

# Town of Leeds

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## Agenda Town of Leeds Town Council Wednesday, June 12, 2019

**PUBLIC NOTICE** is hereby given that the Town of Leeds Town Council will hold a **PUBLIC MEETING** on Wednesday, June 12, 2019 at 7:00pm. The Town Council will meet in the Leeds Town Hall located at 218 N Main, Leeds, Utah.


NOTE: IF YOU WISH TO SPEAK DURING CITIZEN COMMENT, PLEASE SIGN IN WITH THE RECORDER.

### **Regular Meeting 7:00pm.**

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Declaration of Abstentions or Conflicts
4. Consent Agenda:
  - a. Tonight's Agenda
  - b. Meeting Minutes of May 22, 2019
5. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person)
6. Announcements:
  - a. Open fire and fireworks restriction are in effect
7. Public Hearings
  - a. 2019-2020 Leeds Tentative Budget, General & Capital Funds
8. Action Items:
  - a. Discussion and possible action on Resolution 2019-04, Participation Commitment and Delegation of Local Authority Interlocal Agreement covering wildland fires
  - b. Planning Commission appointment
  - c. Designating restricted area for fireworks
9. Discussion Items:
  - a. Short-Term Rentals
10. Citizen Comments: No action may be taken on a matter raised under this agenda item. (Three minutes per person)
11. Staff Reports
12. Closed Meeting- A Closed Meeting may be held for any item identified under Utah Code section 52-4-205
13. Adjournment

The Town of Leeds will make reasonable accommodations for persons needing assistance to participate in this public meeting. Persons requesting assistance are asked to call the Leeds Town Hall at 879-2447 at least 24 hours prior to the meeting. The Town of Leeds is an equal opportunity provider and employer.

Certificate of Posting: The undersigned Clerk/Recorder does hereby certify that the above notice was posted June 6, 2019 at these public places being at **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmn.utah.gov>, and the **Town of Leeds website** [www.leedstown.org](http://www.leedstown.org).



Peggy Rosebush, Clerk/Recorder

# Town of Leeds

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## Town Council Meeting for Wednesday, June 12, 2019

1. Call to Order:

Mayor Peterson called to order the regular meeting of the Leeds Town Council at 7 PM on Wednesday, June 12, 2019 at Leeds Town Hall, 218 N Main.

ROLL CALL:

	<u>Present</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____
COUNCILMEMBER: NATE BLAKE	_____	x

2. Pledge of Allegiance by Councilmember Sheltman.

3. Declaration of Abstentions or Conflicts: None

4. Approval of Agenda:

Councilmember Roberts moved to approve tonight's agenda and meeting minutes of May 22, 2019. 2<sup>nd</sup> by Councilmember Stirling. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

5. Citizen Comments:

JW McCain said I brought in a bag of implements for cooking that I got at DI. These are for the Town.

6. Announcements:

a. Open fire and fireworks restrictions are in effect

Mayor Peterson said State legislature has focused fireworks very much on the days around the holidays in July. The 2 days leading up to, the day of the holiday and the day following are the designated days for fireworks in the State of Utah. Later we will be approving the restricted area for fireworks within the Town of Leeds. But with that formula it would be July 2<sup>nd</sup> thru 5<sup>th</sup> and July 22<sup>nd</sup> thru 25<sup>th</sup>. This is when fireworks can be set off in the restricted area designated by the Town. There is also something around

New Year's Eve and New Year's Day, but that is several months away. The only ones during the summer are those two periods in July.

Mayor Peterson asked if there are any further announcements from Council. There were none.

7. Public Hearings:

a. 2019-2020 Leeds Tentative Budget, General & Capital Funds

Mayor Peterson said our final budget needs to be adopted by our next meeting. It is not an action item for this evening, but rather it is a Public Hearing where comments will be taken on the budget for both the general and capital funds. We will have the 2 weeks between now and the 26<sup>th</sup> of June to follow-up if there are any items raised that need following up. There will be some adjustments to reflect the final tax revenues from the County and the final estimated amount that will be transferred from fiscal year 2018/2019 to 2019/2020. At this point may I have a motion from Council to open the 2019/2020 Leeds Tentative Budget, General and Capital Funds Public Hearing?

