

HATCH TOWN BOARD MEETING

November 17, 2021

Town Board: Mayor Kevin Eldredge, Kurt Sawyer, Melissa Poulsen & Jon Spendlove. Tony Dinges came at 7:20pm.

Staff: Jacie Torgersen & Kerry Barney. Kaden Figgins (Garfield County Planner)

Public: Russ Riggs, Mason Lefevre, Brett Burrows, Abby Garn and Scot Walter.

1. Meeting Called to Order

Mayor Eldredge brought the meeting to order at 7pm by offering an opening prayer and Jon Spendlove leading those present in the pledge.

2. Approval of October 20, 2021 work minutes & regular meeting minutes

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

3. Review October Invoices, checks & financial report

Councilor Poulsen motioned to accept the October expenses and Councilor Sawyer 2nd the motion, the vote was unanimous.

4. Public Hearings

5. Petitions, Remonstrations and Communications

5.1 Triple S Agreement - Underground Irrigation Line on 100 E
(table until next meeting)

5.2 Mason LeFevre – Request for Power Hook up

Mason Lefevre asked the town's permission to hook-up power before getting his building permit. He would like to get his power hooked up right now for his house because he is concerned about prices going up and available materials. He asked the town to write a letter to the county allowing him to hook-up an external meter base for power to an unimproved lot. Councilor Sawyer motioned to give him permission to get a power hook-up now and Councilor Spendlove 2nd the motion, the vote was unanimous.

5.3 Hatch Town Employee Christmas Party

The town would like to hold their annual Christmas Party at the Cowboy Smokehouse. Dates suggested were December 13th or December 15th. Jacie Torgersen will make the reservations and notify the town employees of the date.

5.4 2020 Financial Statement

Councilor Sawyer motioned to approve the financial compilation done by Kimball & Roberts and Councilor Spendlove 2nd the motion.

5.5 Discuss Master Fee List

The council would like to have the old fee schedule and the new fee schedule that Kaden Figgins prepared combined into one. The town will need to adopt the new fee schedule and justify the fees. The auditor's said that this is a new law the town will have to comply with. Councilor Sawyer motioned to combine the fee lists and have them ready in resolution form for the meeting in January and Councilor Spendlove 2nd the motion, the vote was unanimous.

5.6 Hatch Town Website/Code

The website is up and running as of this week. It can be found at hatchutah.org. The code will be updated and a link is available from the website to access it.

6. Ordinances

6.1 2021-05 Zoning Ordinance Amendment (Subdivisions)

9.7-9.11 are the new standards added to the subdivision ordinance. Road standards were added to this and they are patterned after the counties. The county requires a 66-foot minimum road. This is on the recommendation of the county public works department for future roads for maintenance purposes. The town currently has 50 feet of right of way for the roads so this new standard will apply to future roads. The 66 feet helps with maintenance and snowplowing. It is a good idea to be consistent with the county. This would be 13 feet on one side, 24 feet of chips seal and 13 feet on the other side. Councilor Sawyer feels like the town should say with the 50-foot road. Mayor Eldredge thinks the town should go with the bigger right of way because it is easier to make something smaller than make it bigger. Brett Burrows brought up a concern about the side streets with ditches. This would not change the current roads which would not affect the ditches, this would be for future roads. The road standards will be an appendix and can be changed/added to later.

Russ Riggs thinks that the town should set a standard now so that the developer will know what exactly needs to be done so the developer would be able to get an estimate of what needs to be done. The town will work with the county in getting this. Councilor Sawyer had a road meeting a couple years ago when he was the planning & zoning chairman and told property owners that the right of way for roads was 50 feet. He feels like is this is changed property owners needs to be notified. Developers still have an option of having a private road if they don't want to meet the qualifications for the town road.

Councilor Sawyer motioned to approve the amendment with a table being added at a future date with widths of the roads added, Councilor Spendlove 2nd the motion.

Roll Call Vote:

Melissa Poulsen – Yes

Kurt Sawyer – Yes

Tony Dinges – Yes

Jon Spendlove – Yes

Kevin Eldredge – Yes

The Subdivision amendment passed unanimously.

6.2 2021-06 Short Term Rental Ordinance

The short-term rental ordinance is based off of the Garfield County Ordinance that has been in place for several years. The planning & zoning commission had a very good meeting concerning this ordinance with many owners of the short-term rentals being in attendance and had a lot of input.

