

# Loa Town & Waterworks

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Mayor – Cody Grundy, Town Clerk – Michelle Brian, Treasurer – Amber Perkins

## Loa Town & Waterworks Town Council Public Hearing Residential Mixed-Use Overlay

February 12, 2026

Mayor Cody Grundy welcomes everyone to the Loa Town & Waterworks Town Council Public Hearing on Residential Mixed-Use Overlay (RMU) dated February 12, 2026, starting at 6:30 pm and being held at the Loa Town Hall at 80 W. Center Street in Loa. Town board members are present: Chris Olsen is present, Don Bone is present, Derek Woolsey is present, Kori Brown is present, Michelle Brian is present by phone, Cody Peterson is present, Amber Perkins is present.

**Public Attendance:** Daniel Jensen (Sunrise), Brock Jackson (R6), Barbara Tewell (pandz member)

Michelle, the town clerk, asks Daniel, the town planner, to summarize the mixed use overlay ordinance. She points out that the council has had a copy of the ordinance, which was recommended by the Loa Planning Commission, for several days. However, she would appreciate a clear explanation before opening the discussion for questions.

Daniel explained that an overlay is a little bit different than a base zone so just to make sure everyone understands what's going on, the difference is in a standard zone like a R1 or R2 or commercial zone changes the set of rights a person has depending on the zone. So, if someone gets rezoned then the old zone no longer applies but otherwise if the zone stays the same then certain rules must be followed in whatever zone they are in. In this case when you are talking about an overlay it's a little different in that the base zone stays the same and all the rights and rules with that base zone remain. If a person is in R1 zone, then they can still develop in that zone if they follow the rules of that zone but on top of that they would have the opportunity to if approved to pursue the overlay option. The overlay is specific to the project that they bring in the planning commission and town council to look over. This is just a project plan not all the engineering will be done, not all the planning is done at this point, but it will have enough information that the town council will understand the nature of the project. The reason you want to do this is because a person can still maintain the base zone rights they already have and it gives additional opportunity in areas where it makes sense for other projects to be done as well. This gives the town council, pandz and a property owner the chance to come together about what a project could look like if it fits the neighborhood and that its being asked to be applied on. The overlay itself outlines a set of minimum standards that would need to be adhered to and need to be included in a submittal from the applicant to the town to see if they believe it would be something that could fit in the neighborhood. If you look at the overlay, it outlines potential permitted uses, density, it asks for potential for details about things like landscape or

architecture, layout, etc. but it isn't the nitty gritty until later in the application process. But it allows someone not to spend a lot of money and time beforehand just to be turned down. So, in essence, rather than trying to create a zone that outlines a bunch of unique things this allows a person to apply for a project that may be allowed that otherwise may not be within all base zones. This give the town council a lot of flexibility to decide in this neighborhood we are okay with this type of project but maybe not in this neighborhood. This is something that goes above and beyond what is typical of that zone. This is why a lot of cities use the overlay because it's a helpful tool to allow developers flexibility and allow for more flexible conversations between developers and councils while still maintaining a tie to the neighborhood. He then asks if anyone has any questions about what he just explained or anything that they have read. No one has any concerns. Barbara said, well that's different than the pandz meetings because it was a bit tense over this for a few meetings. Derek said I was partial to it because it gives the town flexibility to work with the developers on projects like Daniel had explained. It wasn't a hard line like a base zone. Kori agreed she liked the flexibility it provided. Chris also agreed that she liked what she had read and how it was written. The mayor said good work to Daniel and the pandz even though Barbara was the only one that made it this evening. There was no public comment. They waited a few more minutes in case someone showed up but no one came.

The mayor thanks everyone and asks if someone would like to motion to adjourn the public hearing for the RMU. Don motions to adjourn the public hearing for the Residential Mixed-Use Overlay. Derek seconds to the motion to adjourn the public hearing for the Residential Mixed-Use Overlay. All others voted in favor.

Public hearing adjourned at 6:45 pm.

## **Loa Town & Waterworks Town Council Meeting**

**February 12, 2026**

Mayor Cody Grundy welcomes everyone to the council meeting dated February 12, 2026, starting at 6:45 pm and being held at the Loa Town Hall at 80 W. Center Street in Loa. Town board members are present: Chris Olsen is present, Don Bone is present, Derek Woolsey is present, Kori Brown is present, Michelle Brian is present by phone, Amber Perkins is present, Cody Peterson is present.

**Public Attendance:** Brock Jackson (R6), Daniel Jensen (Sunrise Zoning Planner) Eric Torgerson (building inspector for Loa), Barbara Tewell, Gary Laing, Monte Laing, Michael Blackburn, Mike James, Debbie James, Jim Lamb, Trent Hunt, Raelynn Hunt, Ryan Rees, Tammy Ice, Beth Hunt, Terry Hunt, Ryan Davis.

**Arsenic Results:** blend is .98, well #2 is .94 and well #3 is .106, the blend is still good so that's what's important.

The mayor asks Cody Peterson what he has to discuss. He said he doesn't really have anything for them. Cody asked what their thoughts were on tearing the grass out here in front of the civic center on the southeast side and just putting some rock or something down since the sprinkling system doesn't hit that area and the grass is dead and looks bad. Chris liked that idea. Kori did too if Cody doesn't let it become a weed patch and keeps it looking nice. He said he wouldn't.

