
PANGUITCH CITY COUNCIL

AGENDA

PANGUITCH CITY OFFICE
COUNCIL ROOM
25 SOUTH 200 EAST
PANGUITCH, UTAH 84759
JULY 8, 2025, 5:30 PM

- OPENING CEREMONY
- ADOPTION OF THE AGENDA
- APPROVAL OF MINUTES
- ASPEN VALLEY STREET LIGHTS
- SHORT-TERM RENTAL – THE LOFT AT 681 S OAK STREET
- SHORT-TERM RENTAL – VIHAAM VENTURES, LLC AT 405 W ASPEN VALLEY DRIVE
- EXECUTIVE SESSION
- DEPARTMENT REPORTS/CALENDAR
- ADJOURNMENT

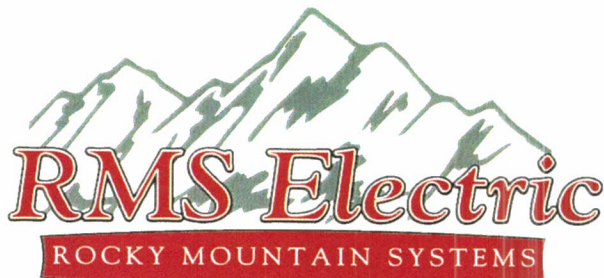
ZOOM MEETING LINK:

<https://us06web.zoom.us/j/89873979301?pwd=VDhraEFVUDY1RHJJZ0t2RTErRWxPZz09>

MEETING ID: 898 7397 9301

Passcode: panguitch

REASONABLE ACCOMMODATION: The City of Panguitch will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact Mat Houston at the Panguitch City office at least 24 hours in advance if you have special needs. Anyone who wishes to offer a prayer or thought in the opening ceremony at City Council is welcome to do so by calling City Manager Mat Houston at 435-676-8585 to schedule an appointment. Participation may be telephonic or electronic. **Items may not be covered in the order listed. Panguitch City is an equal-opportunity employer.**



P.O. Box 641 • Panguitch, UT 84759
801-644-9936 • Office.RMSElectric@gmail.com

Proposal

Proposal Submitted to: Panguitch City

Street

City, State, Zip Code

Attn:

Phone

Date

2/11/2025

Job Name

Entrada Street Light

Job Location

Email

We hereby submit bids and estimates for:

Each Street Pole

1. Install 2 in-line fuse holders

2. Install 2 20 amp fuses

3. Install new wire from fuse holders to fixture head

This is needed to provide adequate wire length at hand hold

4. Rocky Mountain Power to disconnect power to all fixtures

5. This proposal assumes that all fixture heads will easily remove

6. Permit fees if required are not included

7. This proposal does not include any additional wiring other

than what is need from the fuse holders.

8. Install an in-ground junction box as per RMP specs.

This proposal assumes all work can be hand dug and completed
within a day.

\$1,628.00 Each

We Propose hereby to furnish material & labor complete in accordance with the above specifications for the sum of:

Dollars (\$

).

Payment to be made as follows:

Standard payment terms Due Upon Reciept

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Authorized

Signature

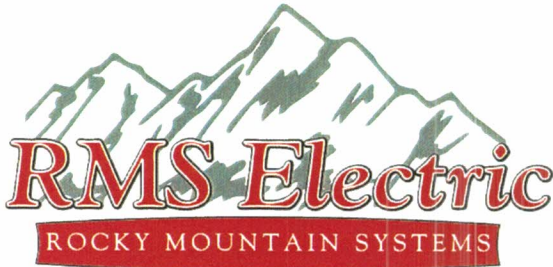
Note: This proposal may be withdrawn by us if not accepted within 90 days

Acceptance of proposal--The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Date of acceptance

Purchase Order #



P.O. Box 641 • Panguitch, UT 84759
801-644-9936 • Office.RMSElectric@gmail.com

Proposal

Proposal Submitted to: Panguitch City

Phone

Date

11/2/2023

Street

Job Name

Entrada Street Light Revided

City, State, Zip Code

Job Location

Attn:

Email

We hereby submit bids and estimates for:

Each Street Pole

1. Install 2 non-breakaway in-line fuse holders
2. Install 2 20 amp fuses
3. Install a 17" x 12" x 12" in-ground fiber glass box
4. This proposal assumes the following:
 - Wire feeding the poles is direct buried not in conduit
 - If the wire is installed in conduit - additional material will be needed
 - Hand digging and alterations and be completed in one day
5. Please note a lead time might be required for shipping
6. Please note warm weather (not frozen) is needed for hand digging.

