST FILED BY FELIPE GARCIA RELATED TO THE SALE OF PARCEL 59:137:0056 ON THE ANNUAL DELINQUENT PROPERTY TAX AUCTION CONCLUDED ON MAY 28, 2026

-Burt Harvey, Auditor

(Timestamp: 15:00)

Burt Harvey *(Tax Administration)* explained the property tax action and said he feels confident that the county has met the statutory requirements in order to have the property sold. He could not find any defect that would necessitate the overturning of the sale or not ratifying the bid. The sale ratification will be held at the July 22, 2026 Commission meeting.

Felipe Garcia *(Property owner subject to the sale)* with **Itzel Coy** *(Translator)* spoke about not understanding the process and didn't know how to resolve it. He is willing to pay the property taxes. He didn't understand the notices, and this is a new thing for him as a property owner. The property purchase was paid in full, and they did not have a mortgage company who taken care of the property taxes.

Brannen Child *(Winning Bidder at Tax Sale)*. He requested the board ratify the sale of the property based on the statutory notice requirements.

Commissioners asked Burt Harvey a few questions regarding the intent of the protest. Discussion on the Property Watch program.

Motion to deny: Commissioner Gordon
Seconded by: Commissioner Powers Gardner
Vote: All in favor – Aye
Any opposed – Aye (Commissioner Beltran)
Result: Motion passed 2/1

3. AUTHORIZE COUNTY ADMINISTRATOR TO SIGN AN AGREEMENT FOR A GUEST SPEAKER AT THE BUDGET KICKOFF.
-Ezra Nair, Commission

Approved on consent
Agreement 2026-546

4. APPROVE AND AUTHORIZE AN AGREEMENT WITH ONPOINTE INSIGHTS, INC. FOR CONSTITUENT OUTREACH AND BUDGET KICKOFF CONSULTATION SERVICES.
-Ezra Nair, Commission

Stricken on consent

5. APPROVE AND AUTHORIZE AN ADDENDUM TO AGREEMENT 2024-463 BETWEEN UTAH COUNTY AND BEE WILLING L3C
-Brittany Thorley, Commission

Approved on consent
Agreement 2026-547

6. AUTHORIZE THE COUNTY ADMINISTRATOR TO PREPARE THE ELECTIONS FORM FOR THE FY2026 FOREST SERVICE PAYMENT TO STATES (PUBLIC LAW 119-58) AND SECURE RURAL SCHOOLS (SRS) ALLOCATIONS
-Ezra Nair, Commission

Stricken on consent

7. APPROVE PROPERTY TAX ACTIONS INCLUDED IN RECOMMENDATION LETTER 2026-8
-Adam Beck, Commission

Approved on consent
Agreement 2026-548

8. APPROVE AND AUTHORIZE EXECUTION OF AN ENVIRONMENTAL REVIEW FOR THE CONSTRUCTION OF A DOMESTIC VIOLENCE SHELTER FACILITY IN UTAH COUNTY.
-Philip Keeve, Community Development

Continued on consent to July 22, 2026 Commission meeting.

9. APPROVE AND AUTHORIZE A LETTER AND RESOLUTION CONFIRMING THE SELECTION OF PAYSON CITY AS THE 911 AMBULANCE SERVICES PROVIDER IN THE UNINCORPORATED AREA OF THE COUNTY NEAR PAYSON.

-Kirk Bertelsen, Community Development

Approved on consent

Resolution 2026-549

10. ADOPT AN ORDINANCE AMENDING SECTION 8.44 (PUBLIC FACILITIES) OF THE UTAH COUNTY LAND USE ORDINANCE TO ESTABLISH ELECTRIC POWER TRANSMISSION AND DISTRIBUTION LINES RATED AT 345 KV AND ABOVE, WITHIN A NEW TRANSMISSION CORRIDOR AS A PERMITTED USE IN ANY ZONING DISTRICT AND TO ESTABLISH STANDARDS AND REQUIREMENTS FOR SUCH FACILITIES.

-Greg Robinson, Community Development

(Timestamp: 31:30)

Greg Robinson (Division Manager – Planning) explained the amendment to the ordinance.

Commissioner Beltran asked Dale Eyre (Utah County Deputy Attorney) **about the problem they were trying to solve with this text amendment. Explanation and discussion on conditional use permits vs. permitted use. Changing or removing conditional use permits does not change owner consent or owner rights.**

(Timestamp: 41:40)

Matt Moscon (Rocky Mountain Power Attorney) presented the following slide presentation to explain the proposed text amendment.



Proposed Text Amendment to Utah County Ordinance

Why Are We Here?

Why the Utah County Ordinance Must Be Amended

- Previous Conditional Use Permit (CUP) requirements *did not* require signatures from every parcel owner, and a utility could get approval of an application *subject to* negotiating final easements with the property owners before construction could begin. This allowed a utility to negotiate easements with property owners since the location sought would have already been approved.
- Current Utah County CUP process now requires signatures from all landowners *prior to* an application being accepted. This creates significant obstacles for any utility in constructing lines without first obtaining fee to occupancy of the property. It also increases associated costs. It can significantly increase the timeline for permitting and decrease the time the utility *has to* negotiate with a property owner.
- The need to condemn *in order to* apply for a permit and the increased timeline are detrimental to the best interests of the county and its residents. The current structure fails to accommodate growth and may lead to issues with infrastructure reliability.
- The current requirement precludes the company from hearing or incorporating county concerns because it requires the company to obtain title or occupancy *before* it even applies for a permit.

