

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 10 March 2022 **TIME COMMENCED:** 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT:

COMMISSIONERS:	Gary Boatright (excused) Jeremy Davis Julie Losee Marty McFadden Taylor Walton
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COMMUNITY SERVICE DIRECTOR:	Trevor Cahoon
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CODE ENFORCER:	Chris Tremea
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DEVELOPMENT COORDINATOR:	Kimberli Guill
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Minutes: Michelle Clark

ATTENDEES: Michael Grant, Miguel Garibay, Paul Sturm, David & Janice McConkie, Chris & Ashley Buckway, Darlene Turner, Tiler & Rachel Larsen, McKay Larsen, Preston Lasater, Cindy Garibay, Joylyn Judkins, Kira Knight, Brad Knight, and Melanie Tapia.

Commissioner Davis called the meeting to order and welcomed those in attendance and excused Commissioner Boatright from tonight’s meeting.

1. Pledge of Allegiance: Commissioner McFadden

2. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & address and direct comments to the entire Council (Council will not respond).

Paul Sturm, 2527 Deer Run Drive, addressed his concerns with agenda item #5 (Ordinance 2022-07) and added not all building types listed in the “Updated Table” are classified as businesses, and may not be included in “grandfathered in”. He pointed out “Updated Table” doesn’t include IADUs as was shown in the “Current Code” Table.

Emails submitted by the following:

Heidi Bell, 7411 S. 1075 E.

John & Stacie Whitford, 7449 S. 1160 E.
Anne Williams, 7466 S. 1075 E.
Matthew Porter, 6989 S. Bowman Way
Rachel Larsen, 7437 S 1160 E.
Joylyn Judkins, 7473 S. 1160 E.

ACTION ITEMS:

3. Consent Agenda

- 10 February 2022 Minutes

Commissioner Losee moved to approve the consent agenda as written. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, and McFadden voted aye. Commissioner Walton abstained as he was excused from the meeting. The motion carried.

Commissioner Walton moved to open the public hearing & action on Short Term Rental: Miguel Garibay: 7449 S 1160 E (Parcel: 13-027-0011). Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

******* PUBLIC HEARING *******

4. Public hearing & action on Short Term Rental: Miguel Garibay: 7449 S 1160 E (Parcel: 13-027-0011).

Trevor reported applications for short term rental have been put on hold because the city staff has been directed to revise, update, and review provisions in the short-term rental city code. In regard to this item, the applicant has been notified and is aware of this information. The public hearing can be held tonight, since it has been noticed, but the action of the item can be continued.

Miguel Garibay, 7449 S 1160 E, active-duty military at Hill Air Force Base (HAFB). Moved here in August 2021 with plans to have air force friends live with him. He has always been interested in an Airbnb. He lived in the home for four months and then pursued an Airbnb. He understands there are certain rules, which City Code Enforcer Chris Tremea met with him and explained the city code for a short-term rental. Chris recommended he cancel all bookings until he could attend a Planning Commission meeting; however, he did allow for some rentals, as a result, was cited by Code Enforcer Chris Tremea. Miguel voiced he is a first time small business owner and guaranteed the Airbnb is safe. However, there was an incident in which neighbors complained about noise and parking. He apologized to his neighbors and put together rules for the Airbnb.

Commissioner Davis asked if there was any public comment.

Rachel Larsen, 7437 S 1160 E, referenced South Weber city code concerning protection of children in the city. She recommended short term rentals not be allowed around public schools.

McKay Larsen, 7437 S. 1160 E, a student at South Weber Elementary asked the Planning Commission to do everything they can to make his school a safe place for him and his friends.

Tiler Larsen, 7437 S 1160 E, explained he is not against rental properties; however, this short-term rental is in violation of city code and poses a high risk for the safety of children. He is concerned because neighbors don't know the identities of people coming and going into this short-term rental. He asked the Planning Commissioner to please consider the risk factors to the children in the neighborhood of this short-term rental and the proximity to the elementary school.

Darlene Turner, 7461 S 1160 E, referenced Ordinance 19-12 city code 10-18-11. She expressed her frustration when on December 3, 2021 she awoke with loud music which didn't stop until early in the morning.

Ashley Buckway 1126 E 7450 S, expressed she is a mother of three children who attend South Weber Elementary School. She presented pictures of the location of Mr. Garibay's home which is directly across the street from the elementary school. She considered this area to be a vulnerable area. There are several cities who have zoned buffers around schools, which South Weber City doesn't have.

