
MINUTES

1. **CALL TO ORDER/Roll Call** - Mayor Rachel New called the meeting to order at 6:00. Trustees Brad Wick, Cory Nasso, Debbie Henley, Ralph Bush, Eddy Balch and Chris Nasso were present. Minutes taken by Clerk Sara Gibb.

2. **Discuss Business Licenses/Business License ordinance**

Per Mayor Rachel New, in an attempt to change the approach and mindset regarding the STR (short-term rental) ordinance and business licenses, a new business license ordinance was drafted. Trustee Debbie Henley believes both the documents are good and that the details just need to be hammered out. Trustee Brad Wick believes this approach would be “giving up” on the short-term rental ordinance and he is not in favor. Mayor Rachel New addressed Brad’s comment by stating that this business license ordinance doesn’t give up on STRs, rather, businesses are addressed differently within the residential zone. Trustee Brad Wick is concerned about enforceability and max occupancy. He states that several constituents expressed the same concerns. Mayor Rachel New believes the business license document is more controlled, strict and succinct regarding enforceability. She also stated that all business activity in the residential district should be addressed.

There was concern about running a STR on a year-to-year basis. Mayor Rachel New wondered what criteria of the STR ordinance is outside of the business license ordinance. Trustee Brad Wick believes the multi-year renewal is outside of the business license ordinance.

Trustee Cory Nasso believes the Board needs to choose either the business license ordinance or the STR ordinance but not both. He likes the all-encompassing approach of the business license ordinance. He believes every revenue source should be considered but he wonders if the time requirement for the Clerk would be too great to make it worth it.

Trustee Eddy Balch suggested including specific language from the STR ordinance in the R2 section of the business license ordinance if necessary. He also believes that the Town needs to focus on creating revenues. The Town should also be collecting sales tax for local businesses.

Trustee Ralph Bush would have liked more time to review this ordinance. He believes different types of businesses should be addressed.

Trustee Eddy Balch wonders how to address other businesses in residential. Trustee Brad Wick believes that the STR ordinance should be completed because of the time put into it. He also doesn’t want to regulate certain types of businesses within a generic business license.

Mayor Rach New stated that the business license ordinance says that businesses can be considered in residential. It’s not a blanket allowing all STRs in residential. Criteria must be met and the Town has a say. Constituents are allowed to be part of the process. She believes this will address fears. She would like to generate a more acceptable document to avoid a referendum.

3. **Discuss STR Ordinance**

Trustee Brad Wick passed out a handout with suggestions to address remaining points. Suggestions for section 6.2 were discussed.

Mayor Rachel New suggested that in the case of a denial, the applicant has a number of days to submit additional/sufficient documentation.

JM comment 1 - The Board believes that if the application is denied, it's simply denied. The application process restarts, including a new fee paid. No time frame for re-application.

Trustee Brad Wick pointed out that there are two fees – one for applying and one for the permit if the application is approved.

JM comment 4 – criteria for renewal – Review of Trustee Brad Wick's written suggestions took place. Trustee Cory Nasso wondered if the application fee would be paid for each renewal. The permit fee would be paid each time.

JM comment 18 – authorized agent/enforcement officer – Traditionally this role is held by the mayor. It can also be anyone designated by the mayor.

JM comment 20 – violations/mitigation – Trustee Ralph Bush believes all documented complaints should become part of the property file. *Add language to reflect this*

JM comment 21 – Resolved – definition added

JM comment 22 – ceasing operations – no longer seeking bookings, no longer intending to operate the business, no intent to continue operation. Trustee Brad Wick pointed out that the intention of this section was to require a new application if someone ceases operation and then seeks to begin again.

Trustees Ralph Bush and Chris Nasso suggested striking this section and simply allowing the license to expire.

All permitted STR are listed on the website with contact information for the property manager – should be added under permit requirements

Trustee Brad Wick suggests striking definitions 1 and 2. Board agrees. Definitions 8 and 9 use the same acronym. Delete definition 8. Do not use quotes. In Paragraph 3, he suggests – change “residence” to “property.” Trustee Ralph Bush suggests “residential dwelling.” Trustees Eddy Balch and Cory Nasso suggest “property”

It should be explicitly stated that multi-family properties should not be allowed to be STRs. A multi-family property is one with a shared wall, not multiple stand-alone properties. Trustee Cory Nasso believes that the definition, which uses “single family property” is clear. It was suggested that “multi-family” be defined.

4. Public Comments

Ramon Reed, Brian Holt, Jesse Garetson, Vikki Archuleta, Robbin King, Lois Sharpton, Suzy Metzler

5. Adjourn Work Session Mayor Rachel New adjourned the work session at 7:50 p.m.

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**Public comment to the Board of Trustees is encouraged. Comments may be limited at the mayor's discretion*

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