Councilmember Stirling moved to open the Public Hearing on Leeds 2019/2020 Tentative Budget, General & Capital Funds. 2<sup>nd</sup> by Councilmember Roberts. Motion passed in a Roll Call Vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

Mayor Peterson said the Public Hearing on the budget is open right now. Is there anyone from the public who would like to comment on the 2019/2020 Tentative Budget?

Daryl Lewis said I have not seen it.

Mayor Peterson said the budget has been posted on the website. It has been available for people to see and it has been there for over 2 weeks at this point. Are there any comments from the members of the public about the budget?

Mayor Peterson said at this time may I have a motion to close the Public Hearing on the 2019/2020 Tentative Budget?

Councilmember Roberts moved to close the Public Hearing on the 2019/2020 Tentative Budget. 2<sup>nd</sup> by Councilmember Sheltman. Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x			
COUNCILMEMBER: ALAN ROBERTS	x			
COUNCILMEMBER: DANIELLE STIRLING	x			
COUNCILMEMBER: ELLIOTT SHELTMAN	x			
COUNCILMEMBER: NATE BLAKE				x

**8. Action Items**

a. Discussion and possible action on Resolution 2019-04, Participation Commitment and Delegation of Local Authority Interlocal Agreement covering wildland fires

Mayor Peterson said we have with us tonight Battalion Chief Furley so if I misstate anything please jump in. The agreement that we have is something that we approved in very similar format a couple of years back. The State Attorney General’s office has requested that the language be updated slightly in order to satisfy some of the other entities that are involved with this particular agreement. It covers addressing wildland fires throughout the State of Utah and it is a cooperative wildfire system that allows for all of the different fire departments to meet certain commitments along the way in terms of doing preventative measures. What this agreement with the Hurricane Valley Fire District allows the Town of Leeds to do is to accept work that they do throughout the district as satisfying our contribution to the State with respect to doing the preventative measures. If we do that, then if there is a fire that goes beyond what we are able to fight within our own boundaries and we call on other resources, those resources are supported by the Utah Cooperative Agreement and do not result in the Town of Leeds incurring substantial additional charges.

Mayor Peterson talked about a discussion he had with a representative of the State Fire Authority that was here submitting a bill to the Town of Leeds to the tune of tens of thousands of dollars for fires that were caused by chains dragging along I-15.

I informed the representative that small communities such as ours could not afford the liability of the kind of fire that could be started by chains dragging along I-15. This really sprung from that the idea that communities who are doing the right thing in terms of taking preventative actions are not held responsible for fires that happen to break-out across the area. What was mentioned are the conditions we have now are very similar to conditions that existed over a decade ago at this point. I would like to get a little more clarification, but it has been stated by one of the County Commissioners that during that season half of the acreage in Washington County actually burned. This was pretty extreme in terms of the actual damage that could have been done. Most of the damage was out in the wildland areas and not just in the developed areas. This agreement is between us and the District that will allow us to benefit from the District’s activities when it comes to taking actions that are preventative that will reduce our liability. We will still have in our budget our required item in terms of the expense, but we will be getting the interlocal agreement transfer of those services from the District. The net cost to the Town will actually be zero additional dollars beyond the fact that we all pay a tax on our properties to the Fire District.

Mayor Peterson said with that introduction, is there any discussion or questions from Council on the Participation Agreement?

Councilmember Sheltman asked if the agreement was drawn up by us.

Mayor Peterson said it was actually drawn up by the State and shared with the District. The District's attorney reviewed it and then it went out to the communities. We then had our attorney review it and he indicated no problems with it.

Mayor Peterson said if there are no further questions or comments from Council, do I have a motion to approve Resolution 2019-04, authorizing me to execute the Cooperative Agreement with Hurricane Valley Fire Special Services District regarding wildland fire management?

