

The background image is a scenic landscape of a mountain valley. In the foreground, there's a town with houses and trees, some with autumn-colored foliage. The middle ground shows rolling hills and more trees. The background is dominated by large, rugged mountains under a clear blue sky. The overall lighting suggests it might be late afternoon or early morning, with long shadows and warm tones.

WEBER COUNTY

OVPC Public Meeting 11/17/20
Short-Term Rentals Regulation Scenarios

Summary of Public Input

In-Writing Comments Received Through 3:30 PM 11/17/2020

Public Comment Topics	Percent of Respondents Through 10/27/20	Percent of Respondents Through 11/17/20
Community Character / Costs Outweigh Benefits / Unknown Impacts	68%	68%
Code Enforcement / Complaint Resolution (+&-)	40%	39%
Noise	40%	36%
Parking, Large Vehicles, & Snow Removal	36%	34%
Parties / Minimum Length of Stay (+&-)	36%	29%
Safety (Theft, Vandalism, Crime, Intoxication, Drugs, COVID, Sex Predators)	31%	29%
Traffic/ Speeding	31%	27%
Sherrif / Emergency Service Capacity	22%	22%
Property Rights (+&-)	21%	22%
HOAs/HOA Autonomy & Enforcement (+&-)	22%	21%
Uncollected Tax Revenue (+&-)	22%	19%
Trash	18%	18%
Stressed Infrastructure (Roads, Sewer/Septic, Water, Amenities)	15%	18%
Occupancy /Large Gatherings /Owner Occupied (+&-)	16%	17%
Property Values (+&-)	14%	16%
Absentee Owners	12%	15%
Trespassing / Drones	13%	12%
Master Plan Inconsistency	11%	12%
Licensing / Cost Barrier (+&-)	12%	11%
Supports Economy/ Jobs / Attracts Businesses	8%	11%
Supports STRs W/ Restrictions	7%	10%
Additional Lodging Options / Underserved W/Options	8%	9%
Reduced Housing Stock /Increased Commuting / Speculation	8%	8%
Competition For Existing Businesses /Rentals	8%	8%
STRs Help Owners Suppliment Income/ Mortgage	4%	8%
Fire Safety / Fireworks	8%	7%
False Realtor Advertisements	7%	6%
Disproportionate Impact and Revenue Dispursement	7%	6%
Property Maintenance & Insprections (+&-)	7%	6%
STRs Capture Lost Business to Other Markets	2%	3%
Complaint Hotline/Website or 3'rd Party Enforcement	2%	3%
Water Usage	1%	3%
Dark Skies (+&-)	2%	2%
STRs Reduce Foreclosures	2%	2%
Use Signage W/Contact Info for Owner/Complaints	1%	1%

Draft Short-Term Rentals Ordinance

A copy of the full draft ordinance is available on Frontier:

Frontier

Development Projects Building Permits My Dashboard sperkes@co.weber.ut.us

Short-Term Rentals Ordinance Amendment

+ Add Follower Change Status Edit Project

Address: , , UT, Maps: [Google Maps](#) Active On Hold Complete

Project Type: Text Amendments
Sub Type: Text Amendments
Created By: [Angela Martin](#)
Created On: 7/28/2020
Project Status: Submitted
Status Date: 10/27/2020
File Number: ZTA 2020-05
Project Manager: [Scott Perkes](#)

Application Documents 16 Comments 12 Reviews 0 Followers 12 Status Notifications

Documents

+ Add Document

List of project documents. Review documents can be found under the Review tab.

Document Name	Date Uploaded	Options
Application		
Notice of Decision		
Other		
Edit Revised Sec 108-23 Short-Term Rentals Ordinance_5 Scenarios_Full.pdf	11/12/2020	Download Remove
Edit Revised WWPC STR Presentation 111020.pdf	11/10/2020	Download Remove
Edit Revised 11-10-20 -- WWPC NOTICE OF PUBLIC HEARING.pdf	10/30/2020	Download Remove
Edit Revised Summary of Public Input_102720.pdf	10/27/2020	Download Remove
Edit Revised Consolidated Document of Public Comments Through 102720.pdf	10/27/2020	Download Remove
Edit Revised OVPC STR Presentation 102720.pdf	10/27/2020	Download Remove
Edit 2020_OVPC_Oct 27_AGENDA amended.pdf	10/26/2020	Download Remove

Short-Term Rental Regulatory Scenarios

The following regulatory scenarios are open to discussion regarding the question of “Where should STRs be allowed”:

A) Open

B) Open & Limited

C) Business as Usual

D) Proof of Concept (OVPC Preference)

E) Closed

Regulatory Scenarios

A) Open

Any residential property within the unincorporated Weber County may obtain a short-term rental license to rent a sleeping room, apartment, dwelling unit, or dwelling for a time period of less than 30 days.

