

Minutes of the
BOUNTIFUL CITY COUNCIL

April 26, 2022 – 5:30 p.m.

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish
	City Manager	Gary Hill
	Assistant City Manager	Galen Rasmussen
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Power Director	Allen Johnson
	Power Accountant	Jay Christensen
	Water Director	Kraig Christensen
	Streets Director	Charles Benson
	Recording Secretaries	Maranda Hilton Darlene Baetz

Official notice of the City Council Meeting was given by posting an agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website and by providing copies to the following newspapers of general circulation: Davis County Journal and Standard Examiner.

Work Session – 5:30 p.m.
City Council Chambers

Mayor Harris called the meeting to order at 5:34 p.m. and welcomed those in attendance.

REC CENTER BOND DISCUSSION – MR. TIF MILLER

Mr. Gary Hill explained that the purpose of this agenda item is to provide more information about the South Davis Recreation District (SDRD) expansion project and specifically the negotiations with North Salt Lake and the use of Hatch Park, the timing of the proposed bond, and to see if the Council is interested in drafting a letter of support for the use of part of 400 North Park as the site of a new 50m pool.

Mr. Tif Miller, SDRD Director, said that the SDRD has been working with North Salt Lake for the past few months to design a mutually beneficial concept for their remodel of Hatch Park that would allow the SDRD to expand. The new facility there would have three dividable gymnasiums, a 25-yard indoor pool, a track, fitness areas and an outdoor leisure pool. They are looking into doing a bond that would fund the new facility and all of the upgrades and additions proposed at the current facility. The current projections show that a bond of \$45M, together with a donation of \$6M from the school district, would be sufficient for building the new facility at Hatch Park, completing all the proposed upgrades to the current facility and the addition of more field space. If the location at Hatch Park does not work out and the purchase of land becomes necessary, the bond amount would be \$49M. He added that they are hopeful they can find donated field space as well.

1 Mr. Miller answered the Council’s questions regarding the timing of the bond and how the
2 average household would be affected. He said that the SDRD Board will be voting on the bond most
3 likely by June and they would then bond in the fall. The average household could expect to see a
4 \$9.21/month increase in taxes. He added that the cost recovery analysis has been completed and will
5 be approved at the next board meeting, which will help them determine whether or not to increase
6 membership rates.

7 The Council was shown the location of the proposed 50m pool which would be added to the
8 exterior of the existing facility and require more donated land at Bountiful City Park. The 50m pool
9 would be utilized by the school and SDRD swim teams, making the existing pool available for
10 programs, classes and lap swimming.

11 After some discussion about the details of the pool, the Mayor asked the Council to weigh in
12 on whether they would like to draft a letter of intent, stating they would be willing to donate land for
13 the pool if the bond passes and if North Salt Lake donates a portion of Hatch Park. Councilmember
14 Bell said he was interested in finding out more information before committing to the letter of intent
15 and that he would like to see the school district put “more skin in the game” by offering ongoing
16 commitment toward the pool maintenance. Councilmember Bahr agreed with that sentiment.
17 Councilmember Bradshaw suggested the SDRD come back with renderings of the pool, the bond
18 pricing analysis, and the master plan survey data before the Council made a decision. Councilmember
19 Price-Huish supported that suggestion and added that she is very excited about the prospect of having
20 more recreational opportunities for residents.

21 Mr. Miller added that land is going away quickly, which is why they feel trying to pass this
22 bond soon is very important. He explained that the SDRD board will need a decision by June or July
23 at the latest. He also explained that North Salt Lake has been very willing to donate the land at Hatch
24 Park and seems committed, but the SDRD will likely lose this opportunity if they wait another year.

25
26 **UDOT I-15 STUDY – MR. DAN ADAMS & MS. TIFFANY POCOCK**

27 Ms. Tiffany Pocock presented the Utah Department of Transportation (UDOT) I-15 study.
28 The study seeks to improve quality of life through transportation and addresses the I-15 corridor from
29 400 South in Salt Lake City up to the US-89 interchange in Farmington. They will address safety
30 issues, aging infrastructure and active transportation connectivity issues.

31 Mr. Dan Adams, a consultant working on this project, discussed the community engagement
32 process for the study. The public can submit comments for the study until May 13, through the
33 UDOT website, Facebook page, by email, by phone or by mail.

34 Councilmember Price-Huish asked if they are using the South Davis Active Transportation
35 Plan that was completed in 2019 by Alta Planning. Ms. Pocock assured the Council that they are
36 using many resources to help them with this study, and they use that plan heavily.

