

GLENDALE TOWN ORDINANCE 06-04-18

AN ORDINANCE OF GLENDALE TOWN CORPORATION, UTAH, AMENDING THE GLENDALE TOWN ZONING ORDINANCE BY ADOPTING THIS CHAPTER PERTAINING TO THE REGULATION OF SHORT TERM OR VACATION RENTALS AND THAT THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AFTER FINAL PASSAGE.

WHEREAS, Glendale Town has a duty to preserve the health, safety and welfare of its inhabitants; and

WHEREAS, Nation-wide, State-wide and Local Short Term and Vacation Rental applications have risen significantly; and

WHEREAS, the Town Council and Mayor find and determine that an ordinance is necessary in allowing for Short Term or Vacation Rentals in the Town limits but that the industry needs to be regulated; and

WHEREAS, in the interests of the health, safety and welfare of its citizens Glendale Town deems it appropriate and necessary to regulate Short Term or Vacation Rentals.

BE IT ORDAINED by the Town Council of Glendale Town Corporation, State of Utah:

Section 1. Chapter adopted

This chapter of the Glendale Town Zoning Ordinance is hereby adopted to read and provide as follows:

CHAPTER 22. SHORT TERM OR VACATION RENTALS

22-1 Purpose

To permit Short Term or Vacation Rentals if such rental complies with the standards of this chapter and promote the objectives and purpose of this Ordinance, to protect the integrity and characteristics of the districts contiguous to those in which Short Term or Vacation Rentals are located. To require that the use be conducted in a manner that neighbors, under normal conditions, would not be disturbed.

22-2 Definitions

1. **SHORT TERM or VACATION RENTALS**: A transient lodging facility in a detached single-family dwelling unit, public lodging facilities as part of a planned unit development (PUD), or an accessory dwelling unit (ADU), occupied by less than sixteen (16) individuals of a single group on a temporary basis for less than thirty (30) consecutive days as an alternative to a hotel or motel. Rentals must comply with Utah Administrative Code Rule R392-502 Public Lodging Facility Sanitation.

2. **RESPONSIBLE PARTY**: As used herein shall mean the person(s) either the owner(s) or local representative(s) or both shall be deemed the responsible party.

3. **OCCUPANTS**: As used herein shall mean the person(s) renting or residing in a Short Term or Vacation Rental dwelling unit.

22-7 Camping

No camp trailers, recreational vehicles (RVs), tents, yurts, or any similar non-permanent structures will be allowed for Short Term or Vacation Rentals under this conditional use. Except those located in a private area licensed by Glendale Town for camping. Camps must comply with Utah Administrative Code Rule R392-300 Recreation Camp Sanitation.

22-8 Pets

Owners or keepers of any pets on Short Term or Vacation Rental properties shall not allow the pet(s) to create noise that could be considered disturbing, run at large, or create a mess that is not cleaned up by the owner/keeper. It shall be unlawful for an owner/keeper of any pet to go upon the private property of any person without the permission of the owner or person entitled to the possession of such private property.

22-9 Signage

Information shall be displayed in the interior of the dwelling unit listing 24/7 contact information and regulations addressing noise, parking, pets, trespassing, illegal activity and conduct. Exterior signage must follow Chapter 7 of this Ordinance and shall be harmonious with the neighborhood. No electronic messaging or backlit signs will be allowed.

22-10 Maintenance & Standards

Any property that contains a dwelling which is licensed as a Short Term or Vacation Rental shall conform to the following standards:

- (a) Structures shall be properly maintained and kept in good repair; grounds and landscaped areas shall be properly maintained in order that the use in no way detracts from the general appearance of the neighborhood or causes any hazard to the occupants.
- (b) Each habitable space must meet current uniform building codes for size and egress and be equipped with smoke and carbon monoxide detectors.
- (c) A fire extinguisher must be accessible.
- (d) A fire exiting route plan and maximum occupancy number must be posted in each dwelling used for Short Term or Vacation Rentals.

22-11 Complaints

Complaints received by Glendale Town for any violation of this Ordinance will be handled accordingly:

- (a) 1st complaint will result in a letter being sent to the property owner.
- (b) 2nd complaint will result in a second letter being sent to the property owner and the conditional use permit will be in jeopardy of being revoked.
- (c) 3rd complaint will result in a request from Glendale Town to the property owner to attend a Town Council meeting to discuss the complaints with the Town Council members for resolution. The conditional use permit may be revoked.

22-3 Permits

1. **PERMITS:** Conditional use permits shall be required for all Short Term or Vacation Rentals, regardless of the zone, type, or use of the property. A fee, according to the Glendale Town fee schedule will be required with the conditional use application.

2. **APPLICATION FOR PERMIT:** The applicant is required to obtain a Glendale Town business license, register the business with the State of Utah, and obtain a Utah State Sales Tax ID# before applying for a conditional use permit. The application for a conditional use permit shall be made by the owner of the property on which the Short Term or Vacation Rental is located.

3. **REVIEW:** Glendale Town Planning and Zoning Committee shall review complete applications for a conditional use permit under this ordinance and shall recommend approval or denial of the conditional use permit to the Glendale Town Council based on the criteria listed in this Ordinance, chapter, and zone in which the property resides.

4. **REVOKING A PERMIT:** Glendale Town reserves the right to revoke a conditional use permit issued under this Ordinance if:

- (a) A *licensee* engages in a pattern of unlawful activity.
- (b) A *licensee* violates state law or local ordinances.
- (c) A *licensee* fails to comply with any conditions set forth at time of permit approval.

22-4 Tax

The business owner must collect and remit sales, resort, and transient room taxes to the Utah State Tax Commission.

22-5 Noise & Occupancy

The Responsible Party shall regulate occupancy of the Short Term or Vacation Rental and ensure Occupants know that:

- (a) Occupants do not create noise that by reason of time, nature, intensity or duration are out of character with noise customarily heard in the surrounding neighborhood.
- (b) Occupants do not disturb the peace of surrounding residents by engaging in outside recreational activities after 10 p.m., or other similar activities.
- (c) Occupants do not interfere with the privacy of surrounding residents or trespass onto surrounding properties.
- (d) Occupants do not engage in disorderly or illegal conduct, including illegal consumption of drugs or alcohol.

22-6 Parking

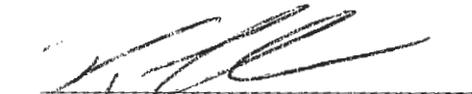
The Responsible Party shall provide off-street parking for occupants. A maximum of two (2) cars may be parked on Glendale Town's right-of-way. Autos parked on Glendale Town's right-of-way must **NOT** restrict traffic flow, block clear sight distance at intersections, infringe on other property rights-of-way, cause a public safety hazard, or obstruct pedestrian traffic.

Section 2. *Effective Date*

The Town Council of Glendale Town Corporation, State of Utah, has determined that the public health, safety and welfare requires that this Ordinance take effect immediately. *Therefore*, this Ordinance shall become effective immediately upon passage and publication as required by law.

PASSED, ADOPTED and ORDAINED by the Town Council of Glendale Town Corporation, Utah this 4th day of June, 2018

GLENDAL TOWN CORPORATION



Mayor, Kelly Q. Lamb

ATTEST



Clerk, Ellen Lamb