

ORDINANCE #26-03

AN ORDINANCE UPDATING STR VIOLATIONS AND PENALTIES

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 TOWN COUNCIL THAT ORDINANCE 8-611 BE UPDATED AS FOLLOWS:

8-611 Violations and Penalties:

A. Violations:

Any Short-Term Rental Licensee (Licensee) in violation of the provisions of this Chapter shall be subject to any fines in the Garden City Administrative Code Infraction Schedule and any penalties listed in subsection D below.

B. Emergency Contact Response Time Requirement:

When a Code Enforcement Officer contacts the licensee's designated emergency contact person regarding a code violation, hazardous condition, nuisance issue, or other urgent matter, the emergency contact person shall respond within **thirty (30)** minutes of the initial contact attempt.

Method of Contact:

1. Telephone call or voicemail;
2. Text message (SMS or similar); or
3. Email.

Acceptable Responses include:

1. Answering or returning the telephone call, text message or email;
2. Acknowledging receipt and providing a plan to address the issue; or
3. Arriving on-site if requested by the Code Enforcement Officer.

C. Failure to Respond:

Failure of an emergency contact person to respond within the required timeframe shall constitute a violation of the municipal code and shall result in any or all of the following:

1. Administrative citation and fine;

2. Abatement action by the municipality at the licensee's or responsible party's expense;
3. Any other enforcement remedy permitted by law.

D. Penalties for Violations:

1. For the first violation, a written warning shall be issued to the short-term rental licensee and shall be documented by the Code Enforcement Officer;
2. For the second violation within any rolling 12-month period, a Citation with fines as per the Garden City Administrative Code Infraction Schedule and a written notice that a third violation shall result in revocation of the short-term rental license for a 24-month period;
3. For the third and any subsequent violations within any rolling 12-month period, a Citation with fines as per the Garden City Administrative Code Infraction Schedule and revocation of the short-term rental license for a 24-month period.

E. Mitigating Circumstances:

The Code Enforcement Officer may waive a fine or penalty if the licensee, emergency contact person or other responsible party demonstrates documented mitigating circumstances beyond their control, including:

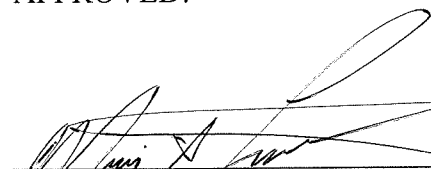
1. Verified communication system failure
2. Medical emergency or incapacitation
3. Severe weather or access issues preventing a response
4. Other exigent circumstances.

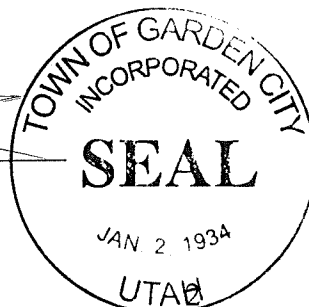
The burden of proof to establish mitigating circumstances shall rest with the licensee or designated emergency contact person.

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 9th day of April 2026.

APPROVED:


Mike Leonhardt, Mayor



Attest:


Cathie Rasmussen, Town Clerk

ORDINANCE #26-03
AN ORDINANCE UPDATING STR VIOLATIONS AND PENALTIES

Voting:	Aye	Nye	
Argyle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
House	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Larsen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Leonhardt	<input type="checkbox"/>	<input type="checkbox"/>	(only in a tie)

STATE OF UTAH)
)§
County of Rich)

I, Cathie Rasmussen, the duly appointed Clerk/Recorder of the Town of Garden City, Utah, do hereby certify that the attached and foregoing is a true and correct copy of Ordinance #26-03 passed by the Town Council of Garden City, on the 9th day of April 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said Town this 9th day of April 2026.



Town Clerk