Material: \$442.84

Labor: \$675.00

Per Fixture Total: \$1,117.84

7 Fixtures: \$7,824.88

Please note the existing condition of the buried wire is not known until it has been exposed.
This proposal makes the above mentioned assumptions. Additional labor and material may
be needed once hand trenching can be completed. Thank you for your understanding.

We Propose hereby to furnish material & labor complete in accordance with the above specifications for the sum of:

Dollars (\$ _____).

Payment to be made as follows:

Standard payment terms Due Upon Reciept

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Authorized
Signature

Note: This proposal may be withdrawn by us if not accepted within 90 days

Acceptance of proposal--The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

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Date of acceptance

Purchase Order #



PANGUITCH CITY BUSINESS LICENSE APPLICATION

25 South 200 East, PO Box 75, Panguitch Utah 84759, Phone: 435-676-8585,
Email tyrissa.howell@panguitch.com

A Change of Pace

Date: 6/2/25

Name of Business The Loft DBA: _____
Type of Business STR
Business Address 681 South Oak Street City Panguitch State UT Zip 84759
Mailing Address PO Box City Panguitch State UT Zip 84759
State Sales Tax # _____ Health Inspection Permit # _____ Contractor License # _____
Business Email 5150@hotmail.com Business Phone # 435-
Name of Business Owner (if partnership, list all partners; if corporation, list principal officers)
Alan & Keki Johnson
Owner Address 687 South Oak Street City Panguitch State UT Zip 84759
Phone # 435- Email Address 5150@hotmail.com
Name of Manager Alan Johnson Manager Phone # 435-

LICENSE FEES

- ☒ General Business License Fee - \$25.00
- ☒ Conditional Use Permit (one-time only fee) \$25.00
- ☐ Beer Permit - \$50.00
- ☐ Vendor Permits -
 - ☐ Up to 30 days - \$20.00
 - ☐ Yearly - \$25.00

Total amount due - \$ 50.00

NEW APPLICATIONS - This is an application for a business license; the actual license will be issued only when the completed application is received, reviewed, and approved by the city council. All information must be accurately completed, or the issuance of the license will be delayed. Issuance of the license shall in no way relieve the applicable zoning, health, building, and fire regulations. All state and Federal regulations must be complied with.

RENEWAL APPLICATIONS - Renewal forms are sent out at the first of every year. If you did not receive one, please contact Tyrissa at the Panguitch City Office. **Late Fee** - Late fees are applied if renewals are not completed by February 1st of each year.

HOME OCCUPATIONS - Home occupations require a conditional use permit.

SHORT-TERM RENTALS - A conditional use permit and a building inspection are required. Please request a STR packet.

HEALTH PERMIT REQUIRED - For all FOOD ESTABLISHMENTS, FOOD TRUCKS, TANNING BEDS, BODY ART, AND SWIMMING POOLS.

I, We, Alan Johnson hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business, and understand that it is unlawful to make any false statement, declaration, or report as required in this application.

Date 6/2/25 Signed by [Signature]

FOR OFFICIAL USE ONLY -

Health Permit Approval _____

Total Paid \$ 50.00 pd CC



PO Box 75 Panguitch, UT 84759 435-676-8585 panguitchcity@gmail.com

In accordance with the Panguitch Zoning Ordinance, individuals desiring to have a conditional use permit, or a home occupation permit, or a variance.

It is necessary for all neighbors **within 300 feet of the exterior boundaries of your property** to be made aware of this type of request.

NAME: AJ & Kellen Johnson ADDRESS: 687 Oak St. Date _____

EMAIL: @hotmail.com PHONE: (435) _____

Is making application to have (Explain in detail) rental / vacation rental

If this application is for animals: state number of animals, type of animal and approximant square footage of land being used. (No barn or coop shall be constructed closer than 50 to the nearest street or dwelling. One cow or one horse for each 10,000 square feet or one sheep for each 4,000 square feet. Pigs, billy goats, mink and other dangerous animals are not allowed.)

