

Town of Leeds

Agenda Town of Leeds Planning Commission Wednesday, November 3, 2021

PUBLIC NOTICE is hereby given that the Town of Leeds Planning Commission will hold a **PUBLIC MEETING** on Wednesday, November 3, 2021 at 7:00 P.M. This meeting will be held at Leeds Town Hall, 218 N. Main Street, Leeds, UT 84746.

If you are interested in participating remotely via Zoom, please contact Town Hall at 879-2447 or email Clerk@LeedsTown.org for the Zoom details.

Regular Meeting 7:00 p.m.

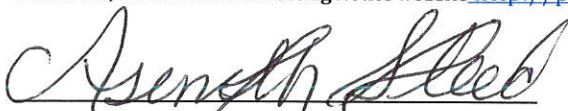
1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Declaration of Abstentions or Conflicts
5. Consent Agenda:
 - a. Tonight's Agenda
 - b. Meeting Minutes from October 6, 2021
6. Announcements: None
7. Public Hearings: None
8. Action Items: None
9. Discussion Items:
 - a. Discussion Regarding Short-Term Rentals
 - b. Discussion Regarding General Plan/Master Transportation Plan Updates
10. Staff Reports
11. 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 November 2, 2021 at these public places being **Leeds Town Hall, Leeds Post Office**, the **Utah Public Meeting Notice website** <http://pmmutah.gov> and the **Town of Leeds website** www.leadstown.org



Aseneth Steed, Clerk/Recorder

Town of Leeds

Planning Commission Meeting for Wednesday, November 3, 2021

1. Call to order:

Chairman Swenson called to order the regular meeting of the Planning Commission at 7 PM on Wednesday, November 3, 2021.

ROLL CALL:

	Present	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	_____
COMMISSIONER: BRAD ROBBINS	<u>X</u>	_____
COMMISSIONER: KEN HADLEY	<u>X</u>	_____
COMMISSIONER: TOM DARTON	<u>X</u>	_____
COMMISSIONER: MARK ROSENTHAL	_____	<u>X</u>

2. Invocation: Commissioner Hadley

3. Pledge of Allegiance: Chairman Swenson

4. Declaration of Abstentions or Conflicts:

Commissioner Robbins declared a conflict as he has started working part time for Sunrise Engineering who is contracted with Leeds to update the General and Master Transportation Plan that is on the agenda tonight. He recused himself from the discussion item.

5. Consent Agenda:

a. Tonight's Agenda

b. Meeting Minutes from October 6, 2021

Chairman Swenson said he would like to excuse the secretary as she was exposed to Covid. He had not looked at the October 6, 2021 Meeting Minutes that were emailed and agreed they would be passed next meeting. He asked for a motion to approve tonight's agenda.

Commissioner Robbins moved to approve the agenda. Commissioner Darton 2nd.

Passed in a Roll Call vote.

ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	—	—	—
COMMISSIONER: BRAD ROBBINS	<u>X</u>	—	—	—
COMMISSIONER: KEN HADLEY	<u>X</u>	—	—	—
COMMISSIONER: TOM DARTON	<u>X</u>	—	—	—
COMMISSIONER: MARK ROSENTHAL	—	—	—	<u>X</u>

6. Announcements:

Commissioner Rosenthal joined the meeting via Zoom.

Chairman Swanson announced the 2021 Election results as per the Canvass and congratulated Mayor candidate Bill Hoster, and Town Council candidates Danelle Stirling and Ron Cundick. He expressed gratitude to all the candidates, Bill Hoster, Ken Hadley, Ron Cundick, Danielle Stirling, and Cody Johnson, for stepping forward with the willingness to service. He voiced gratitude to Mayor Peterson for his service to the town.

Chairman Swenson excused himself for not being at the Halloween festivities and asked Mayor Peterson for a report of events.

Mayor Peterson said there were about 125 people there. It was a combination of Trunk or Treat, and also the Chili Cook-Off. There were eight entrants in the Chili Cook-Off. Third place winner is Commissioner Hadley, and he was up against his wife as well. I heard a comedian once say he would never go to anything that was the first annual because how do you know it's going to be annual? In this case, it is likely to become an annual event in conjunction with the Trunk or Treat. It was successful. Thanks to all who participated on all levels of it.