He said that he would be gone next week to have his baby. He said it may snow while I am gone so if someone can plow while I am gone, I will have it ready to go and the four-wheeler with the plow for sidewalks is ready also. The mayor said he would do it if it snows. He's hoping to be back by Thursday if someone can handle it until then. The mayor said he could until Saturday but then he was leaving too. Michelle asks if anyone has anything for him. The mayor asks how the pumps for irrigation are coming, are they going to be ready to go in the spring? Cody said, yes, he will dig the east side one up and redo it with McCoy's help. It was leaking when he welded it last year so he will dig down and replace line back to the pump house. The mayor said he had better work on that in March so it's ready to go. Cody said he would get it dug up and get fittings ordered and get McCoy to weld again. He said he would probably just get a meter on it while he has it torn apart too. The metering isn't mandatory yet, but he might as well get it installed and ready while he's in the mess. The mayor asked if there is a meter that can handle the moss. Cody said yes there are quite a few new ones now that are supposed to be able to handle the moss. He has been talking to Brad from Peterson's about options. They thanked him for what he does. Michelle brought up maybe thinking about the drainage issue the civic center and maybe consider adding it to the CIB list. We had Jesse come do a study and give us some options as to how to address it so maybe it could be added to the list or other funding sources but something we may want to think about for spring as well. Michelle said she would put it on the agenda next month so they can relook at the options Jesse had given and decide what they want to do.

### **Business Items:**

**7:30 pm** - Discussion on STR with concerned residents: The mayor said we can go ahead and start. Gary Laing is the spokesperson for the group. Gary said he would start and then the others could chime in. We each received a letter from the town informing us of a short-term rental ordinance. The letter stated that we now must license our short-term rentals through the town instead of the county. Along with that it has raised some real concerns, so we have discussed it among several of us here and wanted to share those concerns with the council. He thanked them for letting them have some time to talk about this. As he has listened to so far, he is pleased with what he sees that the town council is doing with the Six Counties and improving the services and our town here. He said short term rentals are something that is not real old but not real new either. He continued that he and his wife started theirs in 2015 and the others here have come in since then. He said at that time we were called in by the county because they passed an ordinance that put regulation on str's. They had a lot of things in that ordinance that was concerning a lot of people throughout the county and a bunch of us countywide went to the county commissioners to express those concerns. As a result, they did modify the ordinance that they had passed in 2015. When we got this letter recently from the town I was concerned that an ordinance had been passed that we had not been aware of that we could have had input to but I have since checked on that and have found that we were all in error because public notice was issued and the public had the opportunity to comment which we did not see so we didn't take any action. I guess we were all comfortable in what we were doing because we had been licensed through the county for so long. We had to have a license through the town and the county in 2016, 2017, and 2018 and I tried to discuss that with the town council at that time and with the county at that time and did not prevail, so we had to license through both town and county. In 2017 all the str rentals that were operating were doing so under a huge worldwide cooperation called Airbnb and I don't

know that anyone has operated their str under anything other than Airbnb. As a result, of Airbnb becoming so popular around the world they changed their operation to where they would be doing all the tax collecting and then paying it into the states. So, at that time most private individuals with str would not be collecting taxes as required by the county ordinance and what you are proposing now with this ordinance. He said we do not collect taxes, sales tax or transient room tax and so essentially what we that are operating str here in Loa, we are under the umbrella of a large cooperation that acts as our business representative which has worked really well. When the Airbnb went into full effect then the town quit issuing a permit and the county was the only one that was annually renewed in February. So, when we got this letter that raised some concerns as to what was happening but as I got a copy of the str ordinance that was passed and I guess that was the only one that was passed about str it was just to amend your code to add them to it. Is that all your understanding? There is not a separate ordinance that has been passed about str it was just this one adding clauses in your existing ordinance. The mayor said that ordinance has been through a process with planning commission for three years, they have been working on it for three years. Gary said that's fine but there isn't an ordinance that has passed that is different than the one I have a copy of or you didn't have a public hearing on it. The mayor said once the pandz finishes an ordinance then we do hold a public hearing on them. Gary said you don't finish an ordinance and then ask for public comment. Chris said yes you do, that's how it works. Gary said well that's different than how we did things in the forest service. Kori said the pandz holds a public hearing and takes comments and then when it's a finished product they recommend it to the town council. They did that process with an ordinance for str. They can always amend ordinances that have been passed if needed but that's how the process works. Cody Peterson said it's a rough draft then public has an opportunity to come to a public hearing and the pandz can make alterations to the draft and then finalize it. Gary said it seems logical that you put information out there that you are going to write an ordinance for something then people can comment on it. That's how it worked for me and the forest service. Derek explained well that is how it worked. The public hearing was held before it went to town council to be passed. That was the opportunity to voice your concerns then. Chris said they must have something put together first or you wouldn't have anything to comment on. Then once they have the rough draft in place they hold a public hearing and fix anything that they feel needs to be changed and then they send a final draft to the town council for approval. Gary said I agree with the ordinance I read in authorizing short term rentals in Loa. But the letter I got was very different from the ordinance that I read. He said no one has a problem with the authorization of str in Loa. He said in talking to Felicia Snow, she said now that Loa has their own ordinance you will get your license for str through them and not the county anymore. He said the question I have is what generated that need from your perspective? The mayor said it came from pressure from the state to create ordinances for our town or we have no control over what happens. He explained that Six County has helped us create ordinances and this one is just one of the many that has been created. Gary said someone must have said we need to regulate str's or why else would you decide to start doing it now. Kori said yes of course we as a town decided that we wanted to get ahead of them as we started to see more people inquiring about doing them. We wanted to have a model so that they met the same criteria and make sure we didn't eliminate other housing by having so many of them. We needed to put a policy in place for us as a town to manage short-term rentals otherwise it's just out of our hands and whatever happens is going to happen. That isn't good management of the town. We wanted to have some say about the growth of our town and what it would look like. In order to do that we came up with regulations for short-term

