



Weber County Planning Division

Date: 01/12/2021
To: Western Weber Planning Commission
From: Scott Perkes, AICP – Planner III | Weber County Planning Division
Subject: Short-term rental regulation scenarios

Commissioners,

During the Western Weber Planning Commission's 12/08/2020 public meeting, the Commission tabled the discussion regarding short-term rental regulation scenarios and an associated recommendation to the County Commission. This was done in order to allow staff to further explore a short-term rental regulation scenario that could help to protect the affordable intent of the recently adopted Accessory Dwelling Unit Ordinance.

Per the Commission's request, staff has conducted additional research on potential strategies to allow short-term rentals to occur in Western Weber County while encouraging the separate appeal of accessory dwelling units. A few examples of strategies from other communities and planning best practices have included:

- 1) **Caps on the number of STR licenses.** These caps could be set as a ratio of STR licenses to the total number of dwelling units in geographic areas, or a ratio of STR licenses to the total number of licensed ADUs. This scenario has already been drafted and presented as the "Open/Limited" scenario. Under this scenario the County could monitor the ratio of STR licenses as compared to the demand for affordable housing, or the number of issued ADU licenses and adjust the ratio caps as needed to ensure a healthy balance of STR vs. ADU licenses.
- 2) **Owner-occupied STRs.** An owner-occupied scenario has also been used by other communities as a tool to protect housing affordability while still allowing owners to benefit from STR revenue. This type of scenario would allow the County to limit STR licensure to only those who have owned property in the area for longer periods of time. Owner-occupancy ensures that a housing unit is not being left vacant in order to be rented out short-term as a full-time resident would continue to reside within the unit. It would also prevent commercial enterprises from buying up housing stock to quickly convert them into rentals. Lastly, owner-occupied STRs have been proven to increase the mitigation of potential impacts to surrounding neighbors such as noise, trash, parking, etc. as the owner is able to keep a close eye on their tenant's activities.

Staff has drafted an owner-occupied scenario to be considered by the Planning Commission. This scenario has been drafted as follows:

Applicability: *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 following requirements:*

- 1) *The primary dwelling shall be occupied by the owner as a primary residence. A Primary Residence shall be defined by the Weber County Assessor's Office.*
- 2) *In order to qualify for a short-term rental license, a property owner must hold title to the property for a period of not less than two years prior to applying for a license.*
- 3) *The owner must occupy the primary dwelling at all times that the licensed short-term rental unit is occupied.*
- 4) *The owner must act as the Responsible Agent for the rental.*
- 5) *Shorty-term rental licenses shall be revoked if a property transfers ownership from the originally licensed owner.*

In this scenario, the following would be applied:

- *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.*



Weber County Planning Division

In addition to the above listed scenarios, the draft STR ordinance currently includes a provision that no accessory buildings may be used for STR rentals. As such, an STR would have to be contained within the primary dwelling. In comparison, ADUs may be permitted as attached OR detached dwellings. This creates a natural separation of those who do not want unrelated guests occupying a portion of their primary residence over a long-term. Another item for consideration includes the idea that STR licenses can be converted to an ADU license. As such, a family who would like to provide affordable housing for family (ex. Newlywed children, aging parents, grandchildren, etc.). However, a detached ADU would not be allowed to convert into an STR.

While researching STR impacts on affordable housing, staff also found that many communities have enacted policies to reinvest STR revenues into community development programs that develop low-to-moderate income housing. This allows the impacts of STRS to create a direct benefit to the community. Short-term rentals will always present a natural competition for affordable housing. The reinvestment of associated fees and tax revenues would allow for their impacts to be directly countered with the development of deed-restricted affordable housing.

In order to move forward with this topic to the County Commission, the Planning Division will need the Western Weber Planning Commission to make a formal recommendation on this topic. As such, I look forward to continuing, and potentially wrapping-up our discussion on this topic during the upcoming 1/12/2021 Western Weber Planning Commission meeting. Please feel free to reach out should you have any questions.

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Attachments:

Attachment A – Draft STR Ordinance Including 6 Potential Regulation Scenarios

1 **Sec 108-23 Short-Term Rentals**

2 The six regulation scenarios listed below represent a few options for potential short-term rental regulation.
3 These scenarios have been created to facilitate discussion. Any future adopted regulation may or may not follow
4 one or none of these scenarios.