Chairman Swenson asked if there were a lot of children and was pleased that there were. He voiced appreciation to the event planners and participants and agreed it should become an annual event.

7. Public Hearings: None

8. Action Items: None

9. Discussion Items:

a. Discussion Regarding Short-Term Rentals

Scott Messel was asked to give an update on the short-term rentals.

He said the Town's been working on coming up with a draft Ordinance and trying to put everyone's ideas together on paper for over a year. It hasn't happened as quickly as we'd hoped. The State legislators meet at the beginning of next year. Recently, the short-term rental industry, particularly like Airbnb, are very active and trying to encourage certain legislation to happen. Each year they get closer to getting the control. I think it's important that the Town of Leeds have an Ordinance that works addressing short-term rental. We have a draft that we've been working on. It's important that we have an ordinance that makes sense, that is enforceable and workable.

Chairman Swenson commented the importance of making Leeds Ordinance align with Washington County and the State codes

Scott Messel said at the State level, there has been a push and code adopted that made municipalities comply. He said we live in a State that is anxious to manage our own State affairs, but then the State is very good at telling the cities that they want to control. There are ordinances and codes adopted in the past couple of years that have made it so jurisdictions can't go on, for instance, the short-term rental websites and find out who's renting in your town and use that as a means to do enforcement or to find the offender in violation. It is a cat and mouse game. The industry has exploded over the last five years. It has caught municipalities off guard, so everyone's playing catch up. Everyone trying to see what other jurisdictions and municipalities across the country are doing it. Watching to see how they're handling it. It is hard to compare ourselves to Oregon, New York, or California, or even St. George. It is very different than the Town of Leeds. Comparing it is difficult. I've been working on the County's short-term rental ordinance, and also looking at other towns'. Leeds is in an area with tourist attractions. We are looking at what is being done in Wyoming and with other national parks and state parks and how these tourist driven, tourist popular areas are handling short-term rentals. Some are very heavy-handed and others have thrown in the towel and are just letting them come in and run wild.

We have had comments from planning commissioners and some residents as we work out the draft and it offers just a direction for us to go. We've taken some of the comments from the last meetings and incorporated them into this draft that you have before you. These are some steps taken as we've been compiling. Reading through the code, we had several different terms for the same thing. They are not consistent terms. Sometimes we call them residential hosting facilities, other references are RH for residential hosting. Other places say properties, some places residents were included. It sounds like residential hosting residents. There were several different terms. It is important to be consistent. It is easier to read if we have one term that we use. If you feel comfortable to abbreviate that to the residential hosting facility, or just RHF, it is easy to help people become familiar with that acronym and use it. We need to be consistent moving forward

Chairman Swenson asked Scott what term Washington County is using.

Scott said Washington County used a term Tourist Home, but they are going to use the term Short-Term Rental. Town of Leeds, as many short-term rentals are defined, does not allow them. Even though the County is calling them short-term rentals, what the County and what the Town of Leeds want to do is very similar. The County recently approved an ordinance that defines only owner-occupied renting, and only owner-occupied homes can be used for short-term rentals. That is how they define renting out rooms in your home.

Commissioner Darton commented, in Washington County there are hotels and places where people could do a short-term rental. I'm not aware of anything in Leeds that would allow a tourist to come here and do a short-term rental. I'm wondering what message are we as a Town sending to tourists? Are we saying we don't want you to come to our Town? Chairman Swenson commented that was a good point. The Town Planning Commission can make any recommendation you want to Town Council. I've found there are parts of the country, but mostly other countries like Europe, you are used to having the owner in the home and you're just renting out a room. In Utah it's a little bit more standard because you have the big family reunions. I joke around and call it Mormon Miami down here because everyone on the Wasatch Front comes down here to enjoy and recreate. We joke, but it can be more impactful when you have large groups coming in and the County found we had big homes, on big properties, but big impacts still. We found homes being advertised that they sleep anywhere from 30 to 60

people and if you live next door to that, it is a hotel in a residential neighborhood. Scott's recommendation for the draft ordinance is to say bedrooms and sleeping areas. Use caution if we use the term sleeping areas. There's pros and cons to it. Some cases you're coming and staying, you throw all the grandkids in the great room on the floor, but also you have people taking advantage. They are taking what was the living room or a den that doesn't have proper egress windows and they are building bunk beds that look like something you'd see on Pinterest, really nice, but they are packing the people in.

