



BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE

**Monday, July 31, 2023
5:00 p.m.**

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome.
2. Approval of the meeting minutes for July 17, 2023.
 - Review and Action
3. 1099 Bountiful Blvd –Short-Term Rental – Continued from July 17, 2023
Assistant City Planner Nicholas Lopez
 - Review
 - Public Hearing
 - Action
4. Adjourn

DRAFTED MINUTES
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
July 17, 2023

Location:	Planning Conf Room	City Hall, 795 South Main St. Bountiful City, Utah
Present:	Committee Members	Francisco Astorga (Chair), Aaron Arbuckle, and Brad Clawson
	Assistant City Planner	Nicholas Lopez
	Recording Secretary	Darlene Baetz

1. Welcome and Introductions

Chair Francisco Astorga opened the meeting at 5:00 p.m.

2. Swearing in of Aaron Arbuckle, new Administrative Committee Member

City Recorder Shawna Andrus swore Aaron Arbuckle in as an Administrative Committee Member.

3. Approval of the meeting minutes for May 1, 2023.

MOTION: Member Clawson made a motion to approve the minutes for May 1, 2023, as written. Chair Astorga seconded the motion.

VOTE: 3-0 in approval.

4. Approval of the meeting minutes for June 26, 2023.

MOTION: Chair Astorga made a motion to approve the minutes for June 26, 2023, as written. Member Clawson seconded the motion.

VOTE: 3-0 in approval.

5. 1099 Bountiful Blvd – short-Term Rental (STR) - Assistant City Planner Nicholas Lopez

Mr. Jacob Bunker, applicant, was unable to attend this meeting.

Assistant City Planner Lopez presented the item. Mr. Bunker requested approval for a short-term rental permit for his previously approved accessory dwelling unit located above the garage on the north side of his single-family dwelling. The short-term rental is a rental dwelling unit rented for periods less than thirty (30) consecutive days.

Assistant Lopez reviewed the standards found in Bountiful City Municipal Code. Staff recommended approval of the requested Short-term Rental Permit.

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Chair Astorga stated the property owner is still required to live on site with both the Accessory Dwelling Unit and Short-Term Rental.

Chair Astorga opened the Public Hearing at 5:15 p.m.

Mark and Heidi May (1030 South Terrance Dr) recounted a disturbing personal story about a neighboring Short-term rental at a different nearby location. They are concerned that the owner should live on-site and requested a requirement for background check of the tenants. Ms. May spoke about her concern about the opportunity for wrongdoing and the negative experiences for short-term rentals.

Chair Astorga closed the Public Hearing at 5:28 p.m.

Chair Astorga summarized the timeline of the Short-Term Rental Ordinance approved by City Council in 2022.

Assistant City Planner stated that letters for this short-term rental were not sent to the neighbors.

MOTION: Chair Astorga made a motion to continue this item to a date uncertain until it has been properly noticed. Member Arbuckle seconded motion.

VOTE: 3-0 in approval.

6. Meeting Adjourned at 5:47 p.m.

Administrative Committee Staff Report



Subject: Short-Term Rental Permit
Authors: Nicholas Lopez, Assistant City Planner
Address: 1099 Bountiful Blvd.
Date: July 31, 2023

Background

Jacob Bunker of 1099 Bountiful Blvd. requests a short-term rental permit for his accessory dwelling unit located above the garage on the north side of his home.

Analysis

A short-term rental is a dwelling unit rented for periods less than thirty (30) consecutive days.

The Bountiful Municipal Code states that a short-term rental shall not be allowed unless a Short-Term Rental Permit is approved and is found in compliance with the following standards (Bountiful City Land Use Code § 14-14-127):

1. Short-term rentals are allowed within the Single-Family Residential (R) Zone, Residential Multiple-Family (RM) Zone, and Downtown (DN) Mixed Use Zone; and shall not be permitted in any other zone.
 - The property is in the Single-Family Residential Foothill (R-F) Zone.
2. Short-term rentals are only allowed within approved Accessory Dwelling Units. It is unlawful to allow, construct, or reside in a short-term rental within an entire single-family dwelling, duplex, or multi-family residential dwelling or property.
 - An Internal Accessory Dwelling was approved by the City Planning Department on May 25, 2023.
3. A maximum of one (1) short-term rental shall be permitted on a qualifying lot.
 - Only one (1) short-term rental is being proposed.
4. It is unlawful to construct, locate, or otherwise situate a short-term rental on a lot or parcel of land that does not contain a habitable single-family dwelling.
 - The lot contains a habitable single-family dwelling.

5. If an Accessory Dwelling Unit is approved as a short-term rental, the parking for the Accessory Dwelling Unit shall be governed by the Accessory Dwelling Unit Ordinance. The site shall comply with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.
 - The site currently can accommodate the four (4) required spaces, two (2) of which are required in the garage. A three (3) car garage exists with a driveway approximately one hundred eighty (180) feet long providing ample parking to any tenants on site.
6. The site shall comply with the current Noise Ordinance. The use of sound equipment, sound related activities, and/or noise heard from the property line from 11:00 PM to 6:00 AM shall be prohibited.
 - The approval is subject to compliance with the Noise Ordinance and the 11:00 PM to 6:00 AM restrictions shall be adhered. The property owner is responsible for notifying all tenants of this restriction, see item 8 below.
7. The site shall not exceed International Building Code (IBC) occupancy standards based on unit square footage.
 - The approved internal Accessory Dwelling Unit is nine hundred thirty-six (936) square feet. The IBC states (per the Bountiful City Building Official) that for every individual, 200 square feet is required. The proposed short-term rental area is limited to four (4) occupants.
8. Prior to short-term rental occupancy the property owner shall place a notice behind the main short-term rental door to make occupants aware of parking standards and noise restrictions, etc. The Planning Department will produce the notice after approval. It is the property owner's responsibility to maintain the notice, and to share applicable regulations with renters by other means utilized by the property owner, such as onsite booklet, e-mail communications, website, rental agreement, etc.
 - The Applicant is aware that it is the property owner's responsibility to maintain the (door) notice, and make all tenants aware of restrictions regarding parking, notice, etc., via onsite booklet, e-mail communications, website, rental agreement, etc.
9. A short-term rental within an accessory dwelling unit shall meet all development standards found in Bountiful City Land Use Code 14-14-124 Accessory Dwelling Units, any applicable codes, etc.
 - The site was found in compliance with Land Use Code § 14-14-124 Accessory Dwelling Units.

10. A short-term rental shall not be approved unless it is compliant with all State and local laws, ordinances, rules, and regulations. This includes all applicable zoning and building codes. A short-term rental shall be prohibited within a non-conforming use or non-compliant structure.

- The site was found in compliance with ordinances, rules, and regulations.

Staff Recommendation

Based on the above findings, Staff recommends that the Administrative Committee approve the requested Short-Term Rental Permit at 1099 Bountiful Blvd.

Attachments

1. Aerial Imagery
2. Floor Plan

Aerial



Proposed STR