rentals. Gary said you were aware the county had that already. Kori said, yes, we were. Gary inquired whether there had been any discussions with the county regarding assuming responsibility for that matter. Michelle said a municipality can make that decision on their own without discussing it with the county. If the town wants to create an ordinance they don't have to get permission from the county. Michelle said Kori is right on with what she said, the town wanted to regulate short term rentals, and they decided to create an ordinance to do that. It is something the town wanted to get ahead of before they had so many that it eliminated long term housing options for residents. We've had many calls from people not currently living here wanting to purchase a home and run it as short term rental and not live here so the concern was that there would be more and more homes purchased for that purpose and take away from places for people that want to come live here and contribute to the town by living here. Gary said we all agree that the town should do the licensing, they don't have a problem with the town taking it over. They were concerned with what they are prescribing for the permitting system. He said the things listed in the letter are very different than what was on the str ordinance. Michelle explained that the application and permitting goes along with the business license ordinance and the outlines described in that ordinance. She said Brock helped us create the application from that ordinance, so it is very much in line with what the ordinance. She said most of you have already been running a short-term rental, so you are grandfathered in on a lot of the regulations, so it won't really affect you that much. She said the only thing that may be different is having the fire safety inspection now that they didn't have before. Other than that, most of items are probably things you have been doing or are grandfathered in on. Gary said the application on your website is different than this application. Amber said that is a regular business license application. Michelle said that it is for other businesses not short-term rentals so yes, it is different. Gary said can you explain the difference. Chris said short term rental businesses are not the same as construction company business license. Michelle said short-term rental businesses are different because of the inspection requirements that the town does for them and other regulations they have on them as opposed to office space. Someone from the audience said but we have never had to have inspections. Chris said, well it's a liability for the town if you don't have them inspected. Gary mentioned they're concerned about the new inspection requirement since they've managed inspections themselves for the past ten years. He said we are already doing things to meet Airbnb so why do you have to add an inspection on top of that. Eric said I would like to say something as the inspector. He said Torrey did this a few years ago and I started inspecting them and there was a lot of safety stuff that was hazardous. Decks that were falling apart, no smoke detectors, no gfi's, cords running across lawns, it was a mess. He said the town is trying to make sure these rentals are safe before they become a problem, to fix it before someone gets injured. Eric said if you killed someone because your house is unsafe that they stay in then they could come after the town for allowing you to run an unsafe business. Gary said we don't speak in terms of what ifs. None of those things have happened here so why are we looking for problems that don't exist? We haven't killed anyone; we haven't burned anyone. Kori said no but why would we want to wait until that happened. We want to prevent that from happening. That's a liability. Gary said a liability to who? Chris said you and the town. The mayor said if we don't do our due diligence then it can come back to us for not making sure your homes are safe to rent out. Gary said are you liable if I get killed in my own home that gets burned down? The mayor said no because its your home, the homes you are renting out are a business and that is very different. Gary said that's my point is it really is not a business. Chris said it really is. You are collecting money for it then it's a business. Gary said that doesn't matter, I can say the same

