

**MINUTES OF THE
WASATCH COUNTY COUNCIL
JUNE 12, 2024**

The Wasatch County Council met in regular session live and on Zoom at 4:00 p.m. and the following business was transacted.

Present: Vice Chair Karl McMillan
Councilman Mark Nelson
Councilman Erik Rowland
Councilman Steve Farrell
Councilman Luke Searle

EXCUSED: Councilman Spencer Park
Councilman Kendall Crittenden

STAFF: Dustin Grabau, General Manager
Wendy McKnight, from the Clerk's Office
Carrie Cummings from the Assessor's Office
Jon Woodard, the Assistant Wasatch County Attorney
Joan Gould, Wasatch County Communication Specialist
Tierra Cooper, from the County Manager's Office
Richard Breitenbeker, from the Manager's Office
Rick Tatton, the Court Reporter via Zoom

PRAYER: Councilman Steve Farrell

PLEDGE OF ALLEGIANCE: Led by Councilman Erik Rowland and repeated by everyone.

OPEN AND PUBLIC MEETING AFFIDAVIT

The Open and Public Meeting Affidavit was made a part of the record

ADMINISTRATIVE ISSUES FOR FUTURE MEETINGS

Vice Chair Karl McMillan asked if there were any Administrative Issues for future meetings and there was none.

LEGISLATIVE ISSUES FOR FUTURE MEETINGS

Vice Chair Karl McMillan asked if there were any legislative issues for future meetings. Councilman Luke Searle indicated that originally we had June 19, 2024 as when the President and Vice President of Rocky Mountain University were going to come and talk just a little bit about what they do and their organization and since we are not having the June 19, 2024 meeting they have an availability on July 17, 2024 at one of our meetings if you could just add them on that day. On the June 26, 2024, meeting I will just be attending virtually.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Vice Chair Karl McMillan asked if there was anybody in the public that had public comment for a future meeting and there was none.

APPROVAL OF THE MINUTES FOR JUNE 5, 2024

Council Luke Searle made a motion to defer the approval of the June 5, 2024, minutes until our next meeting. Councilman Steve Farrell seconded the motion, and the motion carries with the following vote:

AYE: Vice Chair Karl McMillan

AYE: Mark Nelson

AYE: Erik Rowland

AYE: Steve Farrell

AYE: Luke Searle

NAY: None.

DISCUSSION ON COUNTY COMMUNICATIONS STRATEGY

Joan Gould, the Wasatch County Communication Strategist addressed the Wasatch County Council and presented a power point presentation. Joan Gould then went over some of the efforts that have been made over the past couple of months. One of the important strategies is to provide acceptable information to the residents of Wasatch County and value the input of the residents and stake holders that are here. This is very important because people will become well-informed members of our community. Then we will encourage people and stake holders to be more active in community affairs. We need to have various communication ways to get the information out to the public such as social media. We need to find out what the community would like to see and what they are proud of in Wasatch County. Various concerns such as the public bypass can help people get up to date regarding that issue. Also tell people of the various events that occur in Wasatch County such as Swiss Days etc. Also need to highlight the people and the places, history and culture of Wasatch County. We need to make people aware of various events that

happen monthly in our County. We need to have interaction among people.

Councilman Mark Nelson replied regarding the editorial calendar we need to highlight historical or things that are meaningful to Wasatch County. Like in September it is regarding heritage and also some things in September that are unique like the demolition derby where tickets are sold out immediately for that. We need to amplify other initiatives in addition to some of these things that are common things that happen. We need to have a framework to help get us started. We need to consider different points of view and become more welcoming and culturally friendly as we can for the history regarding the different cultures that live here in the valley. We need to be proactive in communicating. We need to talk about the history of this County that makes it unique.

Councilman Luke Searle replied that each month we could highlight a particular department in the County. Possibly some sort of newsletter. Highlighting members of the community.

Joan Gould then presented some goals and recommendations such as tracking our media and news coverage. We need to track this coverage and what is being beneficial. Coordinating community engagement events throughout the summer. Working with Kris over at the health department to create a local agency PIO group to better serve the community. Working on Instagram and Facebook will be our focus at the present time. Also working with IT on a new website. Also add a newsletter. Also, media training for department heads who regularly speak with the media and that can include Council members if it would be beneficial. Need to have a listening tour of one more this year.

OPEN AND PUBLIC MEETING AT TRAINING.

Vice Chair Karl McMillan indicated that this matter will be scratched for tonight.

BOE CONSIDERATION OF GREEN BELT ROLLBACK CHARGES.

Dustin Grabau, the Wasatch County Manager, addressed the Wasatch County Council and indicated that we talked last week about you convening as a BOE to consider a request to re-mediate some green belt roll back taxes. Carrie Cummings from the Wasatch County Assessor's Office is here to share a little bit of context of some of the information and the background that has gone so we can share just a little bit of that. Carrie replied that this is a discussion about a couple of roll back taxes that were filed on the 2023 tax roll. This is for a property on Little Sweden Road in Daniels. The reason for the roll back was because we did not get a new application and there was a change in ownership, and we did not get a new application within the 120-day time frame from the new owner. The assessor is required to roll it back by code if we don't receive a new application.

I did give them some extra time and did notify the property owner Jeremy Keel and he admits that he was negligent in responding to those notices. The basis for this roll back was just the

application of paperwork process. The property never did come out of agricultural use granted that time period so based on that the landowner is requesting a forgiveness of that tax. What it would cost the County and other taxpayers is minimal because it was filed in 2023 to be non-green belt taxes wouldn't have been included in that green belt on the roll back so he would owe the minimal green belt taxes at the green belt tax rate for 2023 if it were to be forgiven. The two parcels combined would be twelve/thirteen dollars.