Councilmember Stirling made a motion to approve Resolution 2019-04 authorizing execution of a Cooperative Agreement with Hurricane Valley Special Fire Services District regarding wildfire management. 2<sup>nd</sup> by Councilmember Roberts . Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

**b. Planning Commission appointment**

Mayor Peterson said he was surprised to learn when he spoke with John Poast, whose term is expiring on June 30<sup>th</sup>, that he is in the process of building a home up on the Black Ridge and will be moving out of Leeds. He thought it was an opportune time for him to wrap-up his term on the Planning Commission. A few months ago, you may recall, we appointed Mark Rosenthal as an alternate on the Planning Commission. Tonight, I put forward Mark Rosenthal's name to be the Planning Commission Appointment for the term beginning July 1, 2019, and extending to June 30, 2024. With this process, the Town's ordinances call for the Mayor to put forward a name and then have the advice and consent of Council on that appointment. At this point, I would be asking Council for that advice and consent in the form of a motion approving the appointment of Mark Rosenthal to the Planning Commission.

Councilmember Roberts made a motion to approve the appointment of Mark Rosenthal to Planning Commission. 2<sup>nd</sup> by Councilmember Stirling. Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
MAYOR: WAYNE PETERSON	x	_____	_____	_____
COUNCILMEMBER: ALAN ROBERTS	x	_____	_____	_____
COUNCILMEMBER: DANIELLE STIRLING	x	_____	_____	_____
COUNCILMEMBER: ELLIOTT SHELTMAN	x	_____	_____	_____
COUNCILMEMBER: NATE BLAKE	_____	_____	_____	x

c. Designating restricted area for fireworks

Mayor Peterson said getting back to the dates in July, even though they are permitted during those days, it is only in the areas designated by the community. In the past, we have made it the basketball court as the area. This provides an area that is not likely to cause a fire on the ground and also permits the Fire Department resources to be able to focus on one area of Town should something go amiss as opposed to people being able to just do them on their own property throughout the Town. Is there any discussion from Council about this particular location with respect to our restricted area for fireworks in 2019?

Mayor Peterson said can I have a motion to designate the basketball court as the restricted area for fireworks within the Town of Leeds for 2019?

Councilmember Sheltman made a motion to approve the basketball court within the Town of Leeds for 2019. 2<sup>nd</sup> by Councilmember Stirling. Motion passed in a Roll Call Vote.

**ROLL CALL VOTE:**

	Yea	Nay	Abstain	Absent
	x			
COUNCILMEMBER: ALAN ROBERTS	x			
COUNCILMEMBER: DANIELLE STIRLING	x			
COUNCILMEMBER: ELLIOTT SHELTMAN	x			
COUNCILMEMBER: NATE BLAKE				x

9. Discussion Items:

a. Short-Term Rentals

Mayor Peterson said at our last meeting, we discussed what would be the best starting point if we were to adopt some language, and there is no certainty that we were looking to do that. It was agreed that we would look at Chapter 30, Short-Term Rentals and Residential Hosting Facilities, from the Town of Virgin. We had the beginning document from Virgin circulated to Town Council at the beginning of this week with something where I had indicated some redline changes that spell out that Short-Term Rentals would be prohibited and that Residential Hosting Facilities, as they call them, which allows for owner occupied residences to rent up to 2 rooms with a maximum of 4 occupants, is the language we have worked in. The first 7 pages were almost entirely deleted with one exception of the statement that Short-Term Rentals are prohibited. The final 7 pages try to bring it in line with what Leeds references being appropriate with other ordinances that we have and to the types of rental activity that would be permitted. At this point, we said we would try to go through this further as Council before we started incurring the legal cost of having our Town Attorney review it and having him draft something and then turn around and tell him to make revisions multiple times. Are there any comments from Council at this point regarding the draft in front of you?

Mayor Peterson said if there are none, are we at a point where we would like to our attorney review this and then circulate it amongst the public and then make it a discussion item at our next meeting in June or our first, and only, meeting in July, depending on how long it will take our attorney to update this?

Councilmember Stirling said in the last couple of weeks, I know we have had a lot of discussion on the fact that there are other major municipalities that have had conflict with them. But what I did was go through

5 different national park areas and pulled some information regarding their details on what they have done.

Councilmember Stirling read excerpts of information that she printed on several of the national parks.

