

BOARD OF COUNTY COMMISSIONERS, UTAH COUNTY, UTAH
MINUTES OF PUBLIC MEETING
COMMISSION CHAMBERS, ROOM 1400
OF THE UTAH COUNTY ADMINISTRATION BUILDING
June 23, 2015 - 9:00 A.M.

PRESENT: COMMISSIONER LARRY A. ELLERTSON, CHAIR
COMMISSIONER WILLIAM C. LEE, VICE-CHAIR
COMMISSIONER GREG GRAVES

ALSO PRESENT:

| | |
|---|---|
| David Shawcroft, Civil Division Chief Deputy Attorney | David Day, Highland Resident |
| Bryan E. Thompson, Utah County Clerk/Auditor | Ron Engle, Provo Resident |
| Brian Voeks, Utah County Commission Office | Robert Ethington, Spanish Fork Resident |
| Keven Ewell, Utah County Assessor's Office | Elaine Ewell, American Fork Resident |
| Ralph Clegg, Utah County Health Department | Michelle Flowers, Orem Resident |
| Steven Mickelson, Utah County Health Department | David Griffiths, Highland Resident |
| Mark Brady, Assistant Personnel Director | Bruce Haggard, American Fork Resident |
| Jane Ivie, Personnel Office | C. James Harding, American Fork Resident |
| Jeff Smith, Utah County Recorder | Brandon Hill, American Fork Resident |
| James O. Tracy, Utah County Sheriff | Holly Hopkins, American Fork Resident |
| Mike Forshee, Utah County Sheriff's Office | Kyle Hooper, Springville Resident |
| Dalene Higgins, Utah County Sheriff's Office | Christine Ivins, Highland Resident |
| Cary McConnell, Utah County Treasurer's Office | Ray Ivins, Highland Resident |
| Cathy Davies, Utah County Justice Court | Lori Johansson, American Fork Resident |
| Cheryl Butler, United States Forest Service | Dave Jarvis, Provo Resident |
| Colton Rogers, United States Forest Service | Brett Kerby, Provo Resident |
| Paige Albrecht, Lehi City Planning Commission | David K. Larsen, Highland Resident |
| Brad Frost, American Fork City Councilmember | Rosemary Lind, Alpine Resident |
| Clark Taylor, American Fork City Councilmember | Robert Macfarlane, Draper Resident |
| Tom Plumber, Utah County Prospecting | Catherine Marchant, Alpine Resident |
| Philip Yadanza, Utah Gold Prospecting | Karen S. McCoy, American Fork Resident |
| Alisa Adams, Pleasant Grove Resident | Nathon Montgomery, Utah Valley University Student |
| Daniel K. Adams, American Fork Resident | Steve Moosman, Davis County Resident |
| John Aland, Orem Resident | Sherman Myers, Alpine Resident |
| Mark Allen, Lendon Resident | Kurt Nobach, Spanish Fork Resident |
| Pam Alvarez, Sprinville Resident | Jenna Patterson, Lehi Resident |
| Ashley Anderson, Provo Resident | Mike Pendleton, Lehi Resident |
| Michelle Bagley, Cedar Hills Resident | Rona Rahlf, Provo Resident |
| Spencer Bagley, Cedar Hills Resident | Scott Sandstrom, Lehi Resident |
| Tim Berrett, Highland Resident | Alex Schmidt, Salt Lake City Resident |
| Trent Bezzant, Highland Resident | Craig Searle, American Fork Resident |
| Sarah Blackwell, Highland Resident | Casey Serr, Mapleton Resident |
| Ian Braithwate, Alpine Resident | Kristen Shelley, Alpine Resident |
| Ken Chadwick, American Fork Resident | Pat Shelley, Pleasant Grove Resident |
| Sarah Chambers, Cedar Hills Resident | Robert Shelley, Alpine Resident |
| Mike Christensen, American Fork Resident | Robert Shepherd, Provo Resident |
| David Clawson, Provo Resident | Allen Simpson, American Fork Resident |
| Alice Cosper, Alpine Resident | Jack Stauss, Salt Lake City Resident |
| David Cynter, Alpine Resident | Alan Taylor, Cedar Hills Resident |

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Linda Ward, Pleasant Grove Resident
Merlin Weekes, Orem Resident
Teresa Young, Saratoga Springs Resident
Danielle Downs, *The Daily Herald*
Bill Lee, -No further information given-

Chad Linebaugh, -No further information given-
Elizabeth Lovell, -No further information given-
Teena M. Rasmussen, -No further information given-
Jacob Spencer, -No further information given-
Jared Spencer, -No further information given-
Renée Huggins-Caron, Clerk/Auditor Admin. Assist.

Commissioner Ellertson called the meeting to order at 9:06 A.M. and welcomed those present. The following matters were discussed:

PRAYER/READING/THOUGHT: Bill Lee, Utah County Commissioner

PLEDGE OF ALLEGIANCE: Teresa Young, Saratoga Springs Resident

PUBLIC COMMENTS

Acknowledging the larger-than-usual audience, Commissioner Ellertson explained a Work Session would be held at the end of this meeting regarding American Fork Canyon and recommended the crowd wait until after the presentation to make comments and ask questions on that matter.

Willie Holdman, a photographer familiar with Mount Timpanogos and American Fork Canyon, came forward to read a prepared statement regarding the proposed Mountain Accord swap of 416 acres of land with the United States Forest Service (*a copy of which can be found attached to these minutes*). He reviewed the timeline of a process which began in 2006 to get to this point of a potential ski resort development in the canyon, voicing dissent for public access to lands being traded for private interest and commercialism. Mr. Holdman pointed out the negative impacts of such a development to environmental values, watershed protection, wildlife habitat and aesthetics. He overlapped a large framed photograph of American Fork Canyon with a model of a ski tram, asking the Board to help protect and preserve the canyon so that the anomaly does not become the reality.

Commissioner Ellertson again requested that the public wait until the information is presented at the end of the meeting to make comments on the possible land exchange with the United States Forest Service, and Commissioner Lee pointed out discussion is generally not opened following Work Session items; comments continued.