If this application is for a vacation rental, is there more than one structure on the premises? Y/N N

If yes describe the secondary structure NO
Located at 687 Oak St. Panguitch, UT. 84759

It is not necessary that you approve; it is important that you sign this statement indicating that you are aware of the proposed request.

Signatures:

[Signature]

Kevin Sullivan

[Signature]

Linda & Russ Rabin

Home north of Josh Pollock residence

Comments if any:

Wife not home, husband declined signature

NO answer / seasonal home



PANGUITCH CITY BUSINESS LICENSE APPLICATION

25 South 200 East, PO Box 75, Panguitch Utah 84759, Phone: 435-676-8585,
Email tyrissa.howell@panguitch.com

A Change of Pace

Date: 5/19/2025

Name of Business Vihum Ventures LLC DBA: _____
Type of Business Vacation Rentals
Business Address _____ City West Jordan State UT Zip 84081
Mailing Address _____ City West Jordan State UT Zip 84081
State Sales Tax # 14324906-003-STR Health Inspection Permit # _____ Contractor License # _____
Business Email r@gmail.com Business Phone # ---
Name of Business Owner (if partnership, list all partners; if corporation, list principal officers)
Nilay Gajjar
Owner Address 2 Ln City West Jordan State UT Zip 84081
Phone # _____ Email Address _____
Name of Manager _____ Manager Phone # r@gmail.com

LICENSE FEES

- ☐ General Business License Fee - \$25.00
- ☐ Conditional Use Permit (one-time only fee) \$25.00
- ☐ Beer Permit - \$50.00
- ☐ Vendor Permits -
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Total amount due - \$ _____

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HOME OCCUPATIONS - Home occupations require a conditional use permit.

SHORT-TERM RENTALS - A conditional use permit and a building inspection are required. Please request a STR packet.

HEALTH PERMIT REQUIRED - For all FOOD ESTABLISHMENTS, FOOD TRUCKS, TANNING BEDS, BODY ART, AND SWIMMING POOLS.

I, We, Nilay Gajjar hereby agree to conduct said business strictly in accordance with the Laws and Ordinances covering such business, and understand that it is unlawful to make any false statement, declaration, or report as required in this application.

Date 5/19/2025 Signed by _____

FOR OFFICIAL USE ONLY -

Health Permit Approval _____

Total Paid \$ _____



A Change of Pace

PO Box 75 Panguitch, UT 84759 435-676-8585 panguitchcity@panguitch.com

In accordance with the Panguitch Zoning Ordinance, individuals desiring to have a conditional use permit, or a home occupation permit, or a variance.

It is necessary for all neighbors **within 300 feet of the exterior boundaries of your property** to be made aware of this type of request.

NAME: Nilay Gajjar ADDRESS: 405 W Aspen valley dr Date 5/19/25
EMAIL: @gmail.com PHONE:

Is making application to have (Explain in detail) short term Rental

If this application is for animals: state number of animals, type of animal and approximant square footage of land being used. (No barn or coop shall be constructed closer than 50 feet to the nearest street or dwelling. One cow or one horse for each 10,000 square feet or one sheep for each 4,000 square feet. Pigs, Billy goats, mink and other dangerous animals are not allowed.)

If this application is for a short-term rental, is there more than one structure on the premises? Y/N

If yes describe the secondary structure and where it is located at

Neighbor it is not necessary that you approve; it is important that you sign this statement indicating that you are aware of the proposed request.

Signatures, printed name, and address:

ZACKO 444 MRGA. V. yes

Comments if any:

We no about it

July 3, 2025

To whom it may concern

I was approached by our neighbor AJ Johnson to talk about him adding a privacy fence in between us.

He informed me that he is planning to have a short-term rental in the back of his property in his ADU that was built several years ago.

When asked why he wanted a fence he told me that it is something new that was put in the short-term ordinance in order to get a license.

We have enjoyed having the open driveway in between us and the Johnsons. It has allowed better access for us to our shop and back yard. I feel it has benefitted both us and the Johnsons not having a fence.

