

ORDINANCE NO. 2022-01

AN ORDINANCE AMENDING SECTION 5.26.030 LICENSES REQUIRED

WHEREAS, the Heber City Council amended the Dwelling definitions in 18.08.180, via Ordinance 2021-15.

WHEREAS, the Heber City Council finds it in the public interest to amend the Short Term Rental License codes to ensure consistency with the current dwelling definitions.

BE IT ORDAINED by the City Council of Heber City, Utah, that Section 5.26.030 Licenses Required is **AMENDED** as shown in Exhibit 1.

This Ordinance shall take effect immediately upon passage.

ADOPTED and PASSED by the City Council of Heber City, Utah this 1st day of February, 2022, by the following vote:

	AYE	NAY
Council Member Rachel Kahler	<u>X</u>	<u> </u>
Council Member Ryan Stack	<u>X</u>	<u> </u>
Council Member Mike Johnston	<u>X</u>	<u> </u>
Council Member Yvonne Barney	<u>X</u>	<u> </u>
Council Member Scott Phillips	<u>X</u>	<u> </u>

APPROVED:



Heidi Franco
Mayor Heidi Franco

ATTEST:

Trina W. Cook

Date:

2/1/2022

RECORDER

Date of First Recording: _____

Exhibit 1

5.26.030 Licenses Required

It is unlawful to engage in a Short Term Rental business without first receiving a Business License from the City. All Short Term Rental Licenses shall comply with the following:

A. Rental owners shall be onsite or be managed by a rental manager located within 10 miles of the rental property. Contact information for said rental managers shall be on file with the City and the Heber City Police Department.

B. Rentals are subject to passing an inspection by the following:

1. Wasatch County Health Department
2. Wasatch County Fire District

C. Heber City and its departments maintain the right to inspect any Short-Term Rental for the purpose of determining compliance with State, Local, Health, and Safety codes, upon the City's request.

D. Modifications to buildings that include, but are not limited to, remodels, basement finishes, pools, and accessory buildings, require a building permit.

E. Exterior signs associated with rentals are prohibited.

F. The following shall be posted inside the dwelling:

1. Heber City Business License
2. Fire and Health Department certifications
3. Rental Manager Contact information
4. Occupancy limit
5. Parking plan
6. Summary of Quiet Hours and Noise Restrictions as outlined in Section 9.22.020.

G. Commercial activities are prohibited.

H. Recreational Vehicles, Campers, or other travel trailers are prohibited.

I. Tents or other temporary structures intended sleeping are prohibited.

J. Room Rental. Room Rentals are permitted in any single family detached residential dwelling so long as the following provisions have been met.

1. Room Rentals are limited to no more than one reservation at a single time.
2. Room Rentals are limited to no more than two bedrooms in the dwelling.
3. Property owners shall be present during the hours of 10 PM – 7 AM for the entirety of the reservation period.
4. Lodgers shall be limited to no more than one vehicle.
5. Lodgers shall not park on the street. All cars shall be located in a garage, driveway, or permitted parking area.
6. Owner Occupied Accessory Apartments are considered a Room Rental and shall comply with these provisions. Occupancy of the apartment is as permitted in Section 18.108.110.

K. Home Rental. Home Rentals are permitted in any single family detached residential dwelling so long as the follow provisions have been met.

1. The entire dwelling shall be rented with a single reservation. Occupancy shall not exceed that of a Family as defined in Section 18.08.200, or 8 individuals, whichever is more.
2. Lodgers shall not park on the street. All cars shall be located in a garage, driveway, or permitted parking area.
3. Lodgers shall be limited to no more than 4 cars, based upon off street parking availability.

L. Vacation Rental. Vacation Rentals are permitted in any single family detached residential dwelling so long as the following provisions have been met.

1. The entire dwelling shall be rented with a single reservation. Occupancy shall be limited to 1 lodger per 200 square feet, not to exceed 12 lodgers.
2. Lodgers shall not park on the street. Garages shall be clear and available to patrons for parking. All cars shall be located in a garage, driveway, or permitted parking area.
3. Lodgers shall be limited to no more than 4 cars, based upon off street parking availability.
4. The following shall be posted on the exterior of the property:
 - a. Property Manager name, phone number, address, and email address
 - b. Business License number