

October 6, 2016

Meeting began at 7:05 p.m.

Present: Bill Muse, Mayor; Gladys LeFevre, Farlan Behunin, Steve Cox, Pete Benson,  
Council Members; Judi Davis, Clerk.

Public Present: Carla Saccomano, Lisa Varga, Ashley Coombs, Peg Smith

Pledge of allegiance

Gladys made a motion to approve the minutes of the September 1 meeting as presented. Farlan seconded the motion. The vote was unanimous.

Continuing last month's discussion, Bill reported on continuing research of **light fixtures**. Garkane will see if their suppliers can furnish the design we chose last month and recommended that we use LED lights. There is a wide price range. LED's will not be available under \$100. There may be funding to change out existing lights. Bill would like to have all the lights in town changed. He will check the lumens before choosing. The orange/red LED are preferable to the blue ones. The light by Sam's home has been turned off.

Bill made a formal request to the Planning Commission for a letter reporting their work product on **Conditional Use Permits**. After hearing the number 20 passed around, he asked how many illegal housing arrangements are in existence. We will ask in writing. We have asked the Planning Commission for a revised **ADU** recommendation. We need to fix the housing problem some way. Because there is some confusion as to whether the number 20 refers to illegal CUP's or housing arrangements, Carla stated that the review of CUP's is finished and that the number refers to the ADU/housing situation. She doesn't know of a list, just anecdotal information. There are living situations that aren't covered by any ordinances. Perhaps housing should be addressed in the General Plan first. Alyssa would be the one to provide a list of housing violations if there is one.

We need something to point us in a direction. Gladys said that the training they attended suggested that the mechanism could be zoning and/or overlays, not CUP's, to solve the problems and recommended that they look at those possibilities when they're working on the new General Plan. ADU's shouldn't be allowed as conditional uses but should be a permitted use through zoning. Bill asked if we should have Bruce suggest a direction to go and suggested that the PC start working on map overlays. Gladys asked if we are looking at ADU's or at a reasonable housing solution. Do we want to allow additional rental housing or do we want to regulate housing by allowing ADU's? Carla said that ADU's seem to be a stumbling block and suggested that maybe we should just add

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rentals. Lisa wondered if the Council and Commission could meet together with Bruce. Bill stated that we have done that in the past. Gladys asked if we should see if Bruce will come or if we should get written comments from him. We'll ask him which would be better. Peg wondered if Meg Ryan could help us. We haven't done overlays ourselves before and she thought Meg might be able to help. We will call Meg and see if she would be able to meet with us. If she doesn't have satisfactory answers, then we could call Bruce.

Pete said the review of CUP's was done as required by the Zoning Ordinance. Bill and Steve understood there were 20 CUP's unresolved or non-compliant. Peg said there are only two unresolved, not 20. There is not a list—there are only two. Steve asked what we need to address. Peg will make an inventory of possible living violations so we can know the extent of the problem. Pete said that enforcement comes up in every discussion of the issue. He'd be very reluctant to kick anyone out of their house. There would have to be some evidence or complaint, safety concern, or egregious violation before we enforce it. Carla read from the Zoning Ordinance on enforcement. The Zoning Administrator, Town Council and/or Planning Commission can enforce the ordinance by notifying the attorney. In addition to the ordinance, we have a policy addressing the process of enforcement in place.

The Arts Council has a contract with Sean Treves to **paint the pavilion**. He will be starting around October 15.

Donna Chynoweth asked if the Senior Citizens lunch ladies could have a key to the kitchen. Gladys made a motion we give the Sr. Citizens program a **key to the kitchen**. Steve seconded the motion. The vote was unanimous.

We need to get someone to fix the **water leak** at the firehouse box. We need a plumber or someone who knows about watering systems. Gladys will contact Jamie Pace to see if he would fix it for us.

Gladys read a letter from Alyssa Thompson notifying us that she is resigning from the Planning Commission. Bill accepted the resignation and expressed thanks to her for her diligent and thorough work. We will post a notice of the **vacancy on the Planning Commission** on the bulletin board, website, and on pegboard to ask that interested people submit their names in writing to the Judi before our next meeting.

Steve stated that the **Tract Park budget** has been hard to estimate. This year's budget is low, and he asked if we could transfer \$600 into it to pay Bob through October. This year was heavy because of new projects and extra work. The Council agreed to transfer \$600 from Park and Park Areas.

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We will begin reporting each month on building permits issued. In September a permit was issued to Tony Mendenhall for a barn. The **checks issued** in September were reviewed. Gladys made a motion that we accept them. Pete seconded the motion. The vote was unanimous. The **quarterly budget comparison** report was reviewed.

Pete reported that the Fire Department updated the maintenance on their equipment. Winter Fire School will be coming up soon. He reported that paperwork for our three new EMT's hasn't gone to the State yet. There is some confusion between Wayne and Garfield Counties in getting this done. Pete will work on getting it solved. Bill met with Nicole and Alyssa at the corner to look at the culvert and ditch that are plugged. Neither Sam, Randy nor Farlan can deal with it—there are too many lines and pipes in the area. Eric Scott dug out as much dirt at both ends as he could by hand. Some water should go through it. The Fire Department will be asked to shoot water through it with a firehose in hopes of opening it further. From now on, it will be the property owners' responsibility.

Farlan worked on the pits at the landfill. It needs to be burned again. The roads have been chip sealed as far as the chips would cover. There needs to be a little more work done on willow trimming. Farlan asked that we write to Syllas regarding his propane tank. It needs to be moved from its current location because it is too close to the road and is a danger to snow removal. While it is on his property, it is on the town right-of-way side of his fence. As it is now, the County Road men will only be able to plow one lane. Farlan has a post that can be used to put the handicapped parking sign on at the Post Office.

Steve reported on the Tract Park. They are in the process of installing a hikers' gate at the south end and will winterize the restrooms on November 1. Reporting on enforcement, he reported that he has received another complaint on the lights of the Hills and Hollows sign. He check with Donna who said they are set to turn off between 10:00-11:00 p.m. Steve has seen it off at 10:30 two different times. A second complaint is that the Boulder Mesa Restaurant sign is still up. Randy wants an official letter asking him to remove the sign at the corner. As a matter of information, the marathon will be held this Saturday.

Bill reported that he has heard that a Verizon tower has been put up or will be put up on the mesa and that it was allowed by the County. He will check with Brian Bremner. Gladys asked if we have an ordinance regarding it. There are height restrictions in the ZO for structures.

Pete reported that Daniel Kennedy appeared before the PC with a proposal for a resort on Truman Lyman's property. He is also looking at doing something on the lot north of the museum.

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Gladys made a motion the meeting adjourn. Pete seconded the motion. The vote was unanimous.

The meeting adjourned at 8:45 p.m.

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Minutes prepared by Judith Davis, Town Clerk