5 **Open Scenario:**

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

- 8 • 3rd Party Enforcement **is utilized** to augment county enforcement efforts
- 9 • This scenario would be subject to the requirements and operational standards of this chapter.

10
11 **Open/Limited Scenario:**

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

- 15 • This scenario also employs a geographic separation requirement that would prevent STR properties
16 from being located adjacent to, or within a specified distance of another STR property.
- 17 • 3rd Party Enforcement **is utilized** to augment county enforcement efforts
- 18 • This scenario would be subject to the requirements and operational standards of this chapter.

19
20 **Open/Owner Occupied Scenario:**

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

- 24 1) The primary dwelling shall be occupied as a primary residence. Primary Residence shall be defined
25 by the Weber County Assessor's Office.
- 26 2) In order to qualify for a short-term rental license, a property owner must have held title to the
27 property for at least two years prior to applying for a license.
- 28 3) The owner must occupy the primary dwelling at all times that the licensed short-term rental is
29 occupied.
- 30 4) The owner must act as the Responsible Agent for the rental.
- 31 5) Short-term rental licenses shall be revoked if a property transfers ownership from the originally
32 licensed owner.

- 33 • 3rd Party Enforcement **is utilized** to augment county enforcement efforts
- 34 • This scenario would be subject to the requirements and operational standards of this chapter.

35
36 **Business as Usual Scenario:**

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

- 40 • This language is unchanged from existing regulation found in Sec. 108-7-25 "Nightly Rentals"
- 41 • 3rd Party Enforcement **is NOT utilized** to augment county enforcement efforts
- 42 • This scenario would **NOT be Subject** to the requirements and standards of this chapter.

Commented [PS1]: This language is unchanged from the existing Sec. 108-7-25 "Nightly Rentals"

44 **Proof of Concept Scenario:**

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

- 48 • This language is unchanged from existing regulation found in Sec. 108-7-25 "Nightly Rentals"
- 49 • 3rd Party Enforcement is utilized to augment county enforcement efforts
- 50 • This scenario would be subject to the requirements and operational standards of this chapter.

51 **Closed Scenario:**

52 The county will continue to allow STR licenses to be issued in the DRR-1 zone going forward. Except for existing
53 owners with a valid conditional use permit and business license, STRs will no longer be allowed as a conditional
54 use in the FR-3 zone. Owners within existing PRUD developments (with approved STR use) will be allowed to
55 obtain an STR license, or continue renting if already licensed. New PRUD developments will no longer be
56 approved with the STR use.

- 57 • 3rd Party Enforcement is NOT utilized to augment county enforcement efforts
- 58 • This scenario would NOT be Subject to the requirements and standards of this chapter.

59 **Sec 108-23-X Purpose And Intent**

60 There are benefits to allowing owners of residential units within the County to rent their dwelling units for short
61 periods of time. Short-term rental of dwelling units also brings capacity and diversification to the visitor-
62 accommodation market. However due to the potential for adverse impacts, short-term rentals must be
63 regulated by the County to protect the health, safety, and welfare of owners, neighbors, and visitors.

64 The intent of this Chapter is to establish procedures and standards by which residential short-term rentals can
65 be provided to visitors and tourists in a manner that protects both the quality of their experience, and the
66 communities in which they are located.

67 **Sec 108-23-X Applicability**

68 Six applicability scenarios for consideration: "Open", "Open/Limited", "Open/Owner Occupied Scenario",
69 "Business as Usual", "Proof of Concept", and "Closed".

70 **Sec 108-23-X Prohibitions**

71 A short-term rental license will not be issued for any of the following:

- 72 (a) *Accessory Buildings and Accessory Dwelling Units.* Short-term rentals are not allowed in any accessory
73 building, including licensed accessory dwelling units (ADUs), unless specifically provided for in other
74 areas of this land use code. A property that contains a licensed ADU is not eligible to obtain a short-term
75 rental license for the primary residence.
- 76 (b) *Deed Restricted Housing.* Short-term rentals are not allowed in properties that have been deed
77 restricted for affordable or workforce housing.
- 78 (c) *Private Covenants.* A short-term rental license will not be issued for any property that is subject to any
79 recorded private covenants that restrict the property's use for short-term rentals, regardless of how the
80 private covenants are labeled, and regardless of whether or not such private covenants are enforced by
81
82

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83 a homeowners association or committee. Private covenants might not be clearly labeled, or they might
84 be identified as covenants, conditions and restrictions (CC&Rs), protective covenants, restrictive
85 covenants or neighborhood covenants.