Proposed Text Amendment

- 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 above within a new transmission corridor as a permitted use.
- Transmission lines 345 kV and above within a new transmission right-of-way shall comply with the standards as outlined below and on the following slides:
 - Noise Standards
 - Noticing Requirements
 - Visual Impact Mitigation
 - Compliance Requirements
 - Location Priority

Proposed Text Amendment

- 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 above within a new transmission corridor as a permitted use.
- Transmission lines 345 kV and above within a new transmission right-of-way shall comply with the standards as outlined below and on the following slides:
 - Noise Standards
 - Noticing Requirements
 - Visual Impact Mitigation
 - Compliance Requirements
 - Location Priority

Noise Standards

- Transmission lines will comply with all applicable adopted noise level standards under all weather conditions at the edge of the transmission line right-of-way obtained for operation of the transmission line, in accordance with Utah County Code 7.12.030 as modified below:
 - (A) For purposes of taking sound measurements as set forth in UCC 7.12.030(C)(3), the edge of the transmission line right-of-way shall replace the property line as the point of reference for measurement.
 - (B) To the extent a transmission line right-of-way is directly adjacent to the boundary line of a municipality, the transmission line shall be required to meet the residential zone noise standards.

Noise standards (cont)

- High-voltage transmission lines (such as a 345 kV line) can produce audible noise, commonly referred to as corona noise.
- Corona noise is quantified using A-weighted decibels (dBA), a measurement that accounts for how humans perceive sound, and is a result of conductor size, conductor configuration, structure/tower geometry, line voltage, and overall line design.
- Modifying any of these factors will impact the amount of corona noise.
- Establishing dBA limits provides a tangible way for utilities to create line designs that meet the needs of communities and allows the county to enforce standards.
- The EPA establishes a guideline of 55dBA for the annual average day-night level in outdoor areas, and typical limits are 52dBA for nighttime and 65dBA for daytime.

Current Utah County Noise Ordinance on Maximum dBA by Zone

Zoning district in which the property lies where the sound is received	Maximum number of decibels (dB(A)) permitted between the hours of 7:00 a.m. and 10:00 p.m.	Maximum number of decibels (dB(A)) permitted between the hours of 10:00 p.m. and 7:00 a.m.
Residential Zones: RA-5, RR-5, TR-5, and CE-2	55 dB(A)	50 dB(A)
Commercial Zones: NC-1 and HS-1	55 dB(A)	60 dB(A)
Industrial & Other Zones: I-1, CE-1, M&G-1, and A-40	80 dB(A)	80 dB(A)

Calculated Audible Noise Levels of Typical 500kV and 345kV Transmission Line Configurations

Line Configuration	Fair Weather L50		Foul Weather L50	
	-ROW Edge (dBA)	+ROW Edge (dBA)	-ROW Edge (dBA)	+ROW Edge (dBA)
500kV	27.1	27.1	52.1	52.1
500kV operated at 345kV	5.3	5.3	30.3	30.3
345kV	30.0	30.0	55.0	55.0

Notice

- At least 90 days prior to seeking acquisition of a right-of-way in the county to construct a transmission line that is subject to these standards, a public utility shall provide written notice of the proposed transmission line to:
 - (A) a landowner with property within 300 feet of the transmission line;
 - (B) an entity that operates from property within 300 feet of the transmission line;
 - (C) Utah County Commissioners, Utah County, Community Development Director, and Utah County Public Works Director.
- The notice shall contain the following minimum information:
 - (A) the name and address of the land use applicant;
 - (B) the name, telephone number, and email address of a contact person for the land use applicant;
 - (C) directions, including a webpage address, to the specific project website, if applicable;
 - (D) instructions for the submission of public comments and information of anticipated public meetings;
 - (E) the time, date, and location of any public workshops for the project, if they are scheduled.

Visual Impact Mitigation

- To the extent reasonably feasible, transmission facilities shall be designed and constructed to implement measures to minimize visual impacts, including the use of non-glare materials.

Compliance Requirements

- Design, construction, and operation of the transmission line shall comply with all applicable state and federal requirements.

Location Priority

- To the extent reasonably feasible given other federal, state, and local requirements, transmission line siting is encouraged to follow the location priority order below, in descending order of preference:
 - (1) Within existing transmission rights-of-way;
 - (2) Adjacent to railroads or planned freeway routes;
 - (3) Along or adjacent to arterial or collector streets;
 - (4) Within or adjacent to industrial, commercial, agricultural, or non-residential zoning districts;
 - (5) Within residential zoning districts.

Current Locating & Permitting Obligations For Utilities

Decision Factors



1) Federal Permitting

- **NEPA**
 - Environmental Assessment or Environmental Impact Statement (analysis of all alternatives)
 - Public Scoping
 - Endangered Species Act, National Historic Preservation Act, Migratory Bird Treaty Act, Clean Water Act, Clean Air Act, etc.
- **Tribal Coordination**
- **U.S. Army Corps of Engineers (USACE)**
- **Federal Energy Regulatory Commission (FERC)**-Regulates the interstate transmission of electricity, natural gas, and oil.
 - North American Electric Reliability Corporation (NERC)-Mandates reliability standards
 - Western Reliability Coordinating Council (WECC)-Implements, monitors and studies reliability in the West
- **National Electric Safety Code (NESC)** -safe design, construction, operation and maintenance of electric facilities

2) State Oversight

- **Public Service Commission**- Rate and service regulator
- **Utah State Code Title 54, Chapter 18, Siting of High Voltage Power Line Act**- outlines a required outreach and notification process with affected entities and property owners. *When applicable.*
- **Department of Transportation (UDOT)**
- **Trust Lands Administration**
- **Utah Department of Environmental Quality (DEQ)**
- **Utah State Historic Preservation Office (SHPO)**
- **Utah Division of Wildlife Resources (UDWR)**
- **Utility Facility Review Board Act** - Local governments cannot impose excess cost that may raise utility rates.