Councilmember Stirling said we definitely need to have some type of cap. Almost all of these specifically say that it must be owner occupied, which is what I believe we decided for our short-term rentals as well.

Councilmember Stirling read an excerpt regarding the boom of vacation rentals causing a long-term rental shortage and it contributed to the homeless problem. I do not think we have a tremendous amount in Leeds of just rentals of people who are working here and going elsewhere to be able to find that type of rental. Do you know how many rentals are in Town versus how many people reside here?

Mayor Peterson said the rentals tend not to be seasonal. They tend to be year-round rentals. I do not think we have the seasonal workers that they mention there regarding the housing squeeze.

Councilmember Stirling read more excerpts on information regarding other areas.

Councilmember Stirling said the Bryce Canyon ordinance may be more of what we are looking for because it has specific details. The fine indicated for one of these areas was \$20,000 which I think is a little steep. If we are going to look at more of what we want for our Town if we are go ahead and do the short-term rental, I think we need to look at what other smaller municipalities around national parks are doing instead of what Florida is doing or Los Angeles or Seattle. We have a different dynamic than the larger cities. We need to put a cap on it, and we need to have rules, but we do not need to follow the same guidelines as Miami Beach because we do not have the same type of dynamics. We do need to have a cap.

Councilmember Stirling talked about other aspects such as in order to even come before the town, you had to contact all property owners within 300 feet of the property line of the residential vacation rental, must have a privacy fence, 24 hours a day you must be able to respond to telephone inquiries within 15 minutes.... And if you do not comply, you lose your license.

Councilmember Stirling said you can find a lot of good things in researching smaller towns that are around national parks. I did find a lot of good information that I would like to use in updating Chapter 30.

Mayor Peterson said do you wish to update that? Is this something you would like to do over the next couple of weeks?

Councilmember Stirling said yes. I would like to call some of these individuals. I would like to talk to some of these smaller communities to find out what problems they have come into. And then come back and mull it over a little bit more.

Mayor Peterson said the one new thing that you raised was the idea of a cap on the number of units. Just as you go through those updates, it would be helpful to get some feedback from other Councilmembers.

Councilmember Roberts said a number of points that Councilmember Stirling brought up are included in this. The cap is not. There are dynamics in here that will not allow some individuals to do it. One is the parking. Compliance with parking will eliminate the ability for some properties to be able to conduct that business. That is just the nature of it. Here again, it does not restrict someone's ability, it is the condition

of their property that restricts it. I think we can move into a better direction if we do not lock it down so much that we say absolutely we will not tolerate any type of short-term rentals no matter what. I am supportive of the owner occupied because that changes parameters for a number of potential people who would want to get into doing that also. Probably the most difficult thing will be managing, but that exists with any type of rules or regulations that any government body of politics comes up with. What you have here in a rough draft, I am supportive of the language. I am not opposed to a cap. Whatever that number might be, I am not opposed to having a cap.

Mayor Peterson asked Councilmember Sheltman for his response on what has been discussed this evening.

Councilmember Sheltman said I am still against these, but it looks like it is moving forward. If that is going to happen then I am going to try to work hard to make it work well. I do not think it is good for the Town. Chapter 30 is basically 3 different things. It is Short-Term Rentals, what they call Residential Hosting Facilities, which I understand is the same as bed and breakfast, and then finally Zones which is where developers come in and build a zone specifically for this. This is why a lot of it is cutoff because it has to do with Zones and such that we do not have here. A few things were cutoff in 30.1.6 that you might want to read. Smoke detectors and such are in here. I also would like a couple more weeks to work on this. We talk about a hosted unit where the property owner on record is in the property and renting it out to people.

Councilmember Roberts said it is what I am referring to.

Councilmember Stirling said me as well.

Councilmember Sheltman said do we need to address STRs? Do we need to address those separately and state unequivocally that they are not allowed?

Councilmember Roberts said you could in the definition portion of the this. You could define what residential hosting is and that a short-term rental is not. When you use short-term rental, 99.9% of the people will think of what exists now which is a house that people rent and there is no one else there.