We fully understand the Johnsons are wanting to do a short-term rental in their apartment but don't feel we need a fence between us.

For this reason, I am asking for some type of variance for AJ on this ordinance to avoid putting up a fence that may ruin what he have.

I would appreciate any consideration in this matter.

For additional questions or a follow up discussion if needed please feel free to reach out (435)590-9701.

Thank you,

A handwritten signature in cursive script that reads "Hailie Pollock". The letters are fluid and connected, with a prominent 'H' and 'P'.

Hailie Pollock

July 7, 2025

To whom it may concern

Tonight, I had a conversation with AJ Johnson about the fence ordinance pertaining to short-term rentals that Panguitch City has in place. My wife and I own the property to the east of AJ and his family.

He explained to me that he has an apartment behind his house which I was aware of. He explained that he plans to do a short-term rental out of that apartment. AJ also explained that the ordinance was changed about a month ago and what is needed to be granted that license to do so. We talked about him trying to get a fence variance with the city to allow him to operate his business without a fence.

I understand he plans to do a short-term rental from there and I agree with AJ that there is no need for a fence between us.

Feel free to reach out with any questions you may have.

Karl Volkmann

A handwritten signature in blue ink that reads "Robert Karl Volkmann". The signature is written in a cursive style with a large initial 'R'.