37 Councilmember Price-Huish asked if there might be additional UDOT funding for appendage
38 projects, like active transportation infrastructure. Mr. Adams answered that often other projects get
39 identified and become their own studies and projects as they go through this process, however due to
40 the aggressive schedule they are trying to keep, it is unlikely other projects would be adopted as part
41 of this one.

42 Councilmember Bell said he appreciated that this study is taking a more holistic approach to
43 transportation and not just trying to move more cars. The issue of moving east-west across I-15 has
44 been a problem for a long time and he’s thankful they are going to address that.

45 Ms. Pocock asked if the City would send a letter saying they will be a participant and engage
46 in this study. The Mayor answered affirmatively that Bountiful would be happy to participate.

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2
3 **PRIORITIZED PROJECTS – MR. GARY HILL**

4 Mayor Harris and the Councilmembers discussed setting a time for the Council to meet in a
5 workshop session to explore City and Council priorities. They set that meeting for May 4th at 6:00
6 p.m.

7
8 The meeting ended at 6:55 p.m.
9

10
11 **Regular Meeting – 7:00 p.m.**
12 **City Council Chambers**
13

14 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

15 Mayor Harris called the meeting to order at 7:02 p.m. and welcomed those in attendance. Mr.
16 Fletcher Murray led the Pledge of Allegiance and Ms. Erin Fillmore, Bountiful Utah Stake Relief
17 Society President, offered a prayer.
18

19 **PUBLIC COMMENT**

20 The public comment section was opened at 7:04 p.m.
21

22 Mr. Noah Wright (BCYC City Manager) reported that the BCYC Bunny Hop activity was a
23 success, and that attendance far exceeding their expectations. He also mentioned the hard work put
24 in by the BCYC leader, Ms. Chelsea Moultrie, and proposed the creation of a leadership memorial
25 wall in the BCYC meeting room.
26

27 The public comment section was closed at 7:07 p.m.
28

29 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON APRIL 11,**
30 **12 & 13, 2022**

31 Councilmember Bahr made a motion to approve the minutes of the previous meetings held
32 April 11, 12 & 13, 2022 and Councilmember Price-Huish seconded the motion, which passed with
33 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
34

35 **COUNCIL REPORTS**

36 Councilmember Bell did not have a report.

37 Councilmember Bradshaw reported that the Trails Advisory Committee would be presenting
38 their grant application to the Outdoor Recreation Board on Thursday in the hopes of receiving an
39 additional \$500,000 to use towards the Trails Master Plan.

40 Councilmember Higginson did not have a report.

41 Councilmember Bahr agreed with Mr. Wright, saying that Ms. Moultrie is an amazing advisor
42 and the students are very lucky to have her.

43 Councilmember Price-Huish reported that the school district art show will be wrapping up on
44 Saturday at the BDAC and announced the unveiling of the new mural on the north side of the
45 building on May 13th from 6:00-8:00 p.m. She reported that Summerfest will return this year, taking
46 place every Monday evening in June from 6:30 – 9:00 p.m. at Town Square.

1
2
3 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID APRIL 4 &**
4 **11, 2022**

5 Councilmember Higginson made a motion to approve the expenditures paid April 4 & 11,
6 2022 and Councilmember Bradshaw seconded the motion. The motion was approved with
7 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
8

9 **RECOGNITION OF MR. JAY CHRISTENSEN ON HIS RETIREMENT FROM**
10 **BOUNTIFUL CITY – MR. ALLEN JOHNSON**

11 Mr. Allen Johnson expressed his appreciation for Mr. Christensen and how well he “kept
12 everything in balance” at the Power Department. He said that Mr. Christensen was wonderful to work
13 with and only ever missed two Mondays doing timecards in all his years working there.

14 Mr. Christensen stood and said what a difficult decision it was for him to retire because “this
15 job is the best one [he’s] ever had.” He thanked Mr. Johnson, the Mayor, Mr. Gary Hill, Mr. Galen
16 Rasmussen, the Councilmembers, and his fellow employees. He expressed his gratitude for being
17 able to learn and make a contribution in this role.