Jace Buckway, 1126 E 7450 S, expressed he wants to feel safe and protected from strangers while walking to school.

Kira Knight, 1148 E 7450 S, commented she is a backyard neighbor to this short-term rental. She voiced frustrations with the noise coming from this home. She believes in obeying laws and ordinances and this homeowner has not followed the law. The homeowner was told to end all short-term rentals until he is compliant with city code, and he has not complied.

Joylynn Judkins, 7473 S 1160 E, stated this home has been a short-term rental since 2021. She referenced city code which she feels the homeowner has violated. The property procedures haven't been followed for proper licensing and permits. There are requirements for conditional use permits and business licenses. Neighbors have not been notified this home would be used as a short-term rental. She requested the city deny this application and that due diligence be followed.

Melanie Tapia, 1156 E 7450 S, moved to South Weber City because of its reputation. She wanted a safe place for her children to grow up. She urged the Planning Commission to think about this.

Brad Knight, 1148 E 7450 S, stated if Miguel moves into the neighborhood, he is welcome, but he feels this short term rental isn't the time or place.

Commissioner Losee moved to close the public hearing & action on Short Term Rental: Miguel Garibay: 7449 S 1160 E (Parcel: 13-027-0011). Commissioner Walton seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

***** PUBLIC HEARING CLOSED *****

Code Enforcer Chris Tremea has met with several neighbors and the property owner in question. He explained when he was contacted concerning nuisance violations. He reported the property owner did contact him within 15 days. There was miscommunication, but over time he did pursue an application. Complaints came in concerning operation without a business license. He contacted Miguel and discussed options for him. Chris added a home and fire inspection has been completed. There are six bedrooms and enough parking. He noted there has been winter parking violations. He pointed out Miguel did put together the required notebook for this short-term rental. Miguel does live in the home and when it is rented, he leaves the home. It was stated the property owner has received two citations.

Commissioner Walton clarified there isn't going to be any action taken tonight because the ordinance is under re-write.

Commissioner McFadden asked if he is renting is home right now. Miguel voiced his concerns because he is afraid, he will be cancelled by Airbnb if he doesn't continue to rent the home. Commissioner McFadden pointed out there are laws that are being broken and the property owner isn't compliant with the city. Miguel asked if there is any action he can take because his application has been pushed back by the city. Trevor reported the application was turned in on 19 January 2022. The City Council gave the announcement on 11 February 2022 concerning the re-evaluation of the city code. Trevor reported a draft ordinance will be reviewed by the committee and will require a public hearing. It is anticipated it will be reviewed May 2022 and on the agenda in June 2022.

Trevor explained the entitlement with city code. If the city is active and pursuing a section of city code the application deals with, then the city has six months, according to law, to make the corrections. The city code review wasn't instigated by Miguel application.

Commissioner Losee thanked those in attendance who made public comment.

Commissioner Losee moved to continue any action on the Short-Term Rental: Miguel Garibay: 7449 S 1160 E (Parcel: 13-027-0011) until such time the code committee has made appropriate amendments and the City Council has made a decision on the short term rental code.

Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

Commissioner Walton moved to open the public hearing & action on Ord 2022-07: Amending South Weber City Code (multiple Sections) in Title 10-5 Relating to Density Calculation in Hill Airforce Base Easements. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

***** PUBLIC HEARING *****

5. Public hearing & action on Ord 2022-07: Amending South Weber City Code (multiple Sections) in Title 10-5 Relating to Density Calculation in Hill Airforce Base Easements.

Trevor explained at the November 16, 2021 City Council Meeting, the City Council met and discussed density calculations and the ability to include easement areas within that calculation. South Weber City Code currently does not give direction on what can and cannot be used in a density calculation. The City Council has expressed a desire to discuss any clarifications that want to be made in this calculation to help guide future development within the city. Currently, a density calculation is made by taking the total number of units for a project and dividing the gross total area. All easements, roads, and open space are included in that calculation. The Direction from that meeting was for staff to draft ordinance to exclude Hill Airforce Base easements from that density calculation.

Staff has included the following language in the code to meet this desire:

Areas within a given development that contain land use easements purchased by the State of Utah for the purpose of protecting the health and safety of the citizens of Utah and assuring the continued operation of Hill Air Force Base as an active military base, shall not be utilized in density calculations.