Councilmember Sheltman said the only reason I am bringing this up is so there is no confusion in the future with whatever we come up with here. I do not know the legalese or how do that, but one of the reasons could be the lack of a police force and other things that we do not have in place that a larger town would have. It does give us the ability to have someone there who we can deal with if there is a problem. Someone who has some interest in the property. That part I agree with and it would work well as long as we make it clear that it is different than a short-term rental and we do not accept short-term rentals.

Mayor Peterson said 30.1, which is their numbering which I updated from Short-Term Rental to Short-Term Prohibition says the purpose of this section is to state the prohibition for the leasing of entire residential dwelling units for periods of less than 30 days known as short-term rentals. I agree with you that it is important to state that you cannot do that.

Councilmember Sheltman said the thing on this is that I do not know how detailed we get on it. I think it should be fairly detailed. We need to be clear on the enforcement part of it. The other is insurance requirements. Is there a minimum size requirement for a lot or house? What would we consider as a bedroom? Other places say you have to have a closet. You cannot rent out a laundry room as a bedroom



room. How many rooms can be rented? Would it be only 1 bedroom for a smaller house? Would we designate one parking space for each living space? Are we talking about frontage lots? Do we allow flag lots? Most places do not. Frontage road is usually necessary for emergency reasons. Can you access the property easily? What about casitas? If you live in the main property, do we allow auxiliary properties? What about things that are not attached by a wall? And then you go into septic systems. You are talking about people from other areas who do not understand septic systems. I am thinking we may have a designation that says you have to do a septic pump and inspection every year or 2 years, something reasonable. This could be a requirement for the licensing. Another issue based on water is cross connection possibilities. Would we require them to put in something that would make sure the water system is protected?

Councilmember Roberts said we require those on properties now.

Councilmember Sheltman said on new properties. It is not in place for everyone. Would we require a certification every year to show you are following that? And things you would put inside of the structure. I have samples of different pool things that I can submit now. If there is an HOA, does the board have authority over it? Will this override an HOA or CC&Rs?

Mayor Peterson said as you have a chance to read more of this, some of these things are included and some are not. If you could update with specific language on each individual Councilmember basis, I think it would be very helpful. The one reaction that I would have is the cap on the number of units and I would not be opposed to this. I think perhaps it should be a function of the number of homes in the Town so that you will not need to revisit it periodically. Just say for every so many homes we will permit this many. Just make-up a formula. I think it would be valuable to have contact info mailed to neighbors within 300 Feet. I would also want to give those neighbors the option of coming through the Town as opposed to going neighbor-on-neighbor with regard to complaints, but hoping that good neighbor relations could allow for anything to be resolved as it is happening. It has been mentioned previously that by the time the Town would be able to respond there is a reasonable chance that the short-term renter would be out of town. It would be helpful if there was that kind of contact info, but I wouldn't want to put the onus on a neighbor to handle the enforcement. Do you think 2 weeks, or would it be better to wait until we have all of these back by the July meeting?

Councilmember Sheltman said the more time, the better.

Mayor Peterson said shall we work to have it by the July meeting? You can submit all of your written comments that you think will be appropriate for the starting point of Chapter 30.

Councilmember Stirling said I agree. For one of these areas, it says that in order to present your application, you must have a letter from the HOA granting permission to do so. I will email this information so you can distribute it to everyone as well.

Councilmember Stirling read an excerpt regarding additional requirements for another area.

Mayor Peterson said please get this to Peggy and she can get it distributed to Council. We will work to get this all in for our July 10<sup>th</sup> meeting.

## 10. Citizen Comments:

Alan Cohn said if these are a business, he would like to see them stay in an area that is zoned for business and not residential. I bought a house in a residential area, not next to a hotel. I would not mind keeping it that way. You were saying in accordance with the HOAs, what about the local CC&Rs? I think that should be considered. I also think a \$20,000 fine is not unreasonable. They will not do it again. You say owner occupied, what if they have a trailer on the property and live in it when the people are at the house? I think owner occupied should mean they live at the house full-time.

