MAPLETON
UTAH

PLANNING COMMISSION MINUTES

June 8, 2023

PRESIDING AND CONDUCTING:	Chairman Killpack
Commissioners in Attendance:	Jake Lake Rich Lewis Jesse McLean
Staff in Attendance:	Sean Conroy, Community Development Director
Minutes Transcribed by:	April Houser, Executive Secretary

Chairman Killpack called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given.

Item 1. **Planning Commission Meeting Minutes – May 11, 2023.**

Motion: Commissioner Lake moved to approve the May 11, 2023, Planning Commission Meeting Minutes
Second: Commissioner Lewis
Vote: Unanimous

Item 2. **Consideration of an ordinance adopting Mapleton City Code section 18.84.425 governing short-term rentals within the city.**

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. Short-term rentals were allowed in the past on properties 5+ acres in size. They were later removed as a permitted use in the city. The item was brought before the Planning Commission last fall and was continued in hopes to possibly have a Work Session with the City Council to discuss the ordinance further. That request was presented to the City Council at a work retreat, but they seemed to be divided on what they wanted to have happen. With that being the situation, they preferred to have the Planning Commission just bring forth their recommendation to them. They City wanted to wait until all Legislation had passed before bringing it back to the commission. Nothing was addressed by the state regarding short-term rentals, so the city can now move forward on this topic. When discussing this item, the commission should ensure that land uses are compatible, and that any commercial uses in residential zones do not negatively impact the quiet, rural atmosphere of the area. Some public feedback against allowing short-term rentals was that

they would detract from the character of the city. That they are difficult to monitor. May be cause for additional crime, traffic, and noise. As well as to potentially reduce the moderate-income housing options if Accessory Dwelling Units (ADU's) are converted to Short-Term Rentals (STR's). Public feedback in favor of STU's what that they would allow owners to use their property as they wanted. Provides additional revenue, especially when it is a needed service that is being provided. Lastly is that STU's are better than long-term rentals for property maintenance. A short-term rental is considered anything less than 30 days. **Chairman Killpack** was in favor of allowing this use. **Commissioner Lewis** felt there are reasonable measures that can be put on these rentals to mitigate negative impact on both the property owner and the surrounding neighbors. If it is an owner-occupied building, it should help to mitigate most concerns and potential issues. **Commissioner Lake** stated that he had been doing some research on these types of rentals. **Commissioner McLean** would like to push accessory dwelling units over the short-term rentals. Commissioner Lewis and Lake have utilized STU's, and feel they are a very positive use. Sean went over the proposed restrictions for discussion among the commissioners. Commissioner Lake felt that allowing STU's would give families the ability to utilize their property in additional ways to make supplemental income. Commissioner McLean asked what the enforcement standpoint was regarding any negative impact that may come from one of these rentals. Sean stated that there is an enforcement section in the proposed ordinance. The whole purpose of this ordinance is for these STU's to be incidental to the primary residence only. It is not intended for properties to be purchased strictly for STU's only. Commissioner McLean does not want the city to create an ordinance with unrealistic expectations for these uses that cannot be easily monitored, and issues mitigated quickly. The commission was in favor of only allowing the property to be rented for no more than 90 days per year. This would help to prevent investors from purchasing a home for the use of short-term rentals only. The enforcement will allow a permit to be revoked if they receive 2 citations in a 12-month period. Chairman Killpack 120 days rental should be allowed per year instead of the proposed 90 days. At this time, it is hard to know if allowing STR's would make an impact on ADU's.

Debbie Skinner stated that this use would be a huge benefit to the community, as well as those people visiting the area. She would like to see the city allow the 120-day total per year. The 2 individuals per bedroom seemed more restrictive to her. Debbie felt it should be considered on more of a case-by-case basis. **Heather Naylor** would like the total yearly rentals increased. The STR allows her family to continue to live in Mapleton, bringing in some additional revenue. She felt that the 2 individuals per room was a little restrictive, because larger rooms could potentially allow for more than 1 bed per room. **Christopher Ricks** likes the way the ordinance is being proposed. He feels the properties being owner-occupied will help to mitigate most issues.

Motion: Commissioner Lake moved to recommend approval to the City Council of an ordinance adopting Mapleton City Code section 18.84.425 governing short-term rentals within the City with the recommendations listed below:

1. Strike the wording that it must be owner occupied.
2. The total of yearly rentals be 180 to 365 days per year if the property is owner occupied.
3. The total of yearly rentals be 120 to 180 days per year if the property is not owner occupied.

4. Allow for 2 adults per bedroom, with no limit restrictions on individuals 18 or younger in age, striking the 12-person maximum.
5. No on-street parking allowed for those renting the Short-Term Rental (STR).
6. Minimum 2-night rental required.
7. Permit will be revoked if there are more than 2 citations within a 12-month period.

Second: Commissioner Lewis

Vote: 3:1:0 with Commissioners Lake, Lewis and Killpack voting aye and Commissioner McLean voting nay.

Item 3. **Adjourn.**

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April Houser, Executive Secretary Date