3) Local Coordination and Oversight

Municipal Meetings and Pre-application meetings

Consistency with General Plans/Comprehensive Plans

Construction permits

- Grading permits
- Road use / access permits
- Building permits (for substations)

Land use ordinances

- Noise ordinances
- Visual protection standards
- Resource protection standards
- Setbacks and ROW conditions

Coordination with Local Power Agencies

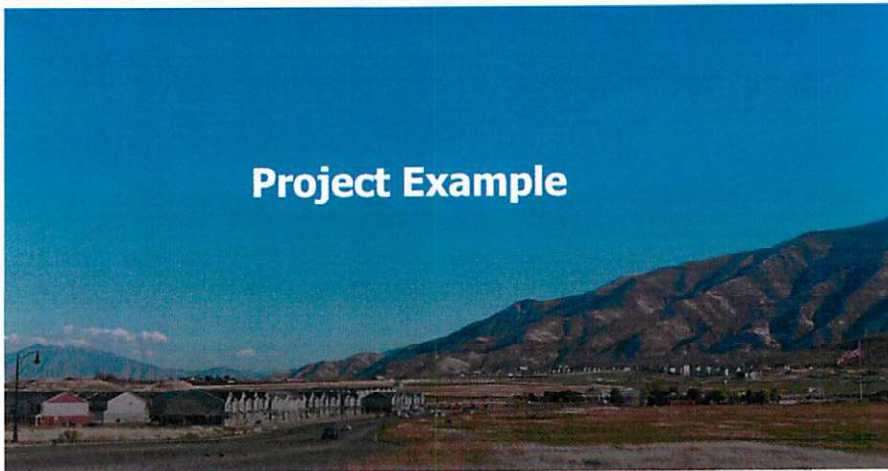
- Central Utah Water Conservancy District
- Southern Utah Valley Power Systems
- Utah Association of Municipal Power Systems
- Utah Municipal Power Agency
- South Utah Valley Electric Service District

Landowner Negotiations

- One-on-one discussions
- Evaluation of on the ground realities
- Micro-siting and structure adjustments to accommodate existing facilities



Spanish Fork to Mercer 345 kV Transmission Line



Project Example

Project Overview

Rocky Mountain Power:

- Is proposing to construct, operate, and maintain a new 48-mile-long overhead, 345 kilovolt (kV) transmission line in southern Utah Valley between the existing Spanish Fork Substation and Mercer Substation near Eagle Mountain.
- Conducted a routing study to identify, analyze, and compare alternative routes.
- Presented the most reasonable and feasible routes to the community in several open houses before selecting a preferred route for permitting and construction.

Project Need

Improve Reliability and Efficiency

- Establish an additional transmission path to enhance the reliability and resiliency of the electric system.
- Reduce the risk of outages and congestion.

Increase Capacity and Flexibility

- Allow more power to be transmitted over longer distances.
- Address the region's growing demand for electricity effectively.

Support Renewable Energy Integration

- Enable the delivery of power from numerous energy sources to customers.
- Contribute to the reduction of greenhouse gas emissions and decrease dependence on fossil fuels.

Routing Process and Criteria

Decision Factors



ROUTING CRITERIA EVALUATED

94 total criteria across 8 key categories

ENVIRONMENTAL RESOURCES	REGULATORY & PERMITTING	ENGINEERING & CONSTRUCTION	SAFETY & RISK	COST & ECONOMICS	SOCIAL & COMMUNITY	INFRASTRUCTURE & UTILITIES	STRATEGIC & OTHER
1 Wetlands 2 Surface Waters 3 Floodplains 4 Waterbodies 5 Aquifer Recharge Areas 6 Wellhead Protection Areas 7 Springs / Seeps 8 Wildlife & Habitat 9 Threatened & Endangered Species 10 Vegetation / Forests 11 Invasive Species 12 Parks & Recreation Areas 13 Conservation Easements 14 Environmental Justice	15 Federal Permits 16 State Permits 17 Local Permits 18 Length of Permitting 19 Permit Complexity 20 Agency Coordination 21 Section 404 (USACE) 22 Section 401 (Water Quality) 23 Coastal Zone Consistency 24 Floodplain Development Permits 25 Local Land Use Approvals 26 Easement / Right-of-Way Acquisition 27 Permit Uncertainty	28 Route Length 29 Constructability 30 Terrain / Topography 31 Geotechnical Conditions 32 Soil Conditions 33 Access / Construction Access 34 Construction Methods 35 Construction Schedule 36 Constructability Challenges 37 Utility Crossings 38 Major Road Crossings 39 Railroad Crossings 40 River / Stream Crossings	41 Public Safety 42 Construction Safety 43 Hazardous Materials Sites 44 Risk to Public Health 45 Natural Hazards (Flood, Wildfire, etc.) 46 Slope / Landslide Potential 47 Seismic Risk 48 Dam Inundation Zone 49 Pipeline Safety 50 Electromagnetic Interference 51 Cybersecurity Risk 52 Overall Risk Exposure	53 Capital Cost 54 O&M Cost 55 Cost Uncertainty 56 Cost Escalation Potential 57 Easement / ROW Cost 58 Property Acquisition Cost 59 Mitigation Costs 60 Relocation Costs 61 Construction Cost (Direct) 62 Indirect Costs 63 Cost Per Mile 64 Life Cycle Cost	65 Residential Impacts 66 Displacements 67 Community Facilities (Schools, Churches, etc.) 68 Noise Impacts 69 Visual Impacts 70 Community Cohesion 71 Cultural Resources 72 Tribal Resources 73 Land Use Compatibility 74 Public Opposition 75 Socioeconomic Impacts	76 Existing Utilities 77 Utility Conflict Density 78 Utility Relocation Complexity 79 Transmission Line Crossings 80 Pipeline Crossings 81 Transportation Infrastructure 82 Bridge / Structure Crossings 83 Airport / Aviation Impacts 84 Telecommunications 85 Rail Infrastructure 86 Drainage / Stormwater Infrastructure	87 System Reliability 88 Redundancy 89 Future Growth Considerations 90 Scalability 91 Alignment with Agency Goals 92 Political Consideration 93 Feasibility 94 Overall Project Viability
14 CRITERIA	13 CRITERIA	13 CRITERIA	12 CRITERIA	12 CRITERIA	11 CRITERIA	11 CRITERIA	8 CRITERIA



