CITY COUNCIL AGENDA

Tuesday, August 4, 2026, 5:30 PM
1020 E. Pioneer Rd.
Draper, Utah 84020

5:30 PM STUDY SESSION (ADMINISTRATIVE CONFERENCE ROOM)

CLOSED MEETING, IF NECESSARY - TO BE ANNOUNCED IN MOTION
The Draper City Council may temporarily recess the meeting and convene in a closed meeting as provided by UCA § 52-4-205.

Discussion: Final Review of Short-Term Rental Ordinance - Jen

Report: Historical Preservation Commission - Jen

Discussion: City Beautification - Mike

Council/Manager Reports

7:00 PM BUSINESS SESSION

1. Call to Order

2. Pledge of Allegiance

3. Oaths of Office: Fire Department

4. Public Comments
To be considerate of everyone attending the meeting, public comments will be restricted to items that are not listed on this or a future agenda and limited to three minutes per person. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting. Comments pertaining to an item on the agenda should not be given at this time but should be held until that item is called.

5. Consent Items

5.a Approve the minutes of the July 21, 2026 City Council Meeting

6. Items for Council Consideration

6.a Public Hearing: Ordinance #1735
An ordinance amending the Official Zoning Map of Draper City for approximately 1.67 acres located at approximately 12430 S. 700 East. Known as the 12430 S. 700 East Zoning Map Amendment Request. Staff report by Todd Draper.

6.b Public Hearing: Resolution #26-38

A resolution of the Draper City Council authorizing the filing of an eminent domain action to acquire real property for the improvement of the Lone Peak Parkway Project. Staff report by Traci Gundersen.

6.c Action Item: Ordinance #1721

An ordinance of Draper City amending Titles 6 and 9 of the Draper City Municipal Code related to short-term rentals. Staff report by Todd Taylor.

7. Adjournment

I, the City Recorder of Draper City, certify that copies of this agenda for the **Draper City Council** meeting to be held **August 4, 2026**, were posted at Draper City Hall, Draper City website www.draperutah.gov, and the Utah Public Notice website at www.utah.gov/pmn.

Nicole Smedley, CMC, City Recorder
Draper City, State of Utah

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify Nicole Smedley, City Recorder at (801) 576-6502 or nicole.smedley@draperutah.gov, at least 24 hours prior to the meeting.

MEMO

To: City Council
From:
Date: 2026-08-04
Re: Approve the minutes of the July 21, 2026 City Council Meeting

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Comments:

ATTACHMENTS:

2026-07-21 DRAFT City Council Meeting Minutes.pdf

MINUTES OF THE DRAPER CITY COUNCIL MEETING HELD ON TUESDAY, JULY 21, 2026, IN THE DRAPER CITY COUNCIL CHAMBERS, 1020 EAST PIONEER ROAD, DRAPER, UTAH

PRESENT: Mayor Troy K. Walker, and Councilmembers Kathryn Dahlin, Mike Green, Bryn Heather Johnson, Tasha Lowery, and Fred Lowry

EXCUSED:

STAFF: Mike Barker, City Manager; Kellie Challburg, Assistant City Manager; Scott Cooley, City Engineer and Public Works Director; Spencer DuShane, Assistant City Attorney; Rich Ferguson, Chief of Police; Traci Gundersen, City Attorney; Jennifer Jastremsky, Community Development Director; Rhett Ogden, Parks and Recreation Director; Linda Peterson, Communications Director; Nicole Smedley, City Recorder; Clint Smith, Fire Chief; Jake Sorensen, Network Manager; John Vuyk, Finance Director; and Travis DeJong, Business License Official

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Study Session

Closed Meeting

No closed meeting was held.

Training: Ethics/Land Use/Liability

City Attorney Traci Gunderson provided ethics training, and answered questions from the Council. She said she would provide training concerning land use and liability at a future meeting.

Discussion: Proposed Hidden Canyon Park

Parks and Recreation Director Rhett Ogden presented an expanded proposal for a park in the Hidden Canyon Park Development not far from the Peak View Trailhead. He said the original rough concept for the space was a quarter-mile paved trail around a lower boggy area, with a small playground, picnic shelter, and quarter-acre of grass area, with an estimated cost of $500,000 (funded in the last budget year). Mr. Ogden stated that the area would benefit from more than a standard neighborhood park and said staff had refined the concept plan in April 2026.

The refined concept plan included: maintenance access; paved trail lengthened from a quarter-mile to a third-mile, utilizing some of the terrain and adding bridges/boardwalk across two drainages; a primitive loop trail; bike trail; larger

playground and swing set; two picnic shelters; additional grass areas; rail fencing; benches and picnic tables. He stated the estimated cost of the refined concept plan was $1,000,000.

Mr. Ogden said the Parks, Trails, and Recreation Committee reviewed the refined concept plan and recommended including all identified amenities, as well as a single-stall restroom with a drinking fountain and additional trees near adjacent properties and the street, for an additional cost of $200,000, bringing the total estimated project cost to $1,200,000. He said the restroom would serve both neighborhood park users and bicyclists utilizing the trails in the area. Mr. Ogden said the park was currently funded at $500,000. He said the next step was for the Council to determine which funding level to proceed with.

Councilmember F. Lowry said he believed the restroom would be important. Councilmember Johnson said she agreed, and suggested the addition of off-street parking. Mr. Ogden said curb parking would be available, and said staff could look at options for additional parking.

Councilmember T. Lowery asked if the Park Impact Fee Fund had money for the expanded concept. Mr. Ogden said the Park Impact Fee Fund had $2.7 million at the end of May 2026, and said he would need to double check the current balance. Councilmember T. Lowery pointed out that a new park would involve ongoing maintenance, and asked Mr. Ogden if he had enough staff for the additional work. Mr. Ogden said he could commit to the ongoing maintenance with the current staffing level. Councilmember T. Lowery said she did not want to overextend the Parks Department.

Councilmember Dahlin asked if the City would be able to afford replacing the playground in the future. Mr. Ogden said the cost would come into play 15-18 years from installation, and emphasized that regular inspections were done of all playgrounds to meet insurance requirements.