Commissioner Davis asked if there was any public comment. There was none.

Commissioner Walton moved to close the public hearing & action on Ord 2022-07: Amending South Weber City Code (multiple Sections) in Title 10-5 Relating to Density Calculation in Hill Airforce Base Easements. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

***** **PUBLIC HEARING CLOSED** *****

Commissioner Walton is concerned the city may not be protected if there are holes in the easement because not all easements have the same restrictions. Trevor explained the general plan identifies the line of future use not being residential.

Commissioner McFadden is concerned about density being calculated with “gross total area” and not “net density”. There is a concern a precedence may be set and he feels this is arbitrary. Commissioner Losee pointed out this ordinance is specific to residential development.

Commissioner Walton moved to recommend the City Council approve Ord 2022-07: Amending South Weber City Code (multiple Sections) in Title 10-5 Relating to Density Calculation in Hill Airforce Base Easements and request the City Council review density calculation and how it is derived in code. Also, review the Compatible Use Zone Study for land use recommendations to ensure the protection of Hill AFB operations. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Davis, Losee, McFadden, and Walton voted aye. The motion carried.

6. Ordinance 2022-08: Amending South Weber City Code Section 10-8-5 Number of Parking Spaces.

After review of the Private Right-of-way ordinance, the City Council has asked for a review of the parking space requirements that are currently part of the city code feeling that there were inadequacies listed. Staff has reviewed the ordinance and has presented changes that would allow

the ordinance to answer most uses that could be developed within the city. The list that was modified used the International Building Code as reference.

The Planning Commission discussed this ordinance at the February Planning Commission meeting. The commission determined to continue the item to be able to review more examples of what the impact will be for various development types. Staff has prepared a list of current or potential uses and the associated parking. Please note current businesses will not be required to change and will be grandfathered in.

Commercial Recreation

La Roca Futbol Club 60000 Sq Ft – Current 70 spaces + 50 gravel Spaces = 120, Updated Table 120 + 25 (Outdoor Rec Space) = 145

Restaurant

Burly Burger 1500 Sq Ft – Current 12, Updated Table 15.

Sit Down 4000 Sq Ft – Current approx. 35 (for 35 tables of 4), Updated Table 40.

Quick Serve 2500 Sq Ft – Current approx. 12 (24 tables of 2), Updated Table 25.

Coffee Shop 800 Sq Ft – Current 1 (0 Seats), Updated Table 8.

Medical Office

Doctors Suite 8000 Sq Ft – Current approx. 36 (10 employees), Updated Table 40.

Dental Office 2000 Sq Ft – Current approx. 8 (4 employees), Updated Table 10.

Retail

Maverik 4600 Sq Ft – Current 17, Updated Table 23.

Boutique Retail Store 1500 Sq Ft – Current Code 6, Updated Table 8.

Specialty Grocer 5000 Sq Ft – Current Code 18, Updated Table 25.

Updated Table

USE	NUMBER OF PARKING SPACES REQUIRED
Assembly	1 per 300 gross square feet
Dwelling Unit	2 per dwelling unit
Multi-Family Dwelling Visitor	1 per 3 dwelling units
Health Club	1 per 100 gross square feet
Hotel/Motel	1 per sleeping unit plus 1 per 500 square feet of common area
Industry	1 per 500 gross square feet
Medical Office	1 per 200 gross square feet
Office	1 per 300 gross square feet

Public Building/Space	Determined by specific review of the Planning Commission
Recreation; Commercial	1 per 500 gross square feet plus 5 per individual outdoor recreation space
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Warehouse	1 per 500 gross square feet

Trevor suggested including a definition for visitor parking for multi-family units. Commissioner Davis appreciated the work completed by Trevor. Commissioner Losee discussed the difficulty in not knowing the type of use because every use has different parking needs. Trevor reviewed the procedures for commercial development and feels this table covers general uses. He then reviewed items the current code didn't cover and some inadequacies on the residential and how to enforce. Commissioner Walton voiced overall concern with updating this code because he feels there is a tendency to over park. He would like to figure out what is the real problem with parking. Commissioner Losee discussed those areas where parking has fallen short in the city. Commissioner McFadden pointed out developers and engineers are incredibly creative, and he feels the amendments to the code are not drastic but marginal. Trevor discussed the amendments help to create more uniformity and less arbitrary.