Councilman Steve Farrell replied that the roll back taxes would be back five years. Also, we don't need to go into BOE to discuss this. We talked about this last time and the question came up does the Council have the authority to abate these types of taxes. I went back and looked it up and in 5921347 says that if an injury to a public person applies to the County Legislative Body for an adjust or deferral for the taxes levied against the property located in the County. The County Legislative Body may accept the sum less than the full amount due or defer the full amount. Where it is in the judgment of the Legislative Body the best human interest and the interest of the state, and the county are served. In this case it is an oversight on the owner's part, and we don't want to set a precedent but we could go ahead and defer this tax which is really not a tax and if he does change the use of it will be rolled back.

Councilman Steve Farrell made the motion that we defer the roll back tax on these two parcels as requested. Councilman Karl McMillan seconded the motion, and the motion carries with the following vote:

AYE: Chair Karl McMillan

AYE: Luke Searle

AYE: Steve Farrell

AYE: Erik Rowland

AYE: Mark Nelson

NAY: None.

Dustin Grabau asked to clarify Jeremy would still owe the \$1.53 on the one parcel. Councilman Steve Farrell for the green belt back taxes and go back and say that he is delinquent for one year. Carrie replied that is right if he has not paid his 2023 taxes, they would be due. There is a structure and a one-acre home site on one parcel that needs to be paid. Councilman Steve Farrell replied that is something that you need to work out. But the roll back tax I would recommend that we defer in the event in the interest of the taxpayer and the County. Because we want to keep as much property in open space and in agricultural production as possible.

Dustin Grabau replied that it is useful to point out that this isn't money that any entities are already counting on and under ideal circumstances they would never get it in the first place. It is not like we are taking any money away. Councilman Steve Farrell replied that it is a windfall to the entities. The only ones that are losing on this are the County not getting twenty percent to go into the Open Space Fund. We can defer that. Dustin Grabau replied that we are getting open space by that ground being farmed. Carrie replied that it needs to be pointed out that this property does not lapse in agricultural use and have sufficient evidence of that. Dustin Grabau

replied that is an important point to why we are considering this differently.

COUNCIL/BOARD REPORTS

Councilman Erik Rowland indicated that myself, Councilman Karl McMillan, Councilman Spencer Park met with Heber City and the school district regarding the Community Reinvestment Act. Dustin Grabau replied that representatives of those two entities and I don't think Midway was part of that. The discussion is ongoing, and we are going to meet again regarding that, and we will wait until they come back to us and wait. Councilman Karl McMillan replied that I think we need to wait. Dustin Grabau asked what type of feedback you would like to give them and when you have got this then we are ready go. Councilman Erik Rowland replied that they are going to do some research on this area in general. Dustin Grabau replied that Matt asked me the other day if we would be interested in either doing a site visit or someone coming here that has an ongoing CRA like Bountiful. Councilman Erik Rowland replied that I don't think that there is a question reporting to the CRA just more details of this hearing or the administration of it. Councilman Karl McMillan replied that is my kick too and they know that. Councilman Mark Nelson replied that during that meeting the timing of this was discussed. Councilman Erik Rowland easily done this year or before the end of the year. They are transparent that Smith's is really driving us.

Councilman Steve Farrell indicated that he attended the MIDA yesterday and one of the things that was done was Racon was honored for her efforts in working with Extell and MIDA getting the things off the ground and going. She has now changed positions and has gone with Snow Basin, and they honored her and gave a plaque in the meeting so that was very good.

Councilman Steve Farrell indicated that the other thing that MIDA brought back is that MIDA has just purchased Building E and the Pioche Apartments which is forty-two condo units and that they are going to be affordable housing. That will be used there.

Councilman Steve Farrell indicated that then they handed out a chart outlining the five-year projection and what the revenues will be regarding the entities involved. Like for the year 2024 the County received about \$309,000.00 and \$829,000.00 in year 2025. Fiscal year 2026 we will get a \$1,481,190 and can't read half of these. We can see how it is growing and going to benefit us. This is the first time that they put projections on paper, which is very good. Dustin Grabau indicated that this is only the property tax projections, and it doesn't include our other sales tax revenue which would be in addition to the property tax and the other tax is going to be significantly more than that. Regarding the tailings that will be parking. Councilman Steve Farrell replied that they will be using that for overflow parking as needed.

MANAGER'S REPORT

Dustin Grabau addressed the County Council and indicated that for our next meeting we are going to have Tierra Cooper manage the attaching and setting of agenda items. So, if you have

something you need to add to the agenda, we are shifting that from Wendy McKnight to Tierra Cooper. Wendy will still be involved in some of the approval on the distribution portion of it, but we are going to share the load a little bit. Just to make you aware that if you do have something like that you need to contact Tiarra Cooper.

CLOSED SESSION

Vice Chair Karl McMillan indicated that there is no need for a Closed Session. Dustin Grabau replied that is correct that there is no need for a Closed Session.

ADJOURNMENT

Councilman Mark Nelson made a motion to adjourn. Councilman Erik Rowland seconded the motion, and the motion carries with the following vote.

AYE: Vice Chair Karl McMillan

AYE: Erik Rowland

AYE: Mark Nelson

AYE: Steve Farrell

AYE: Spencer Park

NAY: None.

Meeting adjourned at 7:00 p.m.


KARL MCMILLAN/VICE CHAIR


JOEY D. GRANGER/CLERK/AUDITOR