Councilmember T. Lowery asked if there were any other areas of the City that had been waiting for a park. Mr. Ogden said the Hidden Canyon Park area was one of three existing “holes” in park service in Draper. He said capitol improvement plans were in place to expand Honeybee Park in the Kimball Junction area, and the other area in need of more park service was Old Draper.

The Council and staff discussed funding sources. Mr. Ogden spoke of the opportunity to apply for grants in Spring/Summer 2027, and pointed out that Hidden Canyon Park was in the Utah County portion of Draper City. Councilmember F. Lowry said the Parks, Trails, and Recreation Committee identified the Hidden Canyon Park area as needing a park. Councilmember T. Lowery said she would feel better if half of the funding came from grants, with phases completed as funding was available.

Councilmember Green expressed the opinion the Council should go ahead and fund the full expanded concept. Councilmember T. Lowery said she wanted to ensure there was enough funding for Phoebe Brown first. Responding to a question from Councilmember Johnson, Mr. Ogden said phasing the park would be tricky, but possible. A majority of the Council indicated support for staff looking at possible funding sources and returning with suggestions.

Council/Manager Reports
Taken at end of Business Session.

Business Session

1. Call to Order by Mayor Troy K. Walker

2. Pledge of Allegiance led by Jake Sorensen

3. Public Comments
None

4. Consent Items
4.a Approve the July 21, 2026 City Council Meeting Minutes
4.b Approve Resolution #26-36 reappointing Jamie Pogue as a member of the Draper City Parks, Trails, and Recreation Committee

Councilmember T. Lowery moved to approve the Consent Agenda. Councilmember Johnson seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		

Councilmember F. Lowry	X
Councilmember Dahlin	X

5. Items for Council Consideration

5.a Public Hearing: Providing Local Consent for a Limited-Service Restaurant License for Bear Tracks Holdings LLC dba Black Bear Diner

Travis DeJong, Business License Official, presented a request for local consent for a Limited-Service Restaurant License for Black Bear Diner. He said the application met all distance requirements. In response to a question from Councilmember Johnson, City Manager Mike Barker said standard restaurant alcohol service hours in Utah were 11:30 a.m. to 11:59 p.m. on weekdays and 10:30 a.m. to 11:59 p.m. on weekends.

Mayor Walker opened a public hearing.

Fred Raso, Regional Director of Operations for Black Bear Diner, said the applicant would follow the hours of alcohol service set by the State.

Mayor Walker closed the public hearing.

Councilmember Dahlin asked if other Black Bear Diners in Utah served alcohol. Mr. Raso said currently the St. George and Layton locations had a Limited-Service License, and he was working to obtain licenses for all locations.

Councilmember T. Lowery moved to approve local consent. Councilmember F. Lowry seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

5.b Public Hearing: Ordinance #1731 amending the Official Zoning Map of Draper City for approximately 1.08 acres located at approximately 265 E. 13275 S. otherwise known as the Adamo Zoning Map Amendment Request

Nick Whittaker, Planner, presented a request to rezone approximately 1.08 acres from RA1 (Residential Agricultural with 40,000 square foot minimum lot size) to RA2 (Single-Family Residential with 20,000 square foot minimum lot size). Mr. Whittaker said the proposed RA2 Zone would be compatible with the current Residential Medium Density land use designation, while the RA1 Zone was not. He said the Planning Commission reviewed the request and forwarded a positive recommendation.

Mike Adamo, applicant, said he lived at the subject address. He said most of the adjoining parcels had changed from RA1 to RA2.

Mayor Walker opened a public hearing, and closed the public hearing seeing no one come forward.

Councilmember Green moved to approve Ordinance #1731. Councilmember T. Lowery seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

5.c **Public Hearing: Ordinances #1732 and #1733 of Draper City amending the Official Land Use Map and the Official Zoning Map of Draper City, for approximately 0.31 acres located at approximately 273 E. 13800 S. known as the Solid Construction Land Use Map and Zoning Map Amendment Requests**

Mayor Walker said the applicant asked to continue the item.

Councilmember Green moved to continue the item within 45 days. Councilmember Johnson seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		

Councilmember F. Lowry	X
Councilmember Dahlin	X

5.d <u>Public Hearing: Ordinance #1721 of Draper City amending the text of Titles 6 and 9 of the Draper City Municipal Code related to Short-Term Rentals</u>

Planning Manager Todd Draper presented proposed amendments to Titles 6 and 9 related to short-term rentals. He stated that the Council reviewed and discussed the proposed amendments at four previous work sessions, with the following goals: improve public safety; protect neighborhood character; provide clear operating rules; ensure tax collection; and enable tracking and enforcement. Mr. Draper described the process to obtain and retain a Short-Term Rental (STR) Permit.

The following were added after the Planning Commission review and discussion in May 2026:

- $1,000 fine for operating without a license
- A renter must be 21 years or older and be present during rental
- A host must evict guests upon notice of failing to comply with applicable laws on two or more occasions
- Notice would be sent to immediately surrounding property owners (including across ROWs)
- Name and phone number for urgent response would be posted outside near the front entrance of the short-term rental

Mayor Walker opened a public hearing.

Aaron Kirkham, Sandy resident, said he was a manager for Conmigo Vacation Rentals representing a home at 1267 East Hickenlooper Way in Draper. He referred to the proposed three-day minimum, and said there had been pushback in Salt Lake City with a two-day minimum, and two similar regulations in Idaho had been taken to court. Mr. Kirkham said he anticipated that the three-day minimum was intended to diminish parties, but pointed out that a violation process would be in place for those instances. He asked for associated rights for property usage.

Mayor Walker closed the public hearing. City Attorney Traci Gundersen said staff had noticed technical corrections that needed to be made to the proposed ordinance, and asked that the Council continue the item.

Councilmember Green moved to continue the item for technical corrections to the ordinance. Councilmember F. Lowry seconded the motion.

Councilmember Dahlin said she appreciated the proposed occupancy and parking standards. She referred to current parking issues in neighborhoods, and expressed the opinion that existing neighborhood parking standards should be enforced as well as short-term rental parking standards.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

5.e <u>Action Item: Resolution #26-33 of the Draper City Council adopting the Draper City Short-Term Rental Good Neighbor Guidelines.</u>

Mr. Draper presented proposed Short-Term Rental Good Neighbor Guidelines.