Commissioner Losee moved to recommend the City Council approve Ordinance 2022-08: Amending South Weber City Code Section 10-8-5 Number of Parking Spaces with the following

1. Add AIDU to code.
2. Request for the City Council to adequately discuss Commissioner Walton's concerns.
3. Make sure referencing for "grandfathering" is clear.
4. Add verbiage for multi-family parking.

Commissioner Davis seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.

REPORTS:

Commissioner Losee: asked about the status of the city's street light plan. Councilman Halverson replied that ARPA funds may be diverted for street lights.

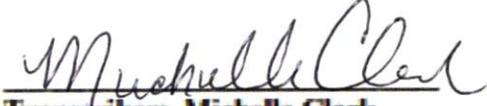
Commissioner Walton: questioned if the City Council can review if a school is a sensitive area for land use. He is also concerned about the city's lack of penalty for code enforcement violations. Trevor replied there is a proposal for it to be a civil code for enforcement.

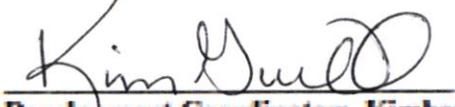
Commissioner Davis: thanked city staff for research on the agenda items. The Planning Commission agreed.

Trevor Cahoon: expressed the request for special meeting has not been finalized.

ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 8:15 p.m. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Walton voted aye. The motion carried.

APPROVED:  **Date** 4/14/2022
Chairperson: Jeremy Davis


Transcriber: Michelle Clark

Attest: 
Development Coordinator: Kimberli Guill

Good evening planning commission

My name is Darlene Turner.

I live at 7461 S. 1160 E. South Weber

I am here tonight to talk to you about Miguel short term rental and why he should not be given a permit **for short-term or vacation rentals.**

In which South Weber 10-18-11 Complaints and Violations for short-terms or Vacation Rentals section F. states

Ord 19-12

F. Following a show-cause hearing the Planning Commission may revoke a conditional use permit issued under this Chapter if it finds that:

1. the permittee failed to comply repeatedly with condition set forth in this chapter or the conditional use permit:
2. The permittee engaged in a pattern of unlawful activity: or
3. The permittee violated state law or local ordinances.

On December 3th, 2021 there was a party at 7449 S. 1160 E.

The music woke me up at 12 midnight with a boom, boom, boom music and did not stop until 5:00 am.

In the 8 years I have lived here in South Weber I have always felt safe until the night of December 3, 2021, It upset me so much I did not even want to sleep in my bedroom for fear there would be another noisy party the following weekend. I have also decided that I may move.

I did not call the police because I thought since he was a new neighbor I would go talk to him about the noise. I was not aware that it was being used as a short-term rental. I tried to give this neighbor the benefit of the doubt.

On December 5, 2021 Miguel came over to my home to say he was my new neighbor and that he should have come over and introduced himself. Then he proceeded to tell me he was sorry for the noisy party and that the contract stated they were not allowed to have noisy parties. He also said he would not be doing any more one night stays. He then said he wanted to give me his name and phone number so if it ever happened again he would come and take care of the problem. I told him if it ever happened again I would be calling the police. I felt this visit was an attempt to keep any further issues "off the record" which I did not and to not feel comfortable with that.

Rachel Larsen 7437 S 1160 E
South Weber, UT

South Weber's city code regarding short-term rentals, states that one of its primary purposes is to strengthen the city's values of community, family, and safety. Children are the most precious resource of this community and schools and are entitled to the very highest degree of protection.

Many of us have used short-term rentals. The question here isn't whether short-term rentals are inappropriate or dangerous, per se, but whether short-term rental property next to a school could potentially place our children and students at an increased risk.

For example. Utah law requires convicted sex offenders to register, including their residential address. By accessing this registry, anyone can determine whether a sex offender lives in their area. This allows parents to educate their children on possible dangers in areas they frequently visit. This protection does not exist with regard to short-term rentals. We have no way of knowing if a sex offender is staying there. In addition, under Utah law, schools are off limits to sex offenders.

At the very least, the city code should prohibit short-term rentals near schools.

Some may argue that this can be solved by a background check on every short-term resident, but this would be impossible to control or enforce as the owner of the property will not be aware of every person coming and going.

Thank you for allowing us to comment on this matter. I urge you to do whatever is possible to protect the children of South Weber by denying this application for a short-term rental located directly across the street from South Weber Elementary.

