

COMMISSION MINUTES
March 10, 2014

Minutes of the regularly scheduled meeting of the Sevier County Commissioners held this tenth day of March, 2014. Meeting commenced at 1:30 p.m. with Commissioners Gary Mason, Garth 'Tooter' Ogden and Gordon Topham in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Deputy Clerk/Auditor Barbara Crowther, County Attorney Dale Eyre, and Executive Administrator Malcolm Nash were also present.

Commission Business:

Commissioner Topham reviewed discussion from the legislature on a bill changing election filing, noting that it may allow a Democrat to run on a Republican ticket. Commissioner Ogden added he felt that the only effect the bill would have on our County would be seeing less of the State candidates during their candidacy.

Commissioner Ogden reported that the NACo conference was quite informative, and included topics such as dust, endangered species, and landfill issues. Commissioner Topham noted he had attended a meeting about the coal industry after the NACo meetings.

Minutes of February 24th Commission Meeting approved:

After review, Commissioner Mason moved to approve the minutes of the February 24th Commission meeting as presented, second Commissioner Ogden, unanimous.

Claims for February approved:

Claims for the month of February were reviewed and approved on a motion by Commissioner Ogden, second Commissioner Mason, unanimous.

Standard Cooperative Agreement with USU Extension approved:

County Agent Kim Chapman met with the Commission concerning a Standard Cooperative Agreement with USU Extension for educational work for the year 2014. Mr. Chapman said this is the standard working agreement signed each year with no changes other than what is reflected in the 2014 approved budget. The Commission thanked Mr. Chapman for the Extension services rendered to the County. After discussion, Commissioner Mason moved to approve the Standard Cooperative Agreement with USU Extension contingent on County Attorney Eyre's approval, second Commissioner Ogden, unanimous.

Mr. Chapman then indicated he would be taking a three month sabbatical from April to July to work on a project with the LDS Church to teach people about raising and caring for goats.

Community Performance Plan from Rocky Mountain Power submitted:

Executive Administrator Malcolm Nash reviewed a Community Performance Plan for 2014 submitted by Rocky Mountain Power, and reported on a meeting with Mark Cox and Bruce Blackham regarding the service they give the County. The Commission thanked him for the information.

2015 CIB Plan approved:

Russ Cowley and Emery Polelonema, Six County Association of Governments, met with the Commission to review the CIB list for 2015 and the Consolidated Plan for CDBG. The Commission discussed some changes to the list including a project that had already been funded and the visitor center which was listed twice. Discussion followed concerning the changes in Elsinore Town and what that involved, a shed for the County Mosquito Department that was currently in the short-term section and should be moved to a wish list, correcting the amounts currently budgeted for a Tourism Center, and whether or not the Richfield City Fire truck was included on the list. After discussion, Commissioner Mason moved to accept the 2015 CIB list with the changes noted, second Commissioner Ogden, unanimous.

Russ Cowley then reviewed a Consolidated plan that was put together after visiting with all of the towns, noting that this was revisited each year with a 5 year plan coming next year. He said the list includes the questions asked of each community, and allowed them to rank themselves and their needs. He reviewed the ranking system with 3 being good, 1 being bad, and 0 meaning they did not rank themselves. Discussion followed concerning cell service and broadband service in the County, and the possibility of getting some towers put up to assist with cell service with the help of CIB. Mr. Cowley then said there would be a bus service going from the Salt Lake airport to the Richfield airport. Mr. Polelonema listed some concerns that are being expressed with the program at this time, noting that he felt that some of these concerns should have been expressed sooner as the bus has been purchased, and they are unable to change things now. The Commission thanked them for the information.

2014 Exemptions approved:

Commission then reviewed the list of property tax exemptions for the 2014 year. Discussion followed concerning what type of organizations can claim exempt status, and how they maintain that status. After review, Commissioner Mason moved to approve the list as presented, second Commissioner Ogden, unanimous.

Assessor Amy Garren-Clark then noted there were two applications that were denied. One for the Jehovah's Witnesses parcel 6-39-1 that was vacant land and currently not being used religiously, as well as Utah Housing parcels 1-32-2 and 1-34-8 which were not received by the deadline. Assessor Garren-Clark said she was still working with Gary Beck of IHC on the allowed portion of the hospital complex being exempted because the percentages they had been comparing were different.

Ordinance 2014-3-1 adopted:

Zoning Administrator Larry Hanson then reviewed proposed changes to 14.76.120 Accessory dwelling units or structures which would list what was not allowed on the agricultural exemption and add the ability to enforce the need for a Conditional Use Permit to detail the use of structures that had kitchens and/or restroom facilities that were not dwellings. Discussion followed concerning what would need to be inspected on an agricultural building, how the building permit process would work for structures that were not dwellings, whether or not a bathroom facility could be put in a garage or barn, and that a Conditional Use Permit would be needed on the

parcel to ensure that it is not sold or rented as a dwelling. After discussion, Commissioner Ogden moved to adopt Ordinance 2014-3-1 making changes to 14.76.120, second Commissioner Mason, unanimous.

The Commission then discussed whether or not the size of barns or outbuildings would be limited. Zoning Administrator Hanson said that the dwelling size does not affect the size of the barn or outbuilding.

Contracts approved for Broken Heart Rodeo Company and Greenlight Booking:

Events Coordinator/Commission Assistant Paula Martin met with the Commission concerning two contracts. One for the Broken Heart Rodeo Company for stock for the County Fair, and Greenlight Booking for Nathan Osmond to perform at the Fair. Ms. Martin noted that the Broken heart Rodeo Company is a little more expensive, but the Committee had opted for this for a variety of reasons. She also noted that we are getting a good deal for the Nathan Osmond performance. After discussion, Commissioner Ogden moved to approve the contracts, second Commissioner Mason, unanimous.

Meeting was recessed at 2:40 p.m. and reconvened at 3:30 p.m.

Board of Equalization convened:

Commissioner Mason moved to close the Commission meeting and convene the Board of Equalization, second Commissioner Ogden, unanimous.

Jane and Jay McKinlay met with the Board concerning parcel 3-30-3. The matter had been remanded to the County Board of Equalization from the State Tax Commission as a result of an appeal to the State. Ms. McKinlay said that her property value had increased \$50,000, and upon investigating found that her neighbor's property had lost value. She said they had had an appraisal done which placed the value at significantly less, and also listing the values of nearby property in her neighborhood. She said her value had increased by approximately 16.5%, and noted there had been no structural changes or construction since they purchased the home. Assessor Garren-Clark reviewed the history of the property value noting that an appeal had been filed when the home was purchased and a cost to cure had been attached at that time lowering the value. Assessor Garren-Clark said the cost to cure was removed from the value as the Assessor's Office had information that the improvements had been made. She then reviewed the information and sources she had used in her assessment, which included an appraisal at the time of purchase and the appraisal completed last October. The McKinlay's argued that the recent appraisal should be used without question. Assessor Garren-Clark said the differences came down to the different measurements assigned to the bonus room. The McKinlay's agreed to allow Assessor Garren-Clark to come re-evaluate area of the bonus room, and revalue the home.

Commissioner Ogden moved to close the Board of Equalization, second Commissioner Mason, unanimous.

There being no further business to come before the Board, meeting adjourned at 3:55 p.m.