



COMMISSION MEETING

Monday, September 8, 2026, at 10:00 a.m.

Rocky Ridge Town Hall – 195 E Mountain Ridge Rd, Rocky Ridge, UT

MINUTES

Chairman Painter called the meeting to order at 10:00 a.m.

PLEDGE OF ALLEGIANCE / INVOCATION

Mayor Ron Allred offered a prayer and led the Pledge of Allegiance

ROLL CALL

Commissioners present include Chairman Clint Painter, Marty Palmer and Marv Kenison

Others present included County Attorney Jared Rowley (arrived late after court concluded), County Clerk/Auditor Tanielle Callaway. See attached signed roster.

MINUTES

1. Commissioner Palmer made a motion to approve the minutes from August 17, 2026. Commissioner Kenison seconds the motion, no opposition, motion carries. All voted in favor.

CONTRACTS/AGREEMENTS

2. Consider CTell Contract for Sheriff's Office

Sheriff Drake Underwood presented the CTel contract. He stated the service is for inmate communications, covering visitation, "chirps" (messaging) in the jail, and inmate phone calls to contacts outside the facility. He notes that nothing in the contract has changed from previous years except updating the list of administrators authorized to sign. Commissioner Palmer made a motion to approve the contract and authorized the Commission Chair to sign. Commissioner Kenison seconds the motion, no opposition, motion carries. All voted in favor.

Following approval of the CTel contract, Sheriff Underwood presented amendments to the sheriff's office service fees. He explains they need to add civil paper service fees for Mills and Sevier River Ranches and update fees related to body camera requests. Commissioner Kenison made a motion to approve the revised fee schedule and directed that the changes be posted on the county website. Commissioner Palmer seconds the motion, no opposition, motion carries. All voted in favor.

3. Consider Tourism COOP Grant Agreement

Tourism Director Shanna Memmott presents the 2026 coop marketing grant from the Utah Office of Tourism, explaining that the county requested \$135,000 but was awarded \$97,900 on a 50/50 match, with the county budget still carrying the full \$135,000. She outlines that the grant funds social media management, professional photo and video, billboard and gas-station advertising,

radio, digital and social media campaigns, tourism analytics, and an event marketing grant program for local events. She also described plans to issue an RFP for a new marketing agency to handle SEO and media buys under a five-year structure with optional one-year renewals, subject to county attorney review to ensure procurement compliance. Chairman Painter indicated he has already signed the agreement, and they are just ratifying that. Commissioner Kenison made a motion to ratify the Tourism Agreement. Commissioner Palmer seconds the motion, no opposition, motion carries. All voted in favor.

GENERAL BUSINESS – ACTIONS ITEMS – DISCUSSION AND CONSIDERATION OF APPROVAL

4. Concerns Surrounding Data Center on Goshen Road

Shelly and Taylor Flake gave presentations to the audience against a proposed data center near Mona, explaining they learned of it only weeks earlier despite it being planned about 400 feet from their home and roughly 2.5 miles from town. Mr. Flake, on behalf of Mona Cares Neighbors for Responsible Development, argues the developer chose a conditional use permit instead of a zone change to avoid mailed notice to nearby landowners, even though the project would include 10 large buildings over 361 acres, require 750 megawatts, and cost about \$10 billion. He contrasts this with other industrial and data center projects near Nephi and Dog Valley where rezoning triggered direct notice and final decisions by elected officials, and he asks that the CUP be set aside so the project can proceed through a rezoning process with proper public input. Commissioners responded that state law lets landowners choose between a CUP and rezoning, asserted that the county followed all legal notice requirements (state website, county and city postings, bulletin board, and newspaper).

5. Proposed Data Center West of Mona

Dan Woodland states he is not anti-data center, anti-property rights, or anti-growth, but favors slow, controlled, sustainable growth and strongly opposes Juab County becoming a hub for multiple large data centers near his home. He says he has spent significant time researching data centers and believes big data companies lack transparency and push their projects aggressively. Mr. Woodland asks the commission (1) to do everything legally possible to stop the proposed Mona data center, (2) if that cannot be done, to negotiate the strictest possible conditions under the CUP in favor of Mona residents and nearby landowners, (3) to adopt local checks, balances, and ordinances to prevent the county from becoming over-concentrated with data centers, and (4) if legally possible, to allow citizens to vote on the project. He also accepts some responsibility for not previously attending meetings or monitoring notices, but urges both the community and the county to “own” their parts and work together, emphasizing his long-standing trust in the commissioners’ character while asking them to help protect Mona and Juab County.

Chairman Clint Painter responds to the Mona data center concerns by acknowledging that multiple data center proposals “came at us pretty quick” and taking personal responsibility for not moving sooner to pause new conditional use permits, which the county later did via a moratorium to reassess standards and capacity. He clarifies that only two CUPs for data centers have been approved by Juab County (with one site plan approved), and that the Dog Valley area was simply rezoned to industrial at the request of the existing landowner, not a developer, with no specific project formally identified. Chairman Painter and Commissioner Palmer emphasize the county followed Utah state law on public notice—posting on the state notice website, county and city locations, a bulletin board, and voluntarily in the newspaper—and reject allegations of secret or

dishonest dealings, defending their integrity and years of service. Chairman Painter notes low historic public attendance at both daytime and previously attempted evening commission meetings, but agrees the county can improve outreach, including working with legislators on possible code changes and planning a separate Q&A meeting on data centers, ideally with the developer present.