86 **Sec. 108-23-X Owner-Occupancy**

87 The primary dwelling shall be occupied by the property owner as a primary residence. A Primary Residence shall
88 be defined by the Weber County Assessor's Office.

89 (a) In order to qualify for a short-term rental license, a property owner must hold title to the property for a
90 period of not less than two years prior to applying for a license.

91 (b) The owner must occupy the primary dwelling at all times that the licensed short-term rental is occupied
92 by a tenant.

93 (c) Short-term rental licenses shall be revoked if a property transfers ownership from the originally licensed
94 owner.

95

96 **Sec 108-23-X Short-Term Rental License Required**

97 (a) *Licensing.* It is unlawful for an owner to rent any property for a time period of less than 30 days within
98 the unincorporated area of Weber County without a valid short-term rental license pursuant to this
99 Chapter. An issued short-term rental license shall also be considered a land use permit for the purpose
100 of operating a short-term rental unit.

101 (b) *Geographic Separation of Licenses.* With exception to the DRR-1 zone, PRUD developments with short-
102 term rental approvals, and properties in the FR-3 zone with valid short-term rental licenses at the time
103 of the adoption of this chapter (XX/XX/20XX), all licensed short-term rental units shall be located a
104 minimum of 500 feet from other licensed short-term rental units.

105 (c) *Initial Licensing Period.* Following the adoption of this chapter, County staff will process short-term
106 rental license applications by the order in which they are received. License applications that are found to
107 have a proposed short-term rental unit within an existing 500-foot separation buffer will be denied until
108 such a time in which a nearby license/s creating the encumbrance become expired or revoked.

109 (d) *Licensing Procedure*

110 (1) The owner or authorized representative shall submit a notarized short-term rental license
111 application on a form provided by the Planning Division, and shall pay the application fee set by
112 County Commission resolution.

113 (2) Applications shall be accompanied by the following materials:

- 114 a. Detailed floor plan and site plan of rental property indicating all areas allowed to be
115 occupied by short-term occupants
116 b. Parking plan demonstrating compliance with the parking standards established in Sec
117 XXX-XX-X
118 c. Trash disposal and collection plan demonstrating compliance with the trash disposal and
119 collection standards established in Sec XXX-XX-X
120 d. Proof of homeowners' and liability insurance
121 e. Preliminary title report dated within 30 calendar days prior to the submittal of an
122 application.
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124

Commented [PS3]: This section is only applicable to the "Open/Owner Occupied" applicability scenario.

Commented [PS4]: This section is only applicable to the "Open/Limited" applicability scenario.

Commented [PS5]: This section is only applicable to the "Open/Limited" applicability scenario.

- f. For properties that are subject to any recorded private covenants, applicants must submit a letter from the community's homeowners association or committee, or submit a copy of the private covenants including any amendments to such private covenants, to verify the short-term rental of dwellings is not restricted.
- g. Outdoor lighting plan showing compliance with Section 108-16.
- h. Submission of the name and contact information associated with the individual or management company being designated as the Responsible Agent.
- i. Signed acknowledgement by the owner and responsible agent that they have read this short-term rentals ordinance and understand the licensing, operational standards, and violation structure.

(e) *Application Review Procedure.* Upon submission of a complete application for a short-term rental license, staff shall circulate the application to the Planning Division, Building Department, Fire District, Health Department, and any other reviewing agency deemed appropriate for adequate review and approval of the license. Reviewing agencies shall have 30 days to review the submitted plans and return any requests for additional information or conditions of approval to the applicant. Applicants shall have 60 days to comply with review agency requests or the application will be removed from consideration.

(f) *Issuance of License.* All licenses shall be issued to property owners. Licenses are tied to the owner for a specific property and are non-transferable to other properties or other owners, except to individuals who are next of kin. Licenses shall be issued for a period of one year and shall expire at the end of each calendar year.