July 7, 2025

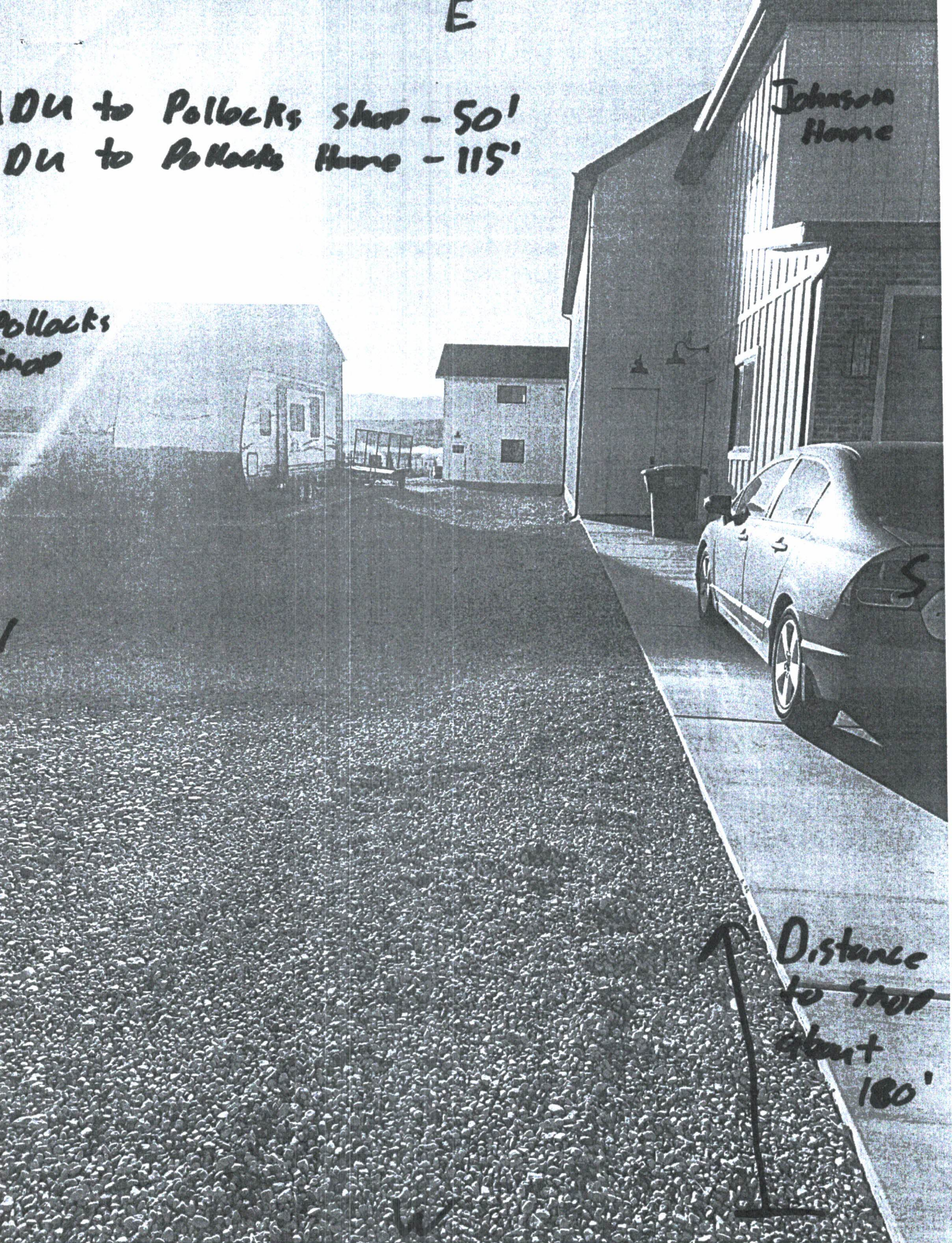
E

DU to Pollocks Shop - 50'
DU to Pollocks Home - 115'

Johnson
Home

Pollocks
Shop

