

Mayor
Kenneth Romney

**City Engineer/ Land
Use Administrator**
Kris Nilsen

City Recorder
Remington Whiting

**City Council
Representative**
Julie Thompson

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Robert Merrick

Vice Chairman
Corey Sweat

Commissioners
Laura Mitchell
Tyler Payne
Richmond Thornley
Dennis Vest

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, MARCH 24TH, 2026, AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Payne

Pledge of Allegiance – Commissioner Thornley

1. Confirm Agenda
2. Discussion on Short-Term Rentals.
3. Discussion on Legislative Session Land Use Updates – SB 284.
4. Approve Meeting Minutes from March 10th, 2026.
5. Staff Reports.
6. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmnp), the city website (WBCityut.gov),
and posted at City Hall on March 20th, 2026 by Remington Whiting, City Recorder.*

MEMORANDUM



TO: Planning Commission

DATE: March 20th, 2026

FROM: City Staff

RE: Short Term Rentals Discussion

This memo is provided to facilitate the continued discussion on the topic of Short-Term Rentals.

Background

Utah Code 10-8-85.4 defines “Short-term Rental” (STR) as any residential structure or portion of a residential structure that offers occupancy for fewer than 30 consecutive days. The same section of code also allows cities to require STRs to obtain a business license or other permit before operating.

West Bountiful Municipal Code (WBMC) contains three residential zones, and none of them list STRs as permitted or conditional use. Per WBC 17.12.040 “uses of land not specifically allowed as set forth therein shall be prohibited in the respective district.”

Previous Discussions

During the January 27, 2026, Planning Commission meeting, the Commission expressed interest in discussing the idea of permitting STRs within the City. On March 10th, staff brought forth key topics for discussion and consideration which included:

- Property Owner Rights: Balance private property rights with neighborhood compatibility; consider if STRs align with residential zoning.
- Neighborhood Impacts: STRs function as quasi-commercial uses, which raises concerns about noise, parking, traffic, trash and tenant turnover. Occupancy numbers and guest intent would also be difficult to monitor.
- Neighborhood Character: Potential changes to single-family neighborhood character; options include separation limits, zoning restrictions, or owner-occupancy requirements.
- Safety: STRs may not meet hotel safety standards, posing risks related to fires, pools, and other hazards.
- Impact on Housing Supply and Affordability: STRs could reduce long-term rental availability or impact homebuyer competition with investors.
- Tourism and Community Benefit: Limited hotel tax revenue: weigh potential benefits against impacts on neighborhoods and housing.

Research

Following the discussion on March 10th, the commission directed staff to bring back information regarding Short-Term Rental codes from nearby cities. Staff have reviewed and listed highlights of two nearby cities for the commission to consider.

Bountiful

- Permitted Short-Term Rentals

- Receive approval during a public meeting.
- At least 10 days before the meeting, staff send out a notice to residents that live within 300ft of the property and post a sign.
- STRs cannot exist on a lot without a single-family home.
- Owner-occupied (At least 183 days of the year)
- Allowed in all residential zones, including Downtown and Mixed-Use Zone.
- Maximum of one STR per lot.
- Requires ADU Permit along with STR permit.
- Applicants must acquire a business license.
- Must have 1 additional off-street parking space.
- Permits do not run with the land, and new owners must apply again.

North Salt Lake

- Permitted Short-Term Rentals.
- Owner-occupied, meaning the property is their primary residence (At least 183 days of the year).
- Maximum rental period of 30 days.
- Maximum of one STR per lot.
- Requires ADU Permit along with STR Permit
- Requires one parking space per 2 bedrooms.
- Property cannot be rented to more than one renter at a time.
- Cannot rent separate rooms.
- Owner will be responsible for all city ordinances such as snow removal.
- Repeated violations of noise and nuisance ordinances can result in revocation.
- Application requires:
 - Parking plan
 - Site plan that indicates designated STR area.
 - Proof of ownership
 - Proof of primary residence
 - Affidavit on private restrictions – Notarized statement saying there are not CC&Rs that prohibit STR on the property.

Discussion

Staff recommends that the Commission discuss the advantages and disadvantages of the two provided examples. An additional element that will need further consideration is how STRs and new state laws on Detached Accessory Dwelling Units will align.

Additionally, staff reviewed the document on STRs dated March 2023 from The Utah Land Use Institute. It includes several of the same policy issues that the planning commission is currently reviewing; however, there have been significant changes to the state code since it was drafted. It also contains the advice of one attorney, and should not be taken for fact in all aspects. For example, the opinions on the “Dormant Commerce Clause” come from case law that had not yet been applied to the State of Utah (Fifth Circuit vs. Tenth Circuit), and many Utah jurisdictions (including the two neighboring cities in our current review), have owner-occupancy requirements. If the planning commission has questions regarding the legality of specific regulations, staff strongly recommend directing the questions to the city’s legal counsel, rather than outside sources.