Scott Messel replied, owner-occupied, as has been the direction that the Town is going, because it is the home the owner lives in, it is less likely they will want to be packing them in like the barracks, Gomer Pile style. Someone is there all the time and it cuts down on neighbor complaints when it is owner occupied. The complaints that we've seen in the unincorporated areas as well, as I'll use Hurricane as an example, there are areas like the Copper Rock golf course area that are really popular for the short-term rental non-owner occupied spaces to come in. You go online, you look on Airbnb, and you know they'll say super host, you know, they have five-star reviews and you look at the place and it looks like a dream house. I received a complaint while working for the County today from some residents that this home that is on a cul de sac, people had rented it. This is one that was grandfathered in to not be owner occupied, that they had a taco truck and an ice cream truck in the cul de sac. It looks like you had the town fair there in the cul de sac. If you live next door that is impactful. We are not trying to over-regulate, but we need to regulate in a way that makes sense. Anyone can park on our public roads, but the County decided if you're renting out something short-term, all the cars that are being kept on the property need to be kept on site. When you're using your home as a short-term rental, or in our case, residential hosting facility, there needs to be stricter guidelines to minimize the impact. Getting back to the bedroom or sleeping areas, I think that we want to define that. I'm throwing out ideas, and I wanted it to be a discussion to get us one step closer to actually having a document that the Planning Commission feels ready to hold a public hearing and take public comment on. The document, or the proposed ordinance, is one step closer, and I'm happy to go any direction the Town wants to go. I'm not pushing any greater agenda or anything like that. I've been in vacation rental management. There's a class at Dixie State that you can take and you can learn a lot about short-term rentals and how they work. Some of their recommendations, they called it a

good neighbor policy or brochure. It has general, common-sense things like after dusk or whatever term defines an hour during the summer after 10 o'clock, you shouldn't be having loud parties.

Commissioner Darton said just because you are on vacation does not mean the neighbors are. Scott replied, we have been dealing with someone who put up one of those outdoor movie screens. If you and your family are staying there that's a heck of an amenity. You are sitting in the pool watching a movie, but your neighbors don't need to hear Indiana Jones at 11 o'clock at night too. We need to be thinking about those types of impacts. He said a debate at the County level is rentals are a way for people to supplement their mortgage or their income. It is true, but you can also long-term rent too or have roommates, that type of thing. There are other ways to use a property. The trend tends to be, Leeds may be different, but someone will come in and get a business license and it may be someone that's very nice and charismatic and she's like, look, I just want to be able to rent. Someday I want to retire down here. I live up along the Wasatch Front. I want to short-term rent it. We hear the mission excuse a lot too. We are going on a mission. Can we just short-term rent it during this time? It is very lucrative.

Commissioner Darton verified that short-term rental was less than 30 days. Scott said less than a month, less than 30 days. Some use 60 days, but more practice 29 or 30 days. You'll see I'm proposing to add that definition in the code, we have already in the Town code different types of dwellings. It is one family, two family, three family or multifamily. I am proposing that we have one that's just a rental dwelling. Now, this isn't short term, if you use as the definition a building or a portion of a building for residents that is used and is available for longer than 30 days. No one wants to stop people from renting long-term in the community. It would be good to really define the difference between long-term and short-term rental. I put also put in the definition of dwelling, and then we have various family, two family or three family dwellings. I think that it's important for us to use that term, primary dwelling, in there, similar to what the assessors defines as the primary dwelling. In Washington County, you're either a primary or secondary classification.

Chairman Swenson asked Scott if the County had an official ordinance. Scott replied that the County has an approved ordinance that was adopted about a month ago. Once it's adopted by the County Commission it takes 15 days before it goes into effect. So that went into

effect last week. The County is working on that right now and I just brought it as an example. This is a draft.

