
PANGUITCH CITY COUNCIL MINUTES

PANGUITCH CITY OFFICE
CONFERENCE ROOM, 25 S 200 E
PANGUITCH, UTAH 84759
NOVEMBER 11, 2024, 5:30 PM

Those present at the City Council meeting were Mayor Kim Soper, City Manager Mat Houston, City Recorder Tyrissa Howell, and Council Members Cindy Stewart, Paul Dastrup, Mike Sarles, Tracy Wright, and David Dodds. City Attorney Barry Huntington was in attendance via Zoom.

Others present were Steve Garrett, AJ Johnson, Julie Bishop, Dean and Angeli Sheffer.

The meeting was called to order at 5:30 p.m.

OPENING CEREMONY

Kim Soper conducted the opening ceremony.

ADOPTION OF THE AGENDA

Paul Dastrup moved, seconded by Tracy Wright to adopt the agenda. The motion passed with all in favor.

APPROVAL OF THE MINUTES

Cindy Stewart moved, seconded by Mike Sarles to approve the minutes with correction. The motion passed with all in favor.

SHORT TERM RENTAL – UTAH DESTINATIONS, LLC AT 220 S 100 E

Mike Sarles moved, seconded by Tracy Wright to approve the business license for Utah Destination, LLC at 220 S 100 E. The motion passed with all in favor.

SHORT-TERM RENTAL – THE LOFT AT 681 S OAK STREET

Tracy Wright noted that Panguitch City ordinance does not permit secondary dwellings to be licensed as short-term rentals. There was a discussion regarding the Board of Adjustments meeting, which had approved AJ Johnsons request to build a secondary building, they did not approve it for use as a short term rental.

David Dodds stated that until the ordinance is changed the license should not pass.

Paul Dastrup stated that we have denied others with secondary dwellings wanting short term rentals.

Mike Sarles asked what AJ needs to do to get his short term rental approved.

Tracy Wright stated it need to be one building.

AJ Johnson stated he has been given no clear definition of attachment. He has attached his dwellings with a string on decorative lights. He talked to Jared Woolsey the Building Inspector and Jared passed his secondary dwelling with the short-term rental inspection.

The license went to the Planning and Zoning committee with the addition of the string on lights and it was not pass.

Mike Sarles asked again what does AJ need to do to get his short term rental approved.

Paul Dastrup stated the ordinance would have to change.

David Dodds said to qualify as attached it would need to be fully enclosed with heating and air and electrical throughout.

In a second meeting the Board of Adjustment denied approval of the secondary dwelling as a short term rental.

The City Council decided to table this item until they could listen to both Board of Adjustments meeting minutes.

PUBLIC HEARING ORDINANCE 2024-3 SHORT-TERM RENTAL MORATORIUM

Mayor Kim Soper opened up the meeting for a Public Hearing at 6:55 PM.

Steve Garrett stated that he feels short-term rentals are negatively impacting local motels and taking housing from young families trying to move back to the area.

Dean Sheffer noted that he and his wife have put money into their second home to use it as a rental. They would like to do a short-term rental rather than a long-term rental. He asked if he would have to wait to be licensed until the moratorium was over.

Julie Bishop asked about the limits placed on the number of short-term rentals you can own, pointing out that the lack of jobs is what keeps people from being able to live in Panguitch

Council Member Mike Sarles emphasized the need to encourage builders to construct lower-priced entry-level homes to alleviate housing issues.

AJ Johnson stated that he went through the process of trying to build a 4-plex and didn't feel he could charge enough rent to make it . He owns a small Short term rental and it pays a good tax revenue and provides jobs to those who manage and clean it. He is against a moratorium on short-term rentals. He also noted that short term rentals are operated all year round while motels are seasonal.

Council Member David Dodds pointed out that in state requirements we can't have two different limitations for residents and non-residents.

LIBRARY BACKGROUND CHECKS

Tracy Wright moved, seconded by Cindy Stewart to approve the library background check policy. The motion passed with all in favor.

BUSINESS LICENSE – PANGUITCH FOOD CORP DBA JOE’S MAIN STREET MARKET

Paul Dastrup moved, seconded by Mike Sarles to approve the business license for Panguitch Food Corp DBA Joe’s Main Street market. The motion passed with all in favor.

BUSINESS LICENSE – ELEVATE FITNESS

Tracy Wright moved, seconded by David Dodds to approve the business license for Elevate Fitness. The motion passed with all in favor.

FENCE HEIGHT ADJUSTMENT – MEMORIAL GARDEN BEHIND TWO SUNSETS HOTEL

Mike Sarles moved, seconded by Tracy Wright to approve the fence height adjustment for the Memorial Garden behind Two Sunsets Hotel. The motion passed with all in favor.

CONDITIONAL USE PERMIT – CHILDREN’S JUSTICE CENTER

Tracy Wright moved, seconded by Paul Dastrup to approve the conditional use permit for the Children’s Justice Center. The motion passed with all in favor.

DEPARTMENT REPORTS

Marylin Bulkley Memorial Park—The cement work planned for Merilyn Bulkley Park will now be used for stairs rather than an amphitheater.

Animal Control Facility – Paul Dastrup is reworking the plans for the animal control facility to use modular kennels.

Landfill Expansion – The landfill expansion is awaiting the results of the sage grouse habitat evaluation from the newly completed bike trail.

Social Hall—The inmates moved the new cable machine from the city shop to the Social Hall. Some parts seem to be damaged. It is unclear whether the equipment arrived damaged or was damaged while being moved from the shop to the social hall.

Municipal Code – Kaden Figgins submitted an RFP for the City to use in obtaining bids to update the municipal code.

Airport—There are airport funds that still need to be used. The Master Plan is outdated. The city portion would cost \$10,000 to update.

Panguitch Prevention Coalition – The prevention coalition will hold a family night on Monday, December 2nd.

Library –The librarians have raised concerns about their safety while alone in the building after dark. They would like panic buttons installed and additional lighting in the parking area.

Planning and Zoning – The Planning and Zoning Committee needs more members.

Dozer – The new radiator is being installed in the dozer.

Landfill – The council discussed the need to do a landfill inspection soon.

River Lane Bridge – The new bridge on River Lane is scheduled for placement on the 19th.

Panguitch Lake Dam: During the county commission meeting, the county honored individuals for their help with the Panguitch Lake Dam.

City Christmas party – The City Christmas party will be on December 9th at 6 PM.

Triple C – The railing on the bridge at the Triple C needs to be maintained.

ADJOURNMENT

David Dodds moved to adjourn the meeting at 6:54 PM.

Kim Soper, Mayor

Tyrissa Howell, City Recorder