Councilmember Green moved to approve Resolution #26-33. Councilmember Dahlin seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

5.f <u>Action Item: Resolution #26-37 amending the Consolidated Fee Schedule of Draper City</u>

Finance Director John Vuyk presented a proposed change to the Consolidated Fee Schedule to include short-term rental fees and fines, and adjust fees for solid waste collection as previously discussed by the Council.

Councilmember Johnson moved to approve Resolution 26-37. Councilmember T. Lowery seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

5.g <u>Action Item: Ordinance #1734 amending Title 3 of the Draper City Municipal Code governing the structure and procedures of the Planning Commission as required by State law</u>

Assistant City Attorney Spencer DuShane said staff identified changes to the proposed ordinance that needed to be made. He asked that the Council continue the item.

Councilmember Green moved to continue the item. Councilmember Johnson seconded the motion.

A roll call vote was taken. The motion passed unanimously.

	Yes	No	Absent
Councilmember Green	X		
Councilmember Johnson	X		
Councilmember T. Lowery	X		
Councilmember F. Lowry	X		
Councilmember Dahlin	X		

Council/Manager Reports – continued from Study Session

- Councilmember F. Lowry thanked staff for their work on Draper Days. Councilmembers Johnson and T. Lowery also expressed appreciation to staff. Mayor Walker said the event was one of the best Draper Days celebrations. Councilmember Dahlin said residents had provided positive feedback regarding the new event layout.
- Mayor Walker said the Governor had issued an executive order authorizing municipalities to restrict the use of personal fireworks based on fire danger conditions. He said the Governor later directed mayors and fire chiefs to determine whether local conditions warranted a full or partial ban for the

Pioneer Day discharge period. Mayor Walker said he consulted with the Fire Chief and, due to Draper's Wildland Urban Interface areas and dry conditions, applied to the State Forester for a ban on the use of personal fireworks in Draper for Pioneer Day. He reported that the City received notice during the meeting that the application had been approved.

- City Manager Mike Barker said staff had discussed how to best utilize current constraints to provide better non-emergency service in Draper. He stated that the City website was updated to highlight a different non-emergency number to call during business hours. He said staff would continue to gather information on the types of calls received in City offices.

6. <u>Adjourn</u>

Councilmember Green moved to adjourn the meeting. Councilmember Johnson seconded the motion, which passed by unanimous voice vote.

The meeting adjourned at 7:46 pm.

DRAFT

MEMO

To: City Council
From: Maryann D. Pickering, AICP
Date: 2026-08-04
Re: Public Hearing: Ordinance #1735

Comments:

This application is a request for approval of a Zoning Map Amendment for an approximate 1.67 acres located on the west side of 700 East at approximately 12430 S. 700 East. The property is currently zoned RA1 and RA2. The applicant is requesting that the applications be approved to rezone three properties for a future single-family residential subdivision. The existing properties are part of the Draperville subdivision. The subdivision was originally recorded in 1873. There are three single family homes currently existing on the site, which were built in 1887, 1941 and 1941.

The Planning Commission reviewed this item at their July 9, 2026 meeting and forwarded a positive recommendation on a 5-0 vote.

Findings for approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment is consistent with the standards of any applicable overlay zone.
4. The proposed zoning map amendment will not adversely affect adjacent property.
5. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Findings for denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.

ATTACHMENTS:

Ordinance #1735.pdf
ATTACHMENTS:

07-09-2026 PC Staff Report (12430 S 700).pdf

ORDINANCE NO. 1735

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 1.67 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL, 40,000 SQ. FT. LOT MINIMUM) AND RA2 (RESIDENTIAL AGRICULTURAL, 20,000 SQ. FT. LOT MINIMUM) TO R4 (SINGLE FAMILY RESIDENTIAL, 10,000 SQ. FT. LOT MINIMUM), LOCATED AT APPROXIMATELY 12430 S. 700 EAST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE 12430 S. 700 EAST ZONING MAP AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a Zoning Ordinance and Zoning Map to guide the orderly development and use of property within the City; and

WHEREAS, from time to time it is necessary to review and amend the Zoning Map to keep pace with development within the City and to ensure the provision of a variety of economic uses; and

WHEREAS, the proposed zone change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Zoning Map of Draper City, and the City Council has found the proposed zone change to be consistent with the City's General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH:

Section 1. Zoning Map Amendment. The following described real property located at approximately 12430 S. 700 East within Draper City, Salt Lake County, State of Utah, previously zoned RA1 and RA2 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to R4:

Commencing at the Southwest Corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and from which the West Quarter Corner of Said Section 29 bears N00°06'00"E; thence N45°41'48"E 410.19 feet to a brass cap marking the monument line of 700 East at 12500 South; thence N0°12'04"W along the monument line of 700 East (The Basis of Bearing) 290.74 feet and West 41.25 feet to the West Right of Way of 700 East, the Northeast Corner of Parcel 28-29-351-012 as described in a Warranty Deed Recorded as Entry No. 12120267 of the official records and point of beginning;

Thence coincident to said parcel S88°12'38"W 57.97 feet; thence S89°12'00"W 148.82 feet to a found 5/8" rebar and cap LS#5251295, marking a Southeast Corner of the 6th Street Cottages Subdivision; thence the following two courses and distances along said subdivision, (1) North 75.20 feet to a found 5/8" rebar and cap LS#5251295; (2) thence S89°12'00"W 107.76 feet to the Southeast corner of Parcel 28-30-478-007, described in a special warranty deed recorded as Entry No. 11509275 of the official records; thence N00°39'00"W 181.67 feet coincident to the East Line of said parcel; thence S89°30'00"E 129.82 feet; thence North 6.86 feet; thence S89°30'00"E 185.85 feet to the West right of way of 700 East; thence S00°12'04"E 255.57 feet along said right of way to the point of beginning.

