

MOUNT PLEASANT, UTAH
ORDINANCE 2025.XX
SHORT-TERM RENTALS

AN ORDINANCE AMENDING CHAPTER 18 OF TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE TO INCLUDE A NEW SECTION ESTABLISHING REGULATIONS FOR SHORT-TERM RENTALS.

RECITALS

WHEREAS, pursuant to Utah Code Ann. § 10-1-201 Mount Pleasant City (“the City”) is a Utah municipal corporation and political subdivision of the State of Utah;

WHEREAS, pursuant to Utah Code Ann. § 10-3b-401 the Mount Pleasant City Council (“the City Council”) is the legislative and governing body of the City;

WHEREAS, pursuant to Utah Code Ann. § 10-9a-103(31) the City Council, in addition to being the legislative and governing body of the City, is also the Land Use Authority vested with the power to enact all Land Use Regulations and make all Land Use Decisions within the City unless the latter administrative power is delegated to another body or person;

ORDINANCE

NOW THEREFORE, be it ordained by the Mount Pleasant City Council in the State of Utah, as follows:

SECTION 1: AMENDMENT OF CHAPTER 18, TITLE 10 OF THE MOUNT PLEASANT MUNICIPAL CODE. Title 10, chapter 18 of the Mount Pleasant Municipal Code is hereby amended to include Section 180 as follows:

10.18.180 SHORT-TERM RENTALS

- 10.18.180.1 PURPOSE.
- 10.18.180.2 APPLICABILITY.
- 10.18.180.3 GENERAL REQUIREMENTS.
- 10.18.180.4 SHORT-TERM RENTAL APPLICATION.
- 10.18.180.5 SHORT-TERM RENTAL REVIEW.

10.18.180.6 SHORT-TERM RENTAL LICENSE RENEWAL.

10.18.180.7 ENFORCEMENT AND PENALTIES.

10.18.180.1 PURPOSE.

This section outlines requirements for short-term rentals that maintain the city's residential character and quality of life. It aims to prevent disturbances to neighborhoods, safeguard the peace and safety of long-term residents, and ensure that short-term rentals do not adversely affect housing availability. By enacting health, safety, and compliance measures, this section is intended to balance economic opportunities with the necessity of preserving stable and cohesive residential communities. Efficient enforcement and permitting processes will ensure that short-term rentals serve both property owners and the broader community while safeguarding the integrity of residential neighborhoods.

10.18.180.2 APPLICABILITY.

This Section shall apply to all short-term rentals within Mount Pleasant City limits. For the purposes of this Section, a short-term rental shall mean a residential structure or any portion of a residential structure that the owner of record or the lessee of the residential unit offers for occupancy for fewer than thirty (30) consecutive days.

10.18.180.3 GENERAL REQUIREMENTS.

All short-term rentals shall comply with the following requirements:

- A. Business License: All short-term rentals shall require a business license.
- B. Fire Inspection: All short-term rentals must pass a fire inspection by the Mount Pleasant City Fire Department
- C. Parking Regulations: The following parking regulations shall apply to a property with an approved short-term rental use:
 1. No tenant, guest, or other person visiting the short-term rental shall park on a public street.
 2. Off-street parking shall be provided on the same lot as the approved short-term rental, at one parking space per bedroom, and comply with Chapter 22 of this Title.
 3. No tenant, guest, or other person visiting the short-term rental shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.

- D. Local Management: To ensure the proper and timely management of short-term rentals, approved short-term rentals shall be managed by either:
1. A property management company licensed by Mount Pleasant City, or
 2. An owner who is a resident of Mount Pleasant City.

10.18.180.4 SHORT-TERM RENTAL APPLICATION.

A short-term rental license application shall be required for all short-term rentals within Mount Pleasant City limits.

- A. Application Requirements: The short-term rental license application shall include the following information:
1. The name, address, and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations in this section.
 2. A valid state tax number for remittance of transient lodging taxes.
 3. A site plan drawn at a standard engineering scale showing the following:
 - i. Off-street parking stalls.
 - ii. Existing and proposed buildings.
 - iii. Existing streets.
 - iv. A floor plan of the dwelling proposed to be used as a short-term rental.

10.18.180.5 SHORT-TERM RENTAL REVIEW.

- A. Staff Review: Upon submission of the short-term rental license application, city staff shall check the application for completeness. If the application is determined to be complete, city staff shall review the application and forward their recommendation to the Planning Commission.
- B. Planning Commission Review: The Planning Commission shall review the short-term rental license application in the next regularly scheduled meeting where adequate notice is appropriate and conduct a public hearing on the same.
1. Upon completion of the public hearing, the Planning Commission shall approve, approve with conditions, or deny the short-term rental license application.

Commented [RS1]: licensing requirements.

Commented [RS2]: Add a renewal process and fire inspection requirements.

10.18.180.6 SHORT-TERM RENTAL LICENSE RENEWAL.

A short-term rental license shall be valid for a period of one year and must be renewed annually. For renewal, an applicant must submit a renewal application in a form established by the City.

- A. Application Requirements: The renewal application requirements shall be the same as those for the initial application.

- B. Fire Inspection: A short-term rental license renewal shall only be eligible for approval upon passing a fire inspection from the Mount Pleasant City Fire Department.

10.18.180.7 ENFORCEMENT AND PENALTIES.

Upon finding a violation under this Section, the following penalties shall apply:

- A. First Violation: Five Hundred Dollars (\$500.00).
- B. Second Violation: One Thousand Dollars (\$1,000.00).
- C. Third Violation: Two Thousand Dollars (\$2,000.00)
- D. Fourth Violation: Revocation of short-term rental permit.

In addition to the fines set forth in this subsection, all violations of this Section may constitute a Class C misdemeanor as outlined in Chapter 10.04.090 of this Title.

Severability Clause: Should any part or provision of this ORDINANCE be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ORDINANCE as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Effective Date: This Ordinance shall be in full force and take effect on _____, 2025

Repealer Clause: All Mount Pleasant City ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND APPROVED this ____ day of _____, 2025.

Attest:

Michael Olsen, Mayor

Natalie Crosby, Recorder

City Council Member Russell Keisel
City Council Member Paul Madsen
City Council Member Rondy Black
City Council Member Lynn Beesley
City Council Member Cade Beck

Yea___ Nay___ Absent___
Yea___ Nay___ Absent___
Yea___ Nay___ Absent___
Yea___ Nay___ Absent___
Yea___ Nay___ Absent___

RECORDED this ____ day of _____, 2025.

PUBLISHED OR POSTED this ____ day of _____, 2025.