



MINUTES

HOUSE POLITICAL SUBDIVISIONS STANDING COMMITTEE

LEGISLATURE

Thursday, February 12, 2026 | 8:00 a.m. | 220 Senate Building

Members Present:

Rep. James A. Dunnigan, Chair
Rep. Tracy J. Miller, Vice Chair
Rep. John Arthur
Rep. Jake Fitisemanu
Rep. Matthew H. Gwynn
Rep. Leah Hansen
Rep. Michael L. Kohler

Rep. Trevor Lee
Rep. Karen M. Peterson
Rep. Jordan D. Teuscher
Rep. R. Neil Walter
Rep. Raymond P. Ward

Staff Present:

Nathan W. Brady, Policy Analyst
Lorna Wells, Committee Secretary

Note: A copy of related materials and an audio recording of the meeting can be found at www.le.utah.gov.

Chair Miller called the meeting to order at 08:08 AM.

MOTION: Rep. Ward moved to approve the minutes of the February 6, 2026 meeting. The motion passed with a vote of 8 - 0 - 4.

Yeas - 8

Rep. J. Arthur
Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0

Absent - 4

Rep. M. Gwynn
Rep. L. Hansen
Rep. M. Kohler
Rep. T. Lee

1. H.B. 212 County Formation Amendments(*Teuscher, J.*)

Rep. Teuscher presented the bill.

[212 S01 County Formation Amendments](#)

MOTION: Rep. Karen Peterson moved to replace HB0212 with HB0212S01. The motion passed with a vote of 10 - 0 - 2.

Yeas - 10

Rep. J. Arthur
Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. L. Hansen
Rep. M. Kohler
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher
Rep. R. Walter
Rep. R. Ward

Nays - 0

Absent - 2

Rep. M. Gwynn
Rep. T. Lee

MOTION: Rep. Arthur moved to go to the next item on the agenda.

SUBSTITUTE MOTION: Rep. Teuscher moved to pass HB0212S01 out favorably. The substitute motion passed with a vote of 8 - 4 - 0.

Yeas - 8

Rep. J. Arthur
Rep. M. Gwynn
Rep. L. Hansen
Rep. M. Kohler
Rep. T. Lee
Rep. T. Miller
Rep. K. Peterson
Rep. J. Teuscher

Nays - 4

Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. R. Walter
Rep. R. Ward

Absent - 0**2. H.B. 335 County Employment Amendments(Christofferson, K.)**

Rep. Kay Christofferson presented the bill with the assistance of Ryan Arbon, Sheriff Weber County.

Kory Holdaway, Lobbyist, Utah Public Employees Association, spoke in opposition to the bill.

MOTION: Rep. Walter moved to replace HB0335 with HB0335S01. The motion passed with a vote of 9 - 1 - 2.

Yeas - 9

Rep. J. Arthur
Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. M. Kohler
Rep. T. Lee
Rep. T. Miller
Rep. R. Walter
Rep. R. Ward

Nays - 1

Rep. L. Hansen

Absent - 2

Rep. K. Peterson
Rep. J. Teuscher

MOTION: Rep. Ward moved to go to the next item on the agenda. The motion passed with a vote of 8 - 0 - 4.

Yeas - 8

Rep. J. Arthur
Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. L. Hansen
Rep. M. Kohler
Rep. T. Miller
Rep. R. Walter
Rep. R. Ward

Nays - 0Absent - 4

Rep. M. Gwynn
Rep. T. Lee
Rep. K. Peterson
Rep. J. Teuscher

3. H.B. 445 H.B. 445 County Government Land Purchasing(Strong, M.A.)

Rep. Mark Strong presented the bill with the assistance of Mike Newton, County Commissioner, Morgan County.

RuthAnne Frost, Drafting Attorney, Office of Legislative Research and General Counsel, answered committee questions.

Greg Miles, Dushesne County Commissioner spoke in favor of the bill.

Tyler Vincent, Box Elder County Commissioner, spoke in favor of the bill.

Megan McKenna, Summit County Council, spoke in opposition to the bill.

Garrett Smith, Morgan County Attorney, spoke in favor of the bill.

Aimee Winder Newton, Chair, Salt Lake County Council, spoke in opposition to the bill.

Jack Lytle, Daggett County Commissioner, spoke in favor of the bill.

Kate Becker, Morgan County Administrator, spoke in favor of the bill.

MOTION: Rep. Ward moved to pass HB0445 out favorably. The motion passed with a vote of 7 - 2 - 3.

Yeas - 7

Rep. M. Gwynn
Rep. L. Hansen
Rep. M. Kohler
Rep. T. Lee
Rep. T. Miller
Rep. R. Walter
Rep. R. Ward

Nays - 2

Rep. J. Dunnigan
Rep. J. Fitisemanu

Absent - 3

Rep. J. Arthur
Rep. K. Peterson
Rep. J. Teuscher

4. H.B. 486 Fraudulent Deeds Amendments(Walter, N.)

Rep. Walter presented the bill.

Sarah Wade, Utah Land Title Association, spoke in favor of the bill.

MOTION: Rep. Fitisemanu moved to pass HB0486 out favorably. The motion passed with a vote of 8 - 0 - 4.

Yeas - 8

Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. L. Hansen
Rep. M. Kohler
Rep. T. Miller
Rep. R. Walter
Rep. R. Ward

Nays - 0

Absent - 4

Rep. J. Arthur
Rep. T. Lee
Rep. K. Peterson
Rep. J. Teuscher

MOTION: Rep. Ward moved to place HB0486 on the Consent Calendar. The motion passed with a vote of 9 - 0 - 3.

Yeas - 9

Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. L. Hansen
Rep. M. Kohler
Rep. T. Lee
Rep. T. Miller
Rep. R. Walter
Rep. R. Ward

Nays - 0

Absent - 3

Rep. J. Arthur
Rep. K. Peterson
Rep. J. Teuscher

MOTION: Rep. Kohler moved to adjourn. The motion passed with a vote of 9 - 0 - 3.



Yeas - 9

Rep. J. Dunnigan
Rep. J. Fitisemanu
Rep. M. Gwynn
Rep. L. Hansen
Rep. M. Kohler
Rep. T. Lee
Rep. T. Miller
Rep. R. Walter
Rep. R. Ward

Nays - 0

Absent - 3

Rep. J. Arthur
Rep. K. Peterson
Rep. J. Teuscher

Chair Miller adjourned the meeting at 09:52 AM.