Contains 72,874 SQ.FT. or 1.673 Acres

Section 2. **Severability Clause**. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. **Effective Date**. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE _____ DAY OF_____, 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

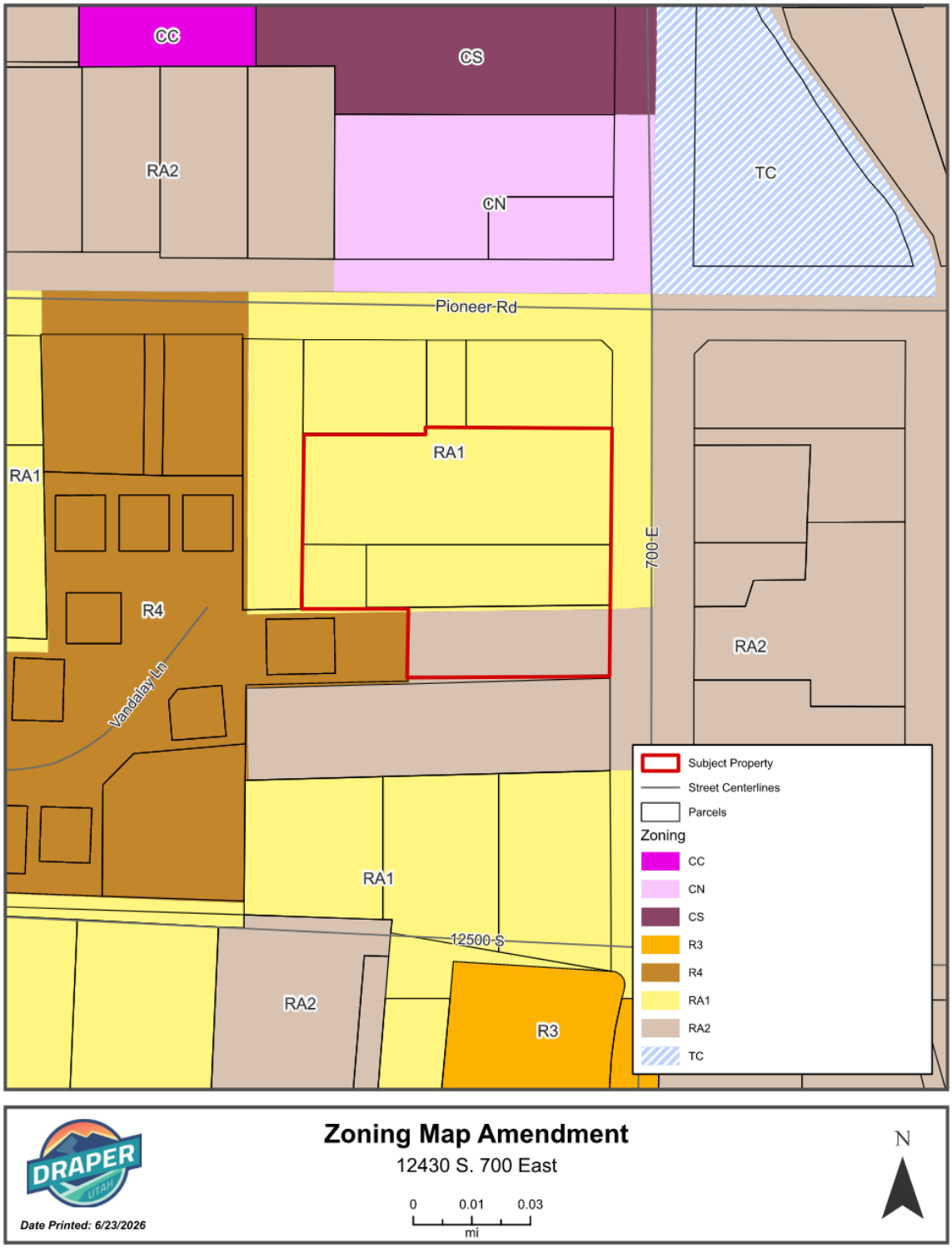
_____

Nicole Smedley, CMC, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

EXHIBIT A

12430 S. 700 EAST ZONING MAP AMENDMENT



Development Review Committee
1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT
June 30, 2026

To: Draper City Planning Commission
Business Date: July 9, 2026

From: Development Review Committee

Prepared By: Maryann Pickering, AICP, Planner III
Planning Division
Community Development Department
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: 12430 S. 700 East – Zoning Map Amendment Request

Application No.:	2026-0103-MA
Applicant:	Peter Gamvroulas of Ivory Homes, representing JDAWS Rentals, LLC
Project Location:	Approximately 12430 S. 700 East
Current Zoning:	RA1 (Residential Agricultural, 40,000 sq. ft. lot minimum) and RA2 (Residential Agricultural, 20,000 sq. ft. lot minimum)
Acreage:	Approximately 1.67 acres (approximately 72,745 sq. ft.)
Request:	Request to amend the zoning designation from RA1 and RA2 to R4 (Single Family Residential, 10,000 sq. ft. lot minimum).

SUMMARY AND BACKGROUND

This application is a request for approval of a Zoning Map Amendment for an approximate 1.67 acres located on the west side of 700 East at approximately 12430 S. 700 East (Exhibits C and D). The property is currently zoned RA1 and RA2. The applicant is requesting that the applications be approved to rezone three properties for a future single-family residential subdivision.

The existing properties are part of the Draperville subdivision. The subdivision was originally recorded in 1873. There are three single family homes currently existing on the site, which were built in 1887, 1941 and 1941.

ANALYSIS

General Plan and Zoning.

Table 1	General Plan and Zoning Designations	Exhibit
Existing Land Use	Residential Medium Density	Exhibit E
Current Zoning	RA1 and RA2	Exhibit F
Proposed Land Use	Residential Medium Density	
Adjacent Zoning		
East	R4	
West	RA2	
North	RA1	
South	RA2	

The Residential Medium Density land use designation is characterized as follows:

Residential Medium Density

LAND USE DESCRIPTION		
CHARACTERISTICS	• Preservation of large tracts of open space, rather than open space contained primarily in individual subdivision lots • Variations and mixing of lot sizes, setbacks, and residential development forms • Minimal fronting of homes on major streets • Provision for trails that allow interconnectivity to other existing or proposed trails • Discourage "piecemeal" infrastructure installation • Trees and abundant landscaping, encouraging low water use and native plants	
LAND USE MIX	Primary • Single-family detached homes	Secondary • Parks • Churches • Schools • Open Space
DENSITY	• Density range: 2-4 dwelling units per acre	
COMPATIBLE ZONING	• Residential Agricultural (RA2) • Single-family Residential (R3) • Single-family Residential (R4) • Master Planned Community (MPC)	
OTHER CRITERIA	• Preservation of environmental features usually requires a master-planned or cluster development. Increased densities within these areas would be allowed only with compliance to specified performance standards and impact mitigation measures	

