

**MINUTES OF THE  
REGULAR MEETING OF THE COMMON  
COUNCIL OF THE TOWN OF STAR VALLEY**

**Tuesday, January 3, 2023 at 5:15 pm  
3675 East Highway 260, Star Valley, AZ  
(Star Valley Town Hall)**

The Agenda for the meeting is as follows:

- PRAYER was offered by Vice Mayor McKinney.
- PLEDGE OF ALLEGIANCE
- CALL TO ORDER

- **ROLL CALL:**

Vice Mayor McKinney X, Council Member Armington X, Council Member Binney X, Council Member Dueker X, Council Member Highstreet X, Council Member McDaniel X, Mayor Davis X. **Council Member Highstreet appeared telephonically.**

- **COMMENTS FROM THE PUBLIC**

During this portion of the meeting, members of the public may address the Town Council on items that are not on the printed agenda. Any remarks shall be addressed to the Council as a whole and not to any individual member. Speakers are limited to three (3) minutes per person unless additional time is granted by the Mayor. The Council may not discuss or act upon matters raised during public comments.

The Mayor opened up this portion of the meeting for public comment.

Mark and Leah Myers of Mountain View Road commented that they greatly appreciated the Town Council addressing the short-term rental situation. They have a neighbor close by who operates one and the noise, trash, ATV traffic speeding, etc. has created an extreme nuisance. They would support any restrictions on short-term rentals.

There were no further comments and the Mayor closed the public comment portion.

- **CONSENT AGENDA ITEMS:**

All items listed under the Consent Agenda will be voted on with one motion. If discussion is desired regarding any Consent Agenda item, that item will be removed from the Consent Agenda and voted on separately.

**A. Approval of the minutes from the Regular Council Meeting held on December 20, 2022.**

**B. Approval of Accounts Payable from December 16, 2022 through December 31, 2022 for the General Fund and for the Water Department.**

**A motion to approve consent agenda items A and B was made by Council Member McDaniel and was seconded by Council Member Armington.**

A roll call vote was taken:

Vice Mayor McKinney X, Council Member Armington X, Council Member Binney X, Council Member Dueker X, Council Member Highstreet X, Council Member McDaniel X, Mayor Davis X.

The motion was voted on and passed 7 - 0.

- **DISCUSSION ITEMS:**

1. **Discussion and possible action to consider a series of work study sessions to set-up a three year plan for the Town of Star Valley.**

Town Manager Grier explained he is proposing a three year plan because the current council is fairly new and it would facilitate an open discussion of issues related to water, streets, budgets, etc. without having to make a formal proposal to the public. Mr. Grier added he feels it would promote good decision making to bring forth new ideas in a relaxed atmosphere. All council members felt it was a good idea and supported it. Mayor Davis directed Town Manager Grier to go forward with the work study sessions.

2. **First Reading and Public Hearing concerning Ordinance No. O 23-01 captioned as follows: AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF STAR VALLEY, ARIZONA, AMENDING THE CODE OF STAR VALLEY, ARIZONA, BY ADOPTING TITLE 3, CHAPTER 4 RELATING TO REGULATING SHORT-TERM RENTALS AND VACATION RENTALS; INCORPORATING THE RECITALS BE REFERENCE; ESTABLISHING A PURPOSE; SETTING FORTH DEFINITIONS; REQUIRING A PERMIT TO OPERATE A SHORT-TERM RENTAL OR VACATION RENTAL WITHIN TOWN BOUNDARIES; ESTABLISHING REGULATIONS; ADOPTING NOTIFICATION AND DISCLOSURE REQUIREMENTS; ADOPTING INSURANCE REQUIREMENTS; ADOPTING APPLICATION FEES; ESTABLISHING FINES AND PENALTIES FOR VIOLATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

Town Manager Grier explained that the State of Arizona statutes limit the amount of regulation for short-term rentals, but that individual towns can now further enhance their rules. Mayor Davis opened the public comment portion. Mark & Julia Meyers of Mountain View Road opened the idea of HOA's having their own restrictions. That wouldn't cure the problems, responded Mr. Grier, but it could be a tool. Council Member Highstreet explained that an HOA can revise their own restrictions and rules but need 66% of homeowner votes to do so. Donna Fox of Star Valley commented that there should be a short-term rep at the council meetings. There were no further comments and Mayor Davis closed the public comment portion. Council Member McDaniel asked if a noise level ordinance would help. It is difficult to define levels, responded Mr. Grier. Council Member Binney asked for the definition of short-term rentals and then asked how the regulations would be enforced and what the cost would be. Mr. Grier answered that the town would lose money on that. Added Mr. Grier, he would like to have contact information of the owner to report complaints. Mayor Davis asked if they need business licenses. Not at this time, responded Mr. Grier. Mayor Davis then indicated that this issue would be put on a future agenda.

**3. Discussion and possible action to consider approval of Resolution No. R 23-02 authorizing a petition to the Gila County Board of Supervisors to form an Intergovernmental Public Transportation Authority (“IPTA”).**

Town Manager Grier advised council that the IPTA would not bind the Town of Star Valley into a cost share with the Town of Payson but would give the Town of Star Valley an opportunity to be present in their discussions regarding Town of Star Valley ridership versus costs. Mr. Grier indicated the funds came from a \$1,100,000 grant. Council Member Dueker stated he would like to see someone from Star Valley on the IPTA board. Council Members Binney and Armington were okay with representation as long as it did not bind the Town of Star Valley into a contract. Mayor Davis requested a motion.

**A motion to adopt Resolution No. R 23-02, authorizing a petition to the Gila County Board of Supervisors to form an IPTA was made by Council Member Armington and was seconded by Council Member Binney.**

**A roll call vote was taken:**

**Vice Mayor McKinney Yes, Council Member Armington Yes, Council Member Binney Yes, Council Member Dueker Yes, Council Member Highstreet Yes, Council Member McDaniel Yes, Mayor Davis Yes.**

**The motion was voted on and passed 7 - 0.**

**• ADJOURNMENT**

**A motion to adjourn the meeting was made by Council Member Armington and was seconded by Council Member McKinney.**

**The motion was voted on and passed 7 – 0.**

**APPROVED:**

\_\_\_\_\_  
**Bobby Davis, Mayor**

**Date:** \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
**Edie Chapin, Town Clerk**

**CERTIFICATION:**

**I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Town Council of the Town of Star Valley held on the 3<sup>rd</sup> day of January 2023. I further certify that the meeting was duly called and held, and that a quorum was present.**

**Dated this 5<sup>th</sup> day of January 2023.**

\_\_\_\_\_  
**Del Dupree, Administrative Assistant**