Lynn Potter said Councilmember Stirling, you mentioned a community with a 700 cap. By chance, do you know what ratio they were using? Or do you know how many regular residences? In regards to caps, I think caps are good, but I also think it is important if ours ends up really small that we should have a lottery in case we have some other people that want to be in on it, but cannot because of a real small number. And I think there should be a lottery so other people can get a chance. I think an important point was made here earlier about you have to have a letter. This absolutely needs to be in there. This will solve a lot of problems with the HOAs. It is my understanding, the HOAs will not give them letters and then they cannot get a permit. Having a letter from the HOA is extremely important. If you want to be safe, the extremely important thing is the interconnected fire alarm system. If this is suggested, then it needs to be a part of it. I would say that maybe only 1% to 2% of the homes here have these so this would blow-out most of the people. To install one of these is \$3,000 to \$5,000.

Councilmember Stirling read an excerpt on Estes Park. They have 339 licensed short-term rentals and almost 7,300 homes.

Lynn Potter said 7,000 homes and 700 so they took 10%.

Mayor Peterson said we have roughly 350 homes. At that ratio, it would generate 35.

Lynn Potter said there should be a lottery, a letter from the HOA and the fire alarm system.

Councilmember Sheltman asked if anyone knows how many trailer park spots are in Town.

Mayor Peterson said probably less than 100 combined, but still large relative to the 350 roof tops. It is fairly significant, but I would also suggest they we probably limit this. I do not see how you could be renting a room in your trailer or mobile home.

Councilmember Sheltman said he is asking because we have short-term rentals in Town, and they are called trailer parks. Looking at that and looking at this, you are getting to the point where you are outstripping the residents who live in downtown Leeds. If you do 35 and they are all down here, you will start getting a mix where you have more non-residents than residents. Or more non-residents than taxpayers. We fought Grapevine Wash because it would have overwhelmed this town. I do not think you want that kind of ratio. It is not good for a community. Having 35, or 10%, might be too high, depending on where they are.

Darryl Lewis said in listening to the discussions that we have had on short-term rentals, very little attention seems to be given at the repeated pleas of trouble in towns who are experiencing lots and lots of trouble with short-term rentals. We are not addressing that. We are like saying it does not exist. You read of couple of pieces where people were saying this is a bigger deal than you think it is. Make the right

decision up front or you will be in serious, serious trouble. I do not see us taking this into consideration and I think we should. I think the suggestion that neighbor-on-neighbor is maybe a viable policing opportunity is ludicrous. Excuse me Mayor, but we have an older population in this Town. Older people are not going to confront someone to turn down the music, to stop the fighting or to stop the noise. It is not going to happen.

Mayor Peterson said if I could respond. This is why I was suggesting that the Town would be available to those people so they would not have to do that. I do agree with you on that.

Darryl Lewis said saying the Town would be available, I do not know what that means. I am not sure we should be talking about stuff that we cannot define. I do not know what that is. What I think might work is that we have a Town complaint system where a neighbor has the right to write a complaint on a short-term rental or BNB that has to be satisfied within a 6 month period somehow, somehow, to the complaining party and it goes on record in the Town. And I think we have serious trouble with enforcement. I think it is going to be a big problem. As I heard all of the thought processes that Councilmember Sheltman has put forth at previous meetings, it all goes to a head with Councilmember Stirling's reading tonight. This is a much bigger thing that anyone in this room knows it is. And it is going to grow into a cancer or has the potential of growing into a cancer within a 5 or 10-year period. We better be really careful of what we are doing.

Bill McLaughlin said the short-term rentals are going to cause problems. They have been headaches for the people in the area, Hurricane and Toquerville, who have homes near them. Where we moved from, they have taken the rental homes off the market. It takes away from someone who can afford to buy a home that rents and with the short-term rental it brings in more income for the owner. And it takes that off the market. This helps create homelessness. I would hate to see this in our area. You see very few in this County. I think doing that actually harms the community. I think there is more than enough throughout Washington and hotels keep popping up.