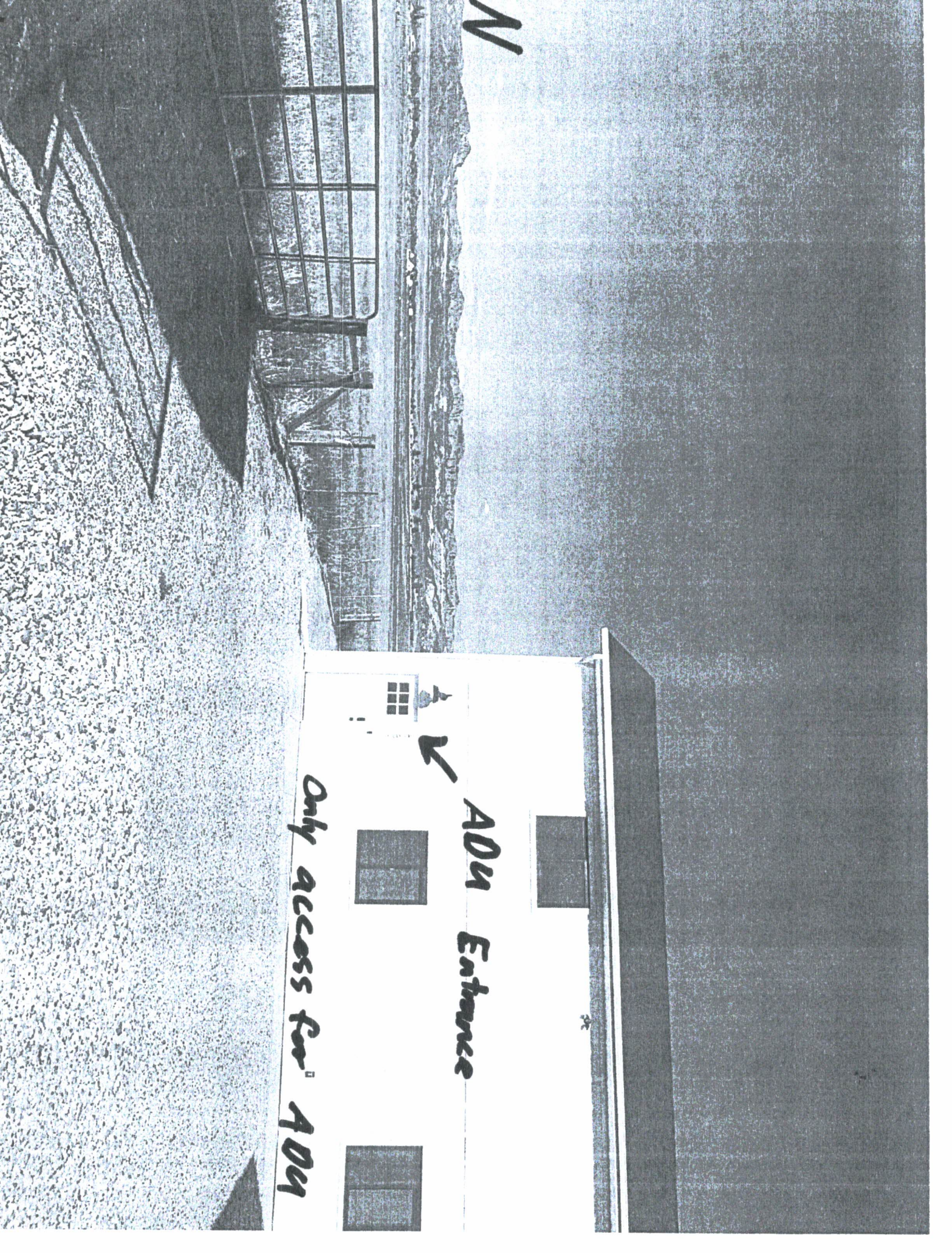
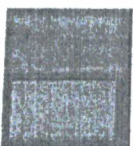
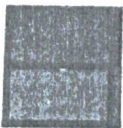
Distance
to Shop
about
180'

