

HATCH TOWN BOARD MEETING

April 21, 2021

Town Board: Mayor Kevin Eldredge, Melissa Poulsen, Tony Dinges, Jon Spendlove & Kurt Sawyer

Staff: Jacie Torgersen, David Barnhurst & Kerry Barney

Public: Callie Spendlove, Brett Burrows, Tony McGee, Raquel Thompson, Lincoln Poulsen & Russ Riggs

1. Meeting Called to Order

Mayor Eldredge welcomed everyone to the meeting at 7pm. Councilor Sawyer offered the opening prayer and Raquel Thompson led those present in the pledge.

2. Approval of March 17, 2021 Previous Minutes

Councilor Dinges motioned to approve the minutes and Councilor Spendlove 2nd the motion, the vote was unanimous.

3. Review March Invoices, checks & financial report

Councilor Sawyer motioned to accept the expenditures and Councilor Spendlove 2nd the motion, the vote was unanimous.

4. Public Hearings

5. Petitions, Remonstrations and Communications

5.1 Acquisition of Hatch Cemetery

The town signed an interlocal agreement to take over maintenance and the bookkeeping for the cemetery. The clerks will now do the reports and bookkeeping for both entities. The cemetery board will go to a five-person board and the mayor will serve on the board. The cemetery brings in approximately \$3,000 a year so that money will need to cover the costs. The cemetery does have some money saved that they are planning on using for the parking lot right now. The cost for digging graves is passed on to the families so it is a different amount depending on who they are able to get to dig it. There is only approximately 25% of the cemetery left for graves that haven't been purchased so in the future more property will need to be purchased to have additional room.

The new cemetery board will meet between now and the next meeting and discuss members, terms and salaries to be approved by the town council.

5.2 Bids for Website for Town of Hatch

Jacie Torgersen presented 5 bids to the council for their review for having a website built for the town. The council would like more time to review so will look at them this month and then make a decision at the next council meeting.

5.3 Blackburn Propane Lease May 1, 2016-May 1, 2021

HATCH TOWN BOARD MEETING

The lease for Blackburn Propane is up on May 1, 2021. The council wants to raise the lease amount from \$500 to \$750 a month. They would also like to change the boundary to the lease agreement of 300 S and also take out the triangle piece of ground where the town sign is located. It was suggested to write a letter to Blackburn when the new lease is sent notifying them of the 33% increase to their lease

Councilor Sawyer suggested that the town think ahead to the future. At Zion's East Gate they are putting in a visitor center, bus station, 3 motels and interpretative sites. They are hoping to attract more visitors to visit from the East side. Along with this they are looking for places to park buses in a different area. The Blackburn Propane property would be a great place to park buses. The town may want to look at that for the future. They are also looking at putting roundabouts in at the end of each town to help control traffic. This was discussed and the town felt that the lease could be terminated if there was something else that came along in the future that would be a better use of the property.

Councilor Dinges motioned to go ahead and renew the lease at \$750 for a 5-year term and Councilor Poulsen seconded the motion, the vote was unanimous. Mayor Eldredge abstained because of conflict of interest.

5.4 Subdividing Lots

Jacie Torgersen has talked to Kaden Figgins, the Garfield County Planner, after several questions that arose from the last meeting. He was not able to attend tonight but he will be there at the May meeting. He will go over the process of lot splits, subdividing and building permits. The town's interpretation of their ordinance has not been enforced correctly.

5.5 Number of Vacation Rentals in Hatch

There are currently 16 vacation rentals in Hatch with another 3 in the works. The town has 113 total water connections. Caddiwample Cottage is the latest vacation rental issued. Raquel Thompson feels like that one is different because it is on commercial ground and they plan on running a restaurant, store and other things besides a bed and breakfast. The bed and breakfast was the only thing on their application so Jacie Torgersen had them fill out and apply for a conditional use permit that was approved by the Planning & Zoning Commission.

Last year the council required vacation rentals to have a conditional use permit to receive a business license. After the original permit they can just renew their business license yearly and they are billed a commercial water rate. Orderville, a neighboring community, just came out listed as #6 in the nation for air bnb rentals. It is a big business in this area. Some other communities in Garfield County have put a cap on the number of vacation rentals in their area. Council Dinges stated that the vacation rentals do bring more traffic to town but they also bring more people and business to town. Brett Burrows had a window broken on his camp trailer from people staying in the vacation rental near his home. His question was: Who is going to protect people from having their property vandalized and at what point will there be too many vacation rentals in town?

HATCH TOWN BOARD MEETING

Russ Riggs was concerned that the town does not have the legal right to limit the number of vacation rentals in town. The town is not limited motels and restaurants so why would they limit vacation rentals? They bring in more money than long term rentals. There is a healthy competition between the vacation rentals and motels in town.

Kerry Barney, Planning & Zoning Chairman said that the conditional use permits help control the vacation rentals. If there are too many in one neighborhood then they won't approve the permit.

Russ Riggs said the town receives revenue from the rentals from taxes and licensing. If the town decides to put a cap on the number, he feels like they would be cutting off their own foot. The town can't collect money from them if they don't allow them. Guy Thompson is a business owner in town and doesn't like the idea of someone trying to restrict someone else's opportunities. Raquel Thompson said last year was a record year for vacation rentals while motels were only operating at 20%.

