
PANGUITCH CITY COUNCIL MINUTES

**JANUARY 25, 2022
CITY COUNCIL – 6:30 P.M.
GARFIELD COUNTY COURT HOUSE
55 SOUTH MAIN
PANGUITCH, UTAH 84759**

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

Others present were Karma Albrecht, Dave Dodds, Justin Petersen, Todd Breinhold, Chad Veater, Joe Orman, AJ Johnson, Dianne Fullmer, Bruce Fullmer, Kade Fullmer, Kim Fullmer, Klyn Fullmer, Casey Charles, Harshad Desai, Devin Albrecht, Megan Albrecht, Justin Woolsey, Kathy Woolsey, Mike Jamison and Zack Jamison.

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

OPENING CEREMONY

Mark Boshell conducted the opening ceremony.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE MINUTES

Mike Sarles moved, seconded by Mark Boshell to approve the minutes. The motion passed with all in favor.

BUDGET UPDATE

City Treasurer Carla Farnsworth reported that the general revenue is at 75% and expenditures are at 48%.

Mark Boshell moves, seconded by David Dodds to approve the bills and budget as presented. The motion passed with all in favor.

EVENTS UPDATE

Karma Albrecht updated the City Council on the current city events. She is preparing for the upcoming fishing derby and updating the city's calendar.

PLANNING AND ZONING COMMITTEE

Mike Sarles moved, seconded by David Dodds to accept Tracy Wright as a new Planning and Zoning Committee member. The motion passed with all in favor.

BUSINESS LICENSE – PANGUITCH MARKET GRILL

Mike Sarles moved, seconded by Mark Boshell to approve the business license for Panguitch Market Grill at 50 E 800 N. The motion passed with all in favor.

BUSINESS LICENSE –NETTIE’S VINTAGE TRAILER RESORT

David Dodds moved, seconded by Mark Boshell to approve the business license for Nettie's Vintage Trailer Resort at 340 E Center. The motion passed with all in favor.

**6:45 PUBLIC HEARING – UTAH PERMANENT COMMUNITY IMPACT FUND BOARD
(CIB) GRANT OPPORTUNITY FIRE TRUCK PURCHASE**

Mike Sarles moved, seconded by Mark Boshell to enter into a public hearing for public comment on a CIB grant opportunity to purchase a new fire truck. The motion passed with all in favor.

Mayor Kim Soper stated Panguitch City has a volunteer fire department that services Panguitch City and out to Mammoth, Bryce, Tropic, Escalante, Hatch and the Panguitch Lake. The fire department is applying for a grant to replace a 1991 Pierce D8000 Pumper Truck Fire Engine with a 2021 1050 Pierce Custom Enforcer PUC for \$700,000. Panguitch City has budgeted \$100,000 from surplus, Garfield County had donated \$100,000, and Panguitch City has applied for a grant for \$200,000 from CDBG and will apply for a \$300,000 grant from CIB. CIB may offer the financing in the form of a grant and partial loan or entirely as a low interest loan. The meeting was opened up for public comment.

Harshad Desai stated he has lived in Panguitch since 1992 and is the owner of the Marianna Inn. He asked why Panguitch needs a new fire truck when Panguitch already has two and asked what is wrong with the other firetrucks. He stated 50% of the truck's use is for the high school kids. He does not believe our small community needs a million dollar truck. He feels we need a swimming pool, exercise area or low income housing.

AJ Johnson stated the truck that is being replaced is 30 years old. He said he would love to see a swimming pool but that you can't get a grant for a swimming pool. Replacing equipment when needed protects the firefighters that are doing their jobs.

Casey Charles stated that it wouldn't take that big of a fire to do \$700,000 in damage.

Dave Dodds talked about the savings the fire department has brought to the community by getting the ISO rating down on homeowner insurance. He also talked about how 30 year old equipment wears out no matter how little or much use it gets. He indicated the 1991 fire truck will go to Antimony. He thanked the City Council for all their support.

Council Member David Dodds told fire chief Dave Dodds that he has done a good job making the old fire truck last 30 years. He then asked how many incidents the

fire department responds to a year. The response was between 60-90 incidents a year.

Council Member Mark Boshell stated he feels the new truck is needed.

Mike Sarles moved, seconded by Mark Boshell to exit the public hearing. The motion passed with all in favor.

7 PM PUBLIC HEARING – ORDINANCE 2022-1 SHORT TERM RENTAL REGULATIONS

Mike Sarles moved, seconded by David Dodds to enter a public hearing for short term rental regulations. The motion passed with all in favor.

Harshad Desai stated that ten years ago Panguitch had fourteen motels and now with the motels there are an additional 30 short term rentals. He would like to see the motels and short term rentals be appraised the same.

Kade Fullmer stated that the 250 feet density showing in the draft ordinance would eliminate any new short term rentals. He also feels only having the commercial zones as your free area takes away opportunity for business growth. Panguitch City's commercial zones are small. He does not agree with the resident and nonresident number restrictions.

Mike Jamison has just completed building a \$460,000 home with the intent to use it as a short term rental until retirement. He would like to know how the density will affect his ability to license his home as a short term rental.

AJ Johnson has concerns that the 250 foot radius doesn't leave room for new short term rentals. He feels that short term rentals have helped the old family homes get fixed up. He does worry that all the homes turning into short term rentals might stop families from moving back home when there isn't housing availability. He also discussed that he would like to see random code enforcement.

Devin Albrecht stated that he is not against short term rentals. He likes the density requirements because he has worries of the seven short term rentals in a row in his neighborhood.

David Dodds showed examples of how much a 250 radius would cover from the home and from the property line.

Justin Petersen asked if short term rentals are an approved use in residential neighborhoods in the new ordinance. And the answer was yes.

Council Member David Dodds asked what kind of town we want Panguitch to be. How will we keep our schools full if we fill our homes with business? He stated he would like to see a little more restriction.

Kathy Woolsey stated she likes the two short term rentals per resident ratio. Working at the school she sees the issues when new teachers or new families can't find homes to live in. She also sees how the density requirement can cause its own issues.

Megan Albrecht stated she likes the density and how it can stop a group from splitting and each doing one short term rental and creating seven short term rentals in a row.

Zack Jamison stated that if the density in the new ordinance passes how will people who have already built their homes and need to rent their home out financially be able to afford their new home.

Council Member Mark Boshell stated that he feels that the council needs to take into account home owners who built their homes before the moratorium. He also discussed the possibility of short term rental rezoning.

Mark Boshell moved, seconded by David Dodds to exit the public hearing. The motion passed with all in favor.

ELEMENTARY SCHOOL CROSSWALKS AND SIGNS

Mark Boshell moved, seconded by Mike Sarles to approve up to \$7000 out of surplus for signage and paint for the elementary school. The motion passed with all in favor.

VACATION RENTAL WTM AT 310 N 100 W

David Dodds moved, seconded by Mark Boshell to approve W.T.M. at 310 N 100 W. The motion passed with all in favor.

DEPARTMENT REPORTS

Surplus – Bids are being accepted on the surplus sale until Thursday February 3 at 5pm.

Water tank lid – The water tank lid project will be going out to bid.

Airport – The airport project will be advertised Feb. 3rd and 10th. The bid opening will be Feb. 24th and the bid award will be March 8th.

Marilyn Bulkley Memorial Park – The burn piles have been burned.

Grocery Store – Associated Foods and Joe Nay are putting in a new 20,000 square foot grocery store. Construction will start in May with a completion scheduled for January 2023.

ADJOURNMENT

Mark Boshell moved to adjourn at 8:25 pm.

Kim Soper, Mayor

Tyrissa Howell, City Recorder