

ORDINANCE 2025-27

AN ORDINANCE AMENDING THE SHORT-TERM RENTAL CODE.

WHEREAS, Heber City recently adopted Ordinance 2025-12 to update the Short-Term Rental Code with simple and concise regulatory language to ease in the administration and implementation of the code and code enforcement efforts;

WHEREAS, the City Council recently identified an additional item in the new code that needs to be clarified;

NOW, THEREFORE, the City Council finds it consistent with the public interest to amend and clarify the Short-Term Rental Code regarding the number of permitted occupants within Short-Term Rentals.

BE IT ORDAINED by the City Council of Heber City, Utah, Section 5.26.040 K. of the Heber City Municipal Code is amended to read as shown in Exhibit A.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

To the extent that any ordinances, resolutions, or policies of Heber City materially conflict with the provisions of this Ordinance, they are hereby amended to comply with the provisions hereof.

This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this 7th day of October, 2025.

	AYE	NAY	ABSENT	ABSTAIN
Yvonne M. Barney	<u> </u>	<u> </u>	<u> </u>	<u>recused</u>
Aaron Cheatwood	<u> </u>	<u> </u>	<u>X</u>	<u> </u>
Mike Johnston	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Sid Ostergaard	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
D. Scott Phillips	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

APPROVED:

Heidi Franco
Mayor Heidi Franco

ATTEST:

Dina W. Cook Date: 10/1/25 RECORDER



EXHIBIT A

Section 5.26.040. K.

The overnight occupancy shall be limited to 1 lodger per 200 square feet of total livable building space on the property, or 16 lodgers, whichever is the lesser amount. Additionally, any accessory building containing an ADU or living space with an STR shall not exceed the occupancy limits permitted by ADU regulations and/or occupancy limits as set forth in the building code.