According to Draper City Municipal Code (DCMC) Section 9-8-020 the purpose of the RA1 and RA2 zones is to *"foster low density development with little impact on its surroundings and municipal services; to generally preserve the character of the city's semirural areas; and to promote and preserve conditions favorable to large lot family life, including the keeping of limited numbers of animals and fowl. The predominant use in these zones is intended to be detached single-family dwellings, protected from encroachment by commercial and industrial uses."*

Zoning Map Amendment. The applicant has requested the R4 zoning designation for the property (Exhibit B). According to DCMC Section 9-8-020, the purpose of the R4 zone is to *"permit medium to medium-high density residential developments with single-family homes. These zones are intended to foster thriving and well maintained neighborhoods that allow upscale single-family homes on smaller lots that require less maintenance and provide a balanced lifestyle."* The R4 zoning designation is a compatible zoning designation with the existing Residential Medium Density land use designation.

The applicant is requesting the change to enable creation of a future single-family subdivision with five single family lots and a private access road with one access point on 700 East (Exhibit G). Any future subdivision will need to meet all minimum standards of the DCMC, including any private roads.

Criteria for Approval:
A Zoning Map Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in Section 9-5-060(E) of the DCMC:

1. *Map Amendments:*
    a. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
    b. *Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
    c. *Whether the proposed amendment is consistent with the standards of any applicable overlay zone;*
    d. *The extent to which the proposed amendment may adversely affect adjacent property; and*
    e. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

GIS Review. The Draper City GIS Division has completed their review of the Land Use Map and Zoning Map Amendment submissions. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued as outlined in City and State Codes.

STAFF RECOMMENDATION

After reviewing the application, staff recommends that the Planning Commission forward a positive recommendation to the City Council for approval of the proposed Zoning Map Amendment. The Planning Commission should also review the request, hear from the applicant, and receive public comment as applicable to the application. The staff recommendation is based upon the following:

1. The proposed amendment is consistent with goals, objectives, and policies of the city's general plan;
2. The proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. There is adequate facilities and services to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

MODEL MOTIONS AND FINDINGS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Peter Gamvroulas of Ivory Homes, representing JDAWS Rentals, LLC, application 2026-0103-MA, based on the findings for approval listed in the Staff Report dated June 30, 2026.

Findings for Approval:

1. The proposed zoning map amendment is consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment is consistent with the standards of any applicable overlay zone.
4. The proposed zoning map amendment will not adversely affect adjacent property.
5. There are adequate facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the Zoning Map Amendment, as requested by Peter Gamvroulas of Ivory Homes, representing JDAWS Rentals, LLC, application 2026-0103-MA,, based on the findings for approval listed in the Staff Report dated June 30, 2026 and as modified by additional findings as follows:

1. (List additional findings for approval...)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the Zoning Map Amendment, as requested by Peter Gamvroulas of Ivory Homes, representing JDAWS Rentals, LLC, application 2026-0103-MA,, based on the findings for denial listed in the Staff Report dated June 30, 2026.

Findings for Denial:

1. The proposed zoning map amendment is not consistent with goals, objectives, and policies of the city's general plan.
2. The proposed zoning map amendment is not harmonious with the overall character of existing development in the vicinity of the subject property.
3. The proposed zoning map amendment will adversely affect adjacent property.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Brien Maxfield Digitally signed by Brien Maxfield
DN: C=US,
E=brien.maxfield@draperutah.gov,
O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2026.06.29 14:56:17-06'00'

Draper City Public Works Department

Todd Draper Digitally signed by Todd Draper
DN: C=US,
E=todd.draper@draperutah.gov,
O=Draper City Community Development Department,
OU=Planning and Zoning,
CN=Todd Draper
Date: 2026.06.29 15:52:43-06'00'

Draper City Planning Division

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes Digitally signed by Matthew Symes
DN: C=US,
E=matt.symes@draperutah.gov,
O=Draper City Corp., CN=Matthew Symes
Date: 2026.06.29 14:33:03-06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. No additional comments.

Building Division Review.

1. No additional comments.

Engineering and Public Works Divisions Review.

1. No additional comments.

Fire Division Review.

1. No additional comments.

GIS Review

1. No additional comments.

EXHIBIT B
LEGAL DESCRIPTION

Commencing at the Southwest Corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and from which the West Quarter Corner of Said Section 29 bears N00°06'00"E; thence N45°41'48"E 410.19 feet to a brass cap marking the monument line of 700 East at 12500 South; thence N0°12'04"W along the monument line of 700 East (The Basis of Bearing) 290.74 feet and West 41.25 feet to the West Right of Way of 700 East, the Northeast Corner of Parcel 28-29-351-012 as described in a Warranty Deed Recorded as Entry No. 12120267 of the official records and point of begging;

Thence coincident to said parcel S88°12'38"W 57.97 feet; thence S89°12'00"W 148.82 feet to a found 5/8" rebar and cap LS#5251295, marking a Southeast Corner of the 6th Street Cottages Subdivision; thence the following two courses and distances along said subdivision, (1) North 75.20 feet to a found 5/8" rebar and cap LS#5251295; (2) thence S89°12'00"W 107.76 feet to the Southeast corner of Parcel 28-30-478-007, described in a special warranty deed recorded as Entry No. 11509275 of the official records; thence N00°39'00"W 181.67 feet coincident to the East Line of said parcel; thence S89°30'00"E 129.82 feet; thence North 6.86 feet; thence S89°30'00"E 185.85 feet to the West right of way of 700 East; thence S00°12'04"E 255.57 feet along said right of way to the point of beginning.