American Fork resident Holly Hopkins loves American Fork Canyon. She asked the commissioners to reinstate ordinances and adopt zoning changes to prevent commercial development in the canyon. Ms. Hopkins acknowledged that the Board may be speaking against powerful corporations and politicians, but they themselves are also powerful men and the people are now requesting their support.

Robert Shelley lives in Alpine and has been a Utah County resident for 45 years. Mr. Shelley stated American Fork Canyon is unique, special, and one of his favorite places on Earth; he has used it for outdoor recreation for many years as it is the only canyon along the Wasatch Front providing fair and open access to all. It would be a travesty to destroy something so beautiful and rare, and also extremely expensive to taxpayers - accommodations would be needed for the additional traffic for a ski resort. Mr. Shelley stated rich speculators have purchased inexpensive mining property in the hopes they can convince local leaders to sacrifice this precious space in order to make a monetary profit. He begged the Board to fight against disrupting the balance in the canyon, asking them to demand a vote of Mountain Accord and reject any land swaps which would irreversibly alter the landscape.

Karen McCoy is an American Fork resident concerned that Mountain Accord has been negotiating for land and use of American Fork Canyon without any notification to the general public in Utah County, or any representation for Utah County. The discussed 416 acres is within a Critical Environmental Zone 1, which county code defines as native pasture,

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watershed, and wildlife habitat with pass-through zones for roads and utilities. It is also a source for wildfires, flooding, and avalanche, and is the water recharge area for culinary aquifers. Ms. McCoy noted anticipated population explosion, pointing out the main concern should be water and water recharge areas. Rather than benefit the county economically, a ski resort would forever change Utah County's way of life and values. Ms. McCoy questioned whether this land exchange is worth the price of family picnics, fishing, hiking, horseback riding, pristine mountain views, and the loss of irreplaceable resources.

Lindon resident Mark Allen read an article about Snowbird several weeks ago which led to his starting a Facebook group for the preservation of American Fork Canyon; the group has garnered 4,500 people in five weeks. Mr. Allen stated Mountain Accord is acting outside of their geographical jurisdiction and doing so without public input. He mentioned a June 16, 2015 meeting at Fox Hollow Golf Course in American Fork and the burden of a \$1,500,000,000 complex in Mineral Basin falling upon the taxpayers for infrastructure. Mr. Allen questioned what will happen to the watershed if mansions are built on arsenic-laced land, commenting that the Forest Service must not understand the implications. He suggested a divorce from the Mountain Accord process, including a return of \$50,000 donated by Snowbird for research. Mr. Allen presented a map of the area in question and invited the Board to attend an information meeting July 1, 2015.

Commissioner Ellertson mentioned American Fork Canyon Vision meetings and there was some feedback from the audience about the number of sessions which actually took place. He confirmed the Board has not been involved in Mountain Accord, and asked who will be attending the July 1st meeting. Mark Allen replied Governor Gary Herbert, Congressman Jason Chaffetz, Save Our Canyons, Wasatch Backcountry Alliance, and the Forest Service have all been invited. Mr. Allen mentioned searching the Utah Legal Notice website and not finding any results for public hearings on this issue; the July 1st meeting would be an attempt to remedy that and could be scheduled around the availability of the commissioners. He would like the meeting to take place before a vote by Mountain Accord on July 13, 2015.

Sarah Chambers lives near the mouth of American Fork Canyon and stated the canyon is beyond price. She clarified that value and price are not mutually inclusive. A Snowbird ski day pass costs \$69, whereas it is \$6 per vehicle in the canyon - this is more financially accessible for the average citizen who is driven by a love of the natural world which is being asphalted over and corporately subjugated. When Ms. Chambers mentioned needing the facts so that the public can make decisions, Commissioner Ellertson noted his understanding that condominiums would not be allowed within the exchange. Commissioner Graves read a description that "development in these areas will be limited to uses that support recreation opportunities and ski area opportunities." Commissioner Ellertson commented on wanting to protect Utah County, and Commissioner Lee mentioned lack of involvement in the process. Ms. Chambers asked the Board to use whatever power they have to prevent development without public input and stakeholder representation.

Commissioner Graves noted the Board has historically worked to protect natural resources, citing recent transactions addressing Bridal Veil Falls and Utah Lake as examples. He reminded the audience the commissioners are on their side, and are only attempting to find facts.

American Fork City Fire Chief Kriss Garcia re-directed the Public Comments to speak about Regular Agenda Item Nos. 3 and 4 on today's calendar, regarding Utah County Land Use Ordinance amendments for haunted houses and outdoor haunted attractions. Chief Garcia represents American Fork City Mayor James Hadfield in a request to deny the ordinance amendments, as the Haunted Forest submitting the application poses an extreme fire hazard to the community. It would be more appropriate for the business to submit engineered plans and provide documentation that the structures being built are flame- and smoke-resistant before approval on an annual basis.

Commissioner Lee asked whether the hesitation from American Fork City is based on the "permanent" portion of the proposed ordinance amendments, and Kriss Garcia explained expansion and modification is inevitable if the structures are allowed to remain intact year-round. American Fork City does not have regulation authority, but would be responsible for controlling any emergency incidents that occur because of proximity. The City Planning Commission has denied the Haunted Forest request for annexation.

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Utah County resident Eldon A. Neves approached the bench to thank the Board regarding an issue discussed during the last month of Commission meetings: safety concerns revolving around gravel pit truck operations in the West Mountain area. Mr. Neves noted that the trucks are no longer running through the neighborhoods, and expressed appreciation for county involvement in resolving the problem.

Merlin Weekes, Orem resident, commented on the Provo/Orem Bus Rapid Transit (BRT) project. He summarized BRT is supposed to replace current bus route 830, but ridership for that line is only fifteen percent of capacity. Mr. Weekes stated the county is spending \$150,000,000 to receive federal funding now when the current system will not need to be replaced for another fifteen or twenty years. He is troubled by a 90-page audit of Utah Transit Authority in 2014 proving the corporation's inefficiency, including a \$93,000,000 deficit in 2013 and internal policy violations.

