



CITY COUNCIL

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South Salt Lake City Council Work Meeting Agenda

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, June 5, 2024** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:10 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: youtube.com/@SouthSaltLakeCity

Conducting: Council Chair Bynum

Matters for Discussion:

1. Appointment by the Mayor – Reappointment Mayor Wood
a. Christy Dahlberg – Planning Commission Regular Member
2. Short Term Rentals Discussion Jonathan Weidenhamer
3. Budget Discussion Mayor Wood

Adjourn

Posted May 31, 2024

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Have a question or concern? Call the connect line 801-464-6757 or email connect@sslc.gov

Christy Dahlberg

[REDACTED]
Salt Lake City, UT 84115
[REDACTED]
[REDACTED]

May 23, 2024

Dear Mayor Wood,

I would like to be considered for appointment to the Planning Commission seat in District 1 in South Salt Lake where I reside. I believe I am qualified to remain in this seat and would like to continue to serve the community that I care deeply for.

My qualifications include seven years of experience at the Wasatch Front Regional Council in the Community and Economic Development group where I work on the Transportation and Land Use Connection Program, as well as administer the Community Development Block Grant (CDBG) Small Cities Program.

I completed the Master of Public Administration program at the University of Utah. Through my training and experience, I believe I can help to encourage the continual smart growth development I have seen in South Salt Lake for the nearly six years I have been a resident. I would be proud to be considered for reappointment.

Sincerely,

Christy Dahlberg

[REDACTED]

Christy Dahlberg

Urban and Transportation Planning

Salt Lake City, UT 84115

EXPERIENCE

Wasatch Front Regional Council, Salt Lake City — Community Development Planner

September 2017 - Present

Administer the Community Development Block Grant (CDBG) Small Cities Program, promulgate projects, provide data and support to CDBG Regional Review Committee, update policies and procedures, provide planning and administration support

Member of the Transportation and Land Use Connection program, project procurement, project manager, technical support

Wasatch Front Regional Council , Salt Lake City — Community Development Administrator/Economic Development Intern

February 2017 - Present

Promulgate program, local government assistance, manage federal requirements, planner in the Transportation and Land Use Connections program

Demographic statistics research, document and presentation formatting, create agendas, craft official emails, prepare meeting packets, SWOT analysis

Utah Department of Transportation, Salt Lake City — Transportation Planning Intern

January 2016 - April 2017

Data collection for the agency's current energy output, research on best sustainability practices, create presentations, presented findings at UDOT conference, data analysis

Brighton Bank, Salt Lake City — Teller/ Administrative Assistant

November 2009 - December 2014

Personal banker, provide great customer service, foster relationships, audit accounts, update customer information, organize files

EDUCATION

University of Utah, Salt Lake City — Master of Public Administration

August 2018 - December 2121 (anticipated graduation date)

University of Utah, Salt Lake City — Bachelor's of Science in Urban Ecology, Minor in Environmental Studies and Global Sustainability

August 2011 - May 2016

This program taught me to think in systems, and consider the consequences of each action pertaining to the economy, environment, and social well-being of an area.

SKILLS

Data research and analysis.

Presenting to an audience.

Organizational skills.

Fostering and developing relationships.

Maintaining a database.

Fast learner.

Proficient in Excel.

Proficient in Word.

Proficient in the Adobe Suite.

Thinking in systems.

Short Term Rental (STR) Update

City Council June 5, 2024 Work Session

Submitted by Jonathan Weidenhamer, Community & Economic Development Director

Background

The growth of the Short-Term Rentals (STR) market has precipitated a host of neighborhood challenges. Noise complaints, late-night parties, disruptive guests, parking and trash issues all disturb quality of life. Furthermore, the replacement of families with renters further erodes the feeling of “community”, and disrupts alternatives for home purchase, when the cost of home sales is increased through competition driven through investment purposes.

The City Council held a work session on STR during their September 13, 2023 Meeting ([minutes](#)). In the face of numerous complaints about impacts STR on residents’ safety and quality of life, disruption on affordable housing options, and a topical focus group that included input from STR hosts, residents, and elected officials, the concept of advancing a new ordinance to limit or ban short term rentals, in particular in the R-1 Zoning District, was supported. Concurrently, a FlashVote survey was conducted on the topic to gather statistically valid community input, a summary of Results is attached as Exhibit A.

