

**UTAH APPRAISER LICENSING AND CERTIFICATION BOARD**  
HEBER M WELLS BUILDING  
Room 250  
9:00 a.m.  
September 22, 2021  
Zoom

**MINUTES**

**DIVISION STAFF PRESENT:**

Jonathan Stewart, Division Director  
Justin Barney, Hearing Officer  
Joy Natale, Division Analyst  
Mark Fagergren, Licensing & Education Director  
Kadee Wright, Chief Investigator  
Maelynn Valentine, Board Secretary  
Laurel North, Investigator  
Michael Genco, Licensing Specialist  
Sydney Joy, Licensing Specialist  
Judith Jensen, Assistant Attorney General  
Stephen Gillies, Assistant Attorney General

**BOARD MEMBERS PRESENT:**

Jeffrey T. Morley, Chair  
Keven Ewell, Vice Chair  
Kris Poulsen, Board Member  
Ben Brown, Board Member  
Rich Sloan, Board Member

The September 22, 2021 meeting of the Appraiser Licensing and Certification Board began at 9:01 a.m. with Chair Jeff Morley conducting.

**PLANNING AND ADMINISTRATIVE MATTERS**

**Approval of Minutes –**

A motion was made and seconded to approve the August 25, 2021 minutes. Chair Morley, Yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Brown, yes; Board Member Sloan, yes. The motion passes.

**Public Comment Period**

None

**DIVISION REPORTS**

### **DIRECTOR'S REPORT – Jonathan Stewart**

Director Stewart reported that the Governor has appointed a new member to the Appraiser Licensing and Certification Board to fill the Appraisal Management Company seat, the Lender seat has not been filled as of yet. Director Stewart thanked Vice-Chair Ewell for volunteering to draft an article in the most recent newsletter; the article was based on items that the Board has heard during Experience Review hearings. Vice-Chair Ewell's article specifically addressed the work files and what should be included, this information is beneficial to the Division and industry members

### **ENFORCEMENT REPORT – Kadee Wright**

Ms. Wright reported that in August the Division received eight complaints, closed one case, leaving 31 appraisal cases open with the Division. There is one case pending with the AG's office.

### **EDUCATION AND LICENSING REPORT – Mark Fagergren**

Mr. Fagergren reported that he had received an email regarding Continuing Education for Realtors and if it is applicable to Appraisers. Mr. Fagergren answered yes, it is applicable to Appraisers. However, a real estate sales agent has 6-hours of education on appraisal and appraisers are required to submit 150 hours of experience and 300 for certified general. The other question that was asked was, if the course isn't approved, can the course be submitted for non-certified CE credit individually. Mr. Fagergren explained that the rules state if a course is taught in Utah, it's required to be approved as a CE course.

Mr. Fagergren reported that the Appraisal Foundation has liberalized their policies with respect to qualifying education and continuing education in terms of the manner in which it can be taught. They are allowing remote monitoring, including biometric monitoring. The issue this may pose is that an individual may submit a CE course and claim that biometric proctoring was used. Vice-Chair Ewell suggested reviewing or going into specific requirements for biometric proctoring. Chair Morley suggested putting something into rule with specifics. Mr. Barney will draft a rule adding that it is up to the Division's review and will provide the proposed language to present to the Board for their consideration at a later meeting.

Mr. Fagergren reported there were six candidates approved by both the education and experience review committees to sit for their corresponding exams.

- Halen Strong; Approved to sit for the Licensed Appraiser exam.
- Brennan West; Approved to sit for the Licensed Appraiser exam.
- Christopher Jessee; Approved to sit for the Certified General exam.
- Colten Johnson; Approved to sit for the Licensed Appraiser exam.
- Bradley Skinner; Approved to sit for the Licensed Appraiser exam.
- Richard Peterson; Approved to sit for the Certified Residential Appraiser Exam.

Mr. Fagergren reported there were two candidates denied by the experience review committees to sit for the corresponding exam.

- Peyton Christensen; denied to sit for the Certified Residential Appraiser Exam.
- Brandon Bishop; denied to sit for the Licensed Appraiser Exam.

“Yes” answers of appraisers and an Appraisal Management Company that were approved by Division Representatives since our last Appraisal Board Meeting

- Home Base Appraisal Management
- Douglas Gleed
- Mike Elggren

Mr. Fagergren sent to the Board, prior to the meeting the qualifications for two individuals for Centrally Assessed. The individuals were approved to be added to the review committee.

Mr. Fagergren reported that on October 27 and 28 the Division is hosting the Instructor Development Workshop in Park City. Craig Grant will be presenting and the Division is looking forward to another successful workshop.

### **BOARD AND INDUSTRY REPORT- Justin Barney**

Mr. Barney reported on the proposed rule amendment regarding PAREA and Centrally Assessed. The proposed rule amendment has been drafted and sent to Director Stewart and Mr. Fagergren for feedback. The draft will be ready to review for the Boards consideration at next months meeting. This amendment will be combined with the other proposed rule amendments that have currently been approved by the Board.

### **Experience Review**

Payton Christensen

A motion was made and seconded to close the meeting for the sole purpose of discussing the character, professional competence or physical or mental health of an individual: Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Brown, yes; Board member Sloan, yes. The motion passes.

### **CLOSED TO PUBLIC**

An Executive Session was held.

### **OPEN TO PUBLIC**

A motion was made and seconded to approve Payton Christensen to sit for the appraisal exam. Vote: Vice Chair Ewell, yes; Board Member Brown; yes; Board Member Sloan, no. The motion passes.

A motion was made and seconded to adjourn the meeting. Vote: Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Brown; yes; Board Member Sloan, yes. The motion passes. The meeting adjourned at approximately 11:12 p.m.