thing if I am renting my pasture. That's a business, I am getting money for it. Eric said the town can tell you to make a deck safe or make sure that your electricity is safe, they have every right to ensure that those things are done to protect other people that are coming to stay in your homes. He said you have public coming into your homes and staying nightly, so of course that takes on a whole different meaning for everyone. Trent said the town can't make us comply or upgrade to code. Eric said when it comes to safety they can make you upgrade for safety. Too many of the group started yelling out things and Kori said okay one at a time, we can't hear everyone at once. Raelynn said I have worked in medical offices for 25 years and we didn't have to have annual inspections. We have a hundred patients coming in every day and we didn't have to have it annually so just explain why you are going to make us have an annual inspection. Kori said I will share my understanding. We are giving you a business license, so we are signing off to the public at large that we know that your home or whatever you are renting out is a safe place for them to come and stay. That we are okay with the way that this business is and how it is operating. For me as a town representative, I need to know that people are sleeping in people's homes and that it's going to be a safe place for them to do so. She continued and I trust that it is, I don't doubt that any of you would be renting them out if they weren't safe, but there is also a permit or inspection that I feel should happen to obtain a license. Raelynn said there's a hundred other businesses here that don't have to have an annual inspection so why are you making us have one. Raelynn said I can go into the grocery store and trip and fall just as easy as going into a rental and tripping and falling but you aren't requiring them to have an annual inspection. Derek said the difference is in the staying there for 24 hours versus just going in and out of a store. Raelynn said we did fire inspections every three years for the medical profession so why not just do that. Terry said what about a long-term rental, why don't you inspect them annually or make them do these same things. Derek said that is more of a residence at that point. It is not any different than me living in my home. Short term means many different people are coming in and staying nightly and leaving, without living there. Terry said I have a million-dollar insurance policy that is covering my Airbnb. Kori said so here is my question, what do you have against having an inspection, what is so bad about making sure the places you are renting out are safe to do so. Raelynn said because it's a big fee every year. Kori said she is aware that it has a fee. Terry said Eric tell them if it's required to have an annual inspection. He said no it's not required by the state but if the town chooses to make it required to do them annually then they absolutely can do that. He said these are transient in nature just like a motel and motels do have to have inspections on them. Eric said I am not saying that the inspection must be done every year but if that is what they want to do then they can and maybe after the first inspection or a couple they will decide to scale the regulations back to every other year or every three years. They may change that rule. The group started talking all at once again and the mayor said everyone needs to stop and go one at a time or we will be done with this conversation. Gary said I am the spokesperson, so I have the floor then. Could we go over each of your proposed standards for approval and let us tell you our concerns and are you willing to budge on any of them? The mayor said we had two public hearings on this already and you all had the opportunity then to come give us your concerns but none of you came. Gary said not on this one you haven't. These standards that were sent to us by mail has not had a public hearing on it. Michelle said yes there were two public hearings on this because it is the business license ordinance and those standards for str is in that ordinance. The letter was based off the ordinance. Brock created the application and standards that were mailed out on that ordinance that we did have two public hearings on. One with the planning commission and one the other with the town council for approval. Gary said I would like to see

the minutes of those hearings. The mayor said submit a grammar request and you can. Michelle said yes you are welcome to see those hearing minutes. Michelle said we had the hearings at the end of June and October of 2025 for reference. Terry said Michelle I asked for a code of reference for this ordinance, did you get me that. Michelle said we always start with state code when we create any ordinance so I can't give you the sited code we used because this particular state code is very vague for str. It basically allows the municipality to create an ordinance how they see fit for their community. The commission and town council chose items that they felt were important or necessary to create the ordinance. This was done over several months' time, and they looked at multiple ordinances from other towns about the same size for reference. In this situation the state code was used as a baseline. Brock said Michelle is right state code on str's is vague and leaves it up to the jurisdiction to decide what rules and regulations they want to have in place. The state gives the municipality the right to determine what they want to put into law for this type of business. Raelynn said and that it is fine, but we feel that an annual inspection is just too much and if you'd consider pushing that back, then that would make her feel better. Tammy said I just want to be treated fairly, and I feel like you are targeting the str businesses verses the other businesses. Gary said to Kori, you made a statement that gave us an indication that you were targeting us. He said you said that you were concerned that str were going to eat up permanent housing for residents. Kori said that is a fact that we cannot ignore. She said our job is to manage Loa Town and we have lots of people concerned that there are no homes to purchase or rent long term here. So we have to meet the needs of all of you, and we also have to meet the needs of everyone else that are looking for places to move into for long-term residence. She said you elected us to make decisions on your behalf for the good of everyone that lives here and that is what we are trying to do. We take information from people like Brock, people like Daniel and we look at how other towns are handling things and we come up with ordinances that we feel are best in managing the needs of everyone in Loa Town. We use state code and we hold public hearings where you are welcome to come voice your opinion at and yet no one shows up. We have not be gaited anyone in this process. That is the time that you can help us make these important decisions, but no one attends those. We just had one prior to this meeting and no public showed up. So, yes instead of just saying county you handle all the str for Loa Town and we will just sit on the sidelines and say whatever you want to do with Loa Town have at it. We did not want to concede that to the county and say you do whatever you want in our town with str so we took this on. Gary said you have misunderstood me. Derek said you said we targeted you. Kori said managing is not targeting. That is completely unfair Gary because I know every single one of you and I would never single anyone out and be unfair target you and think oh I don't want you to succeed or you to succeed in a business so let's make unfair rules. Gary said I am not talking about individual targeting. I am talking about a blanket statement you made that str impact long term residents then it came across as targeting and it says that str are a problem. Kori said that is not what I said. I never said str are a problem. Gary said I apologize if that is not what you said. Don said can I ask something, can I have by a raise of hands if anyone doesn't have fire alarms in their places that are not functioning? That is what we are looking for guys. You are probably already doing the things that we are asking you so this shouldn't be that big of deal for you. Gary said but you aren't taking our word for it you are making us have an inspection to prove it. Don said yes because although you all in this room may be trusted we may have someone that won't be and we can't leave that up to chance. We need to know by a trusted inspector that is licensed to do his job go in and make sure everyone is safe. Kori said we just must have a standard to go by and this is what we came up with. Gary

