

**COUNCIL WORK MINUTES**  
**JANUARY 16, 2019**

The City Council held a meeting on Wednesday, January 16, 2019, at 5:30 p.m., in the Council Chambers, 10 North Main Street, Cedar City, Utah.

**MEMBERS PRESENT:** Mayor Maile Wilson-Edwards; Councilmembers: Ron Adams; Paul Cozzens; Terri Hartley; Craig Isom; Scott Phillips.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Engineer Kit Wareham; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; Police Chief Darin Adams; Fire Chief Mike Phillips; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall; Leisure Services Director Ken Nielson; Director of Events Bryan Dangerfield; Pretreatment Coordinator Pete Sury; Project Engineer Jonathan Stathis; Building & Zoning Official Drew Jackson.

**OTHERS PRESENT:** Stephanie Furnival, Brionna Garrett, Elizabeth Soriano, Adam Hahn, Tammy Vogt, Eric Vogt, Brian Middleton, Brad Green, Arlo Fawson, Bob Platt, John Word, Jessica Sury, Kelsey Keener, James Aiden, Cheryl L., Randy Allen, Courtney Braithwaite, Norm Forbush, Richard Gink, Robert Ennis, Dean Vernon, Sharene Carter, Sheriff Ken Carpenter, Ree Zaphiropoulos, Clint Pollock, Sgt. Bauer, Brenda, Roland Gow, Jason Thomas, James Aton.

**CALL TO ORDER:** Councilmember Cozzens gave the invocation; the pledge was led by Councilmember Adams.

**AGENDA ORDER APPROVAL:** Councilmember Isom moved to approve the agenda order; second by Councilmember Hartley; vote unanimous.

**ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS:** ■Cozzens – I want to give a report on water. Kent Jones has the responsibility in the State of Utah to make sure we have adequate water in our basins, they are firm in the mandates. Paul Bittmenn and I have served on a board for two years. We took a conservation, recharge and importing new water approach. See Exhibit “A”, some of the figure could be off a little. I hope as a council and community and county we don’t kick the can down the road, there are needs and wants. We need to be careful how we spend money. Now we have the study done I hope we can move quickly and aggressively on the water from the Treatment Plant. It will take all of us to do this and it will take money. I hope we can become compassionate about water as others. ■Hartley – on bills, there was a payment to Ashdown Brothers. Kit – that was for improvements they did last fall. Hartley – what is the time schedule? Kit – as development happens. Hartley – roofing on the Heritage Center for \$26,000. Paul – the County paid \$35,000 of the \$70,000. Hartley – the landfill costs, how often do we renegotiate or is it negotiable? Paul – we did when we had to take biosolids from the plant. We don’t negotiate the tipping fee. ■ Cedar City Animal Adoption Center donation from Friends of Iron County Police K-9’s. Jason Thomas here on behalf of Iron County Friends of K-9’s which was started

for training and equipment. We found a need for things people wanted to be a part of. Thanks to Ree and Ren Zaphiropoulos we have been fortunate, and we want to give back. We want to donate \$2,500 to the new Animal Shelter. Members of the Board, K-9 handlers, Sgt. Bauer, Clint Pollock, Brenda will be the new handler at ICSO and Roland. We are appreciative of the community and want to give back. Phillips – we are so appreciative, we are diligently raising funds for the Animal Shelter. ■Victim Advocate introduction. Chief Adams – I want to highlight great work of Stephanie Furnival, she wrote a grant allowing us to have a victim’s advocate. Bree Garrett at the Sheriff’s Office and Liz Soriano in our office. Stephanie Furnival – VOGA is federal funding from federal fines that go into a fund to support victims of crime and also victim advocates. With the current administration they have been collecting those fines. Two years ago, the State was receiving \$4 million, last year it was \$25 million this year \$40 million. I was approached by the staff of VOGA to get victim advocates, so I approached the Chief and Sheriff about applying for the grant, which is a 2-year grant. They were excited and didn’t know how to write the grant, so I did it. We got a 1-year grant, it was under \$147,000 for a full-time victim advocate in the Sheriff and Police Departments. The salary is 100% and 85% of benefits, so they had to only pay about \$6,000 annually. This ends in June and will start July 1 and will be for 2 years. We collected data and we have also reached out to Parowan and Enoch. When they look at Iron County, they feel we should have 4-6 Advocates, but there is a possibility we could get more. Bree has been there 2.5 months and Elizabeth is 1.5 months and they have had 64 cases in that time. Canyon Creek helps with domestic violence there are victims of identity theft, robbery, etc. Phillips – congratulations. ■Bryan Dangerfield, Director of Events. I wanted to say thank you for the support of the events we have done. Some of my best friends are in Cedar City. I will be moving to Florida. I want to say thanks to the volunteers as well as the PD, Sheriff, etc. I want to say thanks to the community.