HOW WE USE THESE CRITERIA

Each potential route is evaluated against these 94 criteria to identify the route that best balances environmental stewardship, community impacts, constructability, cost, and long-term reliability.

★ Comprehensive

⚖️ Balanced

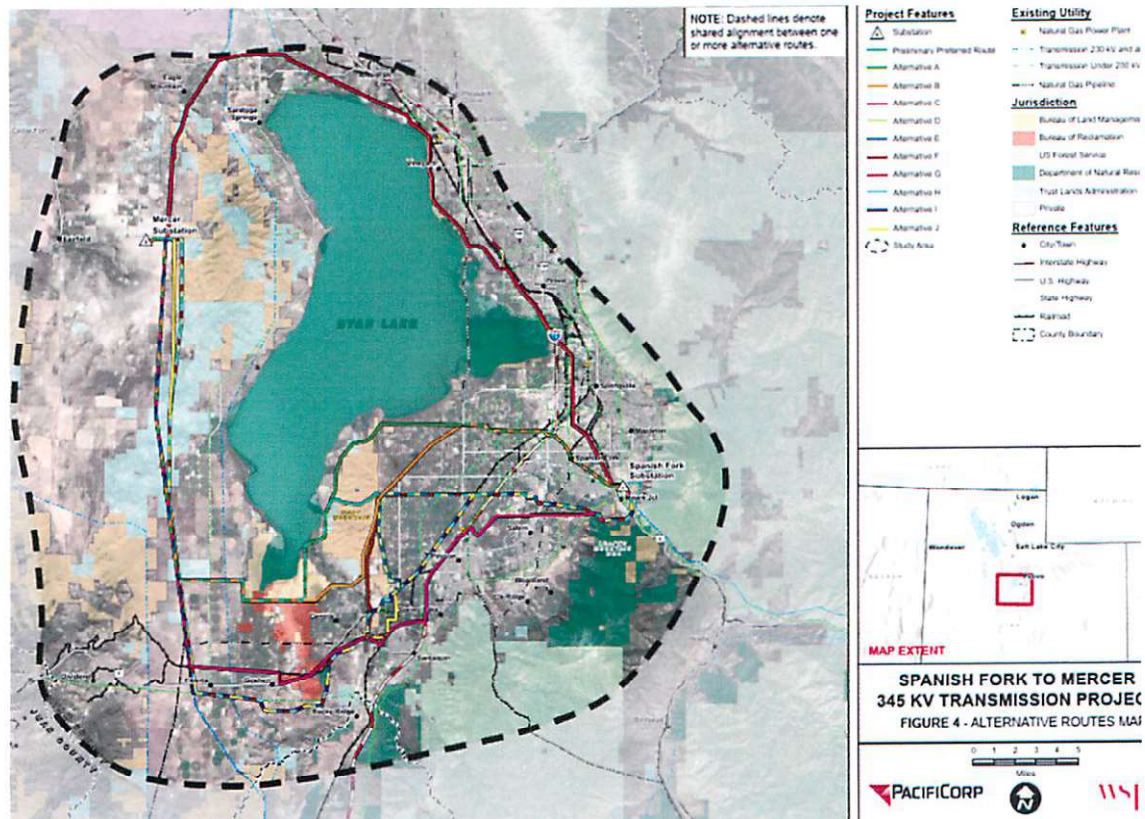
📊 Data-Driven Decisions

Narrowing the Routes

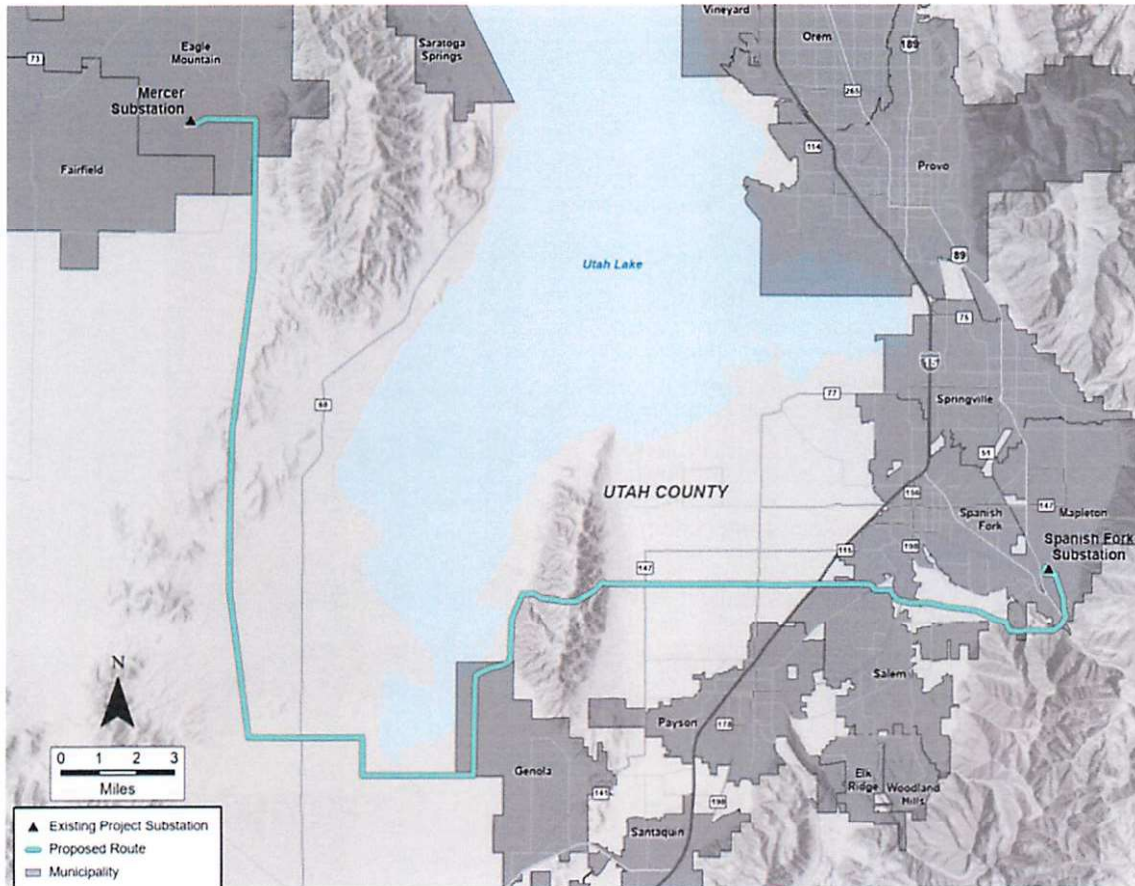
This diagram demonstrates the narrowing process over the last several years



Alternatives Considered



Proposed Route



Proposed Transmission Structures

- **Voltage:** 345 kV
- **Type of structure:** Steel monopole
- **End points:** Spanish Fork Substation and Mercer Substation
- **Length:** Approximately 48 miles – 12.9 miles in unincorporated Utah County
- **Height of monopoles:** 90 to 135 feet
- **Span between monopoles:** 600 to 800 feet