18 Mayor Harris presented Mr. Christensen with a check.

19 Councilmember Higginson mentioned Mr. Christensen’s volunteer work with memory care
20 patients and that it had been an honor to work with such a good man.
21

22 **OUTSTANDING HIGH SCHOOL STUDENT RECOGNITION – MAYOR HARRIS &**
23 **COUNCIL**

24 Mayor Harris welcomed all high school students and administrators that were in attendance to
25 be recognized.

26 The following were recognized: three Sterling Scholars from Woods Cross High.

27 The district and state Unified Basketball Team, the State Champions Girls’ Volleyball team;
28 the Regional Champions Girls’ Basketball team; three Sterling Scholars and the president of the
29 Multicultural Club from Bountiful High.

30 Two-time state champions, and triple crown wrestling winners, members of the regional and
31 state champion drill team, three Sterling Scholars, and members of the State Champion Color Guard
32 Junior Varsity team from Viewmont High.
33

34 **CONSIDER APPROVAL OF THE PURCHASE OF A TRANSFORMER FROM**
35 **WESCO/ANIXTER POWER SOLUTIONS IN THE AMOUNT OF \$62,190 – MR. ALLEN**
36 **JOHNSON**

37 Mr. Allen Johnson explained that as transformers are becoming available, they decided to go
38 out to bid for 30 overhead transformers. They received three bids and recommended taking the low
39 bid from Wesco/Anixter.

40 Councilmember Higginson made a motion to approve the purchase of the transformers and
41 Councilmember Bradshaw seconded the motion. The motion was approved with Councilmembers
42 Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
43

44 **CONSIDER APPROVAL OF THE PURCHASE OF 20,800 FEET OF 1100 URD CABLE**
45 **FROM IRBY ELECTRICAL SUPPLY IN THE AMOUNT OF \$211,264 – MR. ALLEN**
46 **JOHNSON**

1 Mr. Johnson explained that this underground cable will be used to take power to the
2 neighborhoods from the main breakers/feeders. This year the Power Department wants to create some
3 additional redundancy by tying into a feeder on 1800 South, which has been planned for a long time.
4 He explained that Irby is the only manufacturer that makes cable this size, it comes with a 40-year
5 warranty, and has a lifespan of 80-100 years.

6 Councilmember Price-Huish made a motion to approve the purchase of the cable and
7 Councilmember Bradshaw seconded the motion. The motion was approved with Councilmembers
8 Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
9

10 **CONSIDER APPROVAL OF THE PURCHASE OF 50 POWER POLES FROM STELLA-**
11 **JONES CORPORATION IN THE AMOUNT OF \$42,270 – MR. ALLEN JOHNSON**

12 Mr. Johnson explained that they had poles on order, but the orders got cancelled due to a
13 wildfire in Canada. Now they are available again in limited quantities, so the Power Department
14 would like to procure as many of these butt-treated poles as they can, to build their inventory back
15 up. These are a single-source item.

16 Councilmember Higginson made a motion to approve the purchase of 50 power poles and
17 Councilmember Bell seconded the motion. The motion was approved with Councilmembers Bahr,
18 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
19

20 **CONSIDER APPROVAL OF THE BID FROM DOWN UNDER CONSTRUCTION FOR**
21 **DIRECTIONAL BORING IN THE AMOUNT OF \$288,777 – MR. ALLEN JOHNSON**

22 Mr. Johnson said that the Power Department evaluates their streetlight circuits every spring,
23 and they have identified two faulty circuits. They also have three distribution boring projects to
24 complete. They recommend accepting the low bid for the two streetlight projects and the three
25 distribution projects as listed. He explained that the work will be split between this fiscal year and
26 next fiscal year budget-wise.

27 Councilmember Higginson made a motion to approve the bid the directional boring bid and
28 Councilmember Bahr seconded the motion. The motion was approved with Councilmembers Bahr,
29 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
30

31 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2022-03 REGARDING**
32 **SHORT TERM RENTALS IN BOUNTIFUL CITY – MR. FRANCISCO ASTORGA**

33 Mr. Francisco Astorga reviewed the changes made to Ordinance 2022-03 as requested and
34 agreed upon by the Council at the previous meeting. They added the requirement of a local property
35 manager, an enforcement clause, and a lower permit fee for previously permitted ADUs (Accessory
36 Dwelling Units) to the previous draft.

37 Councilmember Bahr expressed her concern about allowing STRs (Short Term Rentals) in
38 entire homes. She explained that allowing entire homes to be largely unoccupied and have a lot of
39 tenant turnover is very impactful to a neighborhood, and since Bountiful is not a tourist destination,
40 she does not feel there would be a shortage if STRs were only allowed in permitted ADUs.
41 Councilmember Price-Huish said she agreed with Councilmember Bahr, adding that an entire home
42 STR brings a business purpose to a neighborhood, instead of preserving the zoning and feel of single-
43 family residential neighborhoods.