said go on Airbnb and do a search for Loa and you will find 74 rentals. If you do it for the whole county, there's 250. Don said you are telling me there are 74 airbnb's in Loa. Kori said we got the license information from the county on who they were licensing for str and there were not 74 of them listed. He said there are some listed that are not here tonight, the road creek inn has airbnb rentals and the old wonderland inn has some. Michelle said the road creek inn and the snuggle inn are motels listing themselves as airbnb's and they have that right to advertise that way, but they are not residences, and they do not license under the str license they license under a motel. They are not the same as individual homes being rented out nightly. Terry said can you explain to me what a short-term rental is. Then he turned to Eric and said do you want to explain it to them Eric. Eric said it's something rented out under 30 days that is transient in nature. Terry said it can be a trailer park, it can be a motel, it can be a campground, and a residence. He said I really liked the question that Don was just asking, how many of you have smoke detectors at your house. Don said we all do because we are responsible for own homes. Terry said how many have you replaced in the last year. Don said in my personal home I've replaced three. Terry said well they usually last longer than that but if we are renting them out and one of those batteries stops working, they start squawking then I will be going over anytime day or night to replace those or I won't have return customers. I think you should be doing the same thing with the long-term rentals as you are doing to us because they are a business too. I take a lot of pride in my str to make it look good and represent the town well. He said if you don't keep it looking good you don't rent it out. I haven't had a smoke detector go out in the five years I've been renting it. He said has anyone had any problems in this town because of an Airbnb. No one responded. He said I have had long term rentals, and I have had short term rentals, and you shouldn't be discriminating against me for having a short-term rental. He said I look out my back porch at a long-term rental and there are 15 cars in front of it every day, junk in the backyard and they don't even have to pay for a license, and the town isn't concerned. Cody Peterson said that is kind of a lie because we have sent letters and we are trying to get people to clean up their yards and get things out of the rights of way. Terry said and I commend you for that.

Gary said can we just go back to the list and go over them so we can understand them. He said go to this section where Required information must be posed in a clear, concise unambiguous manner and in a conspicuous location inside any location and inside any dwelling permitted as a short-term rental unit. a. A copy of the rental unit business license. b. A copy of the permit. What's the difference between the two? Eric said generally you post a business license and generally you don't post your inspection report. Gary said it doesn't say inspection, so what is the difference in rental business license and a copy of the permit? No one knew for sure what the difference was between the two things. He goes on, the name, address and phone number of the owner or property manager, he says that is known to anyone who books with an Airbnb so why do we have to post it as well. Kori said I don't understand why that's an unreasonable request. I stay at airbnb's all the time and I see that listed in the house. Kori said I just don't understand why this is such a monumental thing. Don said if a fire department or police officer comes to the location and says who owns this, its posted right there for them to give them. That is not a big request. Gary said Don, do you really think someone from the fire department or sheriff's dept doesn't know where Gary Laing lives or how to get ahold of me. Derek said not everyone will know that because not everyone is from here in those departments. If there is a manager listed for someone that owns a home here but doesn't live here, then it's important to know who to contact in case of an emergency that lives here. Derek said we are thinking about the future too not just

who owns something now. You could sell that place, and the departments may not know that you are no longer the owner so having it posted is just smart for an emergency. Kori said this is not a hard request so why are you acting like it is. Kori said we may know you Gary, but we may not know everyone that runs an Airbnb in town, some don't even live here but they have someone managing one for them. This ordinance just covers all of that. Gary said this isn't even in the ordinance. Michelle said it is in the ordinance. He said it wasn't in the copy that Amber gave me. Amber said I gave you a copy of the str ordinance. Michelle said these standards are listed in the business license ordinance. The str ordinance just amends the zones to allow str in every zone. That ordinance does not list the rules for short-term rentals, but I emailed you a copy of the business license ordinance, and it does show the same thing that the application asks for. Chris found the section in the business license ordinance and showed him where it said that. Gary said then you didn't give me a complete copy, Michelle said yes I sent you the entire business license ordinance, and it is the same copy that Chris is showing you. Brock tried to explain the difference in short-term rentals vs motels and long-term rentals but some of the group disagreed with his explanation. Don said the things we are asking for are standard requirements, so he doesn't understand why this is so concerning to them. Chris said I have stayed in rentals, and they have this same information posted. Don gave a scenario about mom and dad leaving the rental to go to a movie under the care of their teenager tending and something happens; the teen has the information on who to contact right there. Gary said that it is a what if, you shouldn't plan things until one of these what ifs have happened. Let me continue because this one is really irritating. One name plate is required for each short-term rental not to exceed twelve inches (12"x 18") made of weather resistant material, containing the name and telephone number of the owner or the designated agent who will be responsible for receiving complaints regarding activities on the property and the conduct of the occupants of their guests. Why do we need that? Why do I have to post my name, address and phone number on the front of the building. Kori said if there was a problem and someone went to the home to address it then they would see exactly who to contact. She said I don't know why you are treating these things like we are asking you to cut off your arm. Gary said you are. Chris said we are not. Ryan Rees said can I just address that one, I can see both sides of the argument on this item. I can see why you'd want a name and number there for medical reasons, or other emergency reasons. But I also don't like putting personal information especially not my name, number and address on the front of a building for anyone to see either for privacy or safety reasons for me and my family. That one is kind of a sticky one for me. Gary continues to another one that he doesn't think is necessary. Owner Certification: Owner understands that he or she assumes responsibility for all guests' activities; violations may result in fines to owners and/or guests; and/or licensee denial, suspension, or revocation. So if I have a couple from Twain come stay and they go down to park and get drunk and do some vandalism on the petroglyphs down there, come up and break a window at a restaurant in Torrey then I am held responsible for what they have done. The mayor said that it is on your property, not if they leave and commit a crime. Gary said that's not how it's worded. Kori said then we just amend it to say on your property because that is what we meant. Don said if they light fireworks on your property and it starts the neighbors on fire then that would be your responsibility. Don said we can't cover every little thing, if we made a mistake but not listing on your property then we will fix it. Gary said why am I responsible for adults that rent my house. Do I have to go over and be their daddy? The mayor said well it's your home so you do need to monitor what is happening there. Kori said we aren't asking you to window peek but just be aware of things. It's your property that is being rented out so you just make sure the people