- **Right-of-way width:** 125 feet



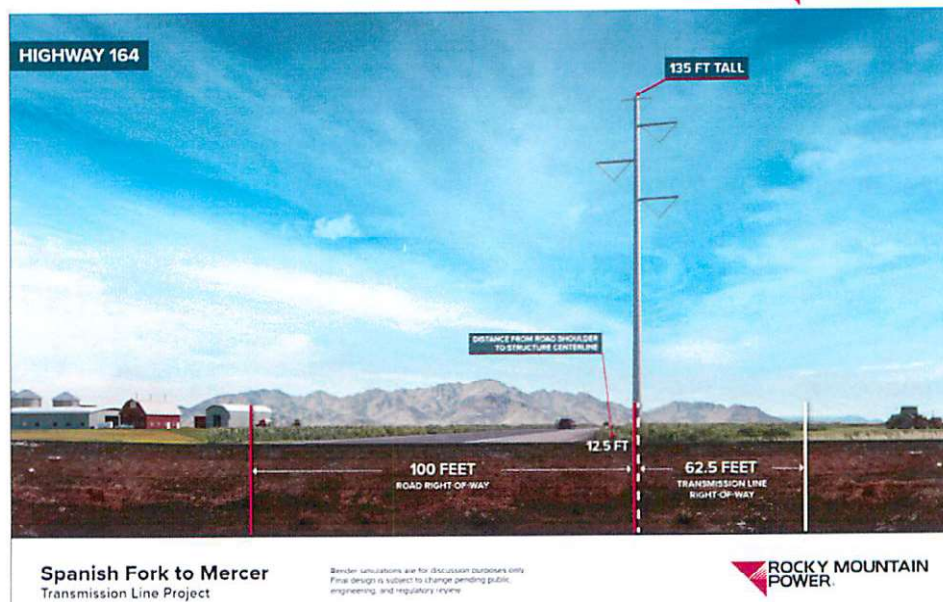
Undergrounding

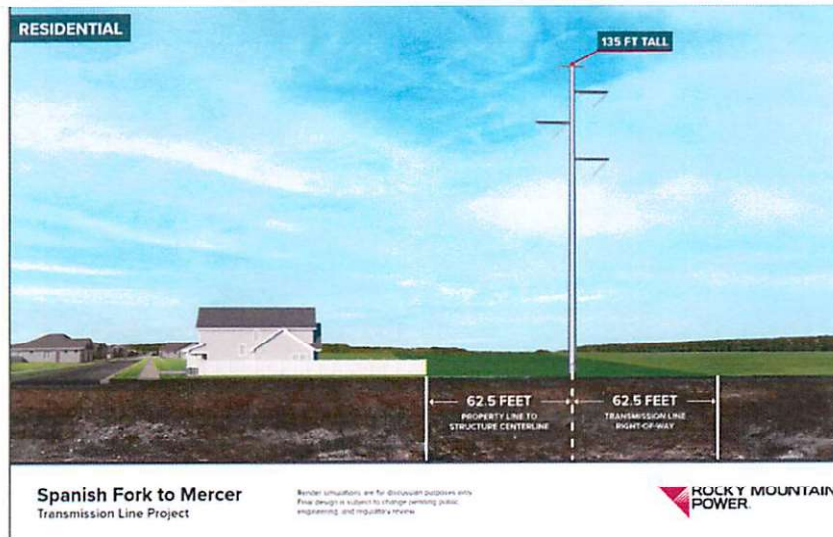
Undergrounding

- Complex technical and electrical design requirements, including thermal management, insulation, and system reliability considerations unique to underground transmission
- Expanded and long-term land use impacts within the underground easement, including permanent access restrictions, vegetation clearing, and limitations on future surface development
- Substantially higher life cycle costs, including installation, specialized materials, maintenance, and emergency repair expenses compared to overhead lines
- Extended outage durations due to longer fault location and repair timelines, often requiring excavation and specialized crews and equipment