**PUBLIC COMMENTS:** ■Adam Hahne – President of ICHBA, we gather information on the building industry. This past year numbers. Overall 2018 residential building up 19%, Cedar City is up 23%. Total permits pulled valuation, this is a conservative number \$129 million into Iron County. Construction is the largest contributor to the tax base in Iron County. The College is the largest employer, but this is the largest industry. As you go through the next few years in planning, I would ask that you take this into consideration, if you hurt construction it will hurt the economy.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE ZONE FROM DWELLING, MULTIPLE UNIT (R-3-M) AND HIGHWAY SERVICES (HS) TO MIXED USE (MU) FOR PROPERTY LOCATED AT 237 NORTH 400 WEST. GO CIVIL/TYLER ROMERIL:** Arlo Fawson, Go Civil engineering – we have a property just of 200 North, east of North Elementary, it is zoned HS and R-3, the owners would like to expand their daycare, they want to change the zone to mixed use. Phillips – the Planning Commission notes, the property is split in the middle, a portion HS and a portion R-3? Arlo – yes and it is not as uncommon as you think. It cleans the zone up and allows the owners flexibility with their property.

Tyler – the Land Use plan already calls for mixed use. Arlo – it is a good-sized building, currently it is a residence so they are capped out at 16 and would like to expand that more. If they need an addition, they could do that. Phillips – that is by 200 north, I want to make sure everything is ok.

Hartley – it will continue to be home based? Arlo – yes, they just want to expand.

Mayor Wilson-Edwards opened the public hearing; there were no comments, the hearing closed.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE GENERAL LAND USE PLAN FROM MEDIUM DENSITY RESIDENTIAL AND BUSINESS AND LIGHT MANUFACTURING TO RURAL ESTATE RESIDENTIAL FOR PROPERTY LOCATED IN THE VICINITY OF 231 WEST 3000 NORTH. PLATT & PLATT/TYLER ROMERIL:** Bob Platt, Platt & Platt

Engineering – this is north of Old Farm Subdivision. Part is in the Airport Overlay zone. The request is to be rural estates to preserve the use of livestock on their property. Hartley – is this the same property we looked at in the past 12 months? Kit – yes. Hartley – didn't we deem we would not convert to residential? Kit – part is in and part is out, and they will build their home where it is not in the overlay. Bob – it is very low density. They will not build in the Airport Overlay zone.

Mayor Wilson-Edwards opened the public hearing; there were no comments, the hearing closed.

**PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING THE ZONE FROM ANNEX TRANSITION (AT) TO RESIDENTIAL ESTATE (RE) FOR PROPERTY LOCATED IN THE VICINITY OF 231 WEST 3000 NORTH. PLATT & PLATT/TYLER ROMERIL:** Bob Platt, Platt & Platt Engineering – this is the zone change request for the same property.

Mayor Wilson-Edwards opened the public hearing; there were no comments, the hearing closed.

