

ORDINANCE #24-19

AN ORDINANCE UPDATING THE TERM OF SHORT-TERM RENTAL LICENSES

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY PLANNING COMMISSION AND TOWN COUNCIL THAT ORDINANCE 8-606 TERM OF LICENSE, BE UPADATED AS FOLLOWS:

8-606 Term of License: The License shall be valid for up to one year and may be renewed annually by ~~January 1st~~ **December 31st** of each year. The License may be renewed upon the payment of the annual renewal fee **and submittal of the following required documents: proof of insurance, fire inspection, and proof of taxes paid. If the license is not renewed by December 31st, it is considered to be suspended, and a new license application will need to be submitted. Refer to section 8-602.** ~~unless there is a substantial change to the information contained in the application. If the license is not renewed by January 1st, it is considered to be suspended until such time the renewal process is complete,~~

- ~~A. Prior to May 1st: Paying the annual renewal fee and a penalty equal to the renewal fee, or~~
- ~~B. After May 1st: New license application, documents, and fees will be required.~~
- ~~C. All Short-Term Rentals may be subject to a random annual inspection during checkout times and unoccupied periods.~~

The Owner shall amend the Application at any time there is a change in circumstances that would require an update to the information submitted by the Owner or Property Manager. By way of example, and not limitation, a change in circumstance would be: any modification to the physical premises, including any changes to the Floor Plan, Site Plan, or number of sleeping area; any change of the Property Management Company; or any change in the 24-hour contact information. The updated changes will be reviewed by ~~the Town Council~~ **two Town Council Members or one Town Council Member and the Mayor** to confirm compliance with these ordinances.

- ~~D A.~~ A change in ownership of the property will require a new application and license.
- B. All Short-Term Rentals may be subject to a random annual inspection during checkout times and unoccupied periods.**

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND ADOPTED this 8th day of August 2024.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye
Argyle	___	___
Hansen	___	___
Parry	___	___
Menlove	___	___
Leonhardt, Mayor	___	___

ORDINANCE #24-20

AN ORDINANCE UPDATING SHORT-TERM RENTAL LICENSES

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY PLANNING COMMISSION AND TOWN COUNCIL THAT ORDINANCE 8-602 LICENSES, BE UPADATED AS FOLLOWS:

8-602 Licenses: To operate as a Short-Term Rental, the Property Owner or Owner's Agent shall file an Application with the Clerk. **New license applications will only be accepted January 1st – March 31st of each year.** An Owner's failure to meet the requirements of Section 8-600 et. al., prior to renting shall be subject to the Penalties as referred to in Section 8-614.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND ADOPTED this 8th day of August 2024.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye
Argyle	_____	_____
Hansen	_____	_____
Parry	_____	_____
Menlove	_____	_____
Leonhardt, Mayor	_____	_____

ORDINANCE #24-21

AN ORDINANCE UPDATING SHORT TERM RENTAL TEMPORARY LICENSE.

WHEREAS, the Town of Garden City is a town duly incorporated under the general law of the State of Utah; and

WHEREAS, the Garden City Town Council is the governing body for the Town of Garden City and must administer the Garden City Municipal Code; and

WHEREAS, The Garden City Town Council is authorized to govern the health, safety and wellness of the citizens and visitors of the Town of Garden City.

NOW, THEREFORE, BE IT ORDAINED BY THE GARDEN CITY PLANNING COMMISSION AND TOWN COUNCIL THAT ORDINANCE 8-616, TEMPORARY BUSINESS LICENSE, BE REMOVED:

~~8-616 Temporary Business License. This section of the Municipal Code facilitates the expeditious approval of a short term rental license under Title 8 of the Municipal Code. The intent of the section is to help a short term rental to begin operating, where feasible, as soon as is reasonably practicable.~~

~~The Town Council reviews and approves or denies short term rental license applications once each month in Town Council meeting. Many of these short term rental license applications are routine in nature and do not present unusual issues that involve land use, variance, or health or safety concerns.~~

~~Temporary short term rental licenses may be approved to expedite the opening of business when accompanied by a complete license application. A complete application packet, requires completion of the steps required for approval of the short term rental license (as may be outlined by this ordinance. No temporary business license may be issued without the approval of at least two Town Council members, or one Town Council Member and the Mayor. All temporary short term rental licenses must be ratified in the next Town Council meeting, or denied. Absent such ratification, a short term rental that began offering lodging on a temporary basis must immediately cease operations upon denial of a permanent short term rental license by the Town Council.~~

~~Expedited License Fee: Any approval requiring less than 4 business days will be an additional \$300.~~

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND ADOPTED this 8th day of August 2024.

APPROVED:

Attest:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Voting:	Aye	Nye
Argyle	—	—
Hansen	—	—
Parry	—	—
Menlove	—	—
Leonhardt, Mayor	—	—

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