Acknowledging the majority interest of the Mountain Accord presentation to take place during the meeting today, the commissioners chose to immediately address Work Session Item No. 1 before continuing on with the posted agenda.

WORK SESSION

1. PRESENTATION BY MOUNTAIN ACCORD REGARDING THE POSSIBILITY OF LAND EXCHANGE BETWEEN UTAH COUNTY AND THE UNITED STATES FOREST SERVICE

Uinta-Wasatch-Cache National Forest Supervisor David Whittekiend also serves on the Mountain Accord Executive Committee, and has been participating in the process since the very beginning. Mr. Whittekiend explained there was no intention to exclude Utah County from discussions regarding a possible land exchange, and apologized for the major oversight of not actively engaging the county. Mountain Accord would like to be as open and public as possible while focusing on four basic aspects of the proposal - economy, recreation, environment, and transportation - while negotiating the best ways to manage the Cottonwood Canyons ski area boundaries. As Mountain Accord researched options, Snowbird suggested an exchange that included some Utah County land as part of former U.S. Representative Jim Matheson's Wasatch Wilderness and Watershed Protection Act (*House Resolution 2808, referred to the Subcommittee on Public Lands and Environmental Regulation July 2013*).

David Whittekiend mentioned an upcoming Mountain Accord Executive Committee meeting on July 13, 2015 where the board will vote whether or not to approve the plan which includes the four outlined aspects. Neither he nor any other federal agency will be signing the accord; it is an informal measurement of interest to determine the next steps, such as moving forward with a National Environmental Policy Act (NEPA) analysis. The NEPA process would likely include an Environmental Impact Study (EIS) to determine the feasibility of land exchanges between Snowbird, Alta, Solitude, and Brighton ski areas. The Mountain Accord proposed action would be subject to changes and alternatives as required by NEPA, and is also a public process. Mr. Whittekiend clarified that Mountain Accord has no jurisdiction to demand or enforce anything, noting he alone holds the authority to make decisions for Forest Service involvement as the Uinta-Wasatch-Cache National Forest Supervisor. He reiterated any land exchange would be a public process and Mountain Accord cannot force his hand. Commissioners Ellertson and Graves summarized that the July 13th meeting would be to gauge agreement between the Mountain Accord parties and trigger an analysis of the proposal.

David Whittekiend again acknowledged concerns that Utah County has not been represented in this Mountain Accord process, stating he would seek options to better involve the community such as open house meetings. He said American Fork Canyon is very important to the Forest Service, and they recognize the issues that are facing it as well as Cottonwood and Millcreek canyons: the infrastructure will need work to accommodate recreation for the anticipated millions of incoming people to the area. Mr. Whittekiend is charged with making sure any land exchange would be in the best interest of the American people. If this accord moves forward into a proposed action, he guarantees there will be more public involvement and distribution of information.

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Commissioner Lee mentioned attending early-stage meetings regarding this land exchange proposal on behalf of U.S. Senator Mike Lee, and discussing tunneling through the mountain and connections of ski resorts. He expressed concern over the lack of Utah County stakeholders being involved in this process, and asked how plans would change if the 416 acres in question were omitted from the conversation. David Whittekiend responded complete removal would modify the Mountain Accord process but not end it, as a land exchange could still occur through Snowbird's holdings on Mount Superior with a reduction of acreage. Commissioner Lee questioned why a business would exchange 1,100 acres of land for 416 acres while seeking to make a profit, and Mr. Whittekiend explained how current use of portions of the base area are granted to Snowbird by the Forest Service through permits; any changes in the base area must essentially receive permission, and the company would prefer to own the land so they are not subject to Forest Service rules and regulations.

David Whittekiend clarified the Cottonwood Canyons base areas are currently being used by Snowbird, and Commissioner Ellertson commented it would be part of the exchange Snowbird is seeking in addition to land in Utah County. Mr. Whittekiend speculated that Snowbird may place more value on the land they are seeking to obtain over some of the South-facing peaks that are privately owned but popular with back-country skiers. He mentioned the land at the top of American Fork Canyon would connect some of the Mineral Basin holdings, and Snowbird has proposed ski lifts and the expansion of ski area boundaries whether or not they are able to acquire it. When Commissioner Graves asked about development and expansion restrictions for acreage currently owned by Snowbird, Mr. Whittekiend stated the Forest Service has zero control over private land. He would not have the authority to place conservation easements or deed restrictions on private property, and reversely could not accept land with any such restrictions. There is the possibility that Snowbird could offer such additional terms as part of a separate agreement, but overall they would only be subject to county zoning regulations for private property. Commissioner Ellertson summarized that the Forest Service cannot put conditions upon a transfer, but the process may do so.

Commissioner Lee asked whether it would be controversial for the Forest Service to participate in the legislative process should the Mountain Accord proposal move forward and the NEPA and Environmental Studies approved. David Whittekiend clarified if he were directed by the delegation to complete the land exchange, the Forest Service would certainly be involved in the language but whether or not it is a "friendly" process is ultimately upon the federal administration. Mr. Whittekiend personally guaranteed that elected officials would be fully involved in the process as mandated by federal statute. Commissioner Ellertson mentioned Utah County was not brought into discussion with Salt Lake, Summit and Wasatch counties before the land exchange was proposed, and Commissioner Lee noted the charter did not list Utah County as part of the process, which has led to much confusion.

Cedar Hills resident Alan Taylor mentioned prior experience with conservation projects and the Forest Service, asking about an estimated timeline for the NEPA process and mandatory public comment. David Whittekiend responded there are several public comment periods, commenting on the scoping period, federal register, a draft EIS, and draft decision. Mountain Accord would like to begin in August or September of this year, followed by a one- to two-year course involving the Federal Transit Administration, Utah Transit Authority, the Environmental Protection Agency, and the Forest Service.

Commissioner Graves asked how the upcoming November 2016 Presidential Election could impact this operation, and David Whittekiend stated he does not anticipate a change. Mr. Whittekiend explained the Forest Service is trying to plan for the future of these areas; population growth is inevitable and he would prefer a proactive management approach for increased recreation pressure rather than reactively searching for solutions.

