

Good evening planning commission

My name is Darlene Turner.

I live at 7461 S. 1160 E. South Weber

I am here tonight to talk to you about Miguel short term rental and why he should not be given a permit **for short-term or vacation rentals.**

In which South Weber 10-18-11 Complaints and Violations for short-terms or Vacation Rentals section F. states

Ord 19-12

F. Following a show-cause hearing the Planning Commission may revoke a conditional use permit issued under this Chapter if it finds that:

1. the permittee failed to comply repeatedly with condition set forth in this chapter or the conditional use permit:
2. The permittee engaged in a pattern of unlawful activity: or
3. The permittee violated state law or local ordinances.

On December 3th, 2021 there was a party at 7449 S. 1160 E.

The music woke me up at 12 midnight with a boom, boom, boom music and did not stop until 5:00 am.

In the 8 years I have lived here in South Weber I have always felt safe until the night of December 3, 2021, It upset me so much I did not even want to sleep in my bedroom for fear there would be another noisy party the following weekend. I have also decided that I may move.

I did not call the police because I thought since he was a new neighbor I would go talk to him about the noise. I was not aware that it was being used as a short-term rental. I tried to give this neighbor the benefit of the doubt.

On December 5, 2021 Miguel came over to my home to say he was my new neighbor and that he should have come over and introduced himself. Then he proceeded to tell me he was sorry for the noisy party and that the contract stated they were not allowed to have noisy parties. He also said he would not be doing any more one night stays. He then said he wanted to give me his name and phone number so if it ever happened again he would come and take care of the problem. I told him if it ever happened again I would be calling the police. I felt this visit was an attempt to keep any further issues "off the record" which I did not and to not feel comfortable with that.

Rachel Larsen 7437 S 1160 E  
South Weber, UT

South Weber's city code regarding short-term rentals, states that one of its primary purposes is to strengthen the city's values of community, family, and safety. Children are the most precious resource of this community and schools and are entitled to the very highest degree of protection.

Many of us have used short-term rentals. The question here isn't whether short-term rentals are inappropriate or dangerous, per se, but whether short-term rental property next to a school could potentially place our children and students at an increased risk.

For example. Utah law requires convicted sex offenders to register, including their residential address. By accessing this registry, anyone can determine whether a sex offender lives in their area. This allows parents to educate their children on possible dangers in areas they frequently visit. This protection does not exist with regard to short-term rentals. We have no way of knowing if a sex offender is staying there. In addition, under Utah law, schools are off limits to sex offenders.

At the very least, the city code should prohibit short-term rentals near schools.

Some may argue that this can be solved by a background check on every short-term resident, but this would be impossible to control or enforce as the owner of the property will not be aware of every person coming and going.

Thank you for allowing us to comment on this matter. I urge you to do whatever is possible to protect the children of South Weber by denying this application for a short-term rental located directly across the street from South Weber Elementary.

With school funding determined by enrollment numbers, every student lost to a competing charter or parochial school reduces the losing school's revenue by \$8,700.

**Family Watchdog** is a free service to help locate registered sex offenders in your area. Family Watchdog is a free service to help locate registered sex offenders in your area. Family Watchdog encourages you to use our site to help educate your family on possible dangers in areas that you frequently visit.

## Public Comment

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**From:** Heidi Bell <heidibug8@gmail.com>  
**Sent:** Thursday, March 10, 2022 12:20 PM  
**To:** Public Comment  
**Subject:** Re: March 10th planning commission

I would like to add my comment that I do not feel it is good to have a short time rental next door to our school. I would hope that the city would step up in behalf of all the children and stop the continuation of strangers coming in and out in such close proximatey to the school. South Weber is not a stranger to the problems that short term rentals pose. Please help us by not giving the owner a license to have those problems right next to the most important citizens of South Weber, our children.

Thank you  
Heidi Bell  
7411 S 1075 E

(Sorry forgot to add my address to the first email)

On Thu, Mar 10, 2022 at 12:17 PM Heidi Bell <[heidibug8@gmail.com](mailto:heidibug8@gmail.com)> wrote:

I would like to add my comment that I do not feel it is good to have a short time rental next door to our school. I would hope that the city would step up in behalf of all the children and stop the continuation of strangers coming in and out in such close proximatey to the school. South Weber is not a stranger to the problems that short term rentals pose. Please help us by not giving the owner a license to have those problems right next to the most important citizens of South Weber, our children.