**CONSIDER AN ORDINANCE AMENDING CHAPTER 34 BY LIMITING THE REQUIREMENTS TO OPERATE A TAXICAB IN CEDAR CITY. JOHN**

**WORD/TYLER ROMERIL:** John Word, Soul Taxi. Tyler – Mr. Word had worked with Randall on suggestions to change the ordinance. He is recommending if you have a theft in the past 5 years or drug offense you would not qualify now, he would like to change that to felony and to have cameras in the cars. We require references, medical certificate, background check and a certified driving record and proof of a driver's license. Other than the background it happens quickly. John – the background takes time and money when I don't know if they will even work out for me. I would like to train them before this. Phillips – what if you hired temporarily and you find out the background is bad? John – they would be gone because they lied. Phillips – what is the problem. John – not a lot of people want to drive so I want to help those that have had a

few minor issues. Five years is excessive if it is a small or major offense. Multiple offense should be different. A small candy bar besides a large item should be different. Phillips – is your hours flexible for drivers. There are thousands of students looking for a job. John – they must be 23 years for insurance and if they have any offenses under 25 is a no. Phillips – why cameras? John – having cameras in the car is keeping people more honest. Tyler – if we are worried about safety why would we lower the requirements? John – I had drivers that didn't meet requirements that were better workers. A small John - offenses they paid is worthwhile to give them a chance. I have employees that fit everything but were the worst drivers. Phillips – do we have similar restrictions or ordinances for Uber or Lift drivers? Tyler – everyone that transports people in the City are required to meet the same requirements. Isom – what exposure do you have? Tyler – it concerns me that someone with a meth charge conviction can walk out of court and drive a taxi. Any possession of drug is a misdemeanor. John – I am thinking a pot use, not other drugs. Cedar is bad for pills, if I find out I let them go. If I think they are a risk to public, they are gone. I do my best to keep my drivers honest and the best.

Mayor – the other thing to remember is you do all of these things to keep the city and drivers safe, but if we change the standards it applies to all other companies. John – I suggested you limit it to only two companies in town then you have a better eye on the company. Hartley – how do we compare with other municipalities? Tyler – we require 5 years, St. George is 10, Provo is 7 years. They don't allow a permit to be issued for possession of drug with intent to distribute, ours does have the simple possession, theirs do not. Phillips – I think there is safety in surveillance cameras. Maybe we need to look at a step in the process for 30 days to 6 weeks.

Tom Jett – I support free enterprise system, many people have had minor records and Tyler is correct if there is a charge coming out of court that is a misdemeanor, put it anything below B. Tyler – there are 4 schedule of drugs, 2 & 4 are class B, marijuana, over the counter pills, more addictive drugs are a C. Tom – limiting the number of companies I don't agree with. I also don't agree with cameras. We shouldn't be using the investigation, they should be applied for within 1 day of employment, even if there is a time frame given.

Brad Green – I agree with Tom; the free market place can handle most of that stuff. Ordinance on the books is retarding the market ability to manage the problems. We have an overly arbitrary law, I employ a lot of people. If you don't allow people to go to work, we are hurting ourselves by not allowing them to work after they made a mistake. Whether it is 1-year misdemeanor and 5-years for felony. Camera's in cars, if you have a temporary driver that is reasonable. Anything you can do to allow the marketplace to govern is a positive way forward. He wants his cars protected.

Phillips – if we are having difficulty getting drivers, is there a path for a temporary driver while the background check is in the process. They would have to meet the other four requirements. John - When we lose rides the drivers lose money.

Tyler – the ordinance is written, any questions you have come talk to me and we can go through the recommendations next week before you vote.