renting are aware of the rules we have and there isn't a problem. Chris said this is all stuff that could have been addressed in our two public hearings prior to adoption that none of you attended. This ordinance is passed and it is what you need to adhere to unless we decide to amend it and that all takes time to do. You must be accountable because you didn't show up when you had your chance to voice your opinion. Terry said we just want you to make all the businesses do the same things you are making us do to be fair. He asked what do you charge for a regular business license? Chris said \$50. Terry said so you are going to charge us \$225 and everyone else is being charged \$50 so is that fair? Chris said all businesses are not the same as this because this type of business does require an inspection from our town inspector. It is different than other businesses. Beth said this says you have to list every guest, I am not listing my grandkids names on the register. Chris said I believe the intent was the person that rented the place was put on the register and the number of people staying not the names and addresses of each guest. If it needs to be clarified, then we can clarify the wording. Kori said we may not have all the correct verbiage, and some things may need to be worded differently to be clearer on what is expected but again if all of you would have come to public hearings all this after the ordinance had been passed could have been avoided. We are not going to do everything perfectly and get it all right and ordinances can be amended. We have no problem making fixing the way something is conveyed to be clearer. As we have stated before, we use code and then we get examples from other towns and we create something with the help from people like Daniel that does this for a living and Brock, do we get everything right the all the time, no and that's why we hold public hearings so we can receive input from the towns people. No one came to those hearings so you can be mad at us for mistakes we inadvertently made, but you didn't come to any hearings. We are willing to hear from you, and we aren't trying to make this harder for you. We are happy to entertain making some adjustments to what has been passed but this feels like an attack. Mike James said Kori I think the real issue is, we don't read the Insider anymore, so we just didn't see the public hearing notifications. Derek said we have a website and there is also a Utah Public Notice Website. Kori said we are sorry that you didn't see the notifications but there's not much more we can do in that case. We notify you the way we are supposed to and it's not our responsibility to make sure you see the notification that is on you to look. Brock said if you go onto the public notice website and list your email then you will get all the things posted by Loa Town. Chris said we have talked about this for over an hour now and we had allotted you 15 minutes so it's time to move on. Terry made some jabs about the building inspector and his high pay. Ryan Rees made a statement that he feels like it is a good idea to have inspections. It's a good idea for each of us as owners that if there is something wrong with our rental then I would be thankful that it was found and could be fixed. He continued and said he felt inspections were needed. He doesn't think they need to happen every year, but they do need to happen. He thinks one every year is excessive but that is his opinion. It gives me as a property owner a sense of security to know that his place has been inspected and is safe for renters. The council thanks him for his comment. Jim Lamb said he doesn't have a dog in this fight, I live outside of town, so I have just been here to listen, but he wondered when the council plans to revisit this for this group in a public hearing of some sort. The mayor said that is a good question, but they don't have an answer right now. Raelynn said she thinks things got off track, but they all just want to be on the same page and come up with a solution that works for everyone. Eric said he can understand not having an inspection every year and he will do whatever the town council decides but he said when I first started doing inspections for Torrey it took a couple of years to get people bringing their places into compliance and safe to rent out. He saw a lot of terrible circumstances and very

unsafe homes but once they fixed things and got a few years under them then they scaled back on the inspections. So maybe that's what Loa will have to do also. Derek said ordinances are meant to be amended and we can see that some wording and things need to be corrected. Beth said this is not an ordinance. Michelle clarified that it is indeed an ordinance and has been passed. It can be amended like Derek said but that has to be a decision that the town council makes. Gary said well we could carry on for another hour, you have heard our concerns. You are our elected officials, you know you have some upset citizens, so do with it what you will. The mayor thanks them for coming in and he wished that they would have been here months ago for the hearings because a lot of this could have been avoided. Beth said can you send us a letter when you have another hearing like you sent us the application? The mayor said no, we can't send out letters every time we have a public hearing. Chris said we have heard all that you have said tonight and we will take it into consideration and we will revisit it soon. Everyone left except for Ryan Rees and Eric Torgerson. The council spoke with Eric, Ryan Rees and Ryan Davis for a few more minutes about inspections and then they thanked them for coming and they left.