Commissioner Lee asked whether an Environmental Impact Study would address increased traffic concerns, and David Whittekiend clarified that all potential projects are accumulatively analyzed, including gondolas and ski lifts. Commissioner Lee expressed worry for residents driving a road between a cliff and a river.

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Craig Searle is an American Fork resident who identifies this as an extremely emotion issue. He used the colloquialism “mud flows downhill, so start at the top of the mountain” to summarize a need for County Commission input on this issue, calling the Board the “top of the mountain.” Mr. Searle asked if the county decides what can be built on private lands, and the Forest Service has jurisdiction for the public areas, who makes the final decision on this land exchange? David Whittekiend clarified there are two main options: Mr. Whittekiend himself would make the decision as part of the administrative NEPA process, or legislation can be introduced by Congress to direct the land exchange and predetermine the NEPA outcome subject to valuation and mitigation measures. Commissioner Ellertson asked whether a legislative bill could set parameters in the latter option, and Mr. Whittekiend confirmed. He also confirmed for Commissioner Lee that Congress could also overturn his decision as the Forest Service Supervisor.

Provo resident Robert Shepherd questioned whether Snowbird would receive all Mineral Basin rights in the area in the event of a land exchange, and have authority to stop activities such as gold-panning, hiking, and horse-riding. He also mentioned that all access is currently dirt roads; to allow paving of the trails would contradict the values of the Forest Service. Mr. Whittekiend reiterated his earlier comment that privately owned acreage would not be subject to Forest Service rules, but any land acquired in the exchange would be incorporated with the service’s plans.

County resident Kristen Shelley asked if an approved vote during the July 13, 2015 meeting would mean that Snowbird owns American Fork Canyon; Commissioner Ellertson replied “no.” David Whittekiend repeated that if there is general agreement between the Mountain Accord parties on July 13th, the federal administration analysis process would begin. Ms. Shelley questioned whether Utah County’s 416 acres could be removed from the proposal, or the July 13th session be delayed until the county has representation on the committee. Mr. Whittekiend said he could ask the Mountain Accord Executive Committee to omit Utah County land from the proposal, or the commissioners can make that request - as could Snowbird. He emphasized again there is no vote taking place on July 13th; only a declaration of intent to move forward with proceedings. Modifications may be made by any involved entity. Mr. Whittekiend pointed out he will not be raising his hand on either side of the issue, and is only there to begin the environmental analysis process if that is the action decided upon. He also noted that withdrawing county acreage will not halt course, but may alter involvement of other parties such as the back-country skiers who are working to secure Mount Superior.

Commissioner Graves abbreviated certain points thus far: whether or not Utah County is involved in negotiations, Snowbird can continue proposing to the Mountain Accord any action they would like to take with their privately-owned land. Any future development on the 416 acres would be decided upon by the commissioners. David Whittekiend confirmed, adding that Snowbird is not confined to this group - they could approach the Forest Service directly for a land exchange, or act as part of Mountain Accord, or even through U.S. Representative Jim Matheson’s Wasatch Wilderness and Watershed Protection Act. Commissioner Lee reminded everyone that Mountain Accord is not a legislative party, effectively a group of citizens putting forth a proposal. Commissioner Lee repeated his concern that the process has reached this point with no involvement from Utah County.

Lindon resident Mark Allen returned to the stand to show a map of the area in question, and asked David Whittekiend to identify the owners of the private parcels. Once Mr. Whittekiend mentioned Snowbird as one of the parties, Mr. Allen stated again that a divorce needs to happen between the ski resort’s involvement in the American Fork Canyon Vision group and other private shareholders. Mr. Allen questioned the impact upon the watershed if the area were developed like Deer Valley. He quoted Highland High School Rugby Coach Larry Gelwix’s “The essence of a lie is not the words you choose, but the message you convey” and stated Snowbird has not been truthful in their intentions.

Commissioner Graves pointed out the American Fork Canyon Vision project answers and addresses some of the concerns mentioned today, such as providing community involvement. Mark Allen countered that the government works for the people, naming several individuals that may be considered ‘tainted’ by Snowbird funds. This led to conversation about private landowners being involved in public procedures, with Commissioner Ellertson reminding the audience developers must pay for their developments and Commissioner Graves noting Snowbird is not breaking any laws by wanting to expand business. Mr. Allen and the Board discussed infrastructure and corporate influence on political decisions.

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A woman named Julie Mack thanked David Whittekiend for explaining the National Environmental Policy Act process. She asked if there is legislation currently being drafted, and Mr. Whittekiend responded that one of the groups in Mountain Accord is considering two parts to legislation: potential federal designation, and land exchange legislation. No delegates have stepped forward to champion the cause, but the Forest Service would probably draft the language for such action. Mr. Whittekiend encouraged people to engage in the delegation.

Draper resident Robert Macfarlane referred to the June 16, 2015 meeting at Fox Hollow Golf Course in American Fork and the possibility of changing the entire character of American Fork Canyon. He acknowledged the benefit to Salt Lake County participating in the Mountain Accord, and asked why Utah County could not inform the group there has not been adequate input and request a delay of the July 13, 2015 session. Mr. Macfarlane suggested waiting until August 1, 2015, and David Whittekiend again offered to take that request to the executive committee.

David Whittekiend and Commissioner Lee discussed the impact on the overall cohesiveness of the group if Utah County or portions of Summit County withdrew properties from the accord. Orem resident John Aland asked for further clarification on the NEPA process, and Mr. Whittekiend referred to the Wasatch Wilderness and Watershed Protection Act to explain environmental studies must take place in any situation.

Alpine resident Robert Shelley approached again to ask about determining value for an exchange of extremely steep unbuildable land for access to three canyons. Saratoga Springs resident Teresa Young asked the Board to reach out to the developers, and the commissioners stated they would. She also asked about zoning changes to stop development for private land in American Fork Canyon, and Commissioner Ellertson offered to speak with her about the matter outside of this meeting.

