
PANGUITCH CITY COUNCIL MINUTES

**October 12, 2021
CITY COUNCIL – 6:30 P.M.
PANGUITCH CITY OFFICE
25 SOUTH 200 EAST
PANGUITCH, UTAH 84759**

Those present at the City Council meeting were Mayor Kim Soper, City Manager Lori Talbot, City Treasurer Carla Farnsworth, City Recorder Tyrissa Howell, Council Members Trudi Owens, Alan Johnson, Paul Dastrup, Mark Boshell and Mike Sarles. City Attorney Barry Huntington was absent.

Others present were Alberto Vasquez, Justin Cooper, Meagan Cooper, Shawn Gray, Justin Woolsey, Kathy Woolsey, Kade Fullmer, Tracy Wright, Steve Fowles, Rhett Blackner , Joe Orman, Cade Harland, Roger Kaspar, Thomas Canny, Raj Yadav , Jenelle Molenda, Ezra Nelson, Shea Owens, Ron York, Loretta Olenlager, Nate Houston, Wally Dodds, Tyce Palmer, April Kremdis, Denise Dastrup, Kevin Moore, Deanna Moore, Casey Charles, Jaynie Connor, Miayah Grant, Brandi Dickinson, Randy Dickinson, Shannon Fawson, Eli Menet, Falyn Owens and others not named.

The meeting was called to order at 6:30 pm.

OPENING CEREMONY

Council Member Paul Dastrup conducted the opening ceremony.

ADOPTION OF THE AGENDA

Mike Sarles moved, seconded by Trudi Owens to adopt the agenda. The motion passed with all in favor.

APPROVAL OF THE MINUTES

Alan Johnson moved, seconded by Mark Boshell to approve the minutes as corrected. The motion passed with all in favor.

VACATION RENTALS

Devin Albrecht presented to the council a petition with all the residents of the Lakehills Subdivision stating they are opposed to the seven planned vacation rentals to be built in the subdivision. There are 40 children in the Lakehills subdivision and there is concern for their safety with the increase of traffic and the increase of unknown people in the neighborhood. He believes all the vacation rentals in Panguitch have caused home prices to inflate and a decrease in long term rentals for residents. Families are not able to stay and families coming to Panguitch can't find homes to rent. Mr. Albrecht discussed vacation rental ordinance in other cities. Toquerville limits vacation rentals to primary residents and business owners. Bicknell only allows vacation rentals in commercial zones. Hurricane only allows three vacation rentals per 1000 residents. Mr. Albrecht suggested putting a hold on all new vacation rentals until the city council makes a decision.

Harshad Desai feels vacation rentals should be treated the same as motels that the properties should be valued like a commercial property and they should be taxed like commercial properties.

Lynn Barnson stated he owns vacation rentals and long term rentals. He implied that long term renters can't pay enough to cover the cost of the rental. He believes there is more than vacation rentals causing problems but also the lack of good jobs and people moving in and buying homes.

Maegan Cooper commented that when her husband wanted to move back home it took them six months to find a place to rent. She also commented that it is hard to get teachers to come to Panguitch because they can't find anywhere to live and that students leave because families can't find anywhere to live.

Shawn Gray explained he has two vacation rentals above his business on Main Street and that he would not be able to keep his businesses going without the

income the vacation rentals bring in. His kids have had to leave Panguitch because they can't find jobs to support their families. He has closed his restaurant because he can't find people to work. He feels commercial property should be allowed vacation rentals.

Kathy Woolsey has been a resident in the Lakehills subdivision for fifteen years and she worries about the safety of the children with seven vacation rentals bringing in up to 70 unknown people into their neighborhood.

Kade Fullmer said he has put \$500,000 into building his vacation rentals. His vacation rentals have created two jobs. He commented that 14% of the money made at vacation rentals comes back into the city as taxes. He stated that vacation rentals give travelers somewhere to stay in Panguitch rather than choosing a different town.

Tracy Wright owns a vacation rental but she is concerned with seven vacation rentals being in one neighborhood.

Steve Fowles stated there are a lot of kids in the Lakehill subdivision and he worries about the increase in traffic in residential neighborhoods. He stated that vacation rentals bring in revenue but he feels there needs to be more regulation.

Rhett Blackner believes people are choosing to do vacation rentals in Panguitch because of the lack of regulation.

Joe Orman stated seven vacation rentals in one location is too many and that vacation rentals need to be regulated. But as residents we need to follow regulations too and there are kids riding ATV's and motorcycles without helmets in the vacant lots that the seven homes would fill.

Cade Harland stated he owns a vacation rental and eight long term rentals. He stated that you don't make money on long term rental and that he needs the vacation rental to supplement the long term rentals.