Commissioner Darton asked to have a copy of the County's ordinance. Scott said he would email all the Commissioners a copy. He said one of the things that the County decided to do similar to the Town of Leeds is have your home occupation, your home-based business license, and have a traditional business license for operating a grocery store, or minimart, that type of thing. The Town could decide to have an application specific to the residential hosting facility. That is my recommendation, because then the application could be more tailored, as we move through this process there's some gray area or some ambiguity. Anytime that we can make it an easier read, it's a good thing, when the residents and staff and elected and appointed officials can read the code and understand what it means. We are figuring out what the code says and as we follow the process I think we need to make adjustments. I can put together a draft of one and get it to you as soon as possible. A draft like application that we would finalize once a code is in place, as far as a checklist of what someone wanting to do a residential hosting facility would need, to meet this criteria. The criteria would be in the code, but if you also have it attached to an application, it makes it that much easier.

Chairman Swenson wanted to have the County ordinance to compare. Scott agreed and said I made some minor changes, just like I said, changing the term so it was one term used throughout. If you decide not to call it residential hosting facility, you can call it whatever you want. It won't hurt my feelings, but just because it was titled that way, I use that term through the whole draft.

Commissioner Robbins asked, does the County have a noticing requirement for somebody that's actually qualified through their ordinance to have a rental. Scott replied no, some jurisdictions have it where there is a notice that goes out to the neighbors when someone wants to come in and get a license. Virgin does and Hurricane does. This is so they only allow a specified number within a certain radius. That is for owner-occupied short-term rental. The direction the Town has been going is to be owner-occupied, and so maybe you want to come up with a number, maybe you don't.

Commissioner Darton questioned if this would require a conditional use permit if you wanted to establish a short-term rental under the current

zone? Scott replied, yes, some places are doing it as a conditional use. Others are that you handle it like a conditional use, but it's not. It's just getting a business license, or a rental license and not calling it a permitted or a conditional. Commissioner Darton said so what I'm getting at is, I think it would behoove us to think through all the impacts, and to try to set it up so that we have a consistent standard, rather than one that may vary with who happens to be sitting on the Commission or the Town Council.

Scott agreed. He said the County was allowing a rent permit to be transferred with property ownership and he hoped to get that aspect reassessed. My professional recommendation is that we have people come in and reapply if the home goes up for sale. I think the ordinance that you have all been a part of has some criteria in there for violations. He questioned how to do enforcement on that. Some jurisdictions have, using the baseball reference, three strikes and you're out. It's not a permanently out. Sometimes you end up with quarrels with neighbors, and you don't want it to be a scenario, I'm going to call and complain a couple of times, and then I'll get rid of this. They need to be viable complaints. The draft here says two complaints within the 365-day license period and the license could be revoked for a period of time, to be determined. I would recommend that we define that so it's not on a case-by-case basis and less arbitrary. Perhaps six months, and then you can come back in and ask forgiveness and request to be able to rent it again. Some say it's for a year. I don't know if the Planning Commission has any direction you'd like to see on that or not.

Commissioner Robbins said that we need to come up with uniform standards, so that anybody coming in to apply knows what standards they have to meet. Also, the Commission or the Town Council knows what standards have to be met.

Commissioner Robbins said I think there should be a revocation process. If someone has abused the process, then it should be revoked.

Chairman Swenson voiced that was in place now.

Commissioner Robbins asked if the County had experienced something like people coming in and then all of a sudden it is like an explosion going off and they're trespassing on everybody's property and they are parking wherever they want to park? Scott shared an example that reiterated a need for the good neighbor policy. Near Hurricane there's

the Grassy Meadow Sky Ranch subdivision that rather than having a golf course amenity they have an airport amenity. They have a lot of short-term rentals in that area. The County has received complaints that the people coming in staying in Airbnb's are bringing their side-by-sides or their four-wheelers. There's a whole bunch of wilderness and fun places to go ride them, but they are riding them on the runways. That actually has some Federal impact with trespass on a runway. If there is a community, or subdivision with a clubhouse, or a pool or tennis courts, or open space, it is important the people are respectful of that. It is not open season to go use the swimming pool. In areas where there's a HOA, some of the guidelines just don't allow short-term rentals, but the ones that do, they're saying, you have to get approval from the HOA if you're short-term renting here. If you are wanting your renters to be able to use the amenities such as the pool or something like that you must have HOA approval.