American Fork City Councilmember Brad Frost came forward to voice frustration on behalf of his citizens. He offered the commissioners courage, stating the city has begun drafting a resolution in opposition to the Mountain Accord proposal and encouraging the Board to do the same. Mr. Frost said the only way to achieve full knowledge is to get everyone into the same room. He asked the commissioners to avoid using NEPA as a comfort zone, and instead fight back with passion and politics to protect the most prime real estate in Utah County.

Edmond Dixie of Provo reminded the Board they represent all residents of Utah County, and must have a say in this process because the property in question is unincorporated county land. Further investigation is needed to determine the benefactors of this project and their intentions. Mr. Dixie uses American Fork Canyon recreationally and does not see where a developer would be able to place parking for 500 vehicles to have access to a gondola. He does not want the area paved, and the access points already in place for Snowbird land are inefficient.

Orem resident John Aland voiced support for the comments by American Fork City Councilmember Brad Frost regarding relying on the NEPA process to not take action now, as the opportunity for public comment decreases once the "ball is already rolling." Mr. Aland asked the Board to withhold the 416 acres in question from the proposal. Highland resident Christine Ivins encouraged all three commissioners to visit the area.

Marlin Sharp is a Lindon resident and president of a local jeep club which has adopted Mary Ellen Gulch through the Forest Service. He recently was shocked to notice a new road in the area, and believes it belongs to Snowbird. This is another sign of change with no public input, and Mr. Sharp is concerned about what else may happen on that land if it is outside of the Forest Service's jurisdiction.

Commissioner Graves took a moment of personal privilege to read an email received by the Board and Forest Service (*a copy of which can be found attached to these minutes*). In contrast to the public comments this morning, the message was sent by an avid outdoorsman in favor of a land transaction with Snowbird.

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Lindon resident Mark Allen attempted additional public comment in response to the letter of support, and Commissioner Graves reminded Mr. Allen he had already surpassed the allowed limit several times over. Commissioner Lee took a moment of personal privilege, requesting an internet link of the video Mr. Allen wished to present be submitted as part of the minutes for those who may care to view it on their own time: <https://youtu.be/0BVHLIVkNdQ>

Following public comments, the commissioners moved forward with the agenda as scheduled.

CONSENT AGENDA

- 1. APPROVE (OR DENY) THE ADJUSTMENT OF THE COMMON LOT LINE BETWEEN LOT 2, TIMPHAVEN HOMES PDG, PLAT "2" AND LOT 3, SUNDANCE RECREATIONAL RESORT, PLAT "C," SUBJECT TO THE CONDITIONS AND FINDINGS FOUND IN THE STAFF REPORT, CE-2 ZONE, SECTION 10, T5S R3E, SUNDANCE AREA**

The Board requested Consent Agenda Item No. 1 be moved to the Regular Agenda for discussion.
PULLED TO REGULAR

- 2. APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO EXECUTE CLIENT AUTHORIZATION TO BIND COVERAGE FOR AIRCRAFT HULL AND LIABILITY INSURANCE**
- 3. APPROVE REDUCING THE PENALTY IN THE AMOUNTS LISTED FOR THE ATTACHED PERSONAL PROPERTY ACCOUNTS, HAVING BEEN IDENTIFIED AS MEETING THE QUALIFICATIONS UNDER ORDINANCE NO. 2010-4 AND RESOLUTION NO. 2011-64 OF THE UTAH COUNTY CODE**
- 4. ABATE PERSONAL PROPERTY ACCOUNTS ATTACHED FOR THE YEARS INDICATED, HAVING BEEN IDENTIFIED AS UNCOLLECTIBLE; THERE ARE NO ASSETS AVAILABLE**
- 5. ADOPT A RESOLUTION APPROVING VOLUNTEERS WHO WISH TO DONATE THEIR SERVICES TO THE CHILDREN'S JUSTICE CENTER AND THE UTAH COUNTY HEALTH DEPARTMENT**
- 6. APPROVE THE MINUTES OF THE MAY 12, 2015 COMMISSION MEETING *(Continued from the June 16, 2015 Commission meeting)***

The commissioners requested Consent Agenda Item No. 6 be continued to the next meeting of the Board.
CONTINUED TO JUNE 30, 2015

- 7. APPROVE THE MINUTES OF THE MAY 26, 2015 COMMISSION MEETING *(Continued from the June 16, 2015 Commission meeting)***

The commissioners requested Consent Agenda Item No. 7 be continued to the next meeting of the Board.
CONTINUED TO JUNE 30, 2015

- 8. APPROVE THE MINUTES OF THE JUNE 2, 2015 COMMISSION MEETING**

The commissioners requested Consent Agenda Item No. 8 be continued to the next meeting of the Board.
CONTINUED TO JUNE 30, 2015

- 9. APPROVE THE MINUTES OF THE JUNE 9, 2015 COMMISSION MEETING**

The commissioners requested Consent Agenda Item No. 9 be continued to the next meeting of the Board.
CONTINUED TO JUNE 30, 2015

10. RATIFICATION OF WARRANT REGISTER SUMMARY

Consent Agenda Item Nos. 2 through 5, and 10, were approved as written. Commissioner Ellertson recommended the following Regular Agenda items be moved to Consent:

5. **APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN A MAINTENANCE AGREEMENT WITH CANON SOLUTIONS AMERICA FOR AN OCE COPIER MODEL VL3622, SERIAL NO. 1003372 LOCATED IN THE ENVIRONMENTAL HEALTH DEPT; EXPIRES 7/5/2016**
6. **APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN AN AGREEMENT WITH THE UTAH DEPARTMENT OF HEALTH FOR FUNDING FOR THE BREAST AND CERVICAL CANCER PROGRAM**
7. **APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN AN AMENDMENT TO AGREEMENT NO. 2007-239 WITH MEDTOX FOR INCREASED LEAD TESTING PAYMENT**
8. **APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN AMENDMENT NO. 1 TO AGREEMENT NO. 2015-200 WITH PROVO SCHOOL DISTRICT FOR ADDITIONAL FUNDING FOR SCHOOL NURSING SERVICES**
9. **APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN AMENDMENT NO. 3 TO AGREEMENT NO. 2012-813 WITH WEBER HUMAN SERVICES TO EXTEND THE TERMS AND RATES FOR JUNCTION SUPPORT SERVICES TO OCTOBER 31, 2015**
10. **APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN AMENDMENT NO. 1 TO AGREEMENT NO. 2014-540 WITH WASATCH MENTAL HEALTH TO EXTEND THE TERMS AND RATES FOR JUNCTION SUPPORT SERVICES TO OCTOBER 31, 2015**
11. **APPROVE OR DENY A REQUEST FROM SAM'S CLUB TO WAIVE THE REQUIREMENTS OF SECTION 1.6.A OF THE UTAH COUNTY FACILITY USE POLICY AND ALLOW THEM TO CONDUCT MARKETING IN THE LOBBIES OF THE ADMINISTRATION BUILDING, HEALTH AND JUSTICE BUILDING AND THE PUBLIC WORKS BUILDING ON JUNE 29, 2015**
17. **ADOPT AN ORDER CALLING FOR A SPECIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH FOR WEDNESDAY, JULY 1, 2015 AT 9:00 A.M. FOR A SITE VISIT TO THE KNOLLS AREA WEST OF UTAH LAKE IN SEC. 25, T. 7 S., R. 1 W., UTAH COUNTY, UTAH**
18. **APPROVE THE NOTICE OF CANCELLATION OF MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF UTAH COUNTY, UTAH FOR TUESDAY, JULY 14, 2015**

ACTIONS TAKEN

Consent Agenda Item No. 1 was **tabled** for further discussion; No. 2 was **approved and authorized**; No. 3 was **approved**; No. 4 was **abated**; No. 5 was **adopted**; Nos. 6 through 9 were **continued** to the June 30, 2015 meeting of the Board; and No. 10 was **ratified**. **Regular Agenda Item Nos. 5, 7, 8, 9 and 10** were **approved and authorized**; No. 6 was **continued** to the June 30, 2015 meeting of the Board; Nos. 11 and 18 were **approved**; and No. 17 was **adopted**.

AGREEMENT NOS.: 2015-391, 2015-392, 2015-393, 2015-394, 2015-395, 2015-396, 2015-397, 2015-398 and
2015-399
RESOLUTION NO.: 2015-90
ORDER NO.: 2015-1

REGULAR AGENDA

(PULLED FROM CONSENT)

- 1. APPROVE (OR DENY) THE ADJUSTMENT OF THE COMMON LOT LINE BETWEEN LOT 2, TIMPHAVEN HOMES PDG, PLAT "2" AND LOT 3, SUNDANCE RECREATIONAL RESORT, PLAT "C," SUBJECT TO THE CONDITIONS AND FINDINGS FOUND IN THE STAFF REPORT, CE-2 ZONE, SECTION 10, T5S R3E, SUNDANCE AREA**

Bryce Armstrong of the Utah County Community Development Office confirmed for Commissioner Lee that the conditions outlined in the staff report have been addressed.

Commissioner Lee made the motion to approve the adjustment of the common lot line between Lot 2, Timphaven Homes PDG, Plat "2" and Lot 3, Sundance Recreational Resort, Plat "C" subject to the conditions and findings of the staff report as detailed in Consent Agenda Item No. 1. The motion was seconded by Commissioner Graves and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves
NAY: None**

AGREEMENT NO. 2015-400

REGULAR AGENDA

- 1. PRESENTATION OF 2014 AUDIT BY GILBERT AND STEWART, CERTIFIED PUBLIC ACCOUNTANTS AND ACCEPTANCE OF AUDIT BY UTAH COUNTY BOARD OF COMMISSIONERS**

James Gilbert of Gilbert & Stewart, Certified Public Accountants, came forward to present the 2014 Audit for Utah County. He provided a draft of the financial statements to the Board, and summarized the document (*a copy of which can be found attached to these minutes*). The Independent Auditor's Report has given the county an "unmodified opinion," or a "clean opinion," which is the highest rating that can be received.

AGREEMENT NO. 2015-401

- 2. APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN THE "COMPLIANCE AGREEMENT AND BOND FOR OPEN PIT MINING OPERATIONS" DOCUMENT FOR A NEW MINING OPERATION FOR CMC ROCK, LLC - WESTLAKE MATERIALS, LLC WITH A SITE LOCATION OF APPROXIMATELY 1169 S. SR 68 (REDWOOD RD), SECTION 30, T8S, R3E, SLB&M, SOUTH OF THE PELICAN POINT AREA IN UNINCORPORATED UTAH COUNTY; SURETY BOND NO. 09136827 IN THE AMOUNT OF \$300,000.00 WITH FIDELITY DEPOSIT OF MARYLAND, 9980 S. 300 W. #233, SANDY, UT 84070**

Commissioner Ellertson asked who will ultimately be responsible for the reclamation of this open pit on the west side of Utah Lake, and Peggy Kelsey of the Utah County Community Development Office explained CMC Rock, LLC - Westlake Materials, LLC as the business owners will share responsibility with the property owner. Utah County holds the bond until it is reclaimed. Commissioners Ellertson and Graves discussed reclamation value.

Commissioner Graves made the motion to approve the “Compliance Agreement and Bond for Open Pit Mining Operations” document for a new mining operation for CMC Rock, LLC - Westlake Materials, LLC as defined in Regular Agenda Item No. 2. The motion was seconded by Commissioner Lee and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves
NAY: None**

AGREEMENT NO. 2015-402

3. ADOPT (OR DENY) AN ORDINANCE TO AMEND SECTION 3-28-B-7 OF THE UTAH COUNTY LAND USE ORDINANCE RELATED TO PERMANENT STRUCTURES ASSOCIATED WITH HAUNTED HOUSES AND OUTSIDE HAUNTED EVENTS

Bryce Armstrong of the Utah County Community Development Office explained Chapter 3 of the Utah County Land Use Ordinance allows certain seasonal structures as temporary uses, such as corn mazes and haunted houses. The applicant operated a haunted event in the American Fork area in the Fall of 2014, and now seeks a text amendment in the ordinance to allow the structures to remain year-round. The applicant initially originally submitted a request to add “Outdoor Haunted Attractions” as a conditional use in the RA-5 Zone (**see Regular Agenda Item No. 4 on today’s calendar**), but county staff had concerns about inviting a permanent commercial element to the RA-5 Zone. The text proposed in Regular Agenda Item No. 3 is a result of the Utah County Planning Commission’s request for staff to find a more feasible solution. Commissioner Graves asked whether the 65 days of use for a temporary structure are contiguous, and Mr. Armstrong corrected it is 65 days in a calendar year. Mr. Armstrong noted the Planning Commission has recommended denial of both ordinance amendments.

