



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

April 7, 2023

The Salt Lake County Council
Attn: Amiee Winder Newton
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: Reinstatement to Greenbelt
Parcel No: 14-21-200-029-0000
Name: Michel Enterprises, Inc.

By order of The Utah State Tax Commission, the above named parcel is to be reinstated for assessment under the Farmland Assessment Act (FAA/Greenbelt). Therefore the 2021 and 2022 property tax should be adjusted as follows:

	From	To
2021	\$1,951.02	\$15.08
2022	\$ 2,495.10	\$13.39

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid) property taxes as indicated plus penalty and interest.

Respectfully,

Chris Stavros
Salt Lake County Assessor
Tyler Andrus
Chief Deputy Assessor

DC/MK

Cc: Salt Lake County Assessor Greenbelt Dept
Attn: Melissa Kelly

Cc: Salt Lake County Treasurer

Michel Enterprises, Inc.
C/O Ben Michel
7240 S Highland Dr. #101
Cottonwood Heights, UT 84121

BEFORE THE UTAH STATE TAX COMMISSION

<p>MICHEL ENTERPRISES, INC,</p> <p>Petitioner,</p> <p>v.</p> <p>BOARD OF EQUALIZATION OF SALT LAKE COUNTY, STATE OF UTAH,</p> <p>Respondent.</p>	<p>FINDINGS OF FACT, CONCLUSIONS OF LAW, AND FINAL DECISION</p> <p>Appeal No. 22-523</p> <p>Parcel No: 14-21-200-029-0000</p> <p>Tax Type: Property Tax</p> <p>Tax Year: 2021</p> <p>Judge: Halverson</p>
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This Order may contain confidential "commercial information" within the meaning of Utah Code Sec. 59-1-404, and is subject to disclosure restrictions as set out in that section and regulation pursuant to Utah Admin. Rule R861-1A-37. Subsection 6 of that rule, pursuant to Sec. 59-1-404(4)(b)(iii)(B), prohibits the parties from disclosing commercial information obtained from the opposing party to nonparties, outside of the hearing process. Pursuant to Utah Admin. Rule R861-1A-37(7), the Tax Commission may publish this decision, in its entirety, unless the property taxpayer responds in writing to the Commission, within 30 days of this notice, specifying the commercial information that the taxpayer wants protected. The taxpayer must send the response via email to taxredact@utah.gov, or via mail to Utah State Tax Commission, Appeals Division, 210 North 1950 West, Salt Lake City, Utah 84134.

Presiding:

Michael J. Cragun, Commissioner
Shannon Halverson, Administrative Law Judge

Appearances:

For Petitioner: Ben Michel, Property Owner's Representative
For Respondent: Melissa Kelley, Appraiser, Salt Lake County

STATEMENT OF THE CASE

This matter came before the Utah State Tax Commission for a Formal Hearing on November 17, 2022, in accordance with Utah Code Ann. §59-2-1006 and §63G-4-201 et seq. Based upon the evidence and testimony presented at the hearing, the Tax Commission hereby makes its:

been actively devoted to agricultural use for at least two successive years immediately preceding the 2021 tax year. The Commission finds the subject parcel is used in conjunction with an adjoining parcel that has identical legal ownership and qualifies for assessment under the FAA because the Salt Lake County Board of Equalization reinstated the assessment of the contiguous parcel under the FAA and the County did not appeal that decision to the Commission. Furthermore, the County's representative acknowledged that either both of the parcels should have been reinstated to greenbelt or both of the parcels should have been withdrawn from greenbelt and indicated that she believes that the decision to separate the parcels does not make sense in how the County determines greenbelt issues. Based on the foregoing, the Commission finds that the subject parcel should be assessed under the FAA and the rollback taxes should be abated for the 2021 tax year.



Shannon Halverson
Administrative Law Judge

DECISION AND ORDER

Based on the foregoing, the Commission reinstates the assessment of the subject parcel under the FAA and finds that the rollback taxes assessed by the Salt Lake County Greenbelt Department should be abated. It is so ordered.

DATED this 28th day of March, 2023.

EXCUSED

John L. Valentine
Commission Chair



Rebecca L. Rockwell
Commissioner



Michael J. Cragun
Commissioner



Jennifer N. Fresques
Commissioner