(g) *License Renewal.* Existing licenses must submit for renewal and pay the required fee by no later than December 1st of each year to remain valid through the next calendar year. Licenses issued anytime mid-year will be required to renew their license by December 1st of the same year in order to become concurrent with the sequential annual licensing cycle. Owners wishing to renew a license must provide:

- (1) License renewal application
- (2) Inspection report (if required by Sec. XXX-XX-X)

Sec 108-23-X Property Inspection

(a) *Initial property inspection.* Properties applying for their first short-term rental license shall be inspected for compliance with the provisions of this chapter and other applicable sections of this Land Use Code. The Planning Division shall have the option of designating a county inspector or a 3rd party building inspector. Any deficiencies found during this initial inspection shall be resolved to the satisfaction of the inspector prior to the release of a short-term rental license. Should the deficiencies not be resolved within 90 days from the time of initial inspection, the application shall be removed from consideration and a short-term rental license will not be issued.

(b) *License renewal property inspection.* The County, at its discretion, may require that a property be inspected prior to the renewal of an existing license. The Planning Division shall have the option of designating a county inspector or a 3rd party building inspector. Should the property fail the inspection, the owner shall have 90 days to bring their property into compliance or the license will be suspended. A license may be immediately suspended should life/safety concerns arise during the inspection. If a

Commented [PS6]: This highlighted language is only applicable to the "Open/Limited" applicability scenario.

169 license is suspended due to life/safety concerns, the property owner must rectify the concerns prior to
170 the license suspension being lifted.

171 **Sec 108-23-X Applicable Taxes And Remittance**

172 Owners of short-term rentals are responsible to collect and remit all applicable state and local taxes. Owners
173 who fail to collect and remit applicable taxes during the license period shall have their short-term rental license
174 suspended and shall not be eligible to renew their license for the next year. To have their license reinstated and
175 renewed, owners may submit payment for all unpaid back taxes in addition to payment of an administrative
176 penalty as established in Sec XXX-XX-X for a major violation.

177 **Sec 108-23-X Responsible Agent**

178 The owner of a short-term rental shall appoint a Responsible Agent for the rental property. This appointed agent
179 may be the owner, independent property manager, or a professional property management company. The
180 appointed responsible agent shall be on-call to manage the property during any period within which the
181 property is occupied. This agent must be able to respond, in person if needed, within 60 minutes to address any
182 complaints, to the best of their ability, which may arise from the operation of the short-term rental. A
183 responsible agent is not required to, and should not, place themselves in a situation that could cause them
184 physical harm in order to attempt to address a complaint. The owner shall notify the Planning Division within
185 three days of a modification to the appointed responsible agent and shall provide name, address, and telephone
186 number of any newly appointed agent. It is the owner's responsibility to update this information throughout the
187 term of the license.

188 **Sec 108-23-X Operational Standards**

189 (a) *Information Dissemination Requirements.* The owner shall post the following information in a prominent
190 and visible location:

- 191 (1) *Internal posting.* Each licensed short-term rental property shall have the following information
192 posted in a conspicuous location where it can be easily viewed by tenants:
- 193 a. Short-Term Rental License number;
 - 194 b. Contact information for the owner and responsible agent, including a phone number for
195 24-hour response to emergencies;
 - 196 c. The property's maximum occupancy;
 - 197 d. The property-specific parking plan including the maximum number of vehicles allowed
198 to be parked on the property and applicable parking rules;
 - 199 e. Description of the location/s of fire extinguishers and emergency egress routes;
 - 200 f. Good neighbor requirements regarding noise, parking, trash pickup, and fire
201 restrictions;
 - 202 g. Current fire restriction information as disseminated through the Weber County Fire
203 District website; and
 - 204 h. Any other information deemed necessary by the reviewing agencies to ensure the
205 public's health and safety.
- 206 (2) *Street Addressing.* Each licensed short-term rental property shall have its assigned street
207 address posted externally in a conspicuous location where it can be easily viewed day or night
208 from the adjacent access way.
209

