

State Farmland Evaluation Advisory Committee

MEETING MINUTES

Thursday, October 2, 2014, 1:30 p.m.,

Room 1000

Utah State Tax Commission Building

210 North 1950 West, Salt Lake City, Utah

Participating:

Robert Pero, Chair, State Farmland Evaluation Advisory Committee; Commissioner, Utah State Tax Commission

Dr. Donald L. Snyder, Professor and Associate Director, Utah Agricultural Experiment Station (UAES), Applied Economics Department, Utah State University; appointee of the President of Utah State University

Mr. Scott Ericson, Deputy Commissioner, Utah Department of Agriculture, appointee of the Commissioner of the State Department of Agriculture and Food

Mr. Rex Larsen, Larsen Farm Products, representative of the farming and ranching community, appointed by fellow committee members

Mr. Gregg Garff, Assessor, Duchesne County; appointee of the state County Assessors' Association

Mr. Sterling Brown, Vice President for Public Policy, Utah Farm Bureau Federation, ad hoc, non-voting member

Tax Commission Staff Present:

John L. Valentine, Commission Chair, Utah State Tax Commission

Michael Cragun, Commissioner, Utah State Tax Commission

Mr. Denny Lytle, Director, Property Tax Division (PTD), Utah Tax Commission (UTC)

Mr. Craig Jolley, Assistant Division Director, PTD, UTC

Mr. Gerald Osborne, Real Property Manager, PTD, UTC

Ms. Christa Johnson, Executive Assistant, Office of the Commission, UTC

Note: A copy of related materials and an audio recording of the meeting can be obtained from the Office of the Commission at 801-297-3901.

I. Call to Order

Commissioner Pero called the meeting to order at 1:30 p.m.

II. Introduction of Committee Members

Those who were present introduced themselves at the meeting into the oral record.

III. Open and Public Meetings Act training pursuant to Utah Code Annotated 52-4-104

Commissioner Cragun conducted the Open and Public Meetings Act training required under Utah Code Annotated 52-4-104.

Public Comment (members of the public wishing to address the Commissioners for up to three minutes on matters not related to a pending or reasonably imminent appeal to the Tax Commission)

Commission Pero noted that no one from the public wished to address the Committee and excused Commissioner Cragun.

IV. Approval of the 2013 State Farmland Evaluation Advisory Committee minutes of November 12, 2013.

MOTION: Mr. Larsen moved approval of the minutes. The motion passed unanimously.

V. Presentation of the 2014 DRAFT Farmland Evaluation Report by Utah State University on the several classifications of land in agricultural use in the various areas of the state.

Dr. Snyder explained that values in the report are summarized according to six land uses: Irrigated Cropland, Orchard Cropland, Meadow Cropland, Dry Cropland, Grazing Land and Non Production Land. To derive the values for each land use he looks at changing crop prices, changing costs, crop yields (or productivity) and crop mixes. These items are augmented by data limitations. The final values are based on a five year average. The data represents 2013 production levels, which USU gathers in 2014, and are used to recommend land values for 2015. Dr. Snyder said that the data suggests that in general values for each land use are less than the previous year.

VI. Recommendation to the Utah State Tax Commission for a range of values for land in the various areas of the state based upon productive capabilities of the land when devoted to agricultural uses per Utah Code Annotated 59-2-514.

Commissioner Pero reviewed the final steps of the process following a vote of the Committee. He stated the values would be incorporated by the Property Tax Division into a proposed Tax Commission Administrative Rule R884-24P-53 Valuation Guides for Valuation of Land Subject to the Farmland Assessment Act. On Thursday, October 9, 2014 the Commission would vote to accept and publish the proposed values in the Rules Bulletin for public comment. The proposed rule amendment would be available for public comment for 30 days running from November 1, 2014 to December 1, 2014. The rule will likely be scheduled for final consideration at the public Commission meeting on December 11, 2014.

MOTION: Commissioner Pero moved to accept the Farmland Assessment Report of October 2, 2014, with the noted corrections, and recommend the range of values in the report to the Utah State Tax Commission for 2015. The Motion passed unanimously.

Commissioner Pero asked if Committee members had questions, comments or input.

Mr. Brown stated that he appreciates the Property Tax Division on getting the information that assists in educating farmers and ranchers.

Dr. Snyder explained that the crop mix will be updated, but any county budget updates will fall behind one year, due to additional funding needed.

Mr. Lytle replied that he will talk with Barry Conover, Executive Director of the Utah State Tax Commission about the budget and see what the Property Tax Division can do help fund additional money.

VII. Next meeting time

Commissioner Pero stated that next electronic meeting would be held on Wednesday, November 12, 2014 to approve minutes.

VIII. Adjourn

Commission Pero adjourned the meeting at 2:22 p.m.

Approved on: Tuesday, September 29, 2015

Attested: Christa Johnson
Executive Assistant
Utah State Tax Commission