This ordinance will establish a process for short term rentals. Currently these rentals needed to get a business license and conditional use permit and pay for commercial water. They will need to do all of this and have an inspection performed by the Garfield County Building Inspector. If a rental can sleep more than 10 guests it needs to have a commercial sprinkler system installed in case of fire. This applies to new rentals, not those currently operating. This also requires a local manager/contact person to be available to respond to complaints 24/7. There is also an enforcement provision for land use regulation which people could be fined up to \$750 and charged for a class C misdemeanor. Off street parking is also a requirement of the ordinance. There is a flow char to help owners understand if they are considered a short-term rental or not. The planning & zoning commission recommended approval.

Councilor Sawyer noted that this ordinance does not limit the number of vacation rentals. Scot Walter also pointed out that if the requirements are met on the conditional use permit for a vacation rental, then it cannot be denied. One concern brought up by the council is that it does not state that a commercial water fee will be charged once a permit is granted. Anyone who has a current business license for a vacation rental will be grandfathered in, this only applies from today forward. Councilor Sawyer motioned to approve the short-term rental ordinance and Councilor Dinges 2nd the motion.

Roll Call Vote:

- Melissa Poulsen – Yes
 - Tony Dinges – Yes
 - Kevin Eldredge – Yes
 - Jon Spendlove – Yes
 - Kurt Sawyer – Yes
- The ordinance passed unanimously.

7. Report of Officers – boards – committees

7.1 Water Department – Water Usage

Water usage was 458,000 from well #5. Tyler Mendenhall and Mayor Eldredge have looked at 3 meters that are full of water and need to have some replacements made. They are planning on doing that the first week of December.

7.1.a RFP Water Rights

Jacie Torgersen contacted Jones & DeMille, Sunrise Engineering and Ensign Engineering. The RFP is also running in the paper for 3 weeks. The bids will be due on December 15th and the council will have to make a decision after that.

7.2 Fire Department-

The town has not heard back about the grant that they wrote for turn-outs for the fire department.

7.3 Road Department-

7.4 Parks & Recreation-

7.4.a Santa Claus Coming to Town

Jacie Torgersen feels that the town should have Santa ride around on the fire truck like they did last year, the kids enjoyed it. Santa will come to town on December 11th at 10am.

7.4.b Town Bunco Party

The bunco party will be on January 1st at 6pm with potluck and prizes for those who attend.

7.5 Grants-

7.5.a CIB Application/Survey due in January

Councilor Sawyer will work on the Capital Improvement list with Nate Wiberg from the Five County Association to submit for the CIB Program. Jacie Torgersen filled it out last year and the town was granted funding for the drainage pond but didn't do it. The council would like to apply for help for another water tank.

7.6 Planning & Zoning Commission

7.6.a Levi DeGarmo Project Review

Levi DeGarmo's project was approved by the health department for the septic system up to 17 units. He is not doing a laundry facility. There was a confusion about the permission granted. The permit was approved for 10 units plus laundry but since he is not doing a laundry facility, he can have up to 17 units. Kaden Figgins went over every item on the checklist with Mr. DeGarmo so he should be good to go. There is enough space provided to meet the parking requirements. There will be 3 silos on the west side which will be part of the units to be rented out. The fire truck will need to have a 100-foot hose because they will not be able to drive to the south unit because of the septic system. The council would like to see a cement barrier installed to protect the leech field from being driven on. Councilor Dinges motioned to accept the planning & zoning recommendation to approve and move forward with the licensing for the project. Councilor Spendlove 2nd the motion and the vote was unanimous.

7.6.b Scot Walter Subdivision Application

Scot Walter is working through the checklist on the new subdivision application and will hopefully have it ready to review at the next meeting. A mylar with signatures and a name for the subdivision will be required since he has to do a major lot subdivision.

Prestige Estates on the north end of town is also working on a subdivision amendment to present to the town. They would like to take the 9 acres and go from 18 lots to 3 lots. Kaden Figgins is working with them to amend the plat as required in the new ordinance which was just passed.

7.7 Cemetery

The cemetery needs to have two new members. Melissa Poulsen has resigned from the board and Merrill Burrows will be done at the end of the year. Mason Lefevre agreed to be appointed to the cemetery board.

8. Public Input

9. Unfinished or New Business

Mayor Eldredge will contact Garkane about having the Snowflakes put up on the power poles for Christmas.

The town's truck needs some new cutting edges on the Boss Snowplow and Russ Torgersen has not been able to find any for it if anyone has any ideas where they might be ordered that would be helpful.

10. Adjournment

Councilor Spendlove motioned to adjourn at 8:42pm and Councilor Dinges seconded the motion, the vote was unanimous.

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