44 Councilmember Bradshaw inquired if there was a way the City could ensure the number of
45 guests in an STR does not exceed a certain limit. Mr. Astorga answered that they could regulate that
46 by applying the International Building Code square footage occupancy ratio. It would limit

1 occupancy to one guest per 200 square feet. Councilmember Bradshaw then asked about the potential
2 to revoke a business license based on an owner’s violation of the occupancy limit. Mr. Astorga
3 assured that could be done. Councilmember Bahr said she liked the idea of an occupancy limit as
4 well.

5 Councilmember Higginson suggested that the ordinance govern with the lightest touch
6 possible, and that as long as the issues can be mitigated, people should be able to do what they want
7 with their properties. Councilmember Bahr said she is in favor of property rights, but that the City
8 needs to be cognizant of where that property resides and only allow what is appropriate in the
9 respective zoning.

10
11 **A. PUBLIC HEARING**

12 The public hearing was opened at 8:12 p.m.

13
14 Ms. Ellie Rogers (5 West 1400 South) said she was opposed to the ordinance because
15 it does not adequately address the concerns of the residents. She asked the Council to vote no
16 and take more time to get input. She warned that allowing STRs in our neighborhoods will
17 make us lose the things we love about our community. She asked that STRs not be allowed in
18 whole-homes, that owners be required to live on site, that monetary fines be put in place for
19 violators, and that the ordinance include a “three strikes, you’re out” policy.

20
21 Ms. Debra Brown (33 East 2750 South) thanked the Council for taking the time to
22 listen. She suggested that the permit fees for STRs be used towards the enforcement of
23 compliance. She voiced her concerns that the City passed an ADU ordinance that cannot be
24 enforced and said this may lead to non-compliance and defiance of the law. She suggested
25 forming a citizen’s advisory board that could work on this issue from both sides. She thanked
26 Mr. Astorga and the Council for their tireless work on this.

27
28 Mr. Ron Brown (33 East 2750 South) thanked the Council for the wonderful journey
29 and discussion this has been. He shared several reviews from his neighbors, which all gave
30 positive statements about how the Browns run an STR from their home. He explained that the
31 STR is their source of retirement income, and that they enjoy having guests from all over the
32 world stay in their home. He advised that the Council move forward with the ADU process
33 for STRs.

34
35 Mr. Bryan Weston (28 East 1500 South) said that he hoped the ordinance would
36 include the requirement of local ownership. He also suggested the Council modify the
37 ordinance to say that rentals be at least two-week long stay. He also supported what was
38 discussed earlier about not allowing whole-home STRs.

39
40 Ms. Debbie Miller (14 East 1500 South) said that she agreed with Ms. Rogers. She
41 asked that the Council vote no and take more time on this issue. She appreciated the
42 comments on protecting neighborhoods and said we should not drive the good people out. She
43 said many older homes have basements with canning kitchens where ADUs can be
44 implemented and used as STRs without trampling other people’s rights. She also advised that
45 if they pass an ordinance that they cannot enforce, it is not worth much.
46

1 Ms. Holly Keddington (Viewcrest Drive) said that she agrees that STRs do not belong
2 in our neighborhoods. She advised that anything the Council can do to limit whole-home
3 rentals, and to make them less desirable than ADUs, would be a step in the right direction.
4 She feels they do not serve our community, and only create a shortage of housing. She said
5 that allowing STRs in Bountiful will increase the likelihood that a criminal act happens here
6 like it did in Draper. She thanked Councilmember Bahr for bringing up the whole-home rental
7 issue.

8
9 Mr. Chris Dougherty (no address given) thanked the Council and Planning staff for
10 spending so much time on this issue. He added his concerns about whole-home rentals but
11 also said he feels the larger issue is absentee landlords of long-term rentals, who do not care
12 about their properties. He said that STR owners rely on good reviews, which keeps them
13 honest.

14
15 Ms. Lisa Fawcett (140 West Coronation Circle) said that not everyone feels the same
16 way about rentals and said she would love having an STR next door as long as it looked nice.
17 She feels tourists can make good neighbors too.