With school funding determined by enrollment numbers, every student lost to a competing charter or parochial school reduces the losing school's revenue by \$8,700.

Family Watchdog is a free service to help locate registered sex offenders in your area. Family Watchdog is a free service to help locate registered sex offenders in your area. Family Watchdog encourages you to use our site to help educate your family on possible dangers in areas that you frequently visit.

Public Comment

From: Heidi Bell <heidibug8@gmail.com>
Sent: Thursday, March 10, 2022 12:20 PM
To: Public Comment
Subject: Re: March 10th planning commission

I would like to add my comment that I do not feel it is good to have a short time rental next door to our school. I would hope that the city would step up in behalf of all the children and stop the continuation of strangers coming in and out in such close proximatey to the school. South Weber is not a stranger to the problems that short term rentals pose. Please help us by not giving the owner a license to have those problems right next to the most important citizens of South Weber, our children.

Thank you
Heidi Bell
7411 S 1075 E

(Sorry forgot to add my address to the first email)

On Thu, Mar 10, 2022 at 12:17 PM Heidi Bell <heidibug8@gmail.com> wrote:

I would like to add my comment that I do not feel it is good to have a short time rental next door to our school. I would hope that the city would step up in behalf of all the children and stop the continuation of strangers coming in and out in such close proximatey to the school. South Weber is not a stranger to the problems that short term rentals pose. Please help us by not giving the owner a license to have those problems right next to the most important citizens of South Weber, our children.

Thank you
Heidi Bell

Public Comment

From: JOHN STACIE WHITFORD <jsbtwhitford@msn.com>
Sent: Tuesday, March 8, 2022 2:10 PM
To: Public Comment
Subject: Public Hearing on 7449 S 1160 E

We have been made aware of the hearing happening later this week regarding short term rental at the address listed in the subject line. We will be unable to attend the hearing but have some questions.

1. Will the rental income lead to income for the city?
2. Will there be specific guidelines laid out by the city regarding renters and behaviors?
3. If the rentals become a problem will the city be able to revoke the approval for the rental?

Thank you,

John and Stacie Whitford
1326 E South Weber Drive

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Public Comment

From: Matthew Porter <matt@portertech.us>
Sent: Monday, March 7, 2022 3:57 PM
To: Public Comment
Subject: Matt Porter Public Comment for March 10th meeting

Hello, My name is Matthew Porter. I live in the Canyon Meadows neighborhood at address 6989 S Bowman Way.

I have two items I would like to bring to your attention.

1) I am wheelchair bound, and I enjoy taking my dog to the new dog park on old fort road. Unfortunately, this has proven to be quite difficult for me lately. Since the entrances are currently unpaved and just loose dirt, once it rains or the snow melts, it all turns to mud and I can not access the park.

It would be greatly appreciated if the city could pave the path from the sidewalk to the entrances of the dog park for people like me.

2) I am not sure if this is the case for other areas in the city. But in the Canyon Meadows neighborhood there is VERY little street lighting. There is one (very dim) light post for every 8 houses or so. It would be greatly appreciated if the city would install either more light posts or upgrade the lights that are currently in the lamps that currently exist. I believe this would make it a safer environment for our children.

Thank you for your time!

--
Matt Porter
Porter Technologies

Public Comment

From: Anne Bowerbank <abowerbank@hotmail.com>
Sent: Monday, March 7, 2022 10:05 AM
To: Public Comment
Subject: Migual Garibay Short Term Rental

Hello,

I'd like to comment on the short-term rental property located at 7449 S. 1160 E., the property of Miguel Garibay. I am very concerned about this being a rental property based on the proximity to the elementary school. I live in the neighborhood just west of the property and I have a child in kindergarten and a 5th grader who walk to school every day. I am not comfortable with the circulation of people renting the home and the unknown of if they have records of child abuse.

Please consider passing an action to not allow this or the area close to the elementary school to be rental property.

