

**Minutes of the Meadow Town Planning and Zoning Meeting
November 14, 2023 at 7:00 PM at
the Meadow Fire Station**

*******THESE MINUTES HAVE BEEN APPROVED*******

Attending: Commission member Rex Williams, Commission member Andrew Flake, Commission chairman Justin Jensen, Commission member Sarah Core, Commission alternate Sean Kelly, Secretary Monica Dearden/Chris Scott, Lloyd Robison, Tony Cowley, Andee Holdaway, Ed Zmitravich, Mark Cowley.

Excused: Commission member Van Stott..

1. **Opening Ceremonies (three-minute limit):** Justin welcomed all to the meeting. Rex led the Pledge of Allegiance. Andrew offered a prayer.
2. **Review of minutes- 09/12/2023:** The commission took a moment to look over the September minutes. Rex motioned to approve the minutes with no changes. Justin seconds the motion. Sarah and Andrew abstained. All were in favor.
3. **Discussion on Short-Term Rentals -**
 - a. Mayor Bishop asked the Commission to discuss short-term rentals. After scouring the books, Justin could not find anything on the books for short-term rentals, it's all a relatively new thing with the internet such as Airbnb's, VRBO and all those sites you can do with it. He opened up a discussion to everyone on opinions, thoughts, proof, or any kind of precedence of any other towns or any other communities that have had things get out of hand, and they are starting to come up with ordinances and some ideas to control these issues. What the other communities have found is that it does not offer anything beneficial to their communities. They are finding that a home with a long-term rental or an ownership is more beneficial to a town than short-term rentals, nightly rentals, or something like that. Do you gentlemen have anything?

- b. Andrew stated, "My only experience is that I grew up in southern Utah, in St. George. Our mountain getaway was Pine Valley. Its population is similar to Meadow. It really has a high visitation of visitors. The town has some kind of moratorium, or some way to limit those kinds of rentals, because it creates a culture of nuisance issues (i.e., people being loud at night, they are on vacation and the permanent residents are annoyed). That's my only experience with hearing about a community that has been affected by short-term rentals."
- c. Rex stated they bring in alcohol and then there would be trouble. However, it's nice for people to be able to rent something and get a little revenue, but that other activity could present a problem. We are concerned about night problems that could be issues.
- d. Sarah asked, "Does that open up the fact that they may bring in trailers or something like that? If we open it up, would that be the next step that people would want to get to? Monica stated they can already bring in a trailer for two weeks now on a permanent resident's property.
- e. Rex is concerned about outside sources. He mentioned potential problems. You are able to put a trailer on your own property for two weeks.
- f. The question was asked what an Airbnb was from an attendee. Commission members shared that it is night to night rental. Airbnb is a company that acts as a middleman between the renter and potential rentee.
- g. Justin asked, "What does Meadow have to offer for someone to come in for a night or two? Meadow really does not have anything to offer people. With my employment as a trooper, I see what the Hot Springs bring in, I see what comes into town.
- h. Mark Cowley told commission members to go into your zoning book for residential zoning, and it has approved uses in the books, there is a list of what is approved in the table of listed uses. If it was not on this table, it's not acceptable. The only thing on the list on the table,

could be a home business. If you look at it, it could be an administrative Conditional Use permit. If you have a home business, first you have to have a business license. The town council sets the conditions for this Conditional Use and the person getting the license has to abide by these conditions or else it is gone. In this section it describes what you can have as a home business and what is required. Someone asked if that applied to a long-term rental, they said it requires a business license also. A home business cannot have any employees. It has to be run by the family. There are people in town now that are renting their homes and they do not have a business license.

- i. The question was asked about considerations for the neighbors in the area of the rental. These concerns need to be written in an ordinance(s).
- j. Justin stated that the Mayor provided him with something that Fillmore has, but he hasn't had a chance to read it. Zane wanted to make it tonight, but he has some family things, so he dropped it by the house. I don't know where he got it from, but it talks about AirBnB, HomeAway, and VRBO specifically in Utah. This might be from the State. It talks about zoning, taxes, renter's insurance, as well. He stated from another document from Millard County, are actually more in the line with a building permit. One thing he did find was that in Sugarhouse, on the east side of Salt Lake, they have this problem, so they came up with an ordinance that it has to be over 30 days. They cannot rent out a place, unless it is over 30 days, which completely eliminates the nightly rental.
- k. Sean read a definition of a short-term rental from the State, which means a residential unit, or any portion of a residential unit, that the owner of record, or lessee of the residential unit, offers for occupancy for fewer than 30 consecutive days. (Utah Code 10-8-85).
- l. Andrew read an article from the Utah Land Use Institute, which states that no county or city can prohibit someone from offering a

short-term rental on a short-term rental website, or punish an individual for placing a listing on a short-term rental website.

m. These are the kinds of things we need to sit down and discuss and to come up with some things and present them to the Mayor and Town Council. We are here to come up with an ordinance and present it to the Town Council, for them to vote on. Things that need to be considered are:

- i Zoning,
- ii Conditional Use permit,
- iii Business license (check on what other cities are charging),
- iv Taxes,
- v Use fees,
- vi Renters' insurance,
- vii Multiple meters, or a commercial meter,
- viii Increased usage of water, electricity, and emergency services,
- ix Adequate parking,
- x Increase in traffic,
- xi Number of people allowed to stay,
- xii Adverse impact on surrounding residential uses, such as noise levels, lighting, traffic, curfew, garbage, upkeep of properties, squatters, safety concerns such as, irrigation ditches (safety of children), liability towards the town,
- xiii How will the zoning be enforced,
- xiv The motels in Fillmore have a room tax, and if an Airbnb takes away that night from the motel, they are losing taxes, which goes to tourism, which helps the county. So, if Meadow allows Airbnb's, it defeats the county's purposes.
- xv What is Meadow benefiting from this?

n. Andrew suggested that we look at long-term rentals, as well. The issue of someone renting, then leaving owing a huge bill on their utilities; should we make the homeowner responsible for the bill?

- o. Further research needs to be done, but these are the kinds of things we need to sit down and discuss and come up with some things and present to the mayor.
- 4. **Other business:** Justin asked if anyone had any ideas of names of people for the Planning and Zoning commission for next year that can be passed on to the mayor and the town council? Sean Kelly, Chelsea Breur. There is an election each December for the chairman position.
- 5. **Adjourn:** Rex motioned to adjourn the meeting. Van seconded. All were in favor.

Chris Scott
Planning & Zoning Secretary