Typical Right-of-Way Examples





Public Involvement

Public Outreach Efforts

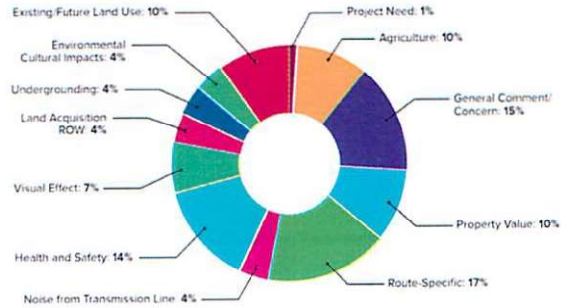
- Open Houses were held at the following locations on these dates:
 - Goshen Senior Center – June 18, 2024
 - Salem Junior High – June 19, 2024
 - Spanish Fork Fairgrounds – June 20, 2024
 - Virtual Open House #1 – June 25, 2024
 - Virtual Open House #2 – November 10, 2025
- These outreach efforts were held in accordance with the guidance provided within Utah State Code, Title 54, Chapter 18, Siting of High Voltage Power Line Act.
- It is important to note that since this project has a Federal permitting component, these outreach efforts were not required. RMP conducted these outreach efforts on their own in order to keep the public informed.



Public Outreach Notification

- All landowners within 500 feet of the of the transmission line (250 ft on each side)
- 704 Mailers were sent as notification
- In response to the request for an additional virtual open house, held in November of 2025 certified mailers were sent to the Salem Park neighborhood residents, 52 in total.
- Notification of the open houses in 2024 and 2025 were published in local Newspapers
- Radio ads were also played on Open House Radio for notification of open houses
- If folks did not receive notification, they were outside the 250 ft requirement area and/or refused receipt of certified mailers.

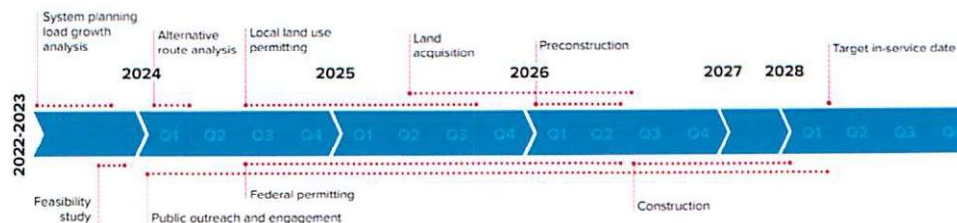
- **97 Question/Comment Forms during live and virtual meetings
- **56 GIS Comment Forms directly related to private property
- **350 Attendees for the 5 Open House meetings (30 Goshen, 22 Salem, 31 SF, 55 V, 130 Genola, 82 V)
- **Special meeting held for the Salem Park Coalition 10/16/2025



Project Mailing List

Project Status

Project Milestones



Conclusion Supplemental Slides

Mitigation for Sensitive Plants and Wildlife

Pre-Construction Mitigation

- Surveys
- Micro-siting
- Seasonal timing

Construction Mitigation

- Protective barriers
- Topsoil preservation
- Erosion control
- Active monitoring

Post Construction Mitigation

- Revegetation and vegetation management
- Invasive species management
- Long term monitoring to gauge recovery



Additional Measures

- Collaboration with botanists, ecologists, etc.
- Integrated Vegetation Management
- Compliance with all regulatory acts
 - National Environmental Policy Act
 - Federal Land Policy and Management Act (FLPMA)
 - Endangered Species Act

Migratory Birds and Other Endangered Wildlife

Engineering Standards and Designs

- Incorporate Avian Power Line Interaction Committee (APLIC)
- U.S. Fish and Wildlife Service
- Review of Information for Planning and Consultation (iPaC) tool and evaluation of all environmental impacts

Meet or exceed design and practical standards identified in

- The Bald and Golden Eagle Protection Act (Design standards)
- Migratory Bird Treaty Act 1918 (MBTA) and State Wildlife codes (Practicable standards)



(Timestamp: 1:05:35)

Public Comments

- 1. Joseph Ybarra** *(Salem Resident)* spoke in opposition to the Rocky Mountain transmission line. Spoke about the planning commission meeting on May 19, 2026 and their denial for the text amendment.
- 2. Carly Rowe** *(rPlus Energies, Utah based independent power producer)* spoke in favor of the amendment saying thoughtful planning and investment in the transmission system is what keeps the lights on and keeps rates stable. rPlus appreciates the care that the commission and Utah County staff have taken with this proposal.
- 3. Steve Wilson** *(Landowner in River Bottoms area of Spanish Fork)* has issues with the Rocky Mountain Power line as it will go down the middle of his property and will decrease the value of his land. He was also concerned that council for Rocky Mountain did not meet with him.
- 4. Steve Vincent** *(Landowner in River Bottoms area of Spanish Fork)* said his land has been in an agricultural protection area since 2001. He opposes the text amendment because he believes it conflicts with this protection area. He spoke about Utah County code.
- 5. Bryce Zundel** *(Owns property in Spanish Fork area)* Spoke about lack of notification from Rocky Mountain. He wants to develop his property into lots and said the transmission line will ruin it. Spoke about a conflict of interest with DR Horton and Pacific Corp.
- 6. Rex Larsen** *(Property Owner off the Benjamin freeway exit)* Spoke about his family business, Glen Ray's Corn & Pumpkin patch. He is worried that Rocky Mountain Power isn't going to cooperate with the landowners. He asked for denial of the request.
- 7. Marilyn Kartchner** *(Salem Resident)* spoke about utilities being put underground. She has attended all the meetings and has not seen any numbers on the table that concerns the difference in analyzing the cost efficiency for underground versus high power lines.
- 8. Paul Prioy** *(Landowner River Bottoms area of Spanish Fork)* asked for denial based on safety issues, water tables, liquefaction factor, floods. Suggested it run along powerhouse road.
- 9. Michelle Finch** *(Hansen Plants)* concerned about UDOT and the powerline around her property. She also wants to know what area this powerline will service.
- 10. Shanna Phelps** *(West Mountain U-pick farm owner)* she feels this amendment will create more distrust that is currently growing with big businesses that provide infrastructure.