- 3rd Party Enforcement **is utilized** to augment county enforcement efforts
- This scenario would be subject to the requirements and operational standards of this chapter.

Regulatory Scenarios

B) Open & Limited

With exception to properties in the FR-1 zone, any residential property within the unincorporated Weber County may obtain a short-term rental license to rent a sleeping room, apartment, dwelling unit, or dwelling for a time period of less than 30 days subject to the requirements and standards of this chapter.

- This scenario also employs a geographic separation requirement that would prevent STR properties from being located adjacent to, or within a specified distance of another STR property
- 3rd Party Enforcement **is utilized** to augment county enforcement efforts
- This scenario would be subject to the requirements and operational standards of the short-term rental ordinance

Regulatory Scenarios

C) Business as Usual

The rental of a sleeping room, apartment, dwelling unit, or dwelling for a time period of less than 30 days is considered a short-term rental. Short-term rentals are allowed only when listed as either a permitted or conditional use in a specific zone or when approved as part of a planned residential unit development (PRUD).

- This language is unchanged from existing regulation found in Sec. 108-7-25 “Nightly Rentals”
- 3rd Party Enforcement **is NOT utilized** to augment county enforcement efforts
- This scenario would **NOT be Subject** to the requirements and standards of the short-term rental ordinance

Regulatory Scenarios

D) Proof of Concept

The rental of a sleeping room, apartment, dwelling unit, or dwelling for a time period of less than 30 days is considered a short-term rental. Short-term rentals are allowed only when listed as either a permitted or conditional use in a specific zone or when approved as part of a planned residential unit development (PRUD).

- This language is unchanged from existing regulation found in Sec. 108-7-25 “Nightly Rentals”
- 3rd Party Enforcement **is utilized** to augment county enforcement efforts
- This scenario would be subject to the requirements and operational standards of the short-term rental ordinance

Regulatory Scenarios

F) Closed

- STRs will continue to be an allowed use in the DDR-1 Zone.
- Except for grandfathered licensees, STRs will no longer be allowed as a conditional use in the FR-3 zone.
- New PRUD developments will no longer be approved with the STR use. Owners within existing PRUD developments, with approved STR use, will be allowed to obtain an STR license or continue renting if already licensed.
- 3rd Party Enforcement is **NOT utilized** to augment county enforcement efforts
- This scenario would **NOT be Subject** to the requirements and standards of this chapter.

Operational Requirements

Prohibitions:

- Not allowed in accessory buildings
- Not allowed in Accessory Dwelling Units (ADUs)
- Not allowed in Deed Restricted Housing

Short-Term Rental License Required

- Properties must be inspected prior to licensure
- Owners are required to collect and remit applicable taxes

All licensed properties are required to operate by specific operational standards:

- Information dissemination (info packet)
- Advertising Requirements
- Occupancy limits
- Parking
- Noise
- Trash disposal and collection
- Outdoor lighting
- Signage (not allowed)
- Fire safety

Enforcement

3rd Party Enforcement Support

- “Scrapes” all major and many minor STR websites to identify unique listings and their specific addresses.
- Allows for efficient licensing, tracking, and renewal
- Consistently monitors listings for compliance with County STR ordinance and licensing requirements
- Consistently monitors rental activity and collects data to be used for enforcement efforts.
- Dedicated hotline staffed 24/7 for neighbors to report non-emergency STR complaints, submit evidence, and initiate automatic follow-up activities.

Enforcement

Complaints:

- 24/7 complaint hotline
- Responsible Agent (on-call 24/7) (must respond within 60 minutes)

Violations:

- Minor Violation
 - Any violation of the operational standards (parking, noise, trash, etc.)
- Major Violation
 - Failure of the responsible agent to respond to complaints
- Unlicensed Violation
 - Operating an unlicensed STR

Penalties:

- Proportionate to a property's rental rate
 - Minor violation - 50% of nightly rental rate
 - Major Violation - 100% of nightly rental rate
 - Unlicensed Violation - 200% of nightly rental rate

License Revocation:

- Minor Violation – 4 violations in 3 months or 6 in 12 months
- Major Violation – 2 violations in 3 months or 4 in 12 months

Questions?

Public Comment