

HATCH TOWN BOARD MEETING

July 18, 2022

Town Board Present: Mayor Jim Kabonic, Melissa Poulsen and Kurt Sawyer. Jon Spendlove came at 7:30 pm.

Staff: Jacie Torgersen and Kerry Barney

Public: Kerri Justus, Lincoln Poulsen, Jean & Nattali Gottschalk. Raquel Thompson came at 7:20 pm.

1. Meeting Called to Order

The meeting began at 7pm with Lincoln Poulsen offering the pledge and Mayor Kabonic leading those present in the pledge.

2. Approval June 15, 2022, Minutes

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

3. Review June Invoices, checks & financial report

Councilor Sawyer motioned to approve the invoices and Mayor Kabonic 2nd the motion, the vote was unanimous.

4. Public Hearings

5. Petitions, Remonstrations and Communications

5.1 Garfield Memorial Foundation Donation

Councilor Sawyer motioned to donate \$500 and Councilor Poulsen 2nd the motion, the vote was unanimous.

5.2 Paunsaugunt Cliffs Office Space Lease

Councilor Sawyer motioned to renew the lease with Paunsaugunt Cliffs for the same amount as last year and Councilor Poulsen 2nd the motion, the vote was unanimous.

5.3 Update on Business Licenses/Vacation Rentals

Jacie Torgersen has renewed 34 business licenses for the town and of those 18 of them are vacation rentals. Out of 130 water connections/homes in town 23% of those are vacation rentals. Jacie Torgersen sent a copy of Panguitch and Escalante's ordinances on vacation rentals to the council for them to review. Councilor Poulsen feels like there are too many vacation rentals and it is hard for people to find places to rent. Several teachers that were trying to come to this area couldn't find housing, so they turned down the job. She feels like the town needs to limit them. Escalante has put a cap on them in the residential areas but not in commercial. Tropic and Boulder have both put caps on the number of them in their communities. Jacie Torgersen is concerned because if it continues there will be more vacation rentals in town than full time residents and there won't be anyone to run the town. Kerry Barney suggested that the town look at where they want to be in 10 years as a part of the general plan – what do they want the residential area to look like? What do they

want the vacation rental community to look like? Gordon Hilton has 7 rental units on his property so he technically needs to be zoned commercial because he should not have more than 5 in a residential area. Jean Gottschalk suggested charging more for business licenses as a way to regulate them. Mayor Kabonic is against telling people what they can do with their property. Kerry Barney suggested not limiting a certain number in town but maybe a certain number on a block, so they aren't so many in one area. It was suggested to take out the commercial and agriculture water connections to get a more accurate picture of homes in town vs vacation rentals and add vacant lots into the consideration. If the town were to put a cap on them would there be a waiting list to get on in the future? The town would like to discuss this more next month with a full council and have some more examples from neighboring communities.

6. Ordinances

6.1 2022-09 Resolution adopting Natural Mitigation Plan

Councilor Sawyer motioned to approve the Natural Mitigation Plan and Councilor Poulsen 2nd the motion, the vote was unanimous.

7. Report of Officers – boards – committees

7.1 Water Department – Water Usage

7.1.a Mission System Installation

7.1.b Rate for Water Connection

Councilor Poulsen motioned to put a moratorium on water connections in town until the rates can be adjusted and Councilor Sawyer 2nd the motion.

7.1.c Planning Grant Application – Hatch Town Water System

Richard White has submitted a planning grant to the Utah Division of Drinking Water for the town.

7.2 Fire Department-

7.3 Road Department-

7.4 Parks & Recreation-

7.4.a – 24th Celebration

Councilor Spendlove will find the sign to put on the fire truck for the breakfast and dinner. Councilor Poulsen needs more people to sign up to cook potatoes. She needs 14 people and only has 4 right now. She would like the council to get someone to do the flag ceremony because she will be out of town for the rest of the week. Mayor Kabonic said he will get the Torgersen boys to do it with him. The council needs to meet at 6pm on Friday night to wrap the meat and Russ Torgersen will burn the pit. Councilor Poulsen does not think the town should do the 4th celebration next year because there was not a good turn out for anything that day.

7.5 Grants-

7.5.a Capital Project for CDBG

Councilor Sawyer will contact CDBG to put a water tank, water system upgrade and backhoe on the capital project list for the Town of Hatch.

7.6 Planning & Zoning Commission

The planning and zoning commission will have a meeting in August because they have several items to discuss. Kade Iverson has submitted a rezone application to go from residential to commercial for the property that he just purchased behind the gas station. The zoning application fee is \$500, and Kerry Barney feels like that is too much and the fees should be adjusted. Mr. Barney has to collect a lot of the fees and he said it feels like the town is just out to make money. He would like the fees to be reviewed and adjusted.

7.7 Cemetery

John Garn is moving to Panguitch so he will no longer be able to be the head of the cemetery committee. Betty Kabonic would like to do it so Jacie Torgersen will submit her name to the county for approval. Mosdell Mortuary did not make any contact with the town for the last funeral to have the grave dug.

8. Public Input

9. Unfinished or New Business

Kade Iverson would like to see the town have more events in town to draw people to the area. He is willing to help and do what he can because he will be around more. Raquel Thompson a business owner in town also thought it was a great idea! Mr. Iverson suggested a coyote contest, fishing contest, ATV Rally, hunting contest. It was suggested that the town could contact businesses to help contribute and sponsor these events. Mayor Kabonic said that the town has a hard time right now getting people to help do the things that they do.

Mr. Iverson also said that UHAUL is looking for a location in this area if the town wanted to lease property to them.

The next meeting will be on August 17th.

10. Adjournment

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

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