

MINUTES OF PUBLIC MEETING OF
THE BOARD OF EQUALIZATION OF UTAH COUNTY, UTAH
COMMISSION CHAMBERS, ROOM 1400
OF THE UTAH COUNTY ADMINISTRATION BUILDING
Thursday, June 26, 2025 at 2:00 P.M.

PRESENT: COMMISSIONER BRANDON GORDON, CHAIR
COMMISSIONER SKYLER BELTRAN, VICE CHAIR

ALSO PRESENT:

Paul Jones, Utah County Attorney's Office
Katrina Cole, Utah County Attorney's Office
Andrea Allen, Utah County Recorder
Burt Garfield, Utah County Assessor
Diane Garcia, Utah County Assessor's Office
Marina Ritzinger, Utah County Assessor's Office
Burt Harvey, Utah County Auditor's Office
Sally Leo, Utah County Auditor's Office

Bob Hendershot, property owner
Troy Hales, property owner
Braxton Hales, property owner
Rick Giles, property owner
Terry Larsen, property owner
Michelle Dunn, property owner
Skip Dunn, property owner
Wade Edwards, Information Systems

Commissioner Gordon called the meeting to order at 2:04 P.M. and welcomed those present. Commissioner Gordon suspended Robert's Rules of Order due to the absence of Commissioner Powers Gardner. The following matters were discussed:

1. APPROVE THE MINUTES OF THE BOARD OF EQUALIZATION MEETING HELD ON MARCH 27, 2025.

Commissioner Beltran made the motion to approve Agenda Item No. 1. The motion was seconded by Commissioner Gordon and carried with the following vote:

AYE: Brandon Gordon
Skyler Beltran
NAY: None

APPROVED

2. APPROVE THE MINUTES OF THE BOARD OF EQUALIZATION MEETING HELD ON APRIL 24, 2025.

Commissioner Beltran made the motion to approve Agenda Item No. 2. The motion was seconded by Commissioner Gordon and carried with the following vote:

AYE: Brandon Gordon
Skyler Beltran
NAY: None

APPROVED

3. APPROVE OR DENY THE CLASSIFICATION CHANGE SECONDARY RESIDENTIAL TO PRIMARY RESIDENTIAL ON THE PARCEL(S) LISTED ON THE ATTACHED REPORT FOR TAX YEAR 2025.

Commissioner Beltran made the motion to approve Agenda Item No. 3. The motion was seconded by Commissioner Gordon and carried with the following vote:

AYE: Brandon Gordon
Skyler Beltran
NAY: None

APPROVED

4. APPROVE OR DENY APPLICATION FOR REVIEW BY BOARD OF EQUALIZATION OF FARMLAND ASSESSMENT ACT STATUS FOR HENDERSHOT, JENNIFER ANN, SERIAL NO. 65:702:0010, GB ACCT. NO. 662-2025.

This parcel consists of 5.31 acres in which the residence and accessory dwelling occupy more than .31 acres, leaving less than five acres in agricultural production.

Commissioner Beltran made the motion to deny Agenda Item No. 4. The motion was seconded by Commissioner Gordon and carried with the following vote:

**AYE: Brandon Gordon
Skyler Beltran
NAY: None**

DENIED

5. APPROVE OR DENY APPLICATION FOR REVIEW BY BOARD OF EQUALIZATION OF FARMLAND ASSESSMENT ACT STATUS FOR HALES, DAVID TROY & WENDY, SERIAL NO. 51:442:0001, GB ACCT. NO. 663-2025.

This parcel consists of 5.25 acres with a newly built home occupying .37 acres, along with an additional acre used for commercial masonry business storage.

Commissioner Beltran made the motion to deny Agenda Item No. 5. The motion was seconded by Commissioner Gordon and carried with the following vote:

**AYE: Brandon Gordon
Skyler Beltran
NAY: None**

DENIED

6. APPROVE OR DENY APPLICATION FOR REVIEW BY BOARD OF EQUALIZATION OF FARMLAND ASSESSMENT ACT STATUS FOR ANDRUS, MARK M & CORRINE (ET AL), SERIAL NO. 29:016:0030, GB ACCT. NO. 664-2025.

There is a title/name discrepancy with this parcel.

Commissioner Beltran made the motion to continue Agenda Item No. 6 to the next meeting on September 25th. The motion was seconded by Commissioner Gordon and carried with the following vote:

**AYE: Brandon Gordon
Skyler Beltran
NAY: None**

CONTINUED

7. APPROVE OR DENY APPLICATION FOR REVIEW BY BOARD OF EQUALIZATION OF FARMLAND ASSESSMENT ACT STATUS FOR T&K RESIDENTIAL HOLDINGS LLC, SERIAL NO. 26:057:0141, GB ACCT. NO. 107-2026.

According to the Assessor's Office, this parcel is 39.28 acres. It has a large area of 24.5 acres with no agricultural use. Within the 24.5 acres, there are 6.39 acres that are utilized exclusively for commercial/industrial use with large trucks coming and going on the property and parking on it. The remaining 14.78 acres is an area that has 11.24 acres that appears to have been used for livestock grazing with fencing and signs that grass and weeds are grazed. There is also a small area of 1.95 acres with signs of hay production. After a very long discussion, Terry Larsen, the property owner and the Assessor's Office, only agreed about the 6.39 acres. There was no agreement on the rest of the parcel and what meets the requirements of agricultural production. The Assessor's Office has agreed to an on-site inspection of the property before the meeting in September.

Commissioner Beltran made the motion to continue Agenda Item No. 7 to the next meeting on September 25th. The motion was seconded by Commissioner Gordon and carried with the following vote:

AYE: Brandon Gordon
Skyler Beltran
NAY: None

CONTINUED

8. APPROVE OR DENY APPLICATION FOR REVIEW BY BOARD OF EQUALIZATION OF FARMLAND ASSESSMENT ACT STATUS FOR SKIP DUNN INVESTMENTS LC, SERIAL NO. 26:055:0066, GB ACCT. NO. 108-2026.

This parcel consists of 8.82 acres in which 8 acres are being excavated with heavy construction equipment parked on it. The remainder of the parcel has a barn/horse stall area with three horses.

Commissioner Beltran made the motion to deny Agenda Item No. 8. The motion was seconded by Commissioner Gordon and carried with the following vote:

AYE: Brandon Gordon
Skyler Beltran
NAY: None

DENIED

Commissioner Beltran made the motion to adjourn. The motion was seconded by Commissioner Gordon and carried with the following vote:

AYE: Brandon Gordon
Skyler Beltran
NAY: None

There being no further business, the meeting adjourned at 3:04 P.M.

Brandon Gordon, Commission Chair

ATTEST:

Rodney W. Mann
Utah County Auditor

Copies available upon request or online at: www.utahcounty.gov or www.utah.gov/pmn
Recorded and transcribed by Sally Leo, Board of Equalization Secretary