Commissioner Darton wondered if it would be overreaching to say if you're going to have short-term rental, here is a standardized set of information that you have to give to your renters and have signed that says we know what the rules are? Scott felt that was not overreaching and encouraged input on the draft. Commissioner Darton suggested when the license is permitted add verbiage that says here's a statement of rules for using this short-term rental, and the renters have to sign it. Scott addressed a couple of things to go with the Commissioners' comments. The fact it is owner occupied addresses much of the concern. Maybe make part of the application a checklist and at the bottom an area to be notarized verifying that you read this and signed it. There was a general agreement that was going too far. Scott offered the pattern some jurisdictions use is to have the application signed and provide them with a good neighbor policy that must be posted on the inside of the home, right next to the door, so any guests that come in can read the policy. Some jurisdictions go as far as requiring the renters sign saying they understand the good neighbor policy. Commissioner Darton said there would be a situation where the rules would be broken and then the guilty one, when called on there actions, would plead ignorance and say they were not informed. People need to be held accountable. If they have signed the policy they can not use that excuse. Chairman Swenson said that the owner is the responsible party and they are the ones that need to be held accountable for their guests. Commissioner Darton replied that the owner could not be responsible for a bad guest and we need action for recourse. Scott said some

jurisdictions have it where the owner, the property manager, and the renters can be cited for failure to comply with Good Neighbor policies. That may be too heavy-handed, but that's what some jurisdictions do. They have it defined in their code that if this happens again there are actions taken. This is with the non-owner occupied. If the sheriff's office or police department gets a phone call in the middle of the night, Town staff, or County staff is not on call all the time. Law enforcement doesn't know who the property owner is to contact about the complaint without going to the recorder's office.

Commissioner Robbins asked Scott with the County's new ordinance, if they had complaints on the owner-occupied rentals. Scott answered no. He said there were no complaints on owner-occupied before the ordinance. A majority of our complaints were on non-owner-occupied. We found out that if someone was renting out a bedroom in their home, and if their neighbors have a problem with it, they can talk to their neighbor and just say, hey, that group you had was a little rowdy last night, could you turn down your music. You care a little bit more about your neighbors when you own it and you're there.

Commissioner Rosenthal, addressing Scott, said my experience with a good neighbor policy, having rented short-term rentals across the country, is that is part of the paperwork that is required by the renter to be signed and agreed upon, typically electronically, before you can even occupy the dwelling. If you don't sign the paperwork your deposit is returned, and you don't have that place to rent. Chairman Swenson concurred with Commissioner Rosenthal. That was his experience with renting as well.

Scott suggested that some owners offer a binder with the polices in conjunction with suggested tourist attractions and comments talking up the town and emphasizing its peaceful, quite, considerate resident qualities.

Commissioner Darton shared concern about an equal protection issue. That in an effort to minimize problems the town did not want to place more restrictions on the renters than was required of the residents specifically mentioning time, noise and parking restrictions. Chairman Swenson expressed the intent is we want somebody to be able to live and to rent their home or rent a room, or whatever the case may be, and have people come in, enjoy the area and leave. Nobody knows they were there. Scott added and you minimize the negative impacts. You

want to maintain the health, safety and welfare and the overall look and feel of a residential area, so it will not start looking like a hotel.

Commissioner Robbins said I think there do need to be restrictions, there needs to be an application process. When someone is going to the extent of going through all that, I would expect that they would actually treat the whole situation in a better way than just buying a house, putting it on VRBO and there they go. There's something at stake when you've got to go through a process.

Scott suggested he email the Commissioners example of other places with recommenced policies in place and they could pick and choose.