Mayor Eldredge suggested having an open and public meeting to get input from town citizens and property owners on the matter. Brett Burrows said he moved here to get away from traffic, noise and pollution. The town needs to find a happy medium. Councilor Dinges said that there have been a few isolated incidences of property damage but it is not something that is out of control. Russ Riggs gave several examples of other communities who have tried to limit growth. If growth is limited the town dies. Jacie Torgersen is concerned that there will be more homes here that are vacation rentals than homes than homes with permanent residents. If more than half of the town are vacation rentals, who will take care of the town? Councilor Poulsen is concerned if there are too many vacation rentals it will hurt the motels currently in town. After further discussion the council decided to continue issuing conditional use permits and business licenses for vacation rentals in town and review the number yearly. Mayor Eldredge appreciated all the input and concerns from those in the meeting.

5.6 CIB Meeting April 28th – 10:30am – who can attend

The town needs to have a representative present if they would like to apply for funding this year. The meeting will be held at the conference room in the county courthouse. Councilor Sawyer will attend.

5.7 Beautification of Main Street

Councilor Sawyer would like to see the town put planter boxes on main street. This would make main street look nice and help businesses out. The town could ask the businesses to help in watering the planters or the council could each take a week at a time to help with watering. Councilor Sawyer will look at prices and have them ready for the next meeting. Councilor Dinges is still looking at lighting options and poles that the town could put a flag on. Dave Barnhurst suggested that the town use the snowplow truck for watering the flowers because there is a water tank on the back of it.

HATCH TOWN BOARD MEETING

The town may need to look at hiring a full-time person in the future who could help out with all of this.

6. Ordinances

7. Report of Officers – boards – committees

7.1 Water Department – Water Usage

Water usage for Marcy 2021 is 331,800 gallons from well #5 and 230,000 gallons from well #4. Dave Barnhurst flushed the whole tank and filled it up with fresh water. This month he will switch back to well #5 and hopefully the bad taste will be gone from the water after the cleaning and flushing.

7.1.a Water Use Report 2020

Water use for 2020 was 10,769,000 gallons of water with a 12% loss. Mr. Barnhurst will get the report submitted to the state and post it on the Facebook page that it is available in the office for public review.

Scot Walter's meter has been hooked up and connected. Mr. Barnhurst will be turning in some extra time for that and also travel reimbursement for attending the water conference in St. George.

Councilor Poulsen expressed some concern about the number of broken water meters this past winter. Councilor Dinges said they just wear out and stop working and most of our meters have a longer life than expected anyway. The Larsen's meter just broke this last week and had to be replaced. Mayor Eldredge wants to make sure that the meters are insulated good next fall before it gets too cold. Mr. Barnhurst said that 95% of the meters were insulated, he suggested that maybe some people just take the insulation out. Councilor Dinges suggested that the town could look in to getting a tamper proof lid if there are lots of problems with people accessing the meters.

7.1.b Scot Walter Letter of Credit

A letter of credit was presented from Garkane Power for Scot Walter in lieu of a deposit. Councilor Dinges motioned to approve the letter of credit and Councilor Poulsen seconded the motion, the vote was unanimous.

7.1.c Thompson's Letter of Credit

The Thompson's have purchased another business in town and the office staff is wondering if they need to turn in a letter of credit for their new account. Councilor Dinges motioned to accept the Thompson's account history as their letter of credit for the Galaxy Diner water account and Councilor Poulsen seconded the motion, the vote was unanimous.

7.2 Fire Department-

7.2.a Fire Chief

Russell Torgersen will have more responsibilities to maintain and upkeep the cemetery as the town takes it over. He feels like someone else could put more time into the department than he can. He will continue to serve as the fire chief until the town finds someone else but he would like to turn it over to somebody else. It is a paid position of \$150 a month.

HATCH TOWN BOARD MEETING

The town will advertise for a new fire chief and see if there are any applicants. Councilor Dinges said he may be able to take over the fire department if needed.

7.3 Road Department-

7.4 Parks & Recreation-

The glow in the dark easter egg hunt for the teenagers was a hit, the town will have to continue that annually. Councilor Poulsen spent \$420 for both of the Easter Egg hunts. She would like to have some movies in the park this summer. Brett Burrows said he has over 400 DVD's that he would donate if the town needed to watch at the movie's in the park. The 4th of July was discussed about possibly just having a fire department breakfast and a parade.

7.5 Grants-

Mayor Eldredge would like to get bids for an engineering firm for the town. He suggested reaching out to those that the town knows and then also posting an invitation to bid in the paper. Mayor Eldredge and Jacie Torgersen will work on this.

7.6 Planning & Zoning Commission

Kerry Barney asked about a master road plan for the town. He would like to having the planning & zoning commission come up with a future map to use when issuing building permits to see where future roads would be. This would make it easier when lots are being subdivided to know where intersections will be and where permits can be issued. Councilor Sawyer thinks that there already is a master road plan but Jacie Torgersen is not sure where it is at.

8. Public Input

9. Unfinished or New Business

The next meeting will be held on May 19th at 7pm.

Brett Burrows suggested that the town become Dark Sky Certified. Mayor Eldredge told him to go ahead and check into it and see what the process would be for the town to become Dark Sky Certified.

10. Adjournment

Councilor Poulsen motioned to adjourn and Councilor Dinges seconded the motion, the vote was unanimous. The meeting adjourned at _____