Thank you,

Anne Williams
7466 S 1075 E
South Weber
801-458-3837

**Comments to South Weber City Planning Commission
for 10Mar22 Meeting
by Paul A. Sturm**

Public Comments - Agenda Item #6 -Packet Pages 29-34 of34

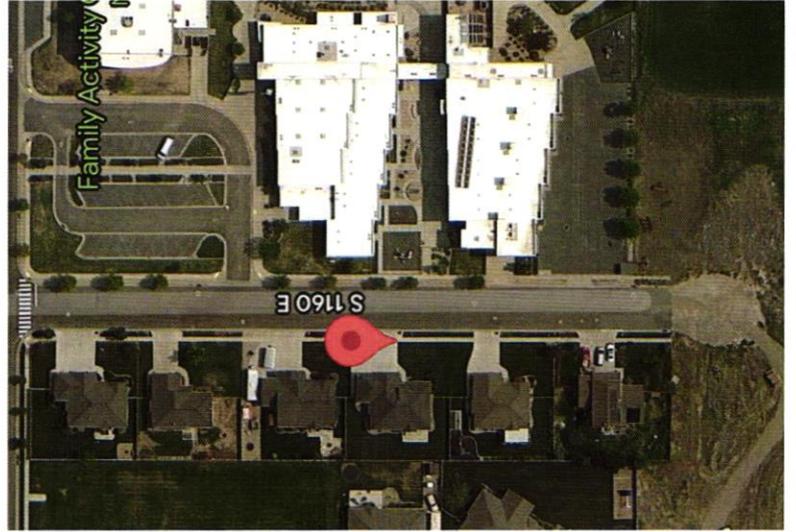
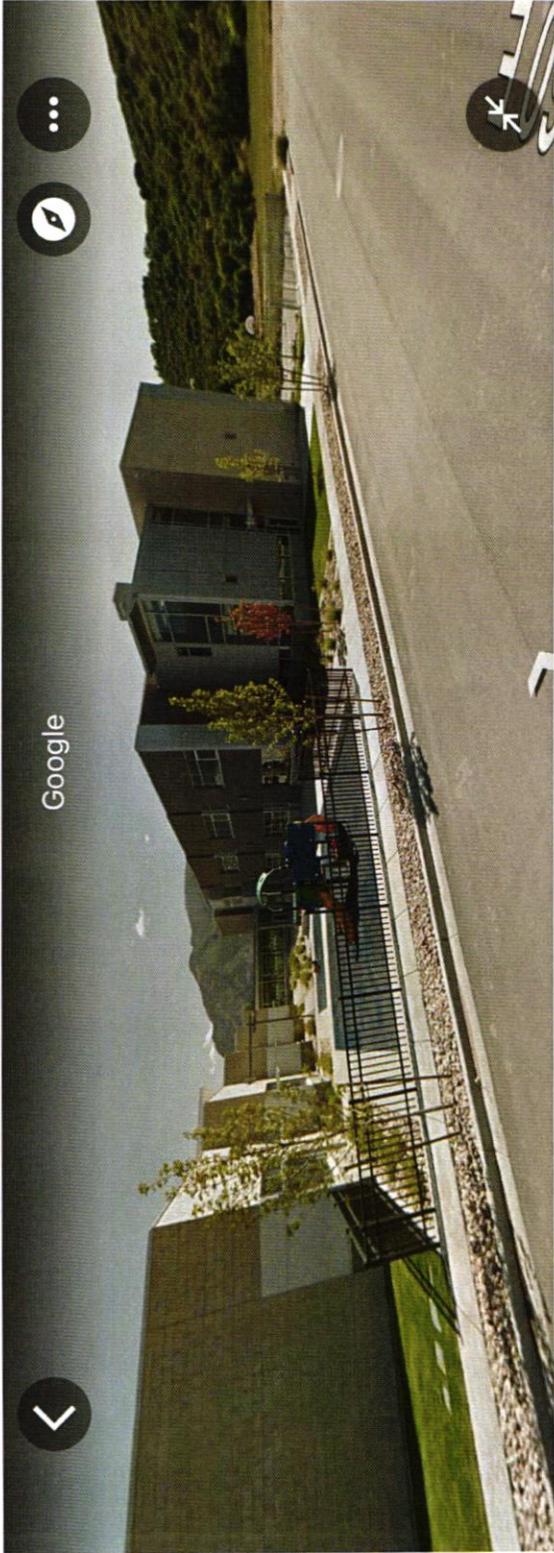
6. Ordinance 2022-08: Amending South Weber City Code Section 10-8-5 Number of Parking Spaces.

Reference: Staff Summary - **Background - Packet Page 29 of 34**

The Planning Commission discussed this ordinance at the February Planning Commission meeting. The commission determined to continue the item to be able to review more examples of what the impact will be for various development types. Staff has prepared a list of current or potential uses and the associated parking. Please note current businesses will not be required to change and will be grandfathered in.

