

Present: Mayor Jim Kabonic, Kurt Sawyer, Melissa Poulsen, Jon Spendlove and Kevin Eldredge

Public Present: Gene Spendlove, Callie Spendlove & Raquel Thompson

Mayor Kabonic welcomed everyone to the meeting and the meeting began at 7pm.

1. Cargo Storage Ordinance

The council discussed whether they wanted to change the cargo storage container ordinance as it is written. Councilor Poulsen feels like the ordinance should read ½ acre or larger. Mayor Kabonic wondered if the town wanted to allow people to put one on their property if it is smaller than ½ acre and the setback requirements are met.

Jon Spendlove wondered if his parents placed another storage container to create a permanent detached garage if it would be a different process. He suggested that they could go through the process of a building permit for a garage. Mayor Kabonic said there would need to be drawings to go with the permit of what it would look like, and Councilor Sawyer said it would need to be placed on a permanent foundation.

Councilor Sawyer motioned to change the Cargo Storage Ordinance at 4-6-4 from ½ acre to one container per parcel and Councilor Spendlove 2nd the motion, the vote was unanimous.

2. Short Term Rental Ordinance

Jacie Torgersen had collected short term rental ordinances from communities across the state for the council to review and get ideas about how this is addressed in other communities.

Councilor Sawyer would like to make sure that in the ordinance it states that a manager needs to be available 24/7 to deal with problems that arise. He would like to see a more specific renewal form for the business license. Councilor Poulsen would like the number of the manager of the vacation rental given to the neighbors so they can contact them if a problem arises. Callie Spendlove feels that residents of the town care about the town, those who own vacation rentals in the town and don't live here don't. Mayor Kabonic said that people won't be able to get around the limit if the town sets one. Mr. Gene Spendlove said they could just purchase it under a different business if the town were limiting it to a specific address. Some of the communities only allow owner-occupied vacation rentals and do not put a cap on them. Councilor Spendlove would like to see the town limit non-residents but allow residents to do it. Councilor Poulsen feels that people would find a way around this by having their family or friends who are residents buy it.

The town would like to split the homes into two categories. The first category would be owner occupied such as Jason Barney and Duane Barnhurst and possible Gene Spendlove if they lived here full time. The second category would be vacation rentals. Councilor Sawyer feels like the

limit needs to apply to everyone, not just non-residents. Councilor Poulsen said it is different for residents because it is helping them to live in Hatch. Raquel Thompson stated that commercial property is taxed double in comparison to residential property. Most of the vacation rentals are in a residential area right now anyway. They do pay the transient room tax and sales tax that the town gets a portion of. Mayor Kabonic said that homeowners got a lot more money from a short-term rental than a long-term rental. He doesn't want to run out of places for people to live who want to move here though. Mayor Sawyer thinks the easiest way to regulate it would be to put a number on it and not complicate things. Jon and Callie Spendlove are the only residents in town who own a vacation rental and live here if you separate out those that are owner occupied. In some of the ordinances it puts a cap on the number of owner-occupied rooms to 4 which sounded good. The town is currently at 20% of vacation rentals based on the number of water meters in town. This does not include the commercial or agricultural meters – only residential. The Barnhurst's and Barney's will be taken out of this count since they will fall under the owner-occupied category. The town would like to set a cap at 20% for vacation rentals. There would be licenses available right now until the limit is met. If the town gets more water connections, then this number would be adjusted since the percentage is based on the number of water connections. There will be a waiting list available for a license. The list will be done by date so first come first serve. Jacie Torgersen will work on getting these changes made to the ordinance.

Jaycen Walter is the new planning & zoning chairman. The town needs one more person to serve on the commission. This person does not need to be a member of the town, they could serve if they lived in the outlying areas.

Councilor Sawyer motioned to adjourn and Councilor Spendlove 2nd the motion, the vote was unanimous. The meeting adjourned at 8pm.

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