Contains 72,874 SQ.FT. or 1.673 Acres

EXHIBIT C
VICINITY MAP

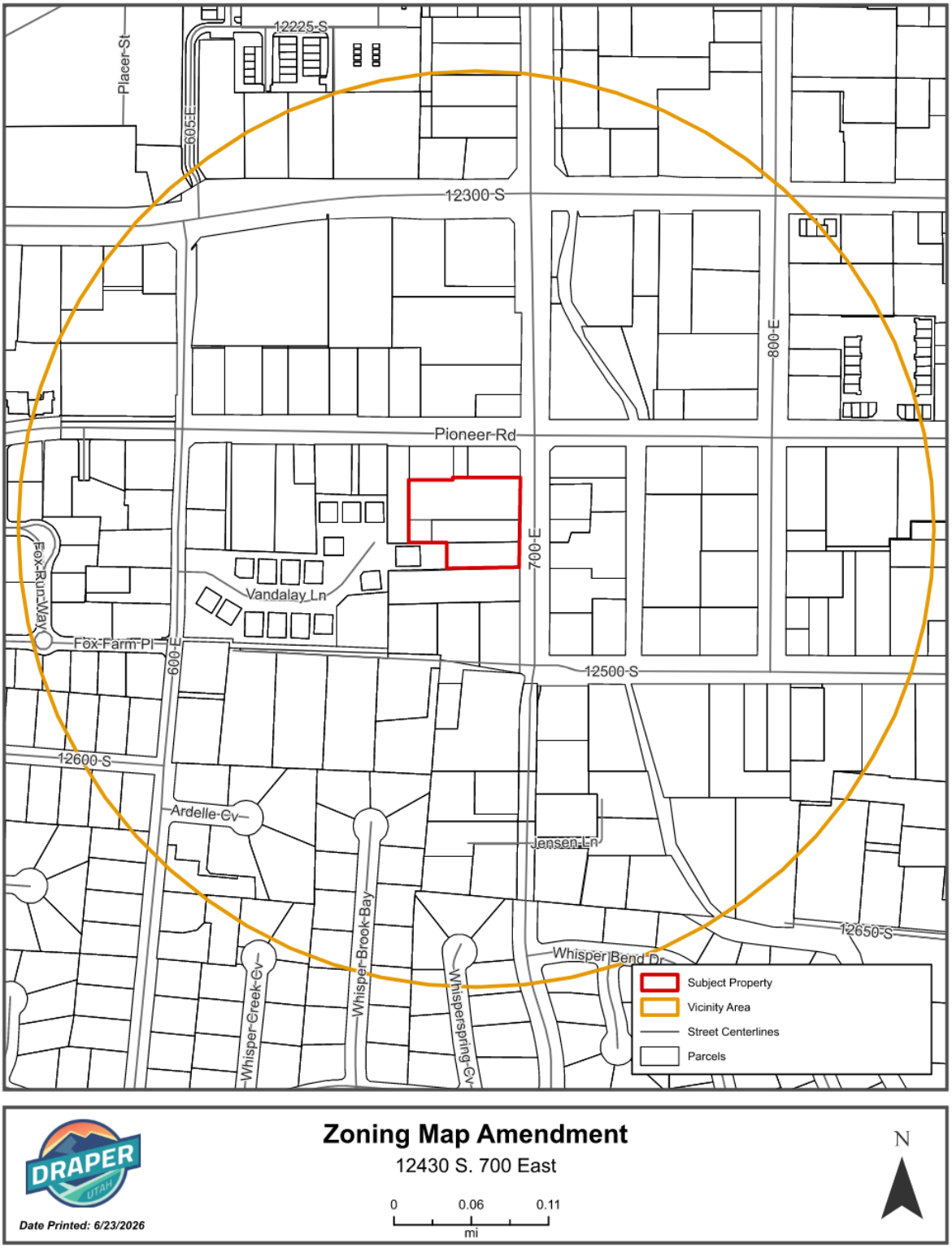
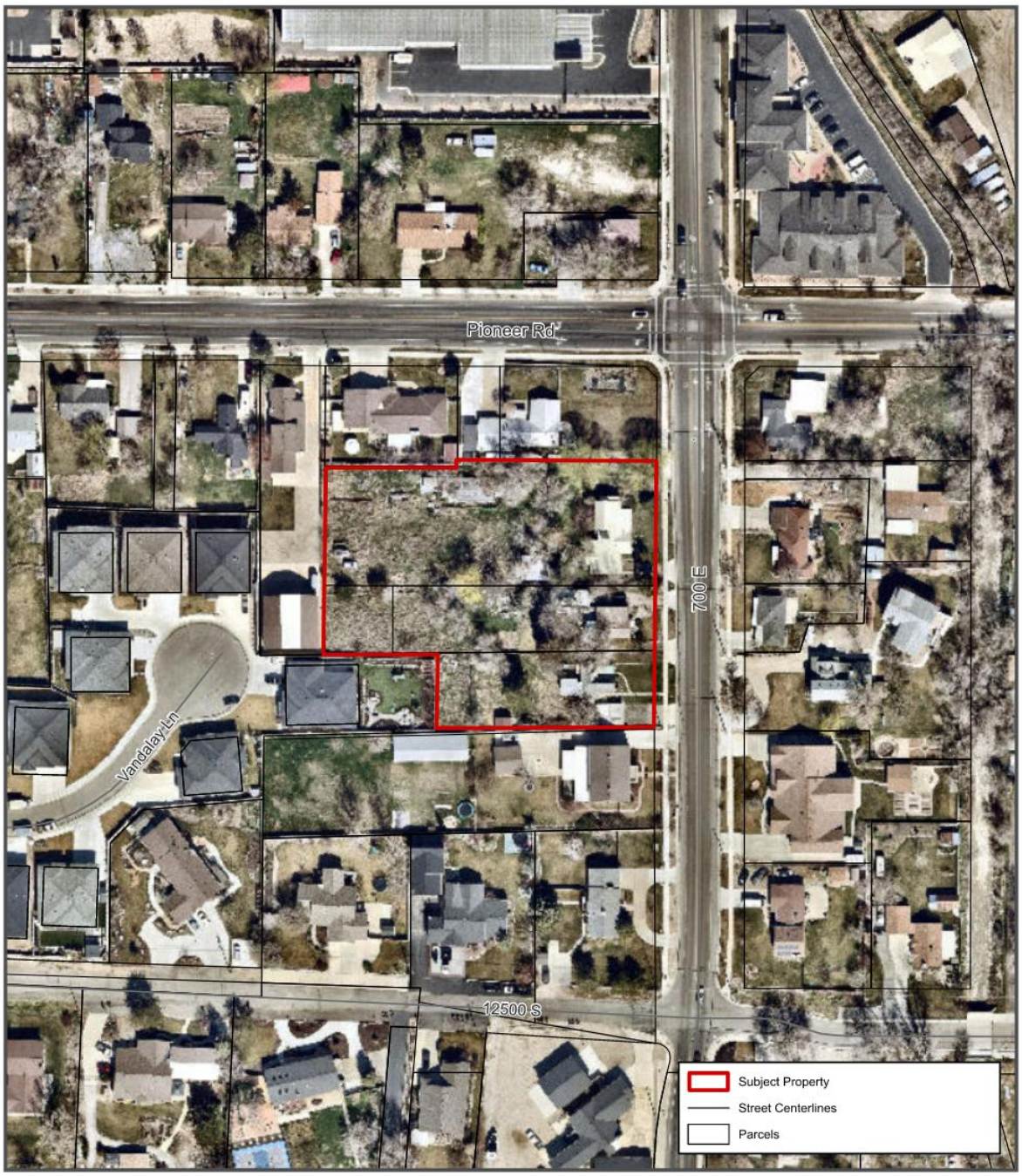