Thank you  
Heidi Bell

## Public Comment

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**From:** JOHN STACIE WHITFORD <jsbtwhitford@msn.com>  
**Sent:** Tuesday, March 8, 2022 2:10 PM  
**To:** Public Comment  
**Subject:** Public Hearing on 7449 S 1160 E

We have been made aware of the hearing happening later this week regarding short term rental at the address listed in the subject line. We will be unable to attend the hearing but have some questions.

1. Will the rental income lead to income for the city?
2. Will there be specific guidelines laid out by the city regarding renters and behaviors?
3. If the rentals become a problem will the city be able to revoke the approval for the rental?

Thank you,

John and Stacie Whitford  
1326 E South Weber Drive

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## Public Comment

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**From:** Matthew Porter <matt@portertech.us>  
**Sent:** Monday, March 7, 2022 3:57 PM  
**To:** Public Comment  
**Subject:** Matt Porter Public Comment for March 10th meeting

Hello, My name is Matthew Porter. I live in the Canyon Meadows neighborhood at address 6989 S Bowman Way.

I have two items I would like to bring to your attention.

1) I am wheelchair bound, and I enjoy taking my dog to the new dog park on old fort road. Unfortunately, this has proven to be quite difficult for me lately. Since the entrances are currently unpaved and just loose dirt, once it rains or the snow melts, it all turns to mud and I can not access the park.

It would be greatly appreciated if the city could pave the path from the sidewalk to the entrances of the dog park for people like me.

2) I am not sure if this is the case for other areas in the city. But in the Canyon Meadows neighborhood there is VERY little street lighting. There is one (very dim) light post for every 8 houses or so. It would be greatly appreciated if the city would install either more light posts or upgrade the lights that are currently in the lamps that currently exist. I believe this would make it a safer environment for our children.

Thank you for your time!

--  
**Matt Porter**  
Porter Technologies

## Public Comment

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**From:** Anne Bowerbank <abowerbank@hotmail.com>  
**Sent:** Monday, March 7, 2022 10:05 AM  
**To:** Public Comment  
**Subject:** Migual Garibay Short Term Rental

Hello,

I'd like to comment on the short-term rental property located at 7449 S. 1160 E., the property of Miguel Garibay. I am very concerned about this being a rental property based on the proximity to the elementary school. I live in the neighborhood just west of the property and I have a child in kindergarten and a 5<sup>th</sup> grader who walk to school every day. I am not comfortable with the circulation of people renting the home and the unknown of if they have records of child abuse.

Please consider passing an action to not allow this or the area close to the elementary school to be rental property.

