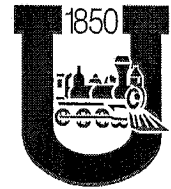


Planning Commission Chair:
Commissioners:

Robert Guillier
Jon Arends
Scott Dixon
Glen Woolsey
Brent Stuart
Cheryl White
Dave Boothe

Secretary:
City Council Representative:

UINTAH CITY
PLANNING COMMISSION MEETING
Tuesday, August 27, 2019
7:00 PM



2191 East 6550 South – Utaah, Utah 84405

(801) 479-4130 Fax: (801)476-7269

Meeting Minutes

Meeting Called to Order by Robert Guillier

Pledge of Allegiance led by Brent Stuart

Roll Call: Daniel Combe, Brent Stuart, Robert Guillier, Brett Parke, Scott Dixon

Declaration of Conflicts of Interest: Commission members are required by law to file a public disclosure statement with the Secretary listing business interests and investments that could create a conflict of interest with the duties of the Commission Member. When a matter in which a Commission member has a business or investment interest appears on the agenda, the Commission member must publicly disclose that interest. Robert Guillier asked the Commission if they had any conflicts of interest with tonight's agenda. Brent Stuart declared a conflict with item 5.

Agenda Items:

1. **Public Comment (2 minutes per person).** (recording 00:01:00)
 - **Robyn Cutler** – Feels government works better when citizens are involved and state what they want for their community. Robyn has concerns about short-term rentals because of problems that other communities are experiencing. Her main concern is for her family, neighbors and community. She stated that there is criminal activity associated with short-term rentals. We don't know if anything will happen here, but can't rule out the possibility if they are allowed. She doesn't think people should live in fear, but we need to do everything possible to safeguard our community. Whether that means banning or regulating, we need to take those steps.
 - **Linda Knight** – stated that since retiring, she's out in the community more. She noticed several guests at a neighbor's home but didn't think much about it until July. One night the guests came out of the driveway, driving faster than the speed limit. They came flew around the corner. Their windows were down and they were screaming, yelling and pounding on the dash. Later that same evening, they were parked at the end of the road instead of where they were staying. It was concerning to see them there and not understand why they were parked where they shouldn't be. She went to the city, but was told there was nothing they could do because there were no regulations. Linda feels this is a business, they are bringing in income, and should be required to be licensed. She stated that the company the rental goes through only requires a credit card, ID and e-mail address. They don't do background checks. Other businesses (hotels, campgrounds, etc) are required to charge a transient room tax and have a state license. They also have their own security. In this case, they could unknowingly bring pedophiles and other criminals into the neighborhood. She doesn't feel that hotels belong in residential neighborhoods; but if they are, they need to be regulated. There should be property checks, fire inspections, and proof that the homeowner has adequate insurance to cover the neighbors if their guests cause damage in the neighborhood. Neighbors should be notified what is going on. The owners should be required to live onsite in case of emergency. If it's allowed, it could start a trend that would bring negative changes to the community.
 - **Tammarah Price** – Experienced the same crime event that Linda described. She also wanted to complain about the complaint process. She didn't think it was right to give a copy of her complaint to the neighbor. She said the neighbor confronted her, not to ask what the problem was; but to ask "how dare she complain?". She stated that since the hosts don't allow smoking and drinking on their property, the guests are doing it on other people's property. She said she wouldn't be so concerned if they could provide assurances of security; but they can't. She feels that lower rental prices attract lower income people, she suggested requiring background checks. She stated that other cities have banned them, so it is possible. She doesn't feel safe anymore and is installing a security system. She wants assurance that if they are allowed, measures will be taken to provide security for those affected in the neighborhood.
 - **Camille Chapman** – has been hosting an Airbnb since December. They have hosted over 30 guests and never had any complaints. The complaints coincided with a family of color that was staying with them. She feels the complaints were based on discrimination. She asked the commissioners to consider the positive side of short-term rentals, such as meeting a variety of people from all over the world and Utaah's proximity to recreational venues. She stated that hosts are not responsible for the behavior of their guests; and if crime is happening, the police should be notified. She stated that Airbnb has ways to screen people and she also has measures in place to screen people. She feels short-term rentals are a good alternative for families who can't afford hotels.
 - **Joshua Chapman** – came into the city office to find out about criminal activity happening. He was told that nothing had been reported concerning him. He said that sitting in a car isn't a criminal activity and he feels that the accusations are strictly racism. He said that Airbnb provides built-in regulatory methods and he also screens guests before they rent from him. He appreciates the concern of the neighbors and said that he doesn't want criminals in his home either. That is why he screens guests. He stated that they have had positive experiences with nearly all their guests, and those that weren't positive weren't that bad. He said that crime happens everywhere. Joshua then

stated he doesn't want the city regulating what he does on his property and he hopes the planning commission considers both sides of the issue.

2. Approval of minutes for the Planning Commission meeting held. (recording 00:21:50)

Presenter: Robert Guillier

- Scott motioned that they accept the planning commission minutes from June 25, 2019
- Brett seconded the motion
- All in favor, motion passed

3. Discussion/Action to review CUP 09-125 for Darrin Glenn, Uintah Home Repair & Painting (recording 00:22:40)

Presenter: Brent Stuart

- Brent stated that there have been no complaints and recommended that the CUP be extended for another 5 years.
- Scott asked where the business was and what they do. He was told that it was a handyman service, so work is done at other people's homes. The home in Uintah serves as an office with storage in the garage.
- Brent made a motion to renew the CUP for 5 years
- Scott seconded the motion
- All in favor, motion passed

4. Discussion/Action to review CUP 13-175 for Wendy Kendell, PWR Enterprises (recording 00:22:40)

Presenter: Brent Stuart

- Brent stated that the Kendell's have moved and CUP's are tied to the physical address to which it was issued; therefore, Wendy will need a new CUP. He has not been able to contact her to see if she is still in business and proposed tabling action until more information is received.
- Brett motioned to table the issue until next month
- Brent seconded the motion
- All in favor, motion passed

5. Discussion/ Action for short- and long-term rentals in Uintah (recording 00:25:00)

Presenter: Robert Guillier

- Robert requested that this item be tabled until a public hearing was held. He wants to make sure we get input from our citizens before any recommendations are made.
- Brent motioned that this item be tabled until after the public hearing
- Daniel seconded the motion
- All in favor, motion passed

6. Commissioner's Responsibility reports and follow-up from previous meeting.

- **New Business Licenses – Cheryl White:** Two new business licenses were issued for businesses that aren't required to have them. One was a piano tuning business and the other transports medical patients to appointments.
- **CUP's- Brent Stuart:** None
- **Commercial Building- Scott Dixon:** None
- **Training- Glen Woolsey:** None
- **Nuisance- Jon Arends:** None
- **Other- Robert Guillier:** None

7. Meeting Adjourned

- Daniel motioned that the meeting be adjourned
- Brett seconded the motion
- All in favor, motion passed

APPROVED by the Planning Commission this 24 day of Sept, 2019.



Planning Commission Chair