Robert Ethington is a Spanish Fork resident and the applicant for this Land Use Ordinance amendment. He has operated the “Haunted Forest” for 26 years, since graduating from college with a civil engineering degree. Mr. Ethington commented his business may be as popular as Snowbird ski areas, but he is not attempting to alter the beautiful landscape and natural resources. Mr. Ethington believes he has followed every requirement placed upon him and successfully hosts the largest outdoor haunted attraction in the state. He provided background on the area and location change due to expansion of other commercial properties and having to move from within American Fork City limits to unincorporated county land, as well as benefits to the community in having such an attraction.

Robert Ethington expressed frustration in working with American Fork City to annex the property, stating the City Fire Chief has falsely warned the councilmembers against approving the application for extreme claims that the forest is a major hazard despite the fact there has never been a fire in the quarter-century of operation. Nationwide, there has never been a fire with casualties at an outdoor haunted event during the month of October. He went on to mention difficulty in arranging a meeting with the City Fire Chief, and instead meeting with a Fire Marshal of the state who was very impressed with the property. Mr. Ethington offered to install fire hydrants and was advised it would not be necessary. He referred to his haunted forest as a Utah County icon which has brought millions of dollars into the area throughout the years, and asked the Board to not back him into a corner.

Commissioner Ellertson asked whether an annexation petition has been submitted. Bryce Armstrong responded recent conversations with the American Fork Planning Department have indicated that while there is no official petition yet, it would likely be denied. When Commissioner Graves asked what the opinion of the County Fire Marshal would be, Mr. Armstrong mentioned some concern over blocked roads during business last year; Mr. Armstrong also noted that Robert Ethington met with the Fire Marshal and expediently resolved those issues. Commissioner Graves and Mr. Armstrong discussed the differences between permanent structures and temporary structures, and occupation of property compared to operation of business. When Commissioner Graves mentioned permanent structures at the nearby Thanksgiving Park property, Mr. Armstrong pointed out that business is within Lehi City limits - outside of the jurisdiction of the county. The Board discussed with Mr. Armstrong different solutions to facilitate Mr. Ethington’s request.

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Robert Ethington voiced his interpretation that the Utah County Planning Commission has only recommended denial of his application because they anticipate annexation into American Fork City. Annexation can take years, and Mr. Ethington needs to be operational during the interim. He expressed a willingness to work with Utah County Fire Marshal Jack Snow and adhere to any fire code requirements. Mr. Ethington confirmed there had been a traffic issue last season, and it was addressed within two weeks by placing an electronic sign on the road notifying customers there would be free parking available on site. Bryce Armstrong noted staff would never compromise safety, and are in agreement that the proposed amendments are an adequate solution to maintain that standard while allowing Mr. Ethington to continue his business.

American Fork City Fire Chief Kriss Garcia came forward to speak against the mischaracterization of himself by Robert Ethington. Chief Garcia clarified that he has not spoken to a member of the City Planning Commission in months, regarding this or any other issue. He has also never asked any business to take any action not required by the International Fire Code which has been adopted statewide; all fire entities adhere to the same code. Chief Garcia noted that amusement and assembly occupancy are the highest life safety issues, and the remote location of Mr. Ethington's business in a combustible area are worrisome.

Commissioner Graves made the motion to continue Regular Agenda Item No. 3 regarding an ordinance related to permanent structures associated with haunted houses and outside haunted events for one week to the June 30, 2015 meeting of the Utah County Board of Commissioners. The motion was seconded by Commissioner Lee and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves
NAY: None**

CONTINUED TO JUNE 30, 2015

4. ADOPT (OR DENY) AN ORDINANCE TO AMEND SECTION 5-2-C OF THE UTAH COUNTY LAND USE ORDINANCE RELATED TO ADDING "OUTDOOR HAUNTED ATTRACTIONS" AS A CONDITIONAL USE IN THE RA-5 ZONE

Following discussion and the subsequent continuation of Regular Agenda Item No. 3, Bryce Armstrong of the Utah County Community Development Office explained this item related to the applicant's original request could be denied since a solution will be found through the amendment of Section 3 of the Utah County Land Use Ordinance.

Commissioner Graves made the motion to DENY Regular Agenda Item No. 4. The motion was seconded by Commissioner Lee and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves
NAY: None**

DENIED

12. APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN A "CASH BOND AGREEMENT" WITH MATT SHADE FOR OPEN PIT MINING IN THE AMOUNT OF \$44,695.00

Commissioner Ellertson identified the open pit as being in the Elberta area, on Tunnel Road, and asked about the timing of the road improvements. There may be an issue in allowing operation to begin before the improvements are in place, and Utah County Public Works Associate Director Don Nay summarized the intention to allow the road to be fixed after any damage occurs rather than before. Commissioner Ellertson noted there is no guarantee of when work will cease.

Commissioner Graves made the motion to continue Regular Agenda Item No. 12 regarding a cash bond agreement with Matt Shade for one week to the June 30, 2015 meeting of the Utah County Board of Commissioners. The motion was seconded by Commissioner Lee and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves
NAY: None**

CONTINUED TO JUNE 30, 2015

13. APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN AN AGREEMENT WITH SOLUCION HISPANA, LLC FOR SERVICE OF PROCESS AND NOTICES

Commissioner Ellertson suggested the date be corrected within the agreement; it will be done before acquiring signatures.

