

COMMISSIONERS' MINUTES – DAVIS COUNTY

WORK SESSION MINUTES

September 22, 2020

The Board of Davis County Commissioners met for a Work Session at 2:45 p.m. on September 22, 2020, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of UCA § 52-4-202.

ATTENDEES Davis County Commissioners in attendance: Lorene Miner Kamalu, Chair; and Randy B. Elliott. Bob J Stevenson, Vice-Chair, joined the meeting at 3:12 p.m.

Davis County Staff in attendance: Shairise Bills, Deputy Clerk/Auditor; Robert Tripp, Civil Attorney; Mike Kendall, Sr. Civil Counsel; Curtis Koch, Clerk/Auditor; Jeff Oyler, Planning Manager; Jessica Merrill, Tourism Division Director; and Kent Andersen, Community and Economic Development Director; Janet Hanson, Commission Office Manager; Cynda Melville, Commission Office; and Dale Peterson, Assessor.

Members of the public in attendance were: Bill Peterson; and Jeremy Shaw, Antelope Island State Park Manager.

AGENDA AS POSTED **2:45 p.m. Jeremy Shaw, Antelope Island State Park; and Jessica Merrill, Davis County Tourism: Updates on Road/Entrance at Antelope Island State Park and Announcement of New Project Allowing Backcountry on the Island.**

3:15 p.m. Commissioner Randy Elliott: Proposed Ordinance Change for Small Acreage Farms.

DISCLAIMER The meeting was an open dialogue. Critical points in the discussion have only been briefly summarized. The reader may refer to the audio recording and the publicly distributed materials for further clarification of content. Timestamps have been noted in the minutes to aid in locating points of discussion in the audio record. The audio recording for this meeting is available based upon the County's current retention schedule.

All documents from this meeting are on file in the Davis County (DC) Clerk/Auditor's office.

The meeting commenced at 2:50 p.m.

WORK SESSION DISCUSSION **Updates on Road/Entrance at Antelope Island State Park and Announcement of New Project Allowing Backcountry on the Island.—Presented by Jeremy and Jessica (Minute 02:10)**

Jeremy said the two asphalt lanes coming into the park entrance are finally complete now, and he expects the auto-pay kiosk to be installed within 45 days, both of which will help clear the congested areas at the front entrance. More bike trails have been added and are expected to be some of the best in the area. The new campground is scheduled for setup today. Initially, the County allocated \$150,000 to the Tourism budget to complete the installation of the new entrance gate. The money from the legislature was enough to cover the costs, so Jessica asked to move \$25,000 of those funds toward the new backcountry project. Both Commissioners Kamalu and Elliott were in support of moving these funds..

A survey revealing the citizen's desire for a pack-in-pack-out style primitive camping experience sparked a new project coming to the park for a backcountry campground. It will be located on the north end of White Rock Bay and about five miles from the Split Rock Trailhead. It will consist of 4-6 campsites and will have a mulching restroom with a vault toilet (or a pit toilet) as found in most forest service campgrounds, but requires no pumping. It has a solar fan and doesn't fill with fluid, so it turns whatever drops in the bottom to compost.

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Campers will be required to attend a safety orientation, and camping will be by reservation only. If this project proves to be successful, another 4-6 sites may be added above the ranch overlooking the lake from the bench.

Proposed Ordinance Change for Small Acreage Farms— Presented by Commissioner Elliott (Minute 14:50)

Bill Peterson, who was present, runs a small, 3.76 acreage farm in which the property taxes far exceed the profit made from his crops. His property was valued at \$637,000 this year, two and half times that of last year's valuation. He is not able to request a standard property tax appeal because he missed the submission deadline. The property values are too high for what can be done with the land. It is zoned commercial and is unbuildable. He's in search for a way to decrease his tax base to afford to continue farming and the experience it provides the youth in his community. He heard that this urban farming program existed, but it requires the County to enact an ordinance so he can apply for it. He asked the County to consider adopting an ordinance governing urban farming.

Urban farming is the cultivation of food or other marketable crops with a reasonable expectation to profit from: the sale of the food for human consumption and from irrigated land in a county that has adopted an ordinance governing urban farming in the county. It does not include grazing or cultivating food from an animal. The urban farming program mirrors the Greenbelt laws in that the property taxes are based on agricultural value as opposed to the market value, significantly reducing the tax burden. Unlike Greenbelt, though, there has to be a minimum of one acre of land in production instead of five.

The County Assessor expressed concerns over how his department would enforce the ordinance. Some of the production requirements will be difficult to monitor, and the work involved to do so may be hard to justify, given how few people would qualify for the exemption. It was discussed at length.

Mike Kendall asked if the cities have expressed a significant enough need to justify enacting the ordinance and if the County intends to promote it actively. He questioned the impact this might have on cities trying to create a higher density of homes within their cities. Commissioner Kamalu said she didn't think there was a reason to promote it and create a tax shift and didn't see it as a benefit to the county. Commissioner Elliott disagreed. He said it gives opportunities to smaller farmers who want to stay in production and make something out of their otherwise unusable properties but said he would like to get the opinions of the city mayors. Commissioner Stevenson would also like input from the mayors.

NEXT STEPS This issue will be brought to the next Council of Government (COG) meeting and discussed with the City's Mayors.
(See Attachments A1-A2)

MEETING ADJOURNED The meeting adjourned at 3:45 p.m.

MATERIALS PRESENTED All publicly distributed materials associated with this meeting are noted as the following attachments:
A1-A2 Renewal/Transitional Urban Farming Application Checklist and Illustration

Minutes prepared by:
Shairise Bills
Deputy Clerk/Auditor

Minutes approved on: 10/06/2020

/s/ Curtis Koch
Curtis Koch
Davis County Clerk/Auditor

/s/ Lorene Miner Kamalu
Lorene Miner Kamalu
Commission Chair