**CONSIDER AN ORDINANCE ACCEPTING THE ANNEXATION OF PROPERTY LOCATED AT 1925 NORTH 3100 WEST. GO CIVIL/TYLER**

**ROMERIL:** Arlo Fawson, Go Civil Engineering – we have had this in the process for several months. We have been through the County process. Tyler – in October the proposed annexation was accepted, notice was sent to the taxing entities and it was advertised, and the protest period concluded on January 1<sup>st</sup>. it was advertised again and brought to you. If approved the plat will be signed and sent to the State. There is only one property owner and he is the proponent. Hartley – did water come with this property? Arlo – surface and ground water was given. Tyler – I don't see it in the documents, but I will look at that. Arlo – the City will get water with the land. Hartley – is that within the radius of the fire station? Kit – yes, it is by the Airport. Arlo – it is by Equestrian Point and Sycamore Trails.

Tom Jett – we talked about water and annexation. Would water have to come in at a certain age, or water with less value requirement more than if it was 1930 water? Paul – no, we don't have a graduated scale. Cozzens – the CICWCD has proposed that. Kit – we have not accepted water later than the 1934 date. Hartley – do we require them to bring money? Kit – that is the other option. Paul – we base the price off the appraisal we have.

**CONSIDER VICINITY PLAN FOR CEDAR EDGE PHASE II PUD. VISTA DEVELOPMENT/DON BOUDREAU:**

Bob Platt, Platt & Platt – This is phase 2, behind Holiday Inn, total of 78 lots between phase 1 and phase 2. It has been through Planning Commission with a positive recommendation. Consent.

**CONSIDER AMENDMENTS TO CEDAR CITY ORDINANCE 30A,**

**PRETREATMENT. PETE SURY:** Pete Sury, Pretreatment Program Coordinator for Cedar City, Enoch and Iron County. During calendar year 2016 the State of Utah did a compliance audit of what is called Program Implementation and included a Legal Program Review of which included Ordinance 30a. The last Ordinance 30a legal review was completed in 2006. The 2016 legal Ordinance 30a review incorporated various amendments that will better streamline industrial users and allow the program to interact with public institutions. It will not affect the general public or any existing users. It is what's called a substantial program modification and incorporated a legal component. Working with the EPA & State of Utah, 30a meets all required provisions and has been verbally approved by the State. I have met and given the changes to Mr. Romeril. Upon approval I will send to State, EPA and the State will do a public notice and allow for a 30-day comment period. Upon satisfactory completion, the State will send a letter to Cedar City approving 30a and a letter will go to all users. I do meet with each of them. The ordinance will be incorporated to Cedar City, Enoch and Iron County websites. Phillips – it will not have a cost on the users and the public. Pete – there are required changes that have a regulatory component there may be director of water quality instead of something else, it is tightening up specificity. Hartley – Tyler you have reviewed this?

Tyler – yes, we met, and I asked every question I knew to ask. We are just coming to compliance with State law that has been mandated by Federal law.

**CONSIDER AN ORDINANCE AMENDING CHAPTER 23 ARTICLE 9  
REGULATING SHORT-TERM RENTALS. TYLER ROMERIL:**

Mayor – I know that is why the majority of you are here. The Council has read and reviewed the Planning Commission minutes plus all the emails. We are similar to Planning Commission, I am going to limit the comment period, so if you have spoken, unless you have something new, respect everyone else. We will limit comments to one hour; we will end at 7:30 or before.

Tyler – in April or May last year the City Council voted on a starting point of short-term rental ordinance. We had concerned citizens wanting it restricted in certain zones, the recommendation did not pass, but Council gave us instructions to meet and come together. We met with both sides, I took notes and distributed to Council and based on the feedback I drafted an ordinance and the citizens added additional components. The ordinance with staff and citizen comments was taken to Planning Commission, based on Planning Commissions positive recommendation I put together one ordinance and then supplied you with minutes and the original ordinance. I can go through each addition, but I think you have all been through it.

Hartley – international building code is referenced, what are those requirements? Drew Jackson, Building & Zoning Official – international building and residential code do not specifically define a bedroom. Hartley – I was trying to understand why it was put if it doesn't define a bedroom.