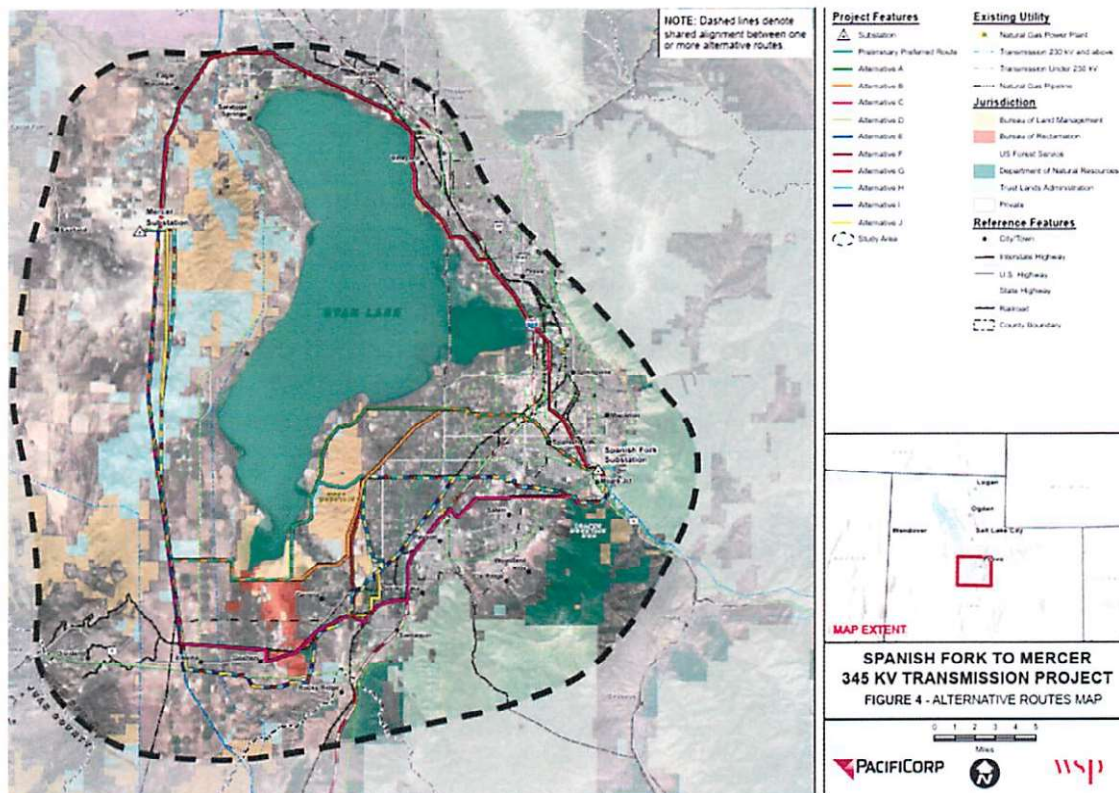
11. Jay Thomas (Landowner on Powerhouse Road) spoke in opposition to the amendment. He worries his land won't be protected with the amendment change. He said Rocky Mountain hasn't been truthful with them.

(Timestamp: 1:33:17)

Matt Moscon addressed some of the public concerns such as; will property owners have a say, property values, underground utilities, individual negotiations with property owners, the timeline and importance of starting in January.

(Timestamp: 1:40:45)

Rita Rutderman (Rocky Mountain Power) addressed a question from Commissioner Gordon regarding why they choose to drop down into the River Bottoms and not stay on Powerhouse Road. He also asked her about Ag Protection. She referred to the following slide during her explanation.



(Timestamp: 1:45:32)

Commissioner Beltran asked Dale Eyre (Utah County Attorney) the following questions. Does the county have more authority on location priority under a conditional use that we would a permitted use? Does the property owner have more leverage under a conditional use permit than they would with a permitted use? Is there any additional APA protections under the conditional use than the permitted? Discussion between all three Commissioners and Dale Eyre regarding what would happen if they denied the text amendment and kept the conditional use permit.

(Timestamp: 1:53:00)

Commissioner Gordon expressed concerned over the landowners not being heard in this process. He wants them to be able to farm the river bottoms or develop and be able to exercise their rights to do so. He wants to make sure that the landowners understand that they are better with change or not.

Commissioner Beltran asked what property owners are losing by approving this text amendment. Jackie Larson and Joseph Ybarra talked about the difference between the two permits.

(Timestamp: 2:05:49)

Discussion between the commissioners, Bryce Armstrong (*Director Community Development*) **and Greg Robinson** (*Planning Division Manager*) **regarding what guidelines Utah County has put in the permitted use permit including noise levels, setbacks, notice requirements, detrimental effects, flood zone area.**

(Timestamp: 2:26:15)

Setback discussion with Joseph Ybarra representing Salem residential neighborhoods. The neighborhood is concerned with the 345 kilovolt transmission lines and childhood leukemia. They are asking for a greater setback in the residential areas.