EXHIBIT D
AERIAL MAP



Zoning Map Amendment

12430 S. 700 East

0 0.01 0.03
mi

N

Date Printed: 6/23/2026

EXHIBIT E
LAND USE MAP

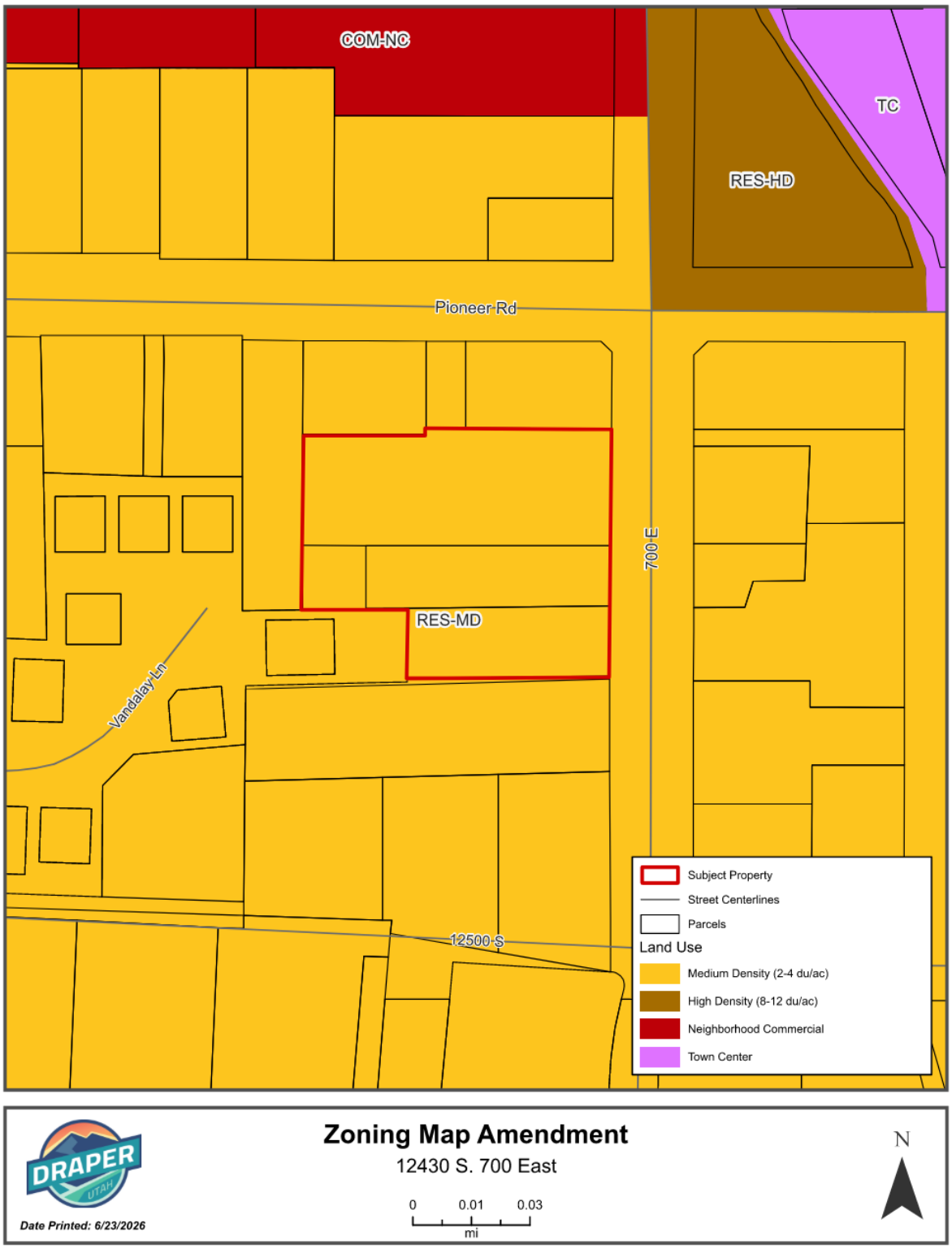
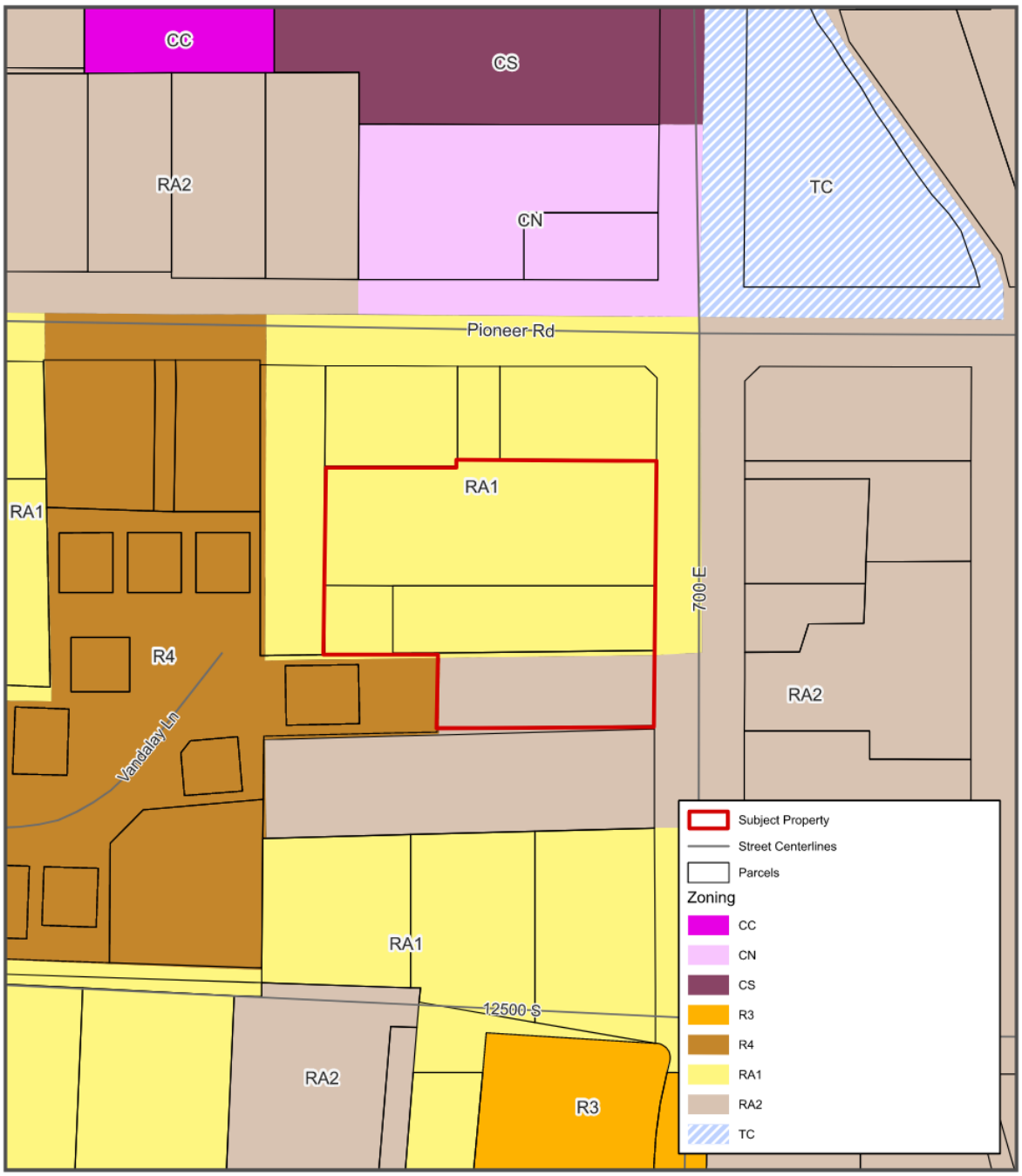