6. Introduce New Home and Community Faculty

USU Extension representative Jake Hadfield introduced the county's new Home and Community faculty member, Sydney Gurney. Sydney briefly shares her background growing up on a watermelon farm in Green River, Utah, and her enthusiasm for serving rural communities and Juab County. She explains she will be sending out a needs assessment survey to identify home and community program priorities and mentions she has already begun work, including upcoming canning and freeze-drying classes and organizing the Extension fall festival with added health and wellness activities. The commissioners welcomed her.

7. Request for Reduction of Penalties and Interest for Clover Creek

The commission considered a request from Clover Creek (a solar company) to waive penalties and interest on its personal property taxes. Their representative was not present. Assessor Zack Buck explained that Clover Creek filed its personal property affidavit on time, but failed to send payment due by May 15th and that, despite being told by the Treasurer's office that prompt payment could stop further penalty and interest, no payment was made. Because personal property taxes are self-reported and Clover Creek had certified the amount owed, staff recommend denying the request. Commissioner Kenison made a motion to deny the request to reduce penalties and interest. Commissioner Palmer seconds the motion, no opposition, motion carries. All voted in favor.

8. Christensen/Mangelson Levan Road Dispute

Dennis and Seth Christensen ask the commission to have Juab County disclaim any claim to a disputed road across Christensen and Mangelson property near Levan, explaining the route originated as a private right-of-way for their ancestor's livestock and that they do not believe it serves a public purpose. They contend the road only appears as a county/Class D road beginning with a 1976 (and possibly some earlier) map, questioning how it was added, and argue that without clear and convincing evidence of 10 years' public use the county would struggle to prove it is a public road, urging the commission to resolve the matter without forcing costly litigation.

Recorder Debbie Zirbes reports that older maps show some form of the road and notes the road department maintains it only to the Christensen gate. County Attorney Jared Rowley advises that the route is "contested" and that the commission can either disclaim interest, litigate to establish it as public, or take no action and let the landowners pursue a quiet title action. Commissioners express that they have only heard one side, would like to see all relevant historical maps (including those Zirbes referenced), and recognize possible implications of state law on road abandonment. Commissioner Palmer made a motion to table the matter so the commission can review the maps and options. Commissioner Kenison seconds the motion, no opposition, motion carries. All voted in favor.

9. Updated Sheriff's Fees, Approval of SAR List

See number 2 above.

10. Central Utah Water Conservancy District Water Supply Master Plan

Commissioner Marv Kenison presents a \$10,000 invoice from Central Utah Water Conservancy District for Juab County's share of a regional water master plan study involving Mona, Nephi, Rocky Ridge, the county, and East Juab Water District. He explained the overall study cost is much higher, that CUWCD is paying the largest portion because it also supports their planning, and that engineering firms (Jones & DeMille, Sunrise Engineering, and another firm) have already been hired, with work underway and completion anticipated sometime next year. Commissioner Palmer asked for clarification that other local entities are also contributing and that the study relates to future delivery of CUWCD water. Commissioner Kenison made a motion to approve the invoice. Commissioner Palmer seconds the motion, no opposition, motion carries. All voted in favor.

11. Approve Revised Commission Meeting Schedule

The commission updated its meeting schedule to rotate among county communities. They moved the next commission meeting from the county seat to Mona City on September 21 at 10:00 a.m. and set another off-site meeting in Eureka at the Eureka City building on November 2 at 10:00 a.m. Commissioner Palmer made a motion to approve the revised schedule. Commissioner Kenison seconds the motion, no opposition, motion carries. All voted in favor.

12. Pay Bills

Commissioner Palmer made a motion to approve the Juab County bills as presented. Commissioner Kenison seconds the motion, no opposition, motion carries. All voted in favor.

13. Employee Pay and New Employees

There were several personnel action forms for approval. The first set was for EMS. There were eight personnel action forms. Commissioner Kenison made a motion to approve the personnel action forms for EMS. Commissioner Palmer seconds the motion, no opposition, motion carries. All voted in favor.

The next one was for the Sheriff's Office. His name is Korbin Crabb and he will be working patrol. Today was his first day and he was present at the meeting. Commissioner Palmer made a motion to approve the personnel action form for Mr. Crabb. Commissioner Kenison seconds the motion, no opposition, motion carries. All voted in favor. The last was for the road department and was a pay correction for Chad Jarrett. He had been put in at the incorrect grade level. Commissioner Palmer made a motion to approve the personnel action form for Mr. Jarrett. Commissioner Kenison seconds the motion, no opposition, motion carries. All voted in favor.

CLOSED SESSION

Commissioner Palmer made a motion to move to Closed Session for personnel issues. Commissioner Kenison seconds the motion, no opposition, motion carries. Chairman Painter called for a roll call vote.

Commissioner Palmer voted, "Yes."

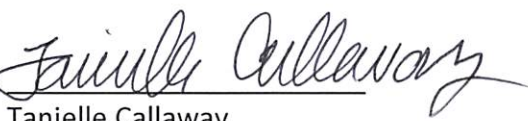
Chairman Painter voted, "Yes."

Commissioner Kenison voted, "Yes."

ADJOURNMENT

Commissioner Palmer made a motion to adjourn.

Meeting adjourned.

ATTEST: 
Tanielle Callaway
Juab County Clerk/Auditor

APPROVED: 
Clinton Painter
Commission Chair