

A scenic view of a mountain valley. In the foreground, there is a residential area with houses and trees. The middle ground shows a valley with a town and more trees. The background features large, rugged mountains under a clear blue sky. The text is overlaid on this image.

WEBER COUNTY

OVPC Public Hearing 10/27/20

Short-Term Rentals Regulation Scenarios

Summary of Public Input

In-Writing Comments Received Through 12:00 PM 10/27/2020

Public Comment Topics	Percent of Respondents Through 9/1/20	Percent of Respondents Through 10/27/20
Community Character / Costs Outweigh Benefits / Unknown Impacts	59%	68%
Noise	41%	40%
Code Enforcement / Complaint Resolution (+&-)	36%	40%
Parking, Large Vehicles, & Snow Removal	34%	36%
Parties / Minimum Length of Stay (+&-)	32%	31%
Safety (Theft, Vandalism, Crime, Intoxication, Drugs, COVID, Sex Preditors)	32%	31%
Traffic/ Speeding	27%	26%
HOAs/HOA Autonomy & Enforcement (+&-)	27%	24%
Sherrif Capacity	26%	22%
Uncollected Tax Revenue (+&-)	23%	22%
Property Rights (+&-)	15%	22%
Trash	23%	21%
Occupancy /Large Gatherings /Owner Occupied (+&-)	19%	18%
Stressed Infrastructure (Roads, Sewer/Septic, Water)	16%	16%
Property Values (+&-)	14%	15%
Trespassing / Drones	14%	14%
Absentee Owners	12%	13%
Licensing / Cost Barrier (+&-)	14%	12%
Master Plan Inconsistency	9%	12%
Supports Economy/ Jobs / Attracts Businesses	9%	11%
Fire Safety / Fireworks	9%	8%
Reduced Housing Stock /Increased Commuting / Speculation	9%	8%
Competition For Existing Businesses /Rentals	9%	8%
Additional Lodging Options / Underserved W/Options	8%	8%
Supports STRs W/ Restrictions	8%	8%
False Realtor Advertisements	8%	7%
Disproportionate Impact and Revenue Disbursement	8%	7%
Property Maintenance & Insprections (+&-)	7%	7%
STRs Help Owners Supplement Income/ Mortgage	5%	7%
STRs Capture Lost Business to Other Markets	4%	4%
Dark Skies (+&-)	3%	2%
Complaint Hotline/Website or 3'rd Party Enforcement	1%	2%
STRs Reduce Foreclosures	1%	2%
Water Usage	1%	2%
Use Signage W/Contact Info for Owner/Complaints	1%	1%

Short-Term Rental Regulatory Scenarios

Copies of the full draft ordinance are available on Frontier:

Full Draft:

Condensed Draft:

The screenshot shows a web browser window with the URL `frontier.co.weber.ut.us/p/Project/Index/10593`. The page title is "Short-Term Rentals Ordinance Amendment". A "Please Note" banner at the top states: "The document was uploaded successfully. The document can be found on the document tab." Below the title are buttons for "+ Add Follower", "Change Status", and "Edit Project".

Project details include:

- Address: ., UT.
- Maps: [Google Maps](#)
- 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](#)

Project status is "Active".

Navigation tabs include: Application, Documents (13), Comments (10), Reviews (0), Followers (12), Status, and Notifications.

The "Documents" section lists project documents. The table below shows the relevant entries:

Document Name	Date Uploaded	Options
Application		
Notice of Decision		
Other		
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 2020_OVPC_Oct 27_AGENDA amended.pdf	10/26/2020	Download Remove
Edit Sec 108-23 Short-Term Rentals Ordinance_3 Scenarios_Full.docx	10/16/2020	Download Remove
Edit Sec 108-23 Short-Term Rentals Ordinance_3 Scenarios_Condensed.docx	10/16/2020	Download Remove

Short-Term Rental Regulatory Scenarios

Copies of the full draft ordinance are available on Frontier

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) 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 subject to the requirements and 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 would also require geographic separation between licensed units. This separation requirement would prevent grouping of STRs and is designed to help protect neighborhood character.

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 the existing Sec. 108-7-25 “Nightly Rentals”

Regulatory Scenarios

D) Closed

- STRs will continue to be an allowed use in the DDR-1 Zone.
- STRs will no longer be allowed as a conditional use in the FR-3 zone. Owners in the FR-3 zone who are currently operating an STR under a valid conditional use permit and valid business license will be allowed to continue as a non-conforming use.
- Owners within existing PRUD developments (with approved STR use) will be allowed to obtain an STR license or continue renting if already licensed. New PRUD developments will no longer be approved with the STR use.

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