Chairman Swenson asked Scott what Springdale was doing, so the problems they are experiencing could be avoided. Scott said Springdale had more or less given up on trying to regulate the rentals. Chairman Swenson said his understanding of the situations was not the renters and the facilities. The problem is the workers don't have a place to live. Everything is rented out. They are short on the workers because they don't have places to accommodate the workers for the facilities now that everything is rented. I never heard one complaint about the renters. The complaint and problem is there's no housing to accommodate workers.

Scott said that evidence shows short-term rentals do affect affordable or attainable housing in a community. Countywide and Statewide affordable housing is a real issue. People have a hard time finding a place to rent. I just hired someone in my department at the County, and she's recently divorced, just moved here from Oregon. Single mom, she's a great person. I really had a lot of empathy for her as she was trying to find a place to live. She actually had some property managers be like, how can you beef up your offer to the landlord? Can you pay the rent for your first year? Then that'll be really easy for them to want to chose you. It's like you're having bidding wars on long-term rentals right now?

Commissioner Darton sympathized with Springdale's housing situation, saying the owner could see they could make more money in short-term rent than long-term and they made that call. He and Scott discussed the long-term housing issues here and up north. The need for high dollar housing has slowed down, but affordable housing in the \$400,000 range cannot be kept up with. Scott explained that when the Airbnb concept first exploded, some places with a lot of apartments, like Salt Lake and

New York, had to make ordinances that landlords could not kick out all their long-term renters. Some people lived there 20 years and got kicked out in preference to short-term renters. Landlords get them out because they could short-term rent the whole apartment complex. Now those jurisdictions say you could short-term rent 10% of your units, but you can't short-term rent the whole thing. And then what some jurisdictions are doing, St. George is an example, we are not allowing Airbnb's in our residential neighborhoods, but we will allow short-term rentals to be approved in a planned development or project that is specifically for short-term rentals.

It was agreed to start working to have a document ready for recommendation for next meeting to discuss all our points, with a goal for the January meeting to present it to the public.

Scott said that ideally it would have been nice to have it approved before the end of year. The main reason for that is just knowing that the state will be meeting shortly. It would be nice to have an ordinance vetted and in place when any changes may happen at the State level. Early as we could get it in the year is good. Whatever the Town decides to adopt, if we could get that in place, it would be best in that timeframe.

b. Discussion Regarding General Plan/Master Transportation Plan Updates

Chairman Swenson asked Scott to give a report on the meeting with the contract group to discuss the General Plan. Scott's report was some of the members of the Planning Commission, Town Council and Mayor, and staff had a Zoom meeting with Sunrise Engineering, to talk about how we are moving forward and getting some direction. One of the things that we focused on in that Zoom meeting yesterday was putting together a survey so that Sunrise Engineering can get input from the residents to see what's important to them and what the residents want. Chairman Swenson interjected to inquire of the citizens at the meeting for their suggestion how to get the bulk of those that might be concerned to take a survey so that we really get a feel for all the demographics in Town? There was a suggestion to send it out in the trash statement, but the quarterly statement billing would take too long. Another recommendation was to have Cheryl at the post office put one in every mail box, but that would conflict with some federal rules. Posting it on the post office to have residents come to Town Hall for the survey was suggested or having the surveys in a box at the post office

so residents could fill them out and return them to the Town Hall. Chairman Swenson voiced the concern with those methods was control of one representation per household. He presented a scenario that one resident might feel strongly on a subject and return multiple surveys. He said the survey will not have names on it. Experts say when names are added it compromises honesty and return. A citizen said if you want to be anonymous, and you have no control of the outcome. You have to choose one or the other. Someone suggested adding a link to the survey on the Town website, but it was brought up that method would also allow duplicate returns from same residence. Chairman Swenson voiced we want an anonymous, honest, equal feedback. He asked if there were volunteers from the group at Town Hall to perform a phone survey. Concern was voiced about phone contacts for all the residence. The means agreed upon to distribute the survey was a special mailing with a special newsletter accompanying the survey. The answer to the question of what the mailing would cost was postage for approximately 350 houses and paper would make the mailing be around two hundred dollars. In the last survey conducted there was about 107 surveys returned out of about 340 and some were duplicates. We are hoping for a method to yield higher feedback than half. A citizen commented, whoever does the survey, if they do it, they feel strong enough to give their input. If they don't bother, then they can complain all day long, but they had the chance to have some input. Chairman Swenson said it gives a little background of some of our discussion yesterday to try to capture absolutely everybody's thoughts that we possibly can, because they're all different. This survey will be a big help in the process and going forward. It was expressed that the hope was to have the process move forward rapidly with a tentative goal of about six months, because the town has grants that are timeline sensitive.