EXHIBIT F
ZONING MAP



DRAPER UTAH

Date Printed: 6/23/2026

Zoning Map Amendment

12430 S. 700 East

0 0.01 0.03
mi

N

EXHIBIT G
APPLICANT QUESTIONAIRE

General Plan Zoning Map Amendment Questionnaire

1. What is the requested Zoning designation?

The requested zoning designation is R4 Residential.

2. Please explain the reason for the request and the justification for approval.

The requested zoning designation is intended to accommodate the development of a five (5) lot single-family detached residential subdivision. The proposal represents a logical residential development pattern for the property and will allow the site to develop in a manner consistent with surrounding residential growth occurring within the area.

3. How is the requested zoning designation harmonious with the overall character of existing development in the vicinity of the subject property? Explain.

The requested zoning designation is harmonious with the overall character of the surrounding area because the vicinity currently contains a variety of zoning classifications and development patterns. An existing R4 zoned property is immediately contiguous to the subject property, demonstrating compatibility with the proposed designation. Additionally, as the area continues to urbanize and develop, agricultural zoning classifications are becoming less consistent with the prevailing development patterns and character of this portion of the City.

4. Are facilities and services, such as roadways and utilities, sufficient to serve the property under the proposed zoning? Explain.

Yes. The proposed project is an infill lot that has access to Waterpro water, Rocky Mountain Power electricity, Jordan Basin Improvement District Sewer, and Dominion Energy Gas. The new roadway is expected to be private and will be paid by the eventual homeowners in the subdivision.

5. Is the proposed zoning designation consistent with the goals, objectives, and policies of the City's General Plan? Explain.

Yes. The proposed zoning designation is consistent with the goals, objectives, and policies of the City's General Plan. The City's Zoning Map anticipates Medium Density residential development within this area, and the requested R4 designation aligns with that planned growth pattern.

MEMO

To: City Council
From:
Date: 2026-08-04
Re: Public Hearing: Resolution #26-38

Comments:

ATTACHMENTS:

26-38 Resolution Authorizing Eminent Domain for Lone Peak Parkway Project.pdf

RESOLUTION NO. 26-38

A RESOLUTION OF THE DRAPER CITY COUNCIL AUTHORIZING THE FILING OF AN EMINENT DOMAIN ACTION TO ACQUIRE REAL PROPERTY FOR THE IMPROVEMENT OF THE LONE PEAK PARKWAY PROJECT

WHEREAS, Draper City intends to improve the Lone Peak Parkway, which improvement requires the acquisition of certain portions of the real property identified in Exhibit A (the "Property"); and

WHEREAS, the city council has budgeted monies for the acquisition of the necessary right-of-way and for construction of the street and associated public improvements; and

WHEREAS, appraisals have been made of the Property for the purpose of acquiring the necessary right-of-way; and

WHEREAS, Draper City has made a reasonable effort to negotiate for the purchase of the Property by offering to purchase it for just compensation value but the property owners (the "Property Owners") identified in Exhibit A have refused the offer, making a taking by eminent domain necessary; and

WHEREAS, Utah Code Ann. § 78B-6-501 authorizes a municipality, upon the payment of just compensation, to take real property by eminent domain for uses authorized by law, which include roads or streets for public vehicular use and bicycle paths and sidewalