

**ESCALANTE CITY
ORDINANCE 2021-03**

**AN ORDINANCE AMENDING ESCALANTE CITY CODE NO.10.16.010, 10.16.030
AND 10.16-100 AND PROVIDING REPEALER WITHIN THE CITY OF ESCALANTE,
STATE OF UTAH.**

WHEREAS, the City Council, as the governing body of the City of Escalante, State of Utah, specifically finds that it is in the best interest of the safety and welfare of the citizens of the City of Escalante to adopt the following Ordinance; and

WHEREAS, The City Council and Mayor wish to adopt such an Ordinance

NOW THEREFORE, be it ordained by the Council of Escalante City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “10.16.010 Definitions - Vacation Rental” of the Escalante Zoning Code is hereby *amended* as follows:

A M E N D M E N T

10.16.010 Definitions - Vacation Rental

The following words and phrases shall have the definitions and meanings set forth below. If any words or phrases are defined elsewhere in this code, and there is a contradiction as to their meaning, the definitions set forth in this section shall control the Vacation Rental Ordinance.

APPLICATION: The application for a Vacation Rental License, shall be a form, approved by the City Recorder.

CITY: Escalante City, Utah.

COMPLETE APPLICATION: an Application that has satisfied all of the submittal requirements set forth in this Vacation Rental Ordinance and otherwise complies with all of the criteria required for the issuance of a Vacation Rental License.

FLOOR PLAN: a level-by-level plan of the Rental Property with labeling of all enclosed spaces within the structure and dimensions, including without limitation, all sleeping areas.

GARFIELD COUNTY: Garfield County, Utah.

OWNER(S): the record titled owner(s) of the residence for which a Vacation Rental License is sought or has been issued. The Owner(s) may be a person, or any form of business entity recognized by the State of Utah. If the Owner(s) is a form of business entity, the business entity shall maintain current registration with the Utah Department of Commerce

PARKING: There shall be one parking space for each guest room which shall be constructed according to Escalante City standards.

PROPERTY or VACATION RENTAL PROPERTY: All such residences or dwelling units used for Vacation Rental purposes.

PROPERTY MANAGEMENT COMPANY: The Owner's agent for renting the Property, if any.

RECORDER: The Escalante City Recorder or deputy Recorder.

SIGNAGE: One (1) Premises identification sign, not to exceed ~~four (4)~~ eight (8) square feet in sign area.

SLEEPING AREA: The number of guests per Vacation Rental shall be limited to two (2) guests per bedroom plus two (2) guests and to a maximum of no more than ten (10) guests per holiday home at any time.

USE WITH CRITERIA: The land use approval process contained in the City's Municipal Code; provided, however, if there are any conflicts, contradictions, or differences between the process and requirements set out in the Municipal Code and the process and requirements set out in this Vacation Rental Ordinance, the terms and conditions in the Vacation Rental Ordinance shall control.

VALID OBJECTION: An objection based on:

- A. The Owner's objective failure to file a Complete Application; or
- B. The Owner's failure to meet any of the required criteria for the issuance of a Vacation Rental License.

VACATION RENTAL: The rental of a pre-existing single-family residence which is periodically provided to the vacationing public in its entirety for compensation. The length of stay shall be less than thirty (30) days to a single person.

SECTION 2: AMENDMENT "10.16.030 Other Provisions" of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.16.030 Other Provisions

- A. Vacation Rental must comply with all applicable local and state building, health, fire, safety and maintenance codes;
- B. Vacation Rental shall have Smoke Detectors, Carbon Monoxide Detectors and a Fire Extinguisher;

- C. Vacation Rental shall have a clearly visible and legible notice within the unit, on or adjacent to the front door, containing the following information:
1. The name of the Property Management Company, agent, and/or Property Owner(s), living within 15 minutes of the property the contact person's telephone number who may be reached on a 24-hour basis;
 2. The maximum number of occupants permitted by the license;
 3. The maximum number of vehicles permitted on the property and that all vehicles must be parked on or in front of the Property;
 4. A detailed fire escape plan;
 5. The location of the Fire Extinguisher;
- D. The number and location of all on-site parking spaces and the parking rules.
- E. The trash pick-up day and notification of all rules and regulations regarding trash removal, including without limitation, when trash may be left out and that animal-proof containers shall be used for all trash;
- F. Exterior Sign containing Street Address.
1. All signs shall be flat wall or free standing signs.
 2. No sign shall be revolving.
 3. No sign shall be internally lighted.

SECTION 3: AMENDMENT “10.16.100 Licenses” of the Escalante Zoning Code is hereby *amended* as follows:

AMENDMENT

10.16.100 Licenses

To operate as a Vacation Rental, the Property Owner or Owner's Agent shall file an Application with the City Recorder. An Owner's failure to meet the requirements of ECC 3.04, prior to renting shall be subject to the penalties as referred to in ECC 3.04.150.

Upon the approval of the Vacation Rental Application the Vacation Rental must be operational within ninety (90) days or the application will be void.

Upon receiving a Business License the Vacation Rental must be operational ~~within ninety (90) days~~ or the Business License will be revoked.

PASSED AND ADOPTED BY THE ESCALANTE CITY COUNCIL JUNE 15, 2021.

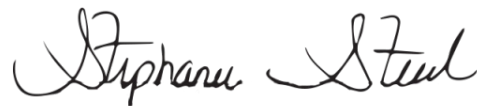
	AYE	NAY	ABSENT	ABSTAIN
Councilmember Chad Lyman	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Dan'l Lindsay	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Marlene Stowe	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Guy Graham	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Lenza Wilson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Melani Torgersen, Mayor, Escalante City



Stephanie Steed, CMC, City Recorder
Escalante City