- 1) Not all building types listed in the **Updated Table** on packet pages 30 and 31 of 40 are classified as businesses and, as such, may not be included in "**grandfathered in**" statement in the last sentence of the Staff Summary -**Background**.
- 2) The **Updated Table** does not list IADUs as was shown in the **Current Code** table on Packet page 30 of 34. When the subject of IADUs was discussed and passed last year, the issue of additional parking requirements was also addressed at that time, but is not shown in the **Updated Table**.
 - As I stated in my Public Comments during the Planning Commission meeting on 10Feb22: "*Parking has recently become more of an issue within the City when considering resident and visitor parking at Multi-Family dwellings, IADU's, Airbnb's, etc., since these categories have become more common in SWC.*" This still should be addressed in the Ordinance.
- 3) Regarding Ordinance 2022-08 shown on packet pages 32-34of 34, grandfathering is not mentioned directly in the body of the text. I do not believe that the Staff Summary - **Background** carries any weight with respect to the interpretation Ordinance 2022-08 itself.

Ashlee Buckway 1126 E 7450 S



Approved subdivisions for Short Term Rentals

- Casitas at Sienna Hills(see exemptions below)
- Coral Ridge Townhomes (see exemptions)
- Cottages at Stucki Farms
- Escondido at Sienna Hills
- Freedom Village
- Ladera at Sienna Hills
- The Eighth at Coral Canyon
- Town Center at Coral Canyon
- Vida Sol Vacation Townhomes
- Paseos at Sienna Hills

The approved subdivisions can also be found in the RRST (Residential Rental Short Term) map overlay on our website: [Zoning Districts for Washington City](#)

CAN I USE MY HOME AS A SHORT-TERM RENTAL (SKI RENTAL, AirBNB, ETC.)

Short-term rental means the rental of a home or rooms within a home for more than 3 but less than 30 days.

* Short-term rentals are not allowed in any single-family residential zone in Cottonwood Heights. * In multi-family or mixed use zones, short-term rentals are only allowed in PUDs or condominium projects containing at least 8 units, all of which front on a privately owned and maintained street.

Both a conditional use permit and business license are required before a short-term rental can begin operation.

<https://www.cottonwoodheights.utah.gov/city-services/community-development/community-development-faqs>

REQUIREMENTS FOR APPROVAL

General Requirements:

All STRs must comply with the following requirements of the Lehi City Development Code.

Please initial to indicate compliance:



- (1) _____ Primary Residence. The dwelling must be owner occupied for the majority of the year and be their primary residence.
- (2) _____ Location. The STR shall not be located within 600 feet of an elementary, middle, or junior high school.
- (3) _____ Parking. Off-street parking shall be provided at a suggested rate of one stall per bedroom.
- (4) _____ Point of contact. Someone is designated as a point of contact that _____ respond to calls within 1 hour whenever the STR is rented.
- (5) _____ Number of Renters. No more than 10 individuals will be allowed in an STR or as limited by parking.
- (6) _____ Business License. STR has a current business license and applicant agrees to renew license annually.
- (7) _____ Curfew and Quiet Hours. Curfew and Quiet Hours are established and fit in the context of the surrounding neighborhood. The applicant agrees to make renters aware of them and enforce as necessary. At a minimum, quiet hours shall adhere to the Municipal Code noise regulations of 10:00 PM to 6:00 AM.

APPLICANT CERTIFICATION

I certify under penalty of perjury that I am the owner or authorized agent of the owner of property involved in the attached application. The statements and answers therein contained and the information provided in the attached plans or other exhibits present thoroughly, to the best of my ability, the argument in behalf of the application herewith requested and that the statements and information above referred to, are in all respects true and correct to the best of my knowledge and belief. I understand and agree to comply with all of the rules for Short Term Rentals. I also understand that if I do not comply with all of these rules, my permit may be revoked.

I agree to allow the Lehi City Zoning Administrator or representative to inspect my premises as necessary to see that my property complies with the above stated requirements.

I agree to renew my business license annually and make any necessary changes to the operation of my Short Term Rental is valid and documented complaints exist.

Applicant Signature _____ Date _____

For Office Use Only	
Approved _____	Date: _____
Disapproved _____	Staff: _____



SHORT TERM RENTAL

Declaration of Primary Residency