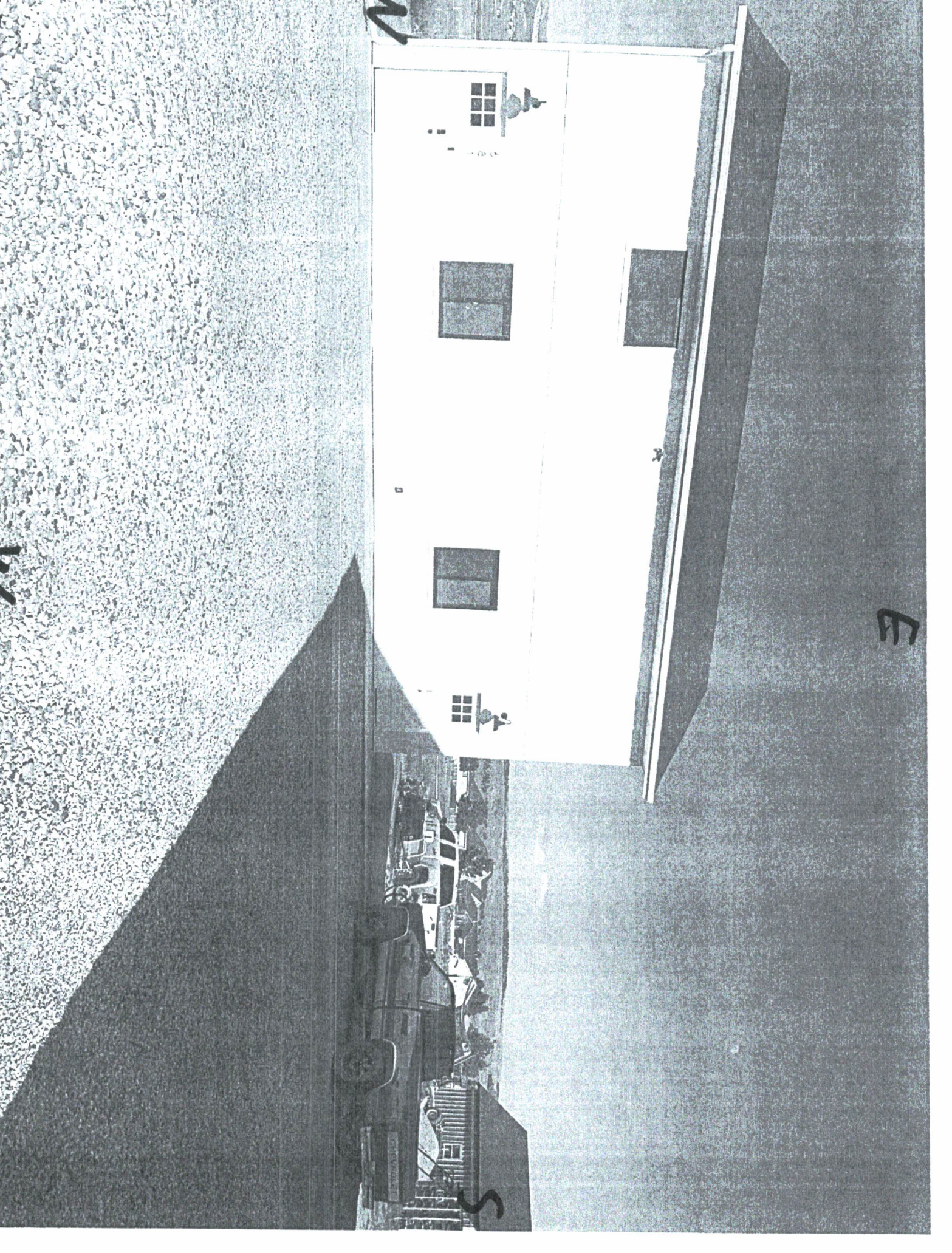


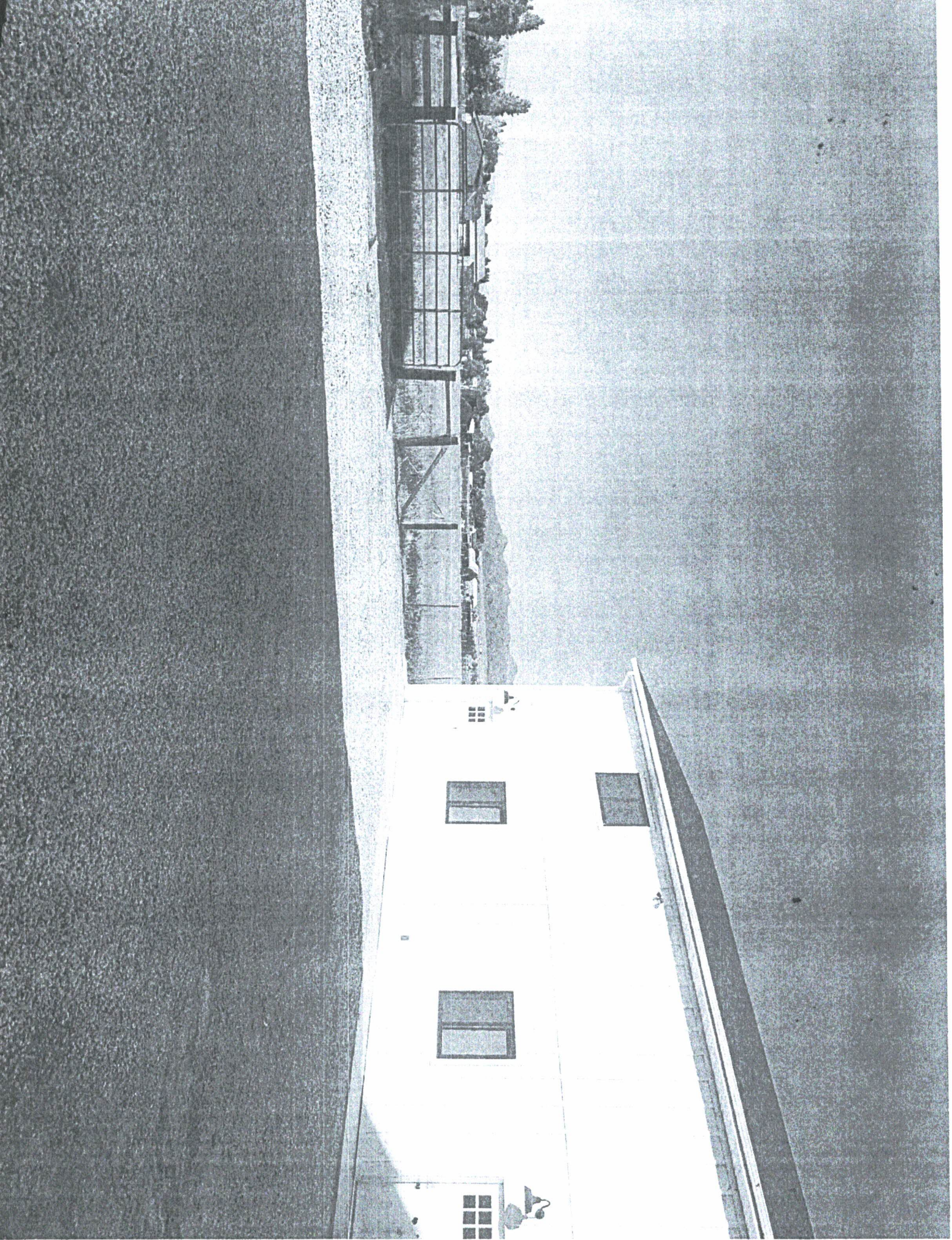
N