(Timestamp: 2: 39:39)

Commissioner Gordon asked PacifiCorp to state on the record that they will work with the farmers and landowners in good faith. Matt Moscon came to the microphone and said the power company will meet with every impacted property owner as they're statutorily required to do. He said those meetings will happen.

Motion to take the recommendation, but adding section 5 property line, adding the setback for the dwellings, and allowing for property owners exceptions as stated on the record. Then I would make a motion with those changes to approve the text amendment: Commissioner Powers Gardner

Seconded by: Commissioner Gordon

Vote: All in favor – Aye

Result: Motion passed 3/0

Ordinance 2026-550

11. ADOPT AND SIGN A RESOLUTION APPROVING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN VINEYARD CITY AND UTAH COUNTY HEALTH DEPARTMENT FOR SUBSTANCE MISUSE PREVENTIONS AND COMMUNITIES THAT CARE (CTC) FOR FY27

-Jackie Karsies, Health

Approved on consent

Resolution 2026-551

Agreement 2026-552

12. ADOPT AND SIGN A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN SPRINGVILLE CITY AND UTAH COUNTY HEALTH DEPARTMENT FOR SUBSTANCE MISUSE PREVENTION AND COMMUNITIES THAT CARE (CTC) MODEL FOR FY27

-Jackie Karsies, Health

Approved on consent

Resolution 2026-553

Agreement 2026-554

13. ADOPT AND SIGN A RESOLUTION APPROVING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN PAYSON CITY AND UTAH COUNTY HEALTH DEPARTMENT FOR SUBSTANCE MISUSE PREVENTIONS AND COMMUNITIES THAT CARE (CTC) FOR FY27

-Jackie Karsies, Health

Approved on consent

Resolution 2026-555

Agreement 2026-556

14. ADOPT AND SIGN A RESOLUTION APPROVING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN LINDON CITY AND UTAH COUNTY HEALTH DEPARTMENT FOR SUBSTANCE MISUSE PREVENTIONS AND COMMUNITIES THAT CARE (CTC) FOR FY27

-Jackie Karsies, Health

Approved on consent

Resolution 2026-557

Agreement 2026-558

15. ADOPT AND SIGN A RESOLUTION APPROVING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN LEHI CITY AND UTAH COUNTY HEALTH DEPARTMENT FOR SUBSTANCE MISUSE PREVENTIONS AND COMMUNITIES THAT CARE (CTC) FOR FY27

-Jackie Karsies, Health

Approved on consent

Resolution 2026-559

Agreement 2026-560

16. ADOPT AND SIGN A RESOLUTION APPROVING THE EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT BETWEEN PLEASANT GROVE CITY AND UTAH COUNTY HEALTH DEPARTMENT FOR SUBSTANCE MISUSE PREVENTIONS AND COMMUNITIES THAT CARE (CTC) FOR FY27

-Jackie Karsies, Health

Approved on consent

Resolution 2026-561

Agreement 2026-562

17. APPROVE THE SIGNING OF AMENDMENT 5 TO UC 2021-778 WITH UTAH DEPARTMENT OF HEALTH AND HUMAN SERVICES FOR THE MINIMUM PERFORMANCE STANDARDS SFY22

-Jackie Karsies, Health

Approved on consent

Agreement 2026-563

18. APPROVE AND ADOPT A RESOLUTION FIXING THE ANNUAL COMPENSATION OF THE UTAH COUNTY JUSTICE COURT JUDGES.

-Merritt Fullmer, Human Resources

Approved on consent

Agreement 2026-564

19. 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

20. 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

21. 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

Stricken on consent

22. 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: 4:57 p.m.)

(Opened to Public Meeting: 5:16 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: 5:16 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.

Zoom attendance: Brannen Child, Brandon B. Gordon

BOARD OF COMMISSIONERS OF UTAH COUNTY
PUBLIC MEETING ATTENDANCE SHEET
July 8, 2026 - 2:00 p.m.

PRINT CLEARLY

Rex Larsen	M. Jay Thomas
Sherric Larsen	Joe Olsen
Debbie Wiken	Gina Olsen
Steve Wilson	Sarah Callaway
Steve Redd	Ginnea Fletcher
Dave Reed	Trel Coy Felipe Garcia
Jackie Larson	Andrew Pesta
Matt Moscon	KIDEN SANDERS
Darol Hawkins	Cara Moody
Sharda Hawkins	Michelle Finon
MARYN KARTCHNER	Doug Pledger
Jim & Dixie Jones	Tawana Hildren
Bryce Zundel	Burt Gartfield
MAX Morgan	HARRISON GULLEY
LESA Carson	COLLEEN DICK
Andrew Benson	Leslie Evans
Leisa Benson	
Joseph Ybarra	
Paul A. Poirer	
Steve Vincent	

BOARD OF COMMISSIONERS OF UTAH COUNTY
PUBLIC MEETING ATTENDANCE SHEET
July 8, 2026 - 2:00 p.m.

PRINT CLEARLY

Paul Child
~~Nick Dyle~~
Karen Bowman
Theron Pace
Walter Lacer
Theron Turner
Robert Baxter
Diane Garcia
Jason Barnett
Richard Roy
Melanie Holdaway
Shanna Phelps

Recorder's
Assessor's
Assessor's
Purchasing
Assessors
UCLHD
Recorders

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



ATTEST:
AARON R. DAVIDSON
Utah County Clerk

Skylar Beltran
SKYLER BELTRAN, Chair

By: [Signature]

Deputy