Tyler – Section 5, license procedure, that was originally written, applicant provide notice to everyone within 300 feet, if someone opposed within 10 days, they go to Mr. Jackson to protest and it would go to the Board of Adjustments. Planning Commission felt we should get rid of it, if they want to contest, they contact Mr. Jackson. If we leave it get rid of contest and say discuss, with that we would need to strike the last sentence. It will be signed off if it meets ordinance.

Tammy Vogt, representing Homeowners committee. I want to address the definition of the bedroom, we got it from other cities ordinance, but it has habitable room, 70 square feet and 7-foot ceiling. Hartley – one parking space per bedroom so it doesn't tie in, it needs to be written to tie it together. Tyler – the City defines a lot of things based on bedroom. Our other ordinance we don't define, it is left up to Mr. Jackson and the various codes to determine that and it has worked out. Tammy – in real estate it must have a closet and window. Tammy read the attached Exhibit "B".

Hartley – you provided me a spread sheet, you commented almost all had a 10 maximum. It is only about 50% that have 10 maximum. Tammy – some cities determine occupancy in other ways. Owner occupied is stricter, occupancy of 10 is a big compromise.

Brian Middleton – I want to say I am grateful for friends on both sides of the debate, I rely on friends to help me. Due to the nature of the debate, I have been given hasty and thrown out not so kind words and I want to apologize for being aggressive and angry. See Exhibit “C”, it is in Cedar Park, I outlined the CVMS football field. In a townhome complex would have to deliver over 150 letters if you pass the 300 feet notification. “It all boils down to fear. Fear based decision making is almost always harmful for all. I would urge the City Council to please keep government involvement limited in this situation.

Things to consider are to enforce existing ordinances, have basic requirements for having smoke and carbon monoxide detection, perhaps expect a fire extinguisher in the kitchen, and expect a limit of people in rooms of certain sizes. Those last items, by the way, that are included in most short-term rental company expectations in order for someone to act as a host.

Especially on the first point, if a code violation is happening, the City and its representatives should have the power to respond and address the code violations. For example, if a long-term rental’s guests are noisy, disruptive, or doing something illegal, it makes sense that the person perpetrating those acts should be held accountable, not the owner of the property, the owner of the property is accountable for maintaining a safe property and trying, to be the best of his or her ability, to attract tenants that would respect their property. the same goes for short-term rentals. To hold the owner of the property accountable for the misconduct of a guest is the ultimate violation of the Constitution that we hold dear. Likewise, to not hold the perpetrator accountable is to reward bad behavior. Something, I would add, that we have not heard any reports on. The last time this issue was heard in August, those in charge of code enforcement specifically stated that the home where all these concerns arose has in no way violated city ordinances in the realm of parking, noise control measures, or similar.

Regardless, the term “reasonable” regulations keep being used as a term to justify unreasonable limitations on your neighbors that want to get a head by using their own property to earn some money to pay the bills. Reasonable is enforcing existing codes. Reasonable is holding any individual who violates a code or ordinance accountable for their actions and their actions only. Reasonable is leave people alone who are being good neighbors, taking to their neighbors, and problem-solving things on an individual basis rather than using the blunt force of government to push others around. Reasonable is to stop wasting the time and money of government on something that can be solved with a conversation or by using the existing rules to address.

The reality is that short-term rentals improve the lives of individuals and families who both offer and use them, and they present an opportunity to continue to improve the overall economic state of the city. To limit them or bog them down because of what ifs and the special interests of a limited group is short sighted and narrow minded. Please stand on the side of prosperity and freedom.”

A letter was read, included in Exhibit “C”.

James Aton – thanks to the Council and the committee. A lot of work has been done, a lot of give and take. The commission did not vote positive on everything, we were glad about the 2 per bedroom plus 2 with a maximum of 10. It is a good number. Hotels in residential neighborhoods is not in the best interest of the City. I don't hear people say they don't want to have more than 10 people. They don't want to pay the \$40 license fee either. Please reserve 2 per bedroom plus 2 and 10 maximum.