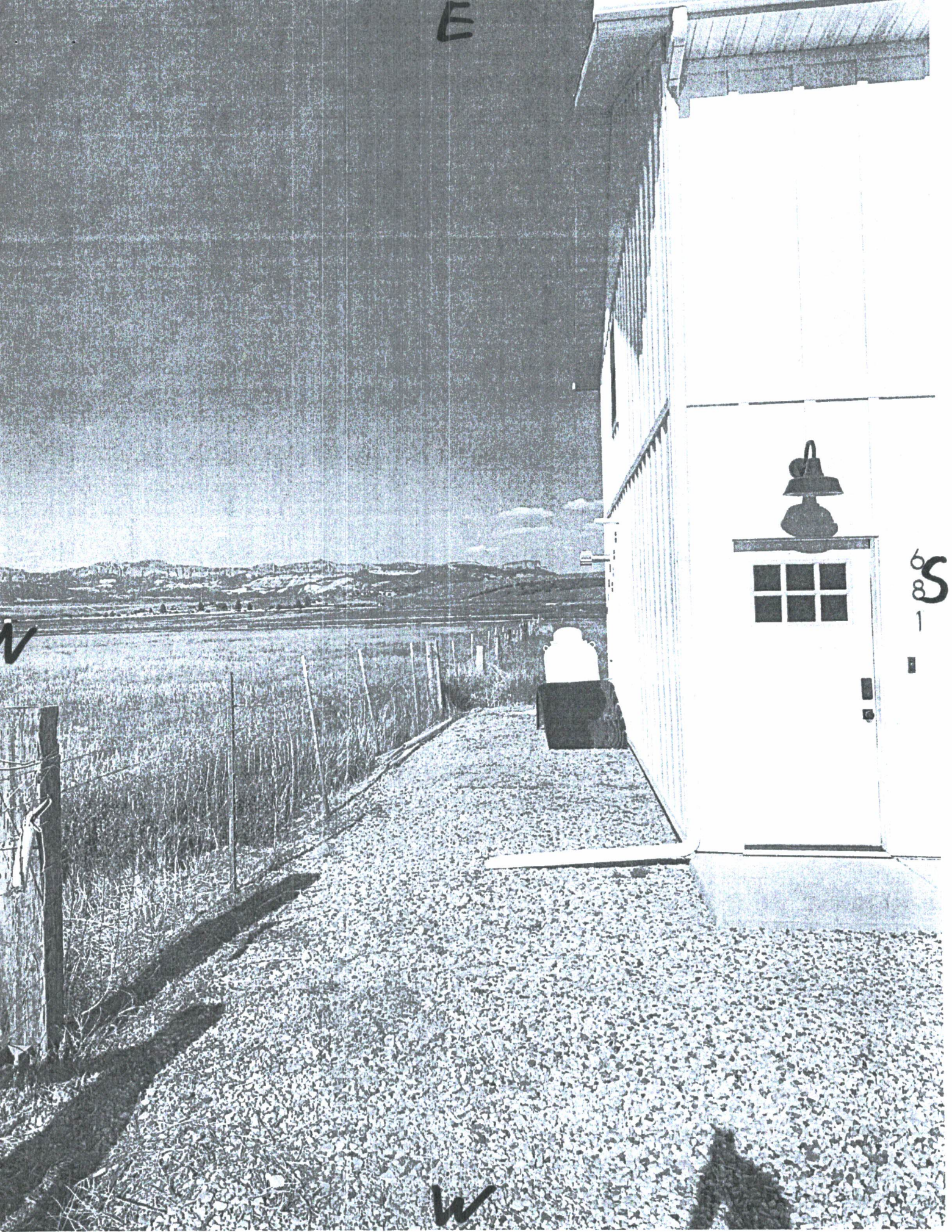
Only access for ADU

ADU Entrance













Option 1



option 2



Option 3

