Minutes of the
Davis County Property Committee (Davis County Code §2.42.050)
meeting at the Davis County Administration Building,
61 South Main Street – Conference Room 306 in Farmington, Utah
commencing at 10:39 am on Thursday, November 3, 2022

Members present: Randy Elliott, Commissioner left the meeting at 11:48; Max Elliott, Davis County Surveyor; Adam Wright, Davis County Public Works Director joined the meeting at 10:42; Kent Andersen, Davis County Community and Economic Development Director left the meeting at 11:20; Curtis Koch, Davis County Clerk/Auditor, Purchasing agent.

Staff: Tony Thompson, Property Manager; Kyle Corbridge, Surveyors office; Jeff Oyler, Planning Manager; Michael Kendall, Deputy Attorney.

Informational Items: None

Business/Action Items:

Property Located in and/or near Bountiful City

1. Review and determine whether to declare a parcel of real property known as Tax ID 03-027-0017 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *This property was struck to the county for $117.61 in delinquent property taxes in 1990. A discussion was held on this property and the following motion was made: Kent Andersen made a motion to declare this property surplus and offer it for sale to the abutting property owner, and recommended a minimum bid of $317.61 the Taxes owed at time of Tax Sale and associated costs and fees of sale, Randy Elliott seconded the motion and the vote was unanimous.*

Property Located in and/or near West Bountiful City

2. Review and determine whether to declare a parcel of real property known as 1450 West Street and identified as Tax ID 06-033-0057 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *A discussion was held on this property. After the discussion the following motion was made: Adam Wright made a motion to declare as surplus and convey to West Bountiful City for the least amount of costs to the county, Curtis Koch seconded the motion and the vote was unanimous.*

3. Review and determine whether to declare a parcel of real property known as Tax ID 06-038-0007 now known as 06-032-0137 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *This property was struck to the county for delinquent property taxes in 1988. A discussion was held on this property and the following motion was made: Curtis Koch made a motion to declare this property surplus and offer it for sale to the abutting properties owners, and recommended a minimum bid that will cover the Taxes owed at time of Tax Sale and associated costs and fees of sale, Randy Elliott seconded the motion and the vote was unanimous.*

Property Located in and/or near Farmington City

4. Review and discuss the granting of a water line easement to Farmington City on a parcel of real property known as the Farmington Preserve and identified as Tax ID 08-053-0082. *A discussion was held on this property and the following motion was made: Adam Wright made a motion with instructions to staff to explore this easement and compensation value with Farmington City, Randy Elliott seconded the motion and the vote was unanimous.*

5. Review and determine whether to declare part of a parcel of real property known as Sheep Road located in the SW1/4 of Section 25, TS 3N-R1W and the West Davis Highway corridor as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *A discussion was held on this property and the following motion was made: Adam Wright made a motion to make a donation of this property to UDOT, Max Elliott seconded the motion and the vote was unanimous.*

Items 6 through 10 are a request to reconsider a motion made on March 16, 2022 whereby Curtis Koch made a motion to declare as surplus and enter into discussion and negotiating a sale of these property to UDOT, Randy Elliott seconded the motion and the vote was unanimous.

Property Located in and/or near Fruit Heights City

6. Review motion made on this parcel of real property known as Tax ID 11-117-0010 as surplus and reconsider the manner of sale of this parcel of real property. (UDOT Donation request)

7. Review motion made on this parcel of real property known as Tax ID 11-117-0078 as surplus and reconsider the manner of sale of this parcel of real property. (UDOT Donation request)

8. Review motion made on this parcel of real property known as Tax ID 11-117-0079 as surplus and reconsider the manner of sale of this parcel of real property. (UDOT Donation request)

Property Located in and/or near Layton City

9. Review motion made on this parcel of real property known as Tax ID 11-022-0044 as surplus and reconsider the manner of sale of this parcel of real property. (UDOT Donation request)

10. Review motion made on this parcel of real property known as Tax ID 11-022-0045 as surplus and reconsider the manner of sale of this parcel of real property. (UDOT Donation request)

A discussion was held on these properties (items 6 through 10) and the following motion was made: Randy Elliott made a motion to make a donation of these properties to UDOT, Curtis Koch seconded the motion and the vote was unanimous.

11. Review and determine whether to declare a parcel of real property known as Tax ID 10-032-0086 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *This property was struck to the county for $686.42 in delinquent property taxes in 2014. A discussion was held on this property and the following motion was made: Randy Elliott made a motion to declare this property surplus and offer it for sale to*

the abutting property owner, and recommended a minimum bid of $1,000.00 the Taxes owed at time of Tax Sale and associated costs and fees of sale (including administrative and weed control), Adam Wright seconded the motion and the vote was unanimous.

Property Located in and/or near Clinton City

12. Review and determine whether to declare a parcel of real property known as Tax ID 13-076-0070 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. (UDOT Purchase/Donation request) *This property was struck to the county for $76.78 in delinquent property taxes in 2009. A discussion was held on this property and the following motion was made: Randy Elliott made a motion to declare this property surplus and enter into discussion and negotiating a sale of this property to UDOT, and recommended a minimum bid of $250.00, Adam Wright seconded the motion and the vote was unanimous.*

Miscellaneous Items:

Discussion on:

1. Tax Administration tax sale properties discussion.

A discussion on creating a process to dispose of tax sale properties was had and the following was discussed as an outline for this process:

The purpose of the annual May Tax Sale is to maintain real property as a revenue to tax roll. Tax Sale property struck to the county (UCA 59-2-1351.3) shall be reviewed by the Davis County Property Committee. The Property committee may dispose of Tax Sale property (UCA 59-2-1351.5) to an abutting property by a preferred no costs conveyance. The following criteria shall be applicable to the preferred conveyance disposal process:

1. The tax sale parcel must not be a significate parcel, and
2. Delinquent taxes struck off shall be no greater than One Thousand five hundred dollars ($1,500.00), and
3. The Committee determines that the preferred conveyance of the Tax Sale property is in a manner that will be to the greatest advantage and/or the lowest possible cost to the County.

2. Clerk/Auditor offices splitting and duties related to Property Committee and May Tax Sales.

A discussion on the need to amend Davis County Code 2.42.060 was had.

Consent Items:

Meeting Minutes of July 6, 2020, November 13, 2020, June 22, 2021, January 5, 2022 and March 16, 2022 meeting minutes. *Curtis Koch made a motion to approve the Minutes as presented, Adam Wright seconded the motion and the vote was unanimous.*

Public Comments: None

Closed Session: None

Adjourn: 12:01 pm, *Motion by Curtis Koch, Adam Wright seconded the motion and the vote was unanimous.*