Cheryl L – we decided to buy a home and found one we loved, suited our need and felt it was built for us. We did research on the neighborhood and found out a parcel of land behind it would be rentals and so we bought another home and paid \$35,000 more for the home we bought. When Tammy brought up all the numbers, there is no background check of these people and there is no way to resolve a problem if there is one to keep children safe. It is generous to have a 10-person maximum. I would like to have a neighborhood as it has been in the past, families and people that stick around for a while. Keep the integrity of a neighborhood.

Randy Allen – reporting bad thing, some people got upset and proposed a ban and it was rejected, the Council said why don't you meet, and these people have done that. We came together and compromised. The ordinance is not everything we wanted, but it has things we wanted, and the other side didn't get everything either. We all bought into a zoning scheme, we all live in a residential area. a commercial use skirts within the definition we need to deal with it. I think we have struck a balance, we have allowed a compromise, we allowed a short-term rental. We should focus on the excesses and fix the problems. Terri – thank you for your question on the chart. Hurricane has 10-person limit; Santa Clara partial ban, Ivins ban, Sandy is 8-max. They don't all have the same. \$40 and notification and getting a license is reasonable. It is not perfectly enforceable, but no law is. We allow on the good will of people to follow the law. Because it is not perfectly enforced is not a reason to not have a law. The 10-person limit makes sense. If we need a bedroom definition, I would ask Mr. Romeril to do that.

Eric Voght –read Exhibit “D “.

Brad Green – this is similar to the issue I spoke to earlier. See attached Exhibit “E”.

Courtney Braithwaite – I didn't speak at Planning Commission; the limit is my big concern. I want to share some of my experiences, I love Air BNB, I went to Portland, I couldn't find anything over 3 bedrooms with 6 women, we got 3 Air BNB's. February, I got an Air bnb, there are 17 in my family going on vacation and we are not staying under one roof. I know there are more than 10 people in a home. We are talking about transient people, it is ok not to be under the same roof. I think a limit is reasonable, it won't stop people from coming.

Norm Forbush – thank you for the opportunity. A lot of time and effort has gone in this, we met with the Planning Commission and not everyone got what they wanted. Owner occupancy, 183 days we did not get. We have people working that live out of State and

they purchased a home. Councilman Isom came up with a good idea, allow people to claim it as their primary residence. If it was my home, I would want someone there to take care of it in case there are problems. One thing that didn't come out was licenses and inspections. We have a health department to regulate restaurants, building to make sure codes are met with electrical and plumbing. A fire Department makes sure fire code is maintained, why can't we have an inspection periodically, random with 48 hours' notice. I think an opportunity to randomly inspect is something to look at. The 2 per bedroom + 2 is outstanding. The things we supported have bases in the City Ordinances. Thank you for allowing us to make suggestions. We feel we have taken the high road, we put ourselves in the proprietors place.

Richard Gink – if you have two large families and they have to rent separate, the problem with that situation is the two come to visit and they are going to hang out at one. How do you enforce the noise, the 10-person limit will not be affected by that? We already have a noise ordinance on the book. If the police ask how many staying there only 5 will raise their hands, you really don't know. What other cities do does not mean it is good for Cedar City. Let's find what is best for Cedar City. Instead of treating all air bnb's the same, if you only have a few bedrooms you will only have a few people.

Robert Ennis – is there still the proposed legislation where the owner is fully responsible for the actions of the tenants? Tyler – they are taking on the responsibility that the clientele is treating the neighborhood good. There is language if we have substantiated complaints, three in 12 months the license could be suspended.

Dean Vernon, I live on Ridge Road – when we built our home, we never knew there was a VRBO. We approve and support the ordinance. People should have the opportunity to rent out in a reasonable way. I want you to know I and my wife are in support of the ordinance.