Lynn Potter said the new wireless smoke systems are terrible so you need to specify that it needs to be a hard-wired system. Not just an interconnected hard-wired system. Because this will make it tough for anyone to get a permit, you will probably see a lot of people trying to do it illegally. If they do it illegally, you will have to have some serious fines that will stop them from doing it. It could be \$60,000 if you are caught doing it illegally. Otherwise, it will be a black market.

Councilmember Roberts said they are already doing it illegally. This is why we are trying to come up with something that is tangible and that will become a hammer.

Mayor Peterson said he would like for the Battalion Chief to give us an update.

Kohl Furley, Battalion Chief, said we are at 1515 calls for service of the Fire District. If you have any questions about the PC match for the State, I will try to answer those. If I cannot, I will research it and get the answer for you.

Mark Rosenthal asked for more information regarding the preventative measures that the Mayor mentioned earlier.

Kohl Furley discussed the preventative measures performed by the Fire District. We purchased a wood chipper and that chipper goes out and actually chips the fields that are deemed to be a fire hazard. There

is a satellite imagery that was taken over Washington County. They can depict areas of high fire danger such as riverbeds. Places have been identified and prioritized. We have great equipment and highly trained personnel and I think we can take care of anything that comes our way. This PC match is a huge benefit to us because when you start writing a check for an aerial tanker drop, 3 drops could be over \$100,000. By us going out and cutting down dead trees, taking care of fields of cheat grass, doing things along the freeway, doing heavy timber projects, we submit our total hours and this helps to reduce the amount of money that they charge us for the types of services that we cannot cover. It is a very good program and we are doing everything right.

Councilmember Stirling said she would like to read something on RV parking at Yellowstone. She read an excerpt on living in recreational vehicles. I think we do have something in our ordinances about RVs.

Mayor Peterson said you get 6 months when building a home with a 3-month potential extension and it is prohibited otherwise unless it is in one of the RV parks in Town. If you are visiting a resident, a visitor to a resident may stay up to 30 days in a calendar year.

Alan Cohn said if a house is not occupied for a long period of time, and the owner comes to town when people are staying there, it will be very difficult to enforce what is going on there unless it is someone there full-time. An owner in the community who is renting out a room, it is still almost borderline BRBO. It is not a commercially zoned area so I do not think any business should be in a non-commercially zoned area. You will have to change the zoning to put in a business.

Councilmember Sheltman said if we do not do proper enforcement, it will be a nightmare. I will not vote for this unless enforcement is there. That means you have someone on call. Right now, it is the Mayor and other people volunteer, but they have to be there within 30 minutes of a complaint. If it is not this way, it will not work.

#### 11. Staff Reports:

Mayor Peterson said help is on the way and by the end of this week they will be bringing more asphalt in to smooth the transitions in front of the Post Office, between Main and Roundy Mountain Road and between Silver Reef Road and Wonder Lane. If you know of other areas where vehicles need to jump, please let me know. They will be bringing in some asphalt and smoothing those transitions.

Mayor Peterson said the 4<sup>th</sup> of July breakfast is going to be held again this year. The menu will look very similar to people. I am hoping we will be able to work out a way to do advance sales. After the turnout that we had at the 150<sup>th</sup> Celebration, where we had more than twice the number of people than we had at the previous 4<sup>th</sup> of July, I want to do advance sales so we have a good idea of how much food to have and we also need to factor in where they are going to sit.

Mayor Peterson said an additional activity that is being planned is a 4<sup>th</sup> of July hot dog dinner that will be just in advance of dancing and fireworks.

#### 12. Closed Meeting: None

13. Adjournment:

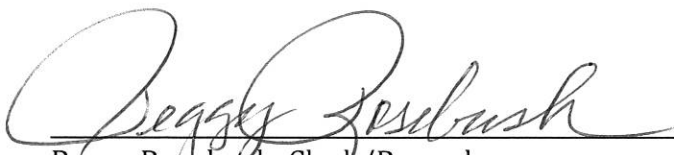
The meeting was adjourned at 8:01 PM.

APPROVED ON THIS 26<sup>th</sup> DAY OF June, 2019



\_\_\_\_\_  
Mayor, Wayne Peterson

ATTEST:



\_\_\_\_\_  
Peggy Rosebush, Clerk/Recorder