Thank you,

Anne Williams  
7466 S 1075 E  
South Weber  
801-458-3837

**Comments to South Weber City Planning Commission  
for 10Mar22 Meeting  
by Paul A. Sturm**

**Public Comments - Agenda Item #6 -Packet Pages 29-34 of34**

6. Ordinance 2022-08: Amending South Weber City Code Section 10-8-5 Number of Parking Spaces.

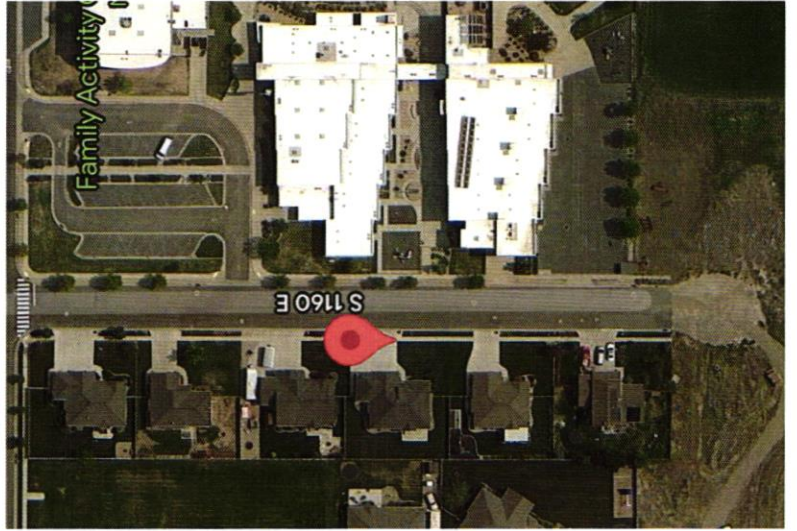
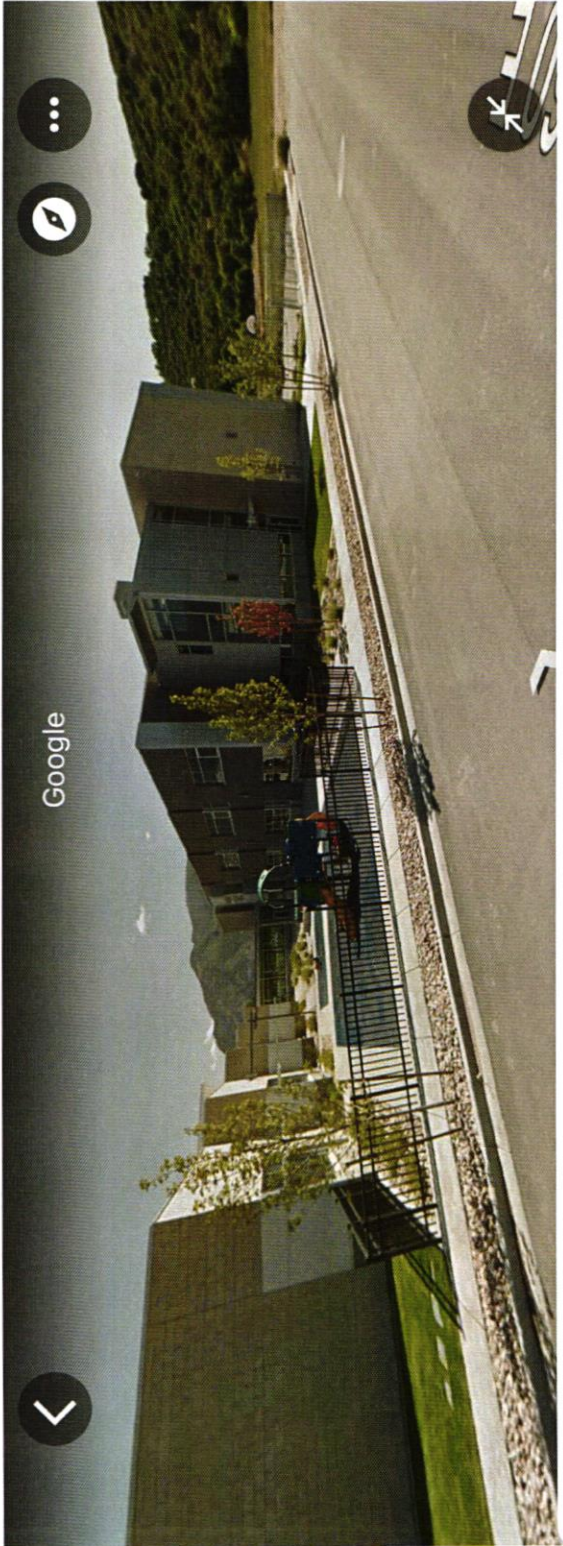
**Reference: Staff Summary - Background - Packet Page 29 of 34**

The Planning Commission discussed this ordinance at the February Planning Commission meeting. The commission determined to continue the item to be able to review more examples of what the impact will be for various development types. Staff has prepared a list of current or potential uses and the associated parking. Please note current businesses will not be required to change and will be grandfathered in.