Phillips – I have probably emailed a lot of you because you have emailed me a lot. There has been a lot of time and effort and we have done so also. We want to do what is best for the entire community. Community does matter, there is uniqueness of our community. Times have changed, the vacation rentals are not going away so we need to address it. I worry that short term rentals will have the effect that the long-term rentals did around the University. People purchase homes as an investment and then there are too many rentals. I want to safeguard the number, I question the number we can have in a neighborhood. I support a number in a home, I proposed 12-14. When I traveled with my family, parents and siblings there were 10 of us. Perhaps that is the best number, but it is a conflict for me. I do believe in neighborhoods. 4-d, 1 parking space per bedroom, in R-3-M it has to be 1.3 parking spaces. Why do we have to spell out 9X18 feet for a parking space. Item I-7, I know this has happened, cannot expand beyond the existing dwelling. I know people that have rented out sheep wagons and trailers for short-term rentals. Tyler – the language is general; the intent is that it is not in the garage. Why in item 10 do we ask the City Building Official to verify the off-street parking? We have to assume and believe the diagram for bedrooms; do we not believe the information on off-street parking is not correct. Tyler – it is simple for staff to drive by and see a two-car garage and driveway, it

is something we can certify without going into someone's home. Mayor – Drew, with inspections do you think you can do that with your other inspections? Drew Jackson – we are extremely busy, we will do what we can, but we are at our limit. Cozzens – how many complaints have we had? Drew – I have been here 13 years I have had 2. Phillips – assuming the ordinance is passed, how do we go about getting all the various short-term rentals to the required licensing. Tyler – we have joined with the County to go through the internet. When they fill out the license application the ordinance is spelled out. Phillips – it is important to make sure they comply with what we do.

Hartley – the County had discussed this week in their meeting, our number E said they have to provide their State Tax ID number, is there a lodging number? Renon – they must have an extension on their tax ID for the transient room tax. Phillips – the City has taken rubbing on social media that we are trying to be money grabbers, this is a \$40 license fee. They are in a business and making money from clientele, and they need to play fair and pay the transient room tax as the hotels and bed and breakfasts have to charge.

Hartley – I had made a note that the non-residential use language was too broad. I have to agree with Brad Green on things my family has done when we travel. I don't want to get so specific that the neighbors are out with their clipboards.

Eric Vogt – we were mostly concerned about commercial entities. Hartley - non-residential use covers too much.

Randy Allen – it is not that we can't do it at our own houses, it is renting and doing it night after night. Hartley – some of those activities are not intrusive. Tyler – would you like me to strike bedroom as defined by IBC? Phillips – I think we need to define what a bedroom is, not just for short-term rentals. Hartley – they have to include a drawing. We don't define a bedroom anywhere else, I would take it out. Paul – if you divide the living room and put bunk beds. How much parking is reasonable for vehicles? How many people can you put in a car? Is it necessary to define bedroom? Mayor – when you rent those, they have online pictures. Hartley – I have 14 people that go with my family when I travel, and I won't put 14 people in a 3-bedroom home. I think it will regulate itself. I would like bedroom by the code taken out. Adams – building code requires certain things for a bedroom, square footage, ingress/egress windows and a closet. We assume a bedroom is that, but we had seen that stretched. My intent was to start with an application that had information on it. Honest people will read the application and say I can't do this, and it will police itself. If there is a problem, you shut it down. We had a problem in my neighborhood, and they were renting as a party house, our HOA dealt with it. Action.

**REVIEW BID RESULTS FOR THE FLEET BUILDING PROJECT. JONATHAN STATHIS:** Jonathan – we received two bids for the project, they are over budget. Staff recommendation is to reject the bids and secure additional funding. In the meantime, the Street Department can start doing some site work and then we can rebid after we secure funding. Isom – budget is under a million? Jonathan – yes. There are things that don't have to be done, but I included everything. The add alternates were the overhead crane, floor coating, site work. Hartley – will it be built on the Public Works site? Jonathan –