Based on informal discussions with software companies that can accurately quantify properties listed for rental, we believe there are approximately 200 total STR in city limits. We currently have 39 licensed STR, an increase in 14 over the past several months coming as a result of concerted research on transient room tax by our Business License Official. The current business license fee is \$169 + 7/unit. The local transient room and sales tax revenue is estimated at \$169.92 unit (if those units are assumed to be rented 1/3 of the time at an average rate of \$118/per night). Therefore, the forgone revenue from the 161 unlicensed rentals is approximately \$56,000.

Analysis

Improving livability and protecting our residents is a primary goal for the Mayor and Council. The State Code is property rights, and municipalities and counties, among other limitations, are prohibited from using internet advertising to enforce and unlicensed STR. We are allowed to enforce on a complaint basis and the state code does allow local municipalities to use their local zoning to regulate and prohibit STR. However, a full city-wide ban on STR, especially those either currently licensed or even operating without a license could make us vulnerable to legal challenges and possible state legislative response.

Therefore, staff seeks Council’s input on moving forward an ordinance that:

1. Only allows new STR:
 - a. In the Downtown; and
 - b. In the R-1 and Residential Medium if owner-occupied, meaning the primary owner of the dwelling unit/duplex lives on site. As a reminder, the ADU ordinance prohibits STR of an ADU.
2. Allows existing, licensed STR to continue as non-complying uses.
3. Has a delayed effective date that would give non-licensed STR’s the opportunity to apply for a business license. This would come with a heavy communications and outreach strategy. Doing so, we believe, will reduce our exposure to legislative retaliation or litigation.
4. Establishes a new business license fee that accurately reflects the disproportionate administrative burden that this business category creates.
5. Expands the Good Landlord Program that allows a discount on the business license fee, and clarifies our ability to rescind the discount based on bad behavior, or even revoke the license.
6. Allows only one STR/property, and requires a unique business license for each individual STR.
7. Identifies operating standards including:
 - a. Inspections for smoke detectors, fire alarms, appropriate egress, and on-site parking.
 - b. Designation of a responsible party with :30 response requirements.

- c. Post good landlord standards including business license account number; city hall contact, trash information, public safety information, etc.;
- d. Limits the number of people/bedroom to 2 and total max occupancy of 12.
- e. Requires all parking on site.
- f. Clear revocation standards.

Potential Issues for Discussion

1. Procurement of a 3rd party software tracking company for identifying STR and providing a complaint hotline. Due to potential cost, low number of estimated STR and acute, but limited number of complaints, staff suggests deferring this and evaluating the efficacy of the ordinance.
2. On site parking – We require parking on-site for ADU's. Staff recommends continuing this approach with STR's. Existing licensed STR's will not be required to meet this standard.
3. Total person/STR Cap – This will be difficult to enforce but could be an effective tool if we get continued complaints at the same location. Many of our acute issues result from "party" houses. With a clear standard of three documented enforcement issue, we could revoke the STR license.
4. Owner Occupied Standard – Does Council desire the host to live on site, within a certain proximity such as 1/4 mile, in SSL limits or within :30 minutes from the STR?

Exhibit A – FlashVote Survey Results Summary

When provided with a list of statements on STRs (select all that apply), residents responded:

- 59% said they believe STRs should be subject to reasonable regulations on occupancy, parking, noise, etc.
- 42% said STRs do not have significant negative impacts on my quality of life in South Salt Lake.
- 35% said STRs have a negative impact on the affordability and availability of long-term housing in South Salt Lake.

When asked if SSL should regulate STRs and how (select up to three statements), residents responded:

- 38% said STRs should be required to get a permit from the City.
- 33% said to restrict the total number of STR permits in the City.
- 51% said to cap the number of nuisance violations an STR owner is allowed to receive before their permit is revoked.

Sample of resident comments:

"STRs should meet the same safety standards that hotels, motels, and rentals should have to meet."

"Prohibit businesses/corporations from renting homes."

"Str's rob the good neighbor feel and community feel we used to have when neighbors knew each other."

"Require short term rental owners to live on the property minimum of 6 months per year."

"SSL is small and doesn't have much available housing. STRs are a blight on our community and should be fully banned."