Commissioner Lee made the motion to approve an agreement with Solucion Hispana, LLC for service of process and notices as outlined in Regular Agenda Item No. 13. The motion was seconded by Commissioner Graves and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves
NAY: None**

AGREEMENT NO. 2015-403

The commissioners chose to address Regular Agenda Item Nos. 14 and 15 in tandem, as they are directly related.

14. APPROVE AND AUTHORIZE COMMISSION CHAIR TO EXECUTE AGREEMENT BETWEEN UTAH COUNTY AND LEHI CITY FOR A UTAH COUNTY COMMUNITY ACTIVITIES GRANT FOR A TOURISM AND RECREATION DEVELOPMENT PROJECT

AGREEMENT NO. 2015-404

15. APPROVE AND AUTHORIZE COMMISSION CHAIR TO EXECUTE AGREEMENT BETWEEN UTAH COUNTY AND THE TOWN OF VINEYARD FOR A UTAH COUNTY ACTIVITIES GRANT FOR A TOURISM AND RECREATION DEVELOPMENT PROJECT

AGREEMENT NO. 2015-405

Commissioner Ellertson mentioned that one section of each agreement states "pavilion" instead of "park," and ask that it be corrected. Commissioner Lee noted for the record that both applications for the grants were submitted late.

Commissioner Graves made the motion to execute Community Activities Grants for Tourism and Recreation Development Projects with Lehi City and the Town of Vineyard as described, respectively, in Regular Agenda Item Nos. 14 and 15. The motion was seconded by Commissioner Lee and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves
NAY: None**

The commissioners moved forward with the remaining agenda items as numbered.

16. APPROVE AND AUTHORIZE THE COMMISSION CHAIR TO SIGN ADDENDUM NO. 1 TO REAL ESTATE PURCHASE AGREEMENT NO. 2014-878 WITH BEAUTIFUL CASCADES, LLC.

Utah County Deputy Attorney Robert J. Moore summarized the need for this addendum to the Bridal Veil Falls land purchase in Provo Canyon. The addendum refers to a reduction of price tied to an earlier closing date of July 10, 2015. Commissioner Lee questioned the price, stating he is not interested in purchasing the property only to hold it in a preservation state. Commissioner Ellertson noted the previous Board began this process in order to prevent high-density development. The commissioners and Mr. Moore discussed value, and the need for the county to own the property in order to control it and determine the best of use the land.

Commissioner Graves made the motion to approve and authorize Addendum No. 1 to Real Estate Purchase Agreement No. 2014-878 with Beautiful Cascades, LLC. as discussed in Regular Agenda Item No. 16. The motion was seconded by Commissioner Lee, and discussion continued.

Commissioner Lee dissented with the choice to move forward with the purchase so quickly, as he would have liked the original date at the end of this calendar year to allow more time to review the price and all options for use of the land.

The motion carried with the following vote:

**AYE: Larry A. Ellertson
Greg Graves
NAY: William C. Lee**

AGREEMENT NO. 2015-406

At this point, the commissioners determined which closed meetings would be necessary to set and which could be stricken from the Regular Agenda.

21. 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 (SUGGESTED FOR TODAY'S DATE, AT THIS LOCATION, FOLLOWING THE COMPLETION OF THE REGULAR AGENDA AND WORK SESSION AGENDA ITEMS) (ANNOUNCE THE VOTE OF EACH COMMISSIONER)

STRICKEN

22. 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 (SUGGESTED FOR TODAY'S DATE, AT THIS LOCATION, FOLLOWING THE COMPLETION OF THE REGULAR AGENDA AND WORK SESSION AGENDA ITEMS) (ANNOUNCE THE VOTE OF EACH COMMISSIONER)

STRICKEN

Commissioner Graves made the motion to strike Regular Agenda Item Nos. 21 and 22 to set dates, times, and locations for closed meetings for a strategy session to discuss the purchase, exchange, or lease of real property, water rights, or water shares; and for a strategy session to discuss the sale of real property, water rights, or water shares, previously publicly noticed for sale. The motion was seconded by Commissioner Lee and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves**
NAY: None

- 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 (SUGGESTED FOR TODAY'S DATE, AT THIS LOCATION, FOLLOWING THE COMPLETION OF THE REGULAR AGENDA AND WORK SESSION AGENDA ITEMS) (ANNOUNCE THE VOTE OF EACH COMMISSIONER)**

Commissioner Graves made the motion to 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 to follow the Regular Agenda items today in Room 1400 of the County Administration Building. The motion was seconded by Commissioner Lee and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves**
NAY: None

SET

- 20. APPROVE AND SET A DATE, TIME AND LOCATION FOR A CLOSED MEETING FOR A STRATEGY SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION (SUGGESTED FOR TODAY'S DATE, AT THIS LOCATION, FOLLOWING THE COMPLETION OF THE REGULAR AGENDA AND WORK SESSION AGENDA ITEMS) (ANNOUNCE THE VOTE OF EACH COMMISSIONER)**

Commissioner Graves made the motion to set a date, time and location for a closed meeting for a strategy session to discuss pending or reasonably imminent litigation to follow the Regular Agenda items today in Room 1400 of the County Administration Building. The motion was seconded by Commissioner Lee and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves**
NAY: None

SET

This concluded discussion of all scheduled agenda items, and the meeting recessed at 12:49 P.M. to go into closed sessions. The public meeting reconvened at 1:25 P.M.

Commissioner Graves made the motion to adjourn the June 23, 2015 meeting of the Utah County Board of Commissioners. The motion was seconded by Commissioner Lee and carried with the following vote:

**AYE: Larry A. Ellertson
William C. Lee
Greg Graves**
NAY: None

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There being no further business nor public comment, the meeting adjourned at 1:25 P.M. The minutes of the June 23, 2015 Commission meeting were approved as transcribed on July 28, 2015.

LARRY A. ELLERTSON, Commission Chair

ATTEST:

BRYAN E. THOMPSON
Utah County Clerk/Auditor