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# ***PANGUITCH CITY COUNCIL***

## ***MINUTES***

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**GARFIELD COUNTY COURTHOUSE  
COMMISSION CHAMBERS, 55 S MAIN  
PANGUITCH, UTAH 84759  
April 22, 2025, 5:30 PM**

Those present at the City Council meeting were Mayor Kim Soper, City Manager Mat Houston, City Attorney Barry Huntington, City Treasurer Carla Farnsworth, City Recorder Tyrissa Howell, and Council Members Paul Dastrup, Tracy Wright, Mike Sarles, and David Dodds. Council Member Cindy Stewart was absent.

Others present were Connor Butterfield, Meagan Cooper, Dean Sheffer, Kaden Figgins, AJ Johnson, Jaynie Connor, Maiyah Grant, Ed Ryan, and Beth Ryan. In attendance via Zoom were Julie Bishop and Nilay Gajjar.

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

### **OPENING CEREMONY**

David Dodds conducted the opening ceremony.

### **ADOPTION OF THE AGENDA**

**Paul Dastrup moved, seconded by Mike Sarles to adopt the agenda. The motion passed with all in favor.**

### **APPROVAL OF THE MINUTES**

**Tracy Wright moved, seconded by David Dodds to approve the minutes. The motion passed with all in favor.**

## **BUDGET UPDATE/ ACCOUNTS PAYABLE APPROVAL**

City Treasurer Carla Farnsworth reported that the general fund revenues stand at 86%, while expenditures are at 77%. In the water fund, revenues are at 76%, and expenditures are at 73%. In the sewer fund, revenues are at 82%, and expenditures are at 50%.

## **AIRPORT PAVEMENT MAINTENANCE- LOCHNER**

**Mike Sarles moved, seconded by David Dodds, to approve \$160,000 for pavement maintenance at the airport. The motion passed with all in favor.**

## **PUBLIC HEARING - SHORT-TERM RENTAL ORDINANCE**

Mayor Kim Soper opened the meeting for a public hearing at 5:40 PM. He stated that currently, in Panguitch, there are 46 short-term rentals: 28 in the residential zone, 12 in commercial, and 1 in agriculture. The mayor reviewed the three options the council has considered, which are:

Option 1. Limit the total number of licensed short-term rentals located within the incorporated areas of Panguitch City to thirty total. Once the cap of thirty short-term rentals is reached, any new application for a STR will be placed in a lottery system for consideration.

Option 2. Internal Accessory Dwelling would be allowed, but external Accessory Dwelling would not be allowed.

Option 3. Free Market, no further restrictions.

Dean Sheffer stated that he has spent thousands on fixing up his second home with the intention of running it as a short-term rental, allowing it to be used when his family comes home.

AJ Johnson stated that at one point, Panguitch had 65 short-term rentals. His short-term rental paid \$5000 in taxes last year and \$4000 to a family to manage it. He believes the free market is working. He also stated that allowing short-term rental of accessory dwelling units would free up other housing.

Maegan Cooper has a short-term rental in her home. In 2019, her family moved to Panguitch and couldn't find anywhere to live. When they faced a hardship, they were able to use a portion of their home as a short-term rental to generate income.

Council Member Mike Sarles feels like the free market is working.

Council Member Paul Dastrup is concerned that homes that could be used for long-term rentals are being used for short-term rentals. He feels that allowing short-term rentals in accessory dwelling units would free up other housing.

Council Member David Dodds stated that short-term rentals are a conditional use. He believes residential zones need to be protected. When his family returned to Panguitch, they could not find anywhere to live. He mentioned that Panguitch lacks the housing necessary to promote good jobs. He feels short-term rentals have impacted housing costs. He would like to do anything that could potentially decrease housing costs and provide housing.

Council Member Tracy Wright is concerned about the lack of housing for people to move into. No city in the state permits accessory dwelling units to be used as short-term rentals. She doesn't believe Panguitch should be first; however, she might consider it if property owners live on the property. She feels there needs to be a limit to the number of short-term rentals allowed.

Attorney Barry Huntington stated that we need balance. We need to allow growth, but we also need regulations.

Mayor Kim Soper reiterated that the state has allowed accessory dwelling units for long-term rentals to provide housing.

Alan Johnson stated that he drew up plans to build fourplexes or duplexes, but the prices were too high to make rent affordable.

Mayor Kim Soper closed the public hearing at 6:27 PM

### **UPDATE BOUNDARIES FOR CITY EMPLOYEES**

**Paul Dastrup moved, seconded by Tracy Wright, to update the boundaries for the hiring of city employees and volunteers to match the reflected map.**

### **DEPARTMENT REPORTS**

**City parks** - There have been complaints about animal waste at the city park.

**Grants** - There has not been any news regarding the grants for the Marilyn Bulkley Memorial Park, the pavilion, or the restroom at the softball field.

**ULCT** - The city council reported on the meetings they attended at the Utah League of Cities and Towns conference.

**UDOT** - The Mayor and City Manager met with UDOT to discuss the speed limits when entering town, whether a turning lane is necessary on 89 east of town, and the four-way stop. Traffic studies will be conducted.

**Panguitch Lake Dam** - Utah State Representative Celeste Maloy visited the Panguitch Lake Dam. The DWR is requesting a siphon from the lower parts of the lake to draw nutrients upward, which would help reduce algae blooms.

**Culinary Water**- Due to the dry year, the wells have been started to meet water demand.

### **EXECUTIVE SESSION**

Paul Dastrup moved, seconded by Tracy Wright, to enter an executive session for personnel at 6:59 PM with Mike Sarles, Paul Dastrup, Tyrissa Howell, Kim Soper, David Dodds, Tracy Wright, and Barry Huntington in attendance. The motion passed with all in favor.

David Dodds moved, seconded by Mike Sarles, to exit the executive session at 7:11 PM. The motion passed with all in favor.

### **ADJOURNMENT**

David Dodds moved to adjourn the meeting at 7:12 PM.

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Kim Soper, Mayor



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Tyrissa Howell, City Recorder