10. Staff Reports: None

Chairman Swenson offered congratulations to Ken Hadley on winning a prize for the chili cook off. He asked Mayor Peterson if the transition to the new election officials was January 1st. The Mayor clarified it was January 3rd at high noon.

Commissioner Darton said that influenced by his wife and his inordinate consumption of Hallmark TV they are announcing a Christmas activity for the town scheduled for December 14th. There will be a community Tree Lighting Ceremony at the church on Main Street. He said the community could really use an opportunity get together and feel a little

unity and so we'd like to put together a community Tree Lighting Ceremony. We are going to use a cedar tree that's shaped like a Christmas tree. We'd like to get together, do the lighting, have some hot chocolate, hot cider, cookies around 6:00 PM. It is an opportunity to mingle and just have some holiday joy. We'd like to get that word out to the community. We'd really like people to get together and have a good time. It is something that we've never done before, and hopefully it will be the first annual. It will be outside, first tree in the first parking lot. After the tree's lit up, we can go inside, where it's a little warmer to have the drinks. We are accepting donations for lights.

Darryl Lewis asked where the Animal Ordinance discussed last meeting stood. Commissioner Darton responded, it's going through revision. It is going to go through more discussion and then we're going to bring it back for more Town comment.

The question was asked if there would be opportunity for more discussion on the short-term rental ordinance. Chairman Swenson explained there would be discussion and then another Public Hearing. He said of the last Animal Ordinance Public Hearing that out of the many comments, half of them were worthless to me. The worthless comments were, this is an awful thing, or the other half was saying, I like it. Well, that's worthless. It just tells me somebody didn't like it. Somebody liked it. Worthless because that tells me nothing to change. I need specific suggestions. I allowed it to happen last time, it won't happen again. It needs to be very specific, so that we can address that specific ordinance and change it. We can't change something to just say, well, this is just a bad thing. Other than I know that you don't like that. Does that make sense?

Commissioner Hadley had one thing to bring up. There's a nationwide Wreaths Across America. Wreaths placed on military grave sites to honor the military. I don't have a date for that, but it'll be in December. And we may have to come up with some money to buy the wreaths this year. So I'll check into that more tomorrow and bring it up later.

In fact, you may, because we're not going to meet until right in December, maybe earlier. So that can go right to Town Council, if you propose to the Town to fund some money and get some wreaths and volunteers.

We had scouts was well, two years ago.

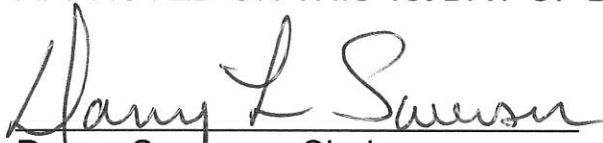
I know that and that's what I was thinking and we don't have that access. Right. Okay. But I think we have plenty of volunteers that would love to do this.

11. Meeting adjourned at 8:17 pm


ROLL CALL VOTE:

	Yea	Nay	Abstain	Absent
CHAIRMAN: DANNY SWENSON	<u>X</u>	—	—	—
COMMISSIONER: BRAD ROBBINS	<u>X</u>	—	—	—
COMMISSIONER: KEN HADLEY	<u>X</u>	—	—	—
COMMISSIONER: TOM DARTON	<u>X</u>	—	—	—
COMMISSIONER: MARK ROSENTHAL	<u>X</u>	—	—	—

APPROVED ON THIS 1st DAY OF December 2021


Danny Swenson, Chairman

ATTEST:


Aseneth Steed, Town Clerk/Recorder