18
19 Mr. Alex Densley (443 Jeri Drive) said the Council did a great job on their response to
20 HB82, making sure owners of ADUs live onsite and that properties would not become
21 duplexes. He read the definition of a hotel from the land use code “a building designed or
22 used as a temporary abiding place of individuals who are lodged for compensation.” He
23 reviewed which zones currently do or do not allow hotels and said that he does not agree with
24 the Council considering allowing STRs, essentially hotels, in residential zones. He expressed
25 his concern about how this ordinance will evolve in the future if we allow such a thing right
26 now. He said he feels there is no accountability in the ordinance, with no strike system in
27 place. He feels STRs will demolish neighborhoods, and asked the Council to vote no and to
28 only allow STRs in ADUs which require the owner to live onsite.

29
30 The public hearing was closed at 8:47 p.m.

31
32 **B. ACTION**

33 Councilmember Bradshaw said that she feels allowing a business into single-family
34 zones is a big deal, and said that because the Council did not act on this, they have allowed
35 the zoning to erode. She believes with the appropriate structure, with an owner onsite and
36 with an occupancy limit, they can mitigate the issues.

37 Councilmember Higginson asked how the City will enforce the proposed limit.
38 Councilmember Bradshaw said she knows the City code enforcement team is complaint-
39 driven, so any complaints will be investigated by the Planning Department, which she realizes
40 will be slow and burdensome. She feels in the long run, however, that having this limit will
41 incentivize investors to buy somewhere else and leave housing open for families. Mr. Drake
42 added that it will keep the honest people honest, but the police are very limited on how they
43 can respond, which may be problematic. Councilmember Bradshaw said she feels it will help
44 build the case against an owner who has repeated issues, and she was willing to make a
45 motion and see if it carries.

1 Councilmember Bahr said she was willing to get behind that motion. She also
2 proposed the idea of requiring a minimum night stay of two or three nights to help achieve
3 stability. Councilmember Price-Huish said the argument for the minimum stay was
4 compelling and worth considering.

5 Councilmember Bell cautioned against hammering out all the fine details all at once.
6 He said he was not opposed to Councilmember Bradshaw's ideas but thought they should
7 accept the current changes as presented and then they could start collecting and tracking data
8 to make more informed decisions in the future. Only 0.5% of our housing is being used as
9 STRs, so he feels it is not a big problem right now.

10 Councilmember Bradshaw respectfully disagreed and said she was ready to propose
11 the changes to the ordinance this evening. Mr. Drake cautioned that she was proposing the
12 addition of code that we could not enforce, which may cause a lot of frustration with
13 residents.

14 Councilmember Bradshaw made a motion to approve the following amendments to
15 Exhibit A from the proposed STR ordinance:
16

17 14-14-127 SHORT-TERM RENTALS

18 ~~A. A Short Term Rental is a residential dwelling unit or~~ **A**n accessory dwelling unit rented on a
19 temporary basis for periods less than 30 consecutive days **is a Short Term Rental.**

20
21 B. All short-term rentals require a Short-Term Rental Permit. In order to receive approval, Short-
22 Term Rental Permits must be reviewed in a public meeting by the Bountiful City Administrative
23 Committee.
24

25 C. At least ten (10) days prior to the scheduled public meeting the Planning Department shall mail
26 out courtesy notice letters to property owners within three hundred feet (300') of the subject
27 submitted application and shall post a physical sign on the subject site.
28

29 D. A short-term rental shall not be allowed unless a Short-Term Rental Permit is approved and is
30 found in compliance with the following standards:

31 1. Short-term rentals are allowed within the Single-Family Residential (R) Zone, Residential
32 Multiple-Family (RM) Zone, and Downtown (DN) Mixed Use Zone; and shall not be permitted in
33 any other zone.

34 2. Short-term rentals are only allowed within approved ~~Single-Family Dwellings and~~
35 Accessory Dwelling Units. It is unlawful to allow, construct, or reside in a short term rental within **an**
36 **entire single-family dwelling**, duplex, or multi-family residential dwelling or property.

37 3. A maximum of one (1) short-term rental shall be permitted on a qualifying lot.

38 4. It is unlawful to construct, locate, or otherwise situate a short-term rental on a lot or parcel of
39 land that does not contain a habitable single-family dwelling.

40 5. ~~Parking for the first four (4) bedrooms is based on the parking requirement for the Single-~~
41 ~~Family Dwelling, consisting of four (4) parking spaces. One (1) additional parking space is required~~
42 ~~for every additional two (2) bedrooms.~~ If an Accessory Dwelling Unit is approved as a short-term
43 rental, the parking for the Accessory Dwelling Unit shall be governed by the Accessory Dwelling
44 Unit Ordinance. The site shall comply with the current parking limitations outlined in the Bountiful
45 40 Traffic Code regarding on-street parking.