**7:45 pm – Discussion on 2006 Utah Wildland Urban Interface (WUI) Code:** Brock said, well luckily you are part of the fire special service district, so they handle most of the wildfire system management stuff, but every town and city in the state of Utah must participate in what is called the CWS. What it is, if there was a fire that was close to Loa where Loa would have to provide the initial attack, the partnership would offset the cost to the town. The forest service would provide the initial attack expenses if the town had to provide them. For example, Koosharem last year provided some initial attack fire for the Monroe fire, and they are not on the hook for those expenses incurred because wildfires can be expensive. This is mandatory that the towns participate in this partnership and the fire special service district will handle uploading some of the paperwork, however, to participate you must adopt the 2006 WUI Code by ordinance. This code holds new development to adhere to certain standards for new construction. He said the good news is Loa doesn't have any high-risk fire areas near them, so they won't have as many enforcement concerns as other towns do. There can also be a WUI map adopted to match the code that they adopt. Brock said the first step is to have your planning commission look over the example code that the state sent and he will send them a map as well so they can review what it is all about prior to their next meeting. They could get it where they wanted then to recommend it to the council. After that you'd have to hold a public hearing because it's considered land use development and adopt it in a meeting. That's it then you are done with it and in compliance with the state. He said you won't probably have much to do with it after that because you don't live in a high-risk fire area. He said those areas that are in high risk will be assessed a fee so that is not going to make some people very happy but luckily for Loa you won't be faced with that problem. He will send it to the pandz for review and then they will go from there.

**8:00 pm – Discussion on CIB list**

Brock said we had two projects listed but they aren't on the CIB list, they are on the UWHIP for water infrastructure. Loa didn't list anything last year on the list for CIB because they weren't going after funding. You can add the two that you have listed for UWHIP also added to the CIB list or you can do something else. He said we had Loa distribution improvements and Loa Irrigation System upgrades and improvements. We can add these to CIB, and we can add other things. You can have as many projects as you want, and you have until May 1<sup>st</sup> to decide what you want to add. Michelle asked if drainage at the civic center would work and then some other

items within the building. He said you can add them but if they are on a smaller scope you may want to look elsewhere for those. Chris mentioned the park and Brock suggested other funding for park. He indicated that projects such as water infrastructure, roads, and emergency equipment are more likely to receive funding from the CIB. He said you really don't want to add anything on the list that you aren't ready to go after funding for this year but it's good to have a long-term list of items then decide which one you are ready to go after funding for. So, we need to have something on the list that we will be ready to go on after funding for by next February. We just need some estimated funding numbers by May to put them on the list. Then fine tune those as we continue to the actual application part. Michelle mentioned that they did talk about a water master plan with their engineer, and he said that would be a great one to go to CIB for. Brock agreed the planning ones are great because they have made it a much simpler process for them. He thinks if we need to create a water master plan then we should add that one for sure.

### **8:30 pm – Brown Bros. Construction project/water:**

Michelle just wanted everyone to be on the same page with what was discussed with Ellis a few months ago. She put the information from Jesse in their folders for them to read over and basically the decision was made to allow them to use the water as long as it didn't put a strain on the system but they need to find out from Ellis for sure what the daily use will look like and for how many hours that it will be used. Then they can give Jesse the information and if they felt like it would be fine with our water system then they could plan on it. When Ellis came, they didn't have the bid so he was just giving an estimate of usage and hours so now that they have the bid, they just need to have a better estimate of how much they use a day and for how long so that Jesse can review that information. Kori said she can ask him. Cody Peterson said he needed to reach out to Morgan and see if he was still using the meter that he had given him to wet the road down too. He was using a hydrant meter for that water not their own personal meter. Michelle said once we have more concrete numbers then we can see if Jesse needs to re-access or have them change anything, like fill up in the evening instead of day etc. Kori will bring some numbers to the next meeting.

### **8:45 pm – Water Rates/Impact fees/Water Ordinance:**

Michelle gave them a copy of the original water ordinance that Jared had put together but the council at the time could not decide about. It has some great information, and it is worth revisiting and making some changes too if they want to have a water ordinance in place. This was done in 2023, but she felt like it was something they could take home and they could discuss again when they were ready. They still need to decide on a time to have Rita come. They may need to revisit bulk water rates and other rates while they are looking at the culinary water rates. The mayor said he thinks we should charge an impact fee and then put that back onto the loan so it can help pay it off quicker. We would have to be an impact fee analysis done again to see where we were, but we backed off doing it because it was going to cost us \$12,000 and so we decided to wait until we knew where we were with the water rights issue. Brock can see if there is money for impact fee studies.

### **Action Items:**

**Approve Accounts Payable for February:** The mayor calls for a motion to approve the accounts payable for February. Don motions to approve the accounts payable for February. Chris

seconds the motion to approve the accounts payable for February. All others voted in favor. Accounts Payable for February are passed.

**Approve Minutes for December meeting:** The mayor calls for a motion to approve December 16, 2025, minutes. Derek motioned to approve December 16, 2025, minutes. Kori seconded the motion to approve December 16, 2025, minutes. All others voted in favor. The minutes for December 2025 are passed unanimously.

**Other Approvals:** bank recs for January, checks written for January, deposits for January, delinquent water listing for January and standard financial reports all approved by signature of each council member.