Roger Kaspar is the owner of the Gem Theater, is renovating the Historic Panguitch Inn and owns two vacation rentals. He pointed out that as homes are being

converted to vacation rentals that old historic homes are being restored and saved.

Thomas Canny a resident of the Lakehills subdivision stated seven is a lot of vacation rentals in one place.

Raj Yadav is the owner of the Bryce Way Motel and he remarked that the motels are suffering. He asked when the motels close down and are boarded up how will that help Panguitch.

Jenelle Molenda the owner of the Adobe Sands Motel stated vacation rentals are taking business away from motels, and that residential property does not pay the same taxes as commercial property. She feels vacation rentals need more regulations and that if the motels get more business more jobs could be added.

Shannon Fawson stated that competition is good, it makes businesses better and there are times in the summer when Panguitch does not have enough rooms for visitors. She stated the motels in Panguitch need to be updated.

Ezra Nelson stated that if subdivisions are done right they have CCR's that can be used to regulate vacation rentals within the subdivision.

Shea Owens stated there needs to be a place for vacation rentals. Panguitch want them to build seven vacation rentals, just not all at the same location and they should be regulated.

Ron York is a business partner of Panguitch Associates LLC that is building the seven vacation rentals in the Lakehills Subdivision. He explained that they have chosen to build seven vacation rentals because they believe to build less would not create the income to keep the vacation rentals going. Seven vacation rentals will create two full time jobs. He believes regulation is good and that before the property was purchase they researched Panguitch City's regulation on vacation rentals. He stated Panguitch is a beautiful place and they plan to build \$400, 000 to \$500,000 homes that will appeal to families with children.

Justin Woolsey a resident of the Lakehills subdivision stated that many families in the subdivision are talking about moving if the seven vacation rentals are allowed.

He remarked that there are jobs available in Panguitch and he believes businesses should not be allowed in residential neighborhoods.

Loretta Olenslager the owner of the Purple Sage Motel said vacation Rentals have a place but not in residential neighborhoods. She believes more regulation is needed.

Mayor Kim Soper thanked everyone for their comments. He stated that the council will look into the different options and discuss vacation rentals again at the next council meeting. He also informed the audience that there is currently a six page ordinance on vacation rentals.

Council Member Paul Dastup stated he feels there should be a limit or density regulation for vacation rentals.

Council Member Alan Johnson stated he believes there is a need for vacation rentals but that seven in one location is a density issue.

Council member Mark Boshell thanked everyone for coming. He stated he sees the good and the bad of vacation rentals and that it is hard to tell someone what they can do with their own property.

Council member Trudi Owens thanked everyone for coming.

Council Member Mike Sarles said he appreciates everyone's opinions and is open to listening to ideas.

BIC BUILDING

Paul Dastrup moved, seconded by Mark Boshell to allow the UDAF to move to the larger office keeping the current agreement with the current price per square footage and adding the extra square footage. The motion passed with all in favor.

PAST DUE WATER BILLS

The council asked if water bills that have liens can have penalties added when the liens are refilled each year. City Manager Lori Talbot stated she would check with the auditors.

YEAR ROUND SEWER CHARGES

Mark Boshell moved, seconded by Paul Dastrup to keep the sewer charges year round as they have been in the past. The motion passed with all in favor.

VACATION RENTAL INSPECTIONS AND SIGNAGE

Tabled

DEPARTMENT REPORTS

Airport – The \$9000 from the CARES act came in.

Social Hall – David Dodds offered to mop the social hall floors during open gym.

City Office – Two bids were received to replace four doors in the city office building. The bid from Jones Paint and Glass came in at \$1000 a door. The bid from Dodds and Talbot came in at \$3600 for all 4 doors. The council choose to go with Dodds and Talbot for the doors. The heating and air has now been set up on a yearly maintenance plan.

Flu Shoot Out – There will be a flu shoot out on October 21st.

Prevention Coalition – The Prevention Coalition will have an open house for the new Panguitch Elementary School. They have also partnered with the PTO for a trunk or treat on October 30th.

Water tank lid – Ensign Engineering has been notified that Panguitch City is terminating the contract for the Water Tank Lid Replacement project. Sunrise Engineering will be taking over the project.

New fire truck – The County Commission agreed to contribute \$200,000 toward a new fire truck. The old fire truck will go to Boulder.

Springs – The Forest service is doing a NEPA study on the Panguitch Springs. Mayor Soper encouraged everyone to post a comment during 30 day open comment period.

ADJOURNMENT

Alan Johnson moved to adjourn at 9:09 pm.

Kim Soper, Mayor

Tyrissa Howell, City Recorder