- 210 (b) *Advertising Requirements.* As provided in UCA 17-50-338, the following advertising requirements are not
211 intended to prohibit an individual from listing a property for short-term rental on any short-term rental
212 website. All advertising for a short-term rental property shall include:
- 213 (1) The property's short-term rental license number
 - 214 (2) The property's maximum permitted occupancy
 - 215 (3) Maximum parking capacity
 - 216 (4) A digital link to the County's short-term rental regulations
 - 217 (5) The following language shall be included verbatim in a prominent location of the advertisement:
218 "Any advertisement for a short-term rental property in unincorporated Weber County, Utah,
219 that does not provide a unique license number is unlikely to be a lawfully licensed short-term
220 rental."
- 221
- 222 (c) *Occupancy*
- 223 (1) *Occupancy Limits.* The maximum occupancy for a short-term rental property shall be no more
224 than **two** people per bedroom, plus **four** people up to a maximum of **10** people.
 - 225 a. A property's maximum occupancy may be reduced due to a property's unique
226 characteristics, including but not limited to, limited parking, septic/sewer system
227 capacity, culinary water rights, etc.
 - 228 b. A greater maximum occupancy may be approved following additional review and
229 approval of applicable reviewing agencies and the provision of additional components
230 that would otherwise limit capacity including, but not limited to, fire suppression
231 systems, parking, septic/sewer capacity, culinary water rights, sleeping rooms, etc.
 - 232 (2) *Single Contract.* [With exception to condominiums with approved lock-off units in the DRR-1](#)
233 [zone or PRUD developments with approved short-term rental use](#), owners shall not concurrently
234 rent individual rooms or areas to unrelated parties for the same night or nights.
 - 235 (3) *External sleeping accommodations prohibited.* All sleeping accommodations must be maintained
236 internal to the licensed dwelling unit as indicated by the floorplan that was submitted and
237 approved during the licensing process. External accommodations such as yurts, teepees, tents,
238 or other temporary structures may not be used for sleeping accommodations or as a means to
239 increase the maximum permitted occupancy.
 - 240 (4) *Duration.* , No licensed short-term rental unit may be rented for less than **three** consecutive
241 days, with exception to the following areas:
 - 242 a. Licensed properties within the DRR-1 zone
 - 243 b. Properties located within PRUD developments with short-term rental approval.
 - 244 c. Properties located within the FR-3 zone that have obtained a valid conditional use
245 permit and short-term rental license prior to **XX-XX-XXXX**.
- 246 (d) *Parking.* In addition to the parking requirements for dwellings, as outlined by Sec. 108-8-2 of this Land
247 Use Code, the following parking regulations are also required for all licensed short-term rental
248 properties.
- 249 (1) All vehicles of occupants and visitors of a short-term rental property shall be parked only within
250 the property's boundary lines. Additionally, no more than **25%** of the property's front or side
251 yard setbacks shall be dedicated to parking.
 - 252 (2) No parking is allowed within the property's adjacent rights-of-way.
 - 253 (3) No more than one parking space per sleeping room may be provided.

- 254 (4) No vehicles shall be parked on the lawn or landscaped areas of the property.
255 (5) No person shall be permitted to stay overnight in any vehicle which is parked at the property.
256 (6) No vehicles with a passenger capacity of greater than sixteen (16) persons may be parked at the
257 property.

258
259 (e) *Noise.* At no time shall the noise emanating from the property exceed 65 dB as measured from the
260 property line. Between the hours of 10:00 pm and 8:00 am, no sound exceeding 55 dB, and no amplified
261 or reproduced sound, shall be allowed as measured from the property line.
262

263 (f) *Trash disposal and collection.* All short-term rental properties shall provide a trash disposal and
264 collection plan at the time of license application to ensure that trash containers are not left outdoors
265 where they can cause issues for wildlife, snow removal operations, or cause unsightliness. With
266 exception to the property's assigned trash pick-up day, trash containers must be stored behind the
267 property's front setback line and must be shielded from the view of adjacent public rights-of-way. The
268 designated responsible agent shall ensure that any trash generated that exceeds the typical pick-up
269 schedule is collected and removed from the property as needed on a case by case basis. Properties with
270 larger maximum permitted occupancies may require the procurement of additional trash cans to
271 accommodate the volume of anticipated trash being generated.
272

273 (g) *Outdoor lighting.* Incorporated herein for all properties located in unincorporated Weber County
274 desiring a short-term rental license, all outdoor lighting associated with a short-term rental shall at all
275 times comply with the exterior lighting requirements set forth in Sec 108-16 of the Land Use Code.
276

277 (h) *Signage.* On-site signage intended to advertise the property as a short-term rental is not permitted
278 anywhere on the property or adjacent right-of-way.
279

280 (i) *Fire safety.*

- 281 (1) The property must have primary access along a public right-of-way or access easement that
282 meets the fire marshal's requirements for a fire access road.
283 (2) The property must have a fire prevention system as approved by the fire marshal.
284 (3) Outdoor fire pits must be permanently affixed natural gas or propane gas fixtures.
285 (4) Smoke and carbon monoxide detectors must be installed and maintained per current building
286 and fire codes.
287 (5) Fire extinguishers must be placed in an approved location on each level of the property and
288 adjacent to outdoor fire pits.
289 (6) An emergency egress plan must be posted in a conspicuous location on each level of the
290 property.
291 (7) Properties located within the Wildland-Urban Interface (WUI) area shall comply with the current
292 Wildland-Urban Interface code requirements.

293 **Sec 108-23-X Complaints And Violations**

294 (a) *Complaints.* The Planning Division requires all complaints regarding the operation of any short-term
295 rental unit to be made through the County's short-term rental hotline or website.

- 296 (1) Complaints concerning the use or occupancy of a licensed short-term rental unit may be made
297 to the County through the County's short-term rental hotline or website. The subject of the
298 complaint may include, without limitation, such things as parking, trash, noise, or other
299 concerns related to the short-term rental unit. The complaining party will then be provided with
300 a reference number associated with their complaint; however, anonymous complaints made
301 through the website or call center will not be processed.
- 302 (2) When a complaint concerning a short-term rental unit has been received, contact to the
303 responsible agent for the unit will be attempted by a County designee using the telephone
304 number on file with the County. If the responsible agent can be reached by phone, the agent will
305 be notified of the details of the complaint as filed by the complaining party. The time that the
306 responsible agent was notified shall be recorded.
- 307 (3) The responsible agent is required to make an attempt to resolve the issue that was subject to
308 the complaint as outlined in **Sec 108-23-XX**. The responsible agent shall promptly notify the
309 County's hotline if the agent believes a complaint has been successfully resolved. If the County's
310 hotline does not receive notification from the responsible agent that a complaint has been
311 successfully resolved within the timeframes outlined in **Sec 108-23-XX**, it shall be presumed that
312 the complaint has not been successfully resolved, and the complaining party may follow up with
313 the County's hotline or website with the reference number issued for the original complaint.
- 314 (4) If a complaint involves the immediate health and safety of any person or property, or if, despite
315 good faith efforts, the problem that was the subject of a complaint cannot be resolved, the
316 responsible agent shall immediately contact the police, and follow any direction(s) given by the
317 police.
- 318 a. If a complaint is not resolved to the satisfaction of the complaining party, a formal
319 complaint may be filed with the Planning Division. The formal complaint shall describe in
320 detail the violation(s) of this chapter alleged to have occurred on the short-term rental
321 property. Within three (3) days of receipt of such a complaint, the County shall provide a
322 copy of the formal complaint to the owner and responsible agent if applicable. Formal
323 complaints shall be signed by an individual and are subject to public inspection; no
324 anonymous formal complaints shall be accepted.
- 325 b. The County shall investigate any formal complaint received, in order to determine if it is
326 a substantiated complaint that represents a documented violation of any provision(s) of
327 this Chapter.
- 328 (b) *Violations*. For the purposes of this chapter violations for licensed short-term rental properties shall be
329 classified as either a Minor Violation or a Major Violation. Violations for unlicensed rental properties
330 shall be classified as an Unlicensed Violation.
- 331 (1) *Minor violations*. A minor violation shall be any violation of the short-term rental standards as
332 provided in **Sec XXX-XX-X** and **XXX-XX-X**.
- 333 a. Owners will be given one warning following their first minor violation within each
334 calendar year. If this warning is subject to a static and prevailing concern, owners shall
335 be given three calendar days to correct the issue or the warning will become a
336 documented minor violation.
- 337 b. After three minor violations within 12 consecutive months, the owner shall be issued a
338 major violation on the fourth and subsequent occurrences.

- 339 c. Each minor violation shall be subject to an administrative penalty as provided in **Sec**
340 **108-23-XX**.
- 341 (2) *Major violation.* A major violation shall consist of the failure of the responsible agent to perform
342 their responsibilities as provided in **Sec. XXX-XX-X**, or the fourth and subsequent minor violations
343 within a 12 month consecutive time frame as provided in **Sec. XXX-XX-X**.
- 344 a. Owners will be given one warning in the event of a responsible agent failing to perform
345 their responsibilities within each calendar year.
- 346 b. Each major violation shall be subject to administrative penalties as provided in **Sec XXX-**
347 **XX-X**.
- 348 (3) *Unlicensed violation.* An unlicensed violation is committed upon the rental of an unlicensed
349 property on a short-term basis.
- 350 a. Owners will be given one warning within each calendar year. Each violation thereafter
351 shall be subject to administrative penalties as provided in **Sec XXX-XX-X**.

352 **Sec 108-23-X Administrative Penalty**

353 Any person found in violation of any provision(s) of this Chapter is liable for an administrative penalty in the
354 form of a monetary fine based on the property's average nightly rate. The average rental rate of the property
355 shall be determined through advertised nightly rental rate. Each day a violation remains unresolved shall carry a
356 daily administrative penalty and monetary fine as follows:

- 357 (a) *Minor violations.* Monetary fines shall be **50%** of the advertised nightly rental rate on the date/s of the
358 violation.
- 359 (b) *Major violations.* Monetary fines shall be **100%** of the advertised nightly rental rate on the date/s of the
360 violation.
- 361 (c) *Unlicensed violations.* Monetary fines shall be **200%** of the advertised nightly rental rate on the date/s of
362 the violation. If the unlicensed property does not have advertised rental rates, then the administrative
363 penalty shall be the average nightly rental rate for all rental properties located in unincorporated Weber
364 County for the dates associated with the violation.

365 **Sec 108-23-X License Revocation**

- 366 (a) *Revocation due to minor violations.* If a short-term rental unit has **four** minor violations within **three**
367 consecutive months, or **six** minor violations within **twelve** consecutive months, the short-term rental
368 license shall be revoked in accordance with the provisions of Sec. 102-4-3.
- 369 (1) If a short-term rental license is revoked due to an accumulation of minor violations, for a
370 minimum of **one** year following the revocation, the County shall not accept an application for a
371 new license for the same short-term vacation rental property; with the exception that a new
372 application by a new property owner, proven to be unaffiliated with the property owner whose
373 license was revoked, may be considered.
- 374 (b) *Revocation due to major violations.* If a short-term rental unit has **two** major violations within **three**
375 consecutive months, or **four** major violations within **twelve** consecutive months, the short-term rental
376 license shall be revoked in accordance with the provisions of Sec. 102-4-3.
- 377 (1) If a short-term rental license is revoked due to major violations, for a minimum of **two** years
378 following the revocation, the County shall not accept an application for a new license for the
379 same short-term vacation rental property; with the exception that a new application by a new
380

381 property owner, proven to be unaffiliated with the property owner whose license was revoked,
382 may be considered.

383 **Sec 108-23-X License Revocation Appeal Procedure**

384 Any owner who has been issued a notice of impending license revocation may file an appeal with the Planning
385 Division as directed by Sec 102-4-3.

386 Amendment to Sec 102-4-3: (Required to accommodate this new ordinance and permit type.)

387
388 A land use permit or conditional use permit may be revoked for violation of any part of this Land Use Code
389 related to the specific use or permit in accordance with the following:

390 (a) Revocation shall be conducted by the land use authority that is authorized to approve the permit.

391 ~~(b) Prior to permit revocation, the land owner and, if different, permittee shall be given reasonable~~
392 ~~opportunity to resolve the violation by bringing the property into compliance or by diligently pursuing~~
393 ~~an amendment or modification to the permit, as may be allowed by this Land Use Code.~~

394 ~~(c)~~(b) In the event compliance cannot be attained, the land-owner and, if different, permittee shall be
395 given a notice of the impending permit revocation 14 days prior to final revocation. The notice of the
396 impending permit revocation shall specify the violation, and inform the land-owner and, if different,
397 permittee of the right to request a hearing.

398 ~~(e)~~(c) The land owner and, if different, permittee shall have a right to a hearing with the land use
399 authority to show cause for why the permit should not be revoked, if a written request for such is
400 submitted prior to a final written revocation decision. If a hearing is requested, final revocation of the
401 permit shall be stayed until after the hearing. The hearing shall be scheduled at a time specified by the
402 land use authority.

403 ~~(e)~~(d) Revocation of a permit is final upon the issuance of a final written decision. The final written
404 decision may be appealed pursuant to title 102, chapter 3.

405 ~~(f)~~(e) Revocation of a permit shall not prohibit prosecution or any other legal action taken on account
406 of the violation, as provided in this Land Use Code or any other applicable law
407

Commented [PS7]: These amendments will need to consider "License" vs. "Permit" nomenclature in order to be consistent.