

Planning Commission Chair:  
Commissioners:

Robert Guillier  
Jon Arends  
Scott Dixon  
Brent Stuart  
Glen Woolsey  
Christie Blackner  
Greg Johnson

Secretary:  
City Council Representative:

## UINTAH CITY

PLANNING COMMISSION WORK SESSION  
Tuesday, February 25<sup>th</sup>, 2020  
6:00 PM



2191 East 6550 South – Uintah, Utah 84405

(801) 479-4130 Fax:

### Work Session Minutes

Meeting Called to Order by Robert Guillier at 6:03pm

**Roll Call:** Robert Guillier, Debra Wicklizer, Jon Arends, Brent Stuart, Glen Woolsey, Christie Blackner as Sec. Scott Dixon Excused.

**Pledge of Allegiance:** Jon Arend

**Declaration of Conflicts of Interest:**

None.

#### 1. Discussion on Short term rentals Presenter: Brent Stuart

- Robert introduced the subject of the meeting as “To Regulate all Rentals” in Uintah and come to a determination that would protect and serve our community. He felt that maybe starting with more Regulations would be better than having to go back and amend later. \*Robert mentioned that South Weber had some guidance in their Ordinances that included punitive action if there were complaints about activities at the Short Term Rental property. The **first action** would be a letter or email to notify the owner of the complaint. If there was a **second complaint**, a second letter would be sent as a warning and if there was a **third complaint**, the right to rent the Short Term Rental would be revoked. \*Brent stated that in his proposal per section 9-22-8, this was also included in the section called “Complaints and Violations” and that the section was written a lot like South Weber. Jon stated that we need to establish the difference between “Quiet Time” and Noise if it is going to be included in the new proposal. Rob stated that once the decision to allow Short Term Rentals is made, he felt that the Short Term Rentals will have more interest than they have at this time.
- Brent advised that he prepared his information in two formats. **Option A:** Less Regulated and **Option B:** More Regulated. \* No changes since last month’s discussion. He stated that he didn’t have a firm opinion of which one he prefers. \***Double underline areas are Option A:** less regulated and defines Zoning and Accessory Dwelling Units. Accessory Dwelling Units are defined as Owner Occupied and it is permitted that they can rent a portion of their home. The owners are on site and available to take care of any problems that may arise. This is different from current regulations. \***Option B: More Regulated.** Any rental would require a conditional Use Permit. We don’t have a Noise Ordinance in Uintah, so we would have to address that and any other small issues as we go along.

Brent suggested if you do not live in the house and you want to rent the property Long or Short Term you need a CUP. \*Many larger cities have a Good Landlord program and this would be our version of that program. . Brent stated that there needs to be some kind of regulations for Long Term Rentals. \*In the proposed regulations, section 9-22-7 states, Landlord must maintain the property properly. We would not issue a CUP to unsafe property owners that have poorly maintained properties. The CUP would require a fire inspection by the Fire Chief Sacco. \*Section 9-13-C defines minor and major home businesses as it pertains to short term rentals.. **Minor:** would not need a business license or CUP, **Major:** Would need both. The deference being, if the property owner lives on the premises, they don’t need either a Business License or a CUP and if the owner does not live on the premises, they would Need both of them. \* Brent stated most cities have a City Planner to bring these types of proposals forward all outlined and completed. He stated that he had volunteered to write this proposal and needed to know what changes the commission would like to see happen. It was determined by unofficial vote, that he will draft new proposal with less regulations. In Summary: No new changes on page one of the current proposal. **Section 9-7A-2:** Page 2 Accessory Dwelling Unit, he will introduce more on the subject in a new chapter 23 in the new proposal. Page 3: Top line is double underlined meaning less regulated, so he will proceed with the less regulated new updated proposal. CUP. It was defined A Dwelling of two families is not permitted without a CUP. \* Brent responded to Jon’s comment about wanting to clear distinction between Short and long Term Rentals with the wording: up to 30 days for Short and 31 days or more for Long Term Rentals. Brent stated that this subject was addressed

defined in section 9-22 of the proposal. Brent responded to Jon concern on section 9-22-7 that they will go with the state standards for the Length defined as Short Term up to 30 days and Long Term 31 days or more. \*As per Jon's request, Brent stated that we can look at nuisance issue later.

- Jon stated that Uintah doesn't have a "Good Landlord" program; he feels that this is an introduction of a possible beginning of our own program. \*On section 9-22-8 regarding Complaints, Jon felt that we need to establish who, how and when a complaint is filed. . We need to establish some kind of investigation. Should it be regulated by police report or by the Planning Commission? We would have to decide Property owner could also take care of the issue and ask them to leave if a problem arises. . We need to decide at what stage we get involved on a complaint. \*Jon questioned that there might be a problem if we try control who a Landlord can and cannot rent to. \*Jon stated that page 3 "Accessory Dwelling Unit double underlined, he would like to include 30 day and under on Short Term and on Long Term defined as 31 days and over. In section 9-22-7 of the current proposal, we need to point and define our meaning of the word "Good" as it will need to be defined if it is going be included in our new proposal. Jon also stated that he feels strongly that we need to look at section 9-22-9 and adding nuisance to the proposal.
- Debra had a question about how the changes in the Ordinance would be announced or posted. Brent responded that with the first application for Conditional Use Permit, neighbors within 300 ft. get a letter to advise that there has been an application filed so that if there are objections, they can come into the city offices and voice them. It could also be posted on the Uintah City web page and in the monthly newsletter. Debra wondered if it needed to be included in the proposal that Brent has drawn up. Also Glen pointed out that it would be on the agenda 10 days prior to Planning Meeting. Definitions are included in the CUP regulations. Debra wanted to clarify the difference between owner occupied and owner of the property are defined as the owner is on site. Debra stated that we can inspect the property before it is rented but if there is some kind of a problem while there is a renter living there, the only way that we are going to able to intervene in any way, is zoning. She felt that this may be an issue. Brent stated that it is there in section 9-22-8 of the current proposal. Debra suggested that we start small with our plans and add to things as we go.
- Glen stated that referring to section 9-22-8, he felt that the owner of the property should not get penalized or get a violation if they took care of any complaints on their own. Jon agreed.
- Daniel Combe stated also that we can confirm that the owner is occupied by having them present their water billing as the water bill must be in the owner's name. Daniel suggested that we tackle just the Noise and Loitering as they were the past concerns; he felt that this discussion regarding this proposal is not going anywhere and we are no closer to decision.
- Commission consensus is that we go with Less Regulations. Brent will prepare updated documents as discussed for next work meeting March 24, 2020 at 6:00.

**2. Discussion on Cannabis: Presenter: Debra Wickizer.**

Robert proposed that we continue the work session on Cannabis to next Meeting 03/24/20

RECORDER TIME: \_\_\_\_\_

**3. Meeting Adjourned.**

Brent Proposed that Meeting Be Adjourned  
Jon Second.

53.28  
RECORDER TIME: \_\_\_\_\_

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Planning Commission Chair