46 6. The site shall comply with the current Noise Ordinance. The use of sound equipment, sound

1 related activities, and/or noise heard from the property line from 11:00 p.m. to 6:00 a.m. shall be
2 prohibited.

3 **7. The site shall not exceed the International Building Code occupancy standards based on unit**
4 **square footage.**

5 ~~7. The site shall comply with the current garbage container placement and pick-up policy.~~

6 ~~8. The site shall comply with the current Landscaping Ordinance, including yard maintenance,~~
7 ~~removal of deleterious items, etc.,~~

8 ~~9. The property owner shall acknowledge in writing that they are aware of all the regulations~~
9 ~~listed herein, specifically on street parking, noise ordinance, garbage container placement and pick-~~
10 ~~up policy, and landscaping ordinance.~~

11 **10 8.** Prior to short-term rental occupancy the property owner shall place a notice behind the
12 main short-term rental door to make occupants aware of parking, **occupancy standards** and noise
13 restrictions, etc. The Planning Department will produce the notice after approval. It is property
14 owner's responsibility to maintain the notice, and to share applicable regulations with renters by other
15 means utilized by the property owner, such as onsite booklet, e-mail communication, website, rental
16 agreement, etc.

17 ~~11 9.~~ A short-term rental within an accessory dwelling unit shall meet all development standards
18 found Bountiful City Land Use Code Section 14-14-124 Accessory Dwelling Units, any applicable
19 codes, etc.

20 ~~12 10.~~ A short-term rental shall not be approved unless it is compliant with all State and local
21 laws, ordinances, rules and regulations. This includes all applicable zoning and building codes. A
22 short-term rental shall be prohibited within a non-conforming use or non-complaint structure.

23 ~~13. A short term rental shall not be approved in a single family dwelling unless a designated~~
24 ~~property manager, which may include the property owner, is located within twenty five (25) miles of~~
25 ~~the subject site. The property owner shall provide contact information for the property manager to the~~
26 ~~City at the time of application and when renewing their annual business license. Property manager~~
27 ~~information includes name, phone number, e mail, and address. The property owner shall also be~~
28 ~~responsible of keeping the City informed with the most recent property manager information.~~

29
30 E. Short-Term Rental Permits do not run with the land and are not transferable to future property
31 owners. Any transfer of ownership shall require a new application subject to all laws, ordinances,
32 rules and regulations applicable at the time of application.

33
34 F. After approval of a Short-Term Rental Permit, the property owner shall be responsible for applying
35 and maintaining a current business license with the City.

36
37 G. Any short-term rental in a dwelling, building, or structure erected, constructed, altered, enlarged,
38 converted, moved, or maintained contrary to the provisions of this Code is hereby declared to be
39 unlawful and a public nuisance. Any complaint properly received by the City shall be reasonably
40 investigated and if evidence is found, the Planning Director shall take appropriate actions which may
41 include revoking the approved Short Term Rental Permit and revoking the issued Business License.
42 The City may immediately commence action or proceedings for the abatement and removal and
43 enjoinders thereof by any manner provided by law.

44
45 H. A Short-Term Rental Permit application shall cost \$225. If the applicant already has an approved
46 accessory dwelling unit, or is applying for one at the same time, the cost shall be \$100.

1
2 Councilmember Higginson seconded the motion. The motion passed with Councilmembers
3 Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
4

5 **CONSIDER APPROVAL OF THE PROPOSAL FROM M&M ASPHALT SERVICES FOR**
6 **SLURRY SEAL SURFACE TREATMENT AT UNIT PRICES NOTED IN THE BID**
7 **TABULATION – MR. LLOYD CHENEY**

8 Mr. Lloyd Cheney explained that the slurry seal is a very important process for the
9 maintenance of City streets. The City has worked with M&M before and they have been responsible
10 and good to work with.

11 Councilmember Higginson made a motion to approve the proposal at the unit prices in the bid
12 and Councilmember Price-Huish seconded the motion. The motion was approved with
13 Councilmembers Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
14

15
16 **ADJOURN**

17 Councilmember Bahr made a motion to adjourn and Councilmember Bell seconded the
18 motion. The motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-
19 Huish voting “aye.”
20

21 The regular session was adjourned at 9:36 p.m.



Kendalyn Harris, Mayor



City Recorder