- 1) Not all building types listed in the **Updated Table** on packet pages 30 and 31 of 40 are classified as businesses and, as such, may not be included in "**grandfathered in**" statement in the last sentence of the Staff Summary -**Background**.
- 2) The **Updated Table** does not list IADUs as was shown in the **Current Code** table on Packet page 30 of 34. When the subject of IADUs was discussed and passed last year, the issue of additional parking requirements was also addressed at that time, but is not shown in the **Updated Table**.
  - As I stated in my Public Comments during the Planning Commission meeting on 10Feb22: *"Parking has recently become more of an issue within the City when considering resident and visitor parking at Multi-Family dwellings, IADU's, Airbnb's, etc., since these categories have become more common in SWC. "* This still should be addressed in the Ordinance.
- 3) Regarding Ordinance 2022-08 shown on packet pages 32-34of 34, grandfathering is not mentioned directly in the body of the text. I do not believe that the Staff Summary - **Background** carries any weight with respect to the interpretation Ordinance 2022-08 itself.



Ashlee Bucknay 1126 E 7450 S





# Approved subdivisions for Short Term Rentals

- Casas at Sienna Hills(see exemptions below)
- Coral Ridge Townhomes (see exemptions)
- Cottages at Stucki Farms
- Escondido at Sienna Hills
- Freedom Village
- Ladera at Sienna Hills
- The Eighth at Coral Canyon
- Town Center at Coral Canyon
- Vida Sol Vacation Townhomes
- Paseos at Sienna Hills

The approved subdivisions can also be found in the  
RRST (Residential Rental Short Term) map overlay on  
our website: [Zoning Districts for Washington City](#)

## CAN I USE MY HOME AS A SHORT-TERM RENTAL (SKI RENTAL, AirBNB, ETC.)

Short-term rental means the rental of a home or rooms within a home for more than 3 but less than 30 days.

- \* Short-term rentals are not allowed in any single-family residential zone in Cottonwood Heights. \* In multi-family or mixed use zones, short-term rentals are only allowed in PUDs or condominium projects containing at least 8 units, all of which front on a privately owned and maintained street.

Both a conditional use permit and business license are required before a short-term rental can begin operation.

<https://www.cottonwoodheights.utah.gov/city-services/community-development/community-development-faqs>



# REQUIREMENTS FOR APPROVAL

## General Requirements:

All STRs must comply with the following requirements of the Lehi City Development Code.

Please initial to indicate compliance:

- (1) \_\_\_\_\_ Primary Residence. The dwelling must be owner occupied for the majority of the year and be their primary residence.
- (2) \_\_\_\_\_ Location. The STR shall not be located within 600 feet of an elementary, middle, or junior high school.
- (3) \_\_\_\_\_ Parking. Off-street parking shall be provided at a suggested rate of one stall per bedroom.
- (4) \_\_\_\_\_ Point of contact. Someone is designated as a point of contact that \_\_\_\_\_ respond to calls within 1 hour whenever the STR is rented.
- (5) \_\_\_\_\_ Number of Renters. No more than 10 individuals will be allowed in an STR or as limited by parking.
- (6) \_\_\_\_\_ Business License. STR has a current business license and applicant agrees to renew license annually.
- (7) \_\_\_\_\_ Curfew and Quiet Hours. Curfew and Quiet Hours are established and fit in the context of the surrounding neighborhood. The applicant agrees to make renters aware of them and enforce as necessary. At a minimum, quiet hours shall adhere to the Municipal Code noise regulations of 10:00 PM to 6:00 AM.

## APPLICANT CERTIFICATION

I certify under penalty of perjury that I am the owner or authorized agent of the owner of property involved in the attached application. The statements and answers therein contained and the information provided in the attached plans or other exhibits present thoroughly, to the best of my ability, the argument in behalf of the application herewith requested and that the statements and information above referred to, are in all respects true and correct to the best of my knowledge and belief. I understand and agree to comply with all of the rules for Short Term Rentals. I also understand that if I do not comply with all of these rules, my permit may be revoked.

I agree to allow the Lehi City Zoning Administrator or representative to inspect my premises as necessary to see that my property complies with the above stated requirements.

I agree to renew my business license annually and make any necessary changes to the operation of my Short Term Rental is valid and documented complaints exist.

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

For Office Use Only

Approved \_\_\_\_\_

Date: \_\_\_\_\_

Disapproved \_\_\_\_\_

Staff: \_\_\_\_\_



SHORT TERM RENTAL

Declaration of Primary Residency

lehi-ut.gov