MEMORANDUM



TO: Planning Commission

DATE: March 20th, 2026

FROM: City Staff

RE: SB284 – Updated Land Use Regulations

This memo is to make the Planning Commission aware of several key changes to state land use regulations from the 2026 legislative session, and to highlight areas where the City will likely need to update its code to stay compliant.

Planning Commission Provisions – 10-20-301

- Effective May 6th, 2026
- New language has been adopted related to planning commissions, including a requirement for cities to establish procedures for removing commission members.

New / Unlisted Businesses – 10-20-507

- Effective May 6th, 2026
- Recently adopted code will need to be reviewed again for compliance. Updates will include adding a process for applicants to appeal land use decisions to a land use authority.

Model Home Regulations – 10-20-625

- Effective May 6th, 2026
- New regulations for model homes have been adopted. The City code will need to be reviewed and updated as needed, including updates to definitions.

Appeal Authority – 10-20-1101

- Effective July 1st, 2026
- The City Council can no longer serve as the appeal authority. This will impact several processes and will require updates to the City code, including provisions for new/unlisted businesses.

Detached ADUs – 10-21-304

- Effective October 1st, 2026
- By October, the city have code provisions in place for detached accessory dwelling units on lots with 11,000 sq ft or bigger.
- Staff intend to schedule a joint council/commission meeting to discuss potential regulations.
- Staff recommend that the commission start to consider:
 - Required Setbacks
 - Minimum sized lot – Does the commission want to keep allow them on 10,000 sq ft lots?

- Minimum and maximum sized ADU
- Permitting requirements
- Owner Occupancy Requirement
- Parking Requirements

**West Bountiful City
Planning Commission Meeting**

March 10, 2026

PENDING – NOT APPROVED

Posting of Agenda - *The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on March 4, 2026, per state statutory requirement.*

Minutes of the Planning Commission of West Bountiful City held on Tuesday, March 10, 2026, at West Bountiful City Hall, Davis County, Utah.

MEMBERS ATTENDING: Chairman Robert Merrick, Commissioners Dennis Vest, Laura Mitchell, Tyler Payne, Richmond Thornley (Alternate), and Council member Julie Thompson.

MEMBERS/STAFF EXCUSED: Vice Chairman Corey Sweat.

STAFF ATTENDING: Kris Nilsen (City Engineer), Remington Whiting (Community Development), and Debbie McKean (Secretary).

PUBLIC ATTENDING: Shelby Weiler, Alan Malan, Councilmember Kelly Enquist

**Thought/Invocation by Commissioner Mitchell
Pledge of Allegiance- Commissioner Payne**

1. Confirm Agenda

Chairman Merrick reviewed the proposed agenda. Dennis Vest moved to approve the agenda as presented. Laura Mitchell seconded the motion. Voting was unanimous in favor among all members present.

2. Conditional Use Permit – House of Tumbling

Commissioner packets included a memorandum dated March 4, 2026 from Staff regarding a conditional use permit that was submitted by House of Tumbling at 1217 N 700 W for a home occupation tumbling studio for Shelby Wheeler.

Remington Whiting introduced a Conditional Use Permit Application for an in-house tumbling studio located at 1217 North 700 West for Shelby Wheeler.

Mr. Whiting explained that the classes will be held Monday-Thursday and each day will have 4 different classes. The owner is requesting 8-10 children per class, but is willing to decrease if needed. The children will be dropped off and picked up by vehicle using the street for pick-up and drop-off.

Commissioners and staff stated concerns regarding the potential impact from vehicle traffic and off-street parking but city code allows for this situation for these types of businesses.

It was noted that the home occupation is across the street from Ms. Melanie's preschool and traffic may pose a problem during the morning session. Additional concern were the suggested class times being 15 minutes apart from one another each day. The problem was mitigated by suggesting classes be at least one half hour apart.

WBMC 17.60.040, 1. The proposed 2. The proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; 3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets; 4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses; 5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use; 6. The proposed and 7. The conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection.

Action Taken:

Tyler Payne moved to accept the conditional use permit for House of Tumbling at 1217 North 700 West for Shelby Wheeler with the following affirmative findings pursuant to WBMC 17.60.040; that the proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community; and use will conform to the intent of the city's general plan; and with the following conditions: no more than 4 classes M-F with maximum of ten children per class and classes need to be staggered by one half hour each. This Conditional Use Permit will only be valid for the current business occupant and shall not transfer automatically to the new tenants. Laura Mitchell seconded the motion and voting was unanimous in favor.