**Adopt Residential Mixed-Use Overlay Ordinance 2026-2-12:** The mayor calls for a motion to adopt the Residential Mixed-Use Overlay Ordinance 2026-2-12. Don motions to adopt the Residential Mixed-Use Overlay Ordinance 2026-2-12. Kori seconded the motion to adopt the Residential Mixed-Use Ordinance 2026-2-12. Roll Call vote was taken. Don says yes, Kori says yes, Chris says yes, Derek says yes and the mayor says yes. No one is opposed. Motion carried and Ordinance 2026-2-12 is adopted.

**Approve/Deny:** Lane Chappell Request for cost of fencing materials at the cemetery. Lane had come to the town and said he was replacing the fence east of the cemetery that he shared with the cemetery. He said it really needed to be replaced. He wondered if they could pay for the cost of the materials then he would do the labor to redo the fence. The parts came to \$1290.34, he is asking for that amount, but the fence is done so he is not expecting them to pay anything. It is up to them. The fence borders the cemetery, and it was in bad condition. They felt like it was worth it for them to help pay for the fence he installed. The mayor calls for a motion to pay Lane Chappell the \$1290.34 for the parts he used to install the fence at the cemetery. Kori motioned to pay for the parts that Lane Chappell submitted for the fence he installed at the cemetery. Derek seconded the motion to pay Lane Chappell for the parts he used to install the fence at the cemetery. All others voted in favor. Motion carried.

**Approve/Deny:** Annexation Petition submitted on January 15, 2026, for Peterson Farms sponsored by Travis Van Orden. The mayor calls for a motion to accept or deny the annexation petition submitted on January 15, 2026, for Peterson Farms sponsored by Travis Van Orden. This will take it to the next phase of the annexation process if approved. Travis has added all the areas that our attorney requested that he do in order to resubmit the application. Chris motions to accept the annexation petition submitted for Peterson Farms sponsored by Travis Van Orden. Don seconded the motion to accept the annexation petition submitted for Peterson Farms sponsored by Travis Van Orden. Roll Call vote was taken. Chris said yes, Don said yes, Kori said yes, Derek said yes and the mayor said yes. No one was opposed. The annexation petition submitted for Peterson Farms sponsored by Travis Van Orden was approved as the next step forward.

**Schedule Town Events/review budget:** Michelle printed off an operational budget for them to read over and just see where we are now since budget time will be upon us soon. It shows last year where we were at this time and this year so they can see where we sit in all the categories,

so we schedule town events we know what we have to work with. Michelle said if you have certain town events that you are thinking about, maybe Easter, the town clean up that kind of thing then you can see what money we have to work with. Chris said maybe we should just clean up this fiscal year and then when we look at the budget, we decide on some events for the next fiscal year. Michelle thought it may be good to add a line item to the budget for community/town events and then we can track it easier. Michelle did mention that our propane in the civic center was higher than in the last month than it ever has been. She isn't sure if it's just not being turned down or why it was so high because it wasn't rented out a ton. We may just need to keep checking to make sure the heat is turned down when it's not in use. Chris said maybe we need to revisit allowing the quilters and 4h to use the building for free. Maybe they could pay something to help pay for the heat costs at least. Chris said maybe we need a smart thermostat that we can control. Cody said yeah we could investigate that. The furnace guy said they couldn't do one thermostat though, so they still have to have two.

They talked about attending the next pandz meeting and discussing str with them, so they don't feel like they went to all this work and then the council just sends it back to them to revise. They need to go to them and explain the situation so that they know where they are coming from. Then they can go through the amending process. Michelle will work with Daniel and Brock on the items that they wanted to revise and see if they can make a few adjustments to look at for the meeting just to discuss. Daniel was taking notes of a few things that he felt could be reworded and made clearer, so Michelle will listen to the recording and take notes too so they can at least discuss the items that they had problems with. They will plan on attending the next pandz meeting and Michelle will give the pandz the heads up.

### **Information Items:**

R6 Training on May 6, 2026, Brock just wanted them to remember to get registered for this. It's their annual training and dinner.

Brock said he had just a couple of information items, he said that R6 got a grant to do a pavement assessment and safety audit for all the roads in all our region. They will send people out to come do an inventory of your roads and the lifespan so that when you do apply for CIB you will know what you have and what you need to do. They should come in the summer. There is also free online interactive zoning map help available. He had mentioned that to the pandz already and they loved the idea. It would be a link from our website that goes to them and shows the zoning maps for Loa. The last thing he has is the Utah League of Cities and Towns holds two conferences each year and Six County likes to sponsor someone to go to this if they want to. They are offering a scholarship if someone from Loa would want to apply for that. It would cover the cost of the conference and the room/board. They thank him for all that he does for Loa and all the 6 counties. His resources and help are invaluable to our small communities.

**Elected Officials Training/OPMA:** They set up training on March 19, 2026, because they are moving their meeting in March to that date. He will do it at 6 pm, then they can have their meeting after that.

closed session for reasons permitted under UCA 52-4-205(1)© strategy sessions to discuss

pending, or reasonably imminent litigation. No closed session was taken.

The mayor calls for a motion to adjourn. Don motions to adjourn. Chris seconded the motion. All others voted in favor.

Meeting adjourned.