3. Discussion on Short Term Rentals

Commissioner packet included a memorandum dated March 4, 2026 from staff introducing the topic of Short-Term Rentals (STRs), which the Planning Commission expressed interest in reviewing.

Remington Whiting explained Utah Code 10-8-85.4 defines "Short-term Rental" (STR) as any residential structure or portion of a residential structure that offers occupancy for fewer than 30 consecutive days. The same section of code also allows cities to require STRs to obtain a business license or other permit before operating.

West Bountiful Municipal Code (WBMC) contains three residential zones, and none of them list STRs as a permitted or conditional use. Per WBC 17.12.040 "uses of land not specifically allowed as set forth therein shall be prohibited in the respective district."

The following items were presented by staff to facilitate an introductory discussion on the topic:

Property Owner Rights How should the city balance private property rights with neighborhood compatibility for STRs? Is a STR consistent with the purpose of residential zoning?

Neighborhood Impacts The operation of a STR could likely be considered a quasi-commercial uses – is that good for neighborhoods? Tenant turnover is frequent and occupants are not known. Occupancy numbers and guest intent may be difficult to monitor. Potential impacts include: Noise complaints, parking congestion, increased traffic, trash or nuisance concerns.

Neighborhood Character Would STRs alter the character of single-family neighborhoods? Should the city consider: separation limits between STR units; limiting STRs to certain zoning districts; requiring owner-occupancy?

Safety STRs often don't follow the same safety codes as hotels/motels, and there may be safety risks associated with fires and drownings (properties with pools). Impact on Housing Supply and Affordability; would STRs reduce the availability of long-term rental units? Would allowing STRs make it more difficult for homebuyers to compete with investors that are looking for short-term rental properties? This is likely more of an issue in resort communities.

Tourism and Community Benefit Does West Bountiful function as a tourism destination? Short-term rentals generate limited revenue for West Bountiful through the 1% hotel tax. The Commission may consider whether permitting STRs would meaningfully increase revenue relative to potential impacts on housing, neighborhoods, and administrative processes.

The above items were discussed at length. Remington Whiting noted that there are not many cities around us doing this.

Commissioners expressed concern about the risk of taking homes off the market for permanent homeowners.

Chairman Merrick expressed his doubt that short-term rentals was an issue in our city presently.

Tyler thinks this should be addressed with the Olympics coming.

It was determined that the issue is not a problem presently, but Commissioner Mitchell is concerned about detached ADU's in the future and what their use could become.

Councilmember Thompson noted that there are short-term rentals in West Bountiful presently. She said that there are all types of rental situations going on. She mentioned that Salt Lake City does not allow short-term rentals in residential area. She pointed out that West Bountiful is in the middle of two large venues to the north and south within several miles of us. She noted that West Bountiful could become a place to stay to for visitors that want to attend the events but want a quieter place to stay.

Commissioner Payne would like to see SLC's language regarding short-term rentals.

Richmond Thornley noted an incident in Bountiful where the owner did not live in home but created an LLC for the occupant of the home. He suggested maybe waivers during limited time events such as the Olympics. He mentioned disincentivizing the use of short-term rentals.

After some discussion, it was decided to pursue some language regarding short-term rentals. It was also determined that ADU policy should be addressed sooner than later.

Commissioners asked staff to get language from Salt Lake City and Bountiful regarding their policies on short-term rentals. In addition, research what the health/safety issues involved and see what the revenue is for our city from short-term rentals. The question was posed if there is way to tell how much activity is going on currently in West Bountiful.

4. Approve Meeting Minutes from January 27, 2025.

Action Taken:

Laura Mitchell moved to approve the minutes from the February 10, 2026 Planning Commission Meeting as presented. Tyler Payne seconded the motion, and voting was unanimous in favor.

5. Staff Reports

a. Engineering (Kris Nilsen)

- 400 North 2- lot subdivision is close to coming to the commission. Thacker subdivision
- UDOT design plan is still undecided
- Child's Park improvements still being planned.
- Road Projects are minor this year

b. Community Development (Remington Whiting)

- Building permits are all current.
- Used the new easement recently on a building permit request.
- 4th of July is underway. New online process has been put on the website.
- May 15th secondary water will be turned on.
- Could have a 20% reduction for outdoor irrigation water.
- City is conducting a well-being survey would like 300 participants currently only 50.
- Park Pavilions will be reserved online.
- Sign will be posted on the pavilions if they are reserved.
- Staff will continue to investigate the park field reservations.

Councilmember Thompson shared her appreciation for the commissioners and looks forward to working with them the next 4 years.

6. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 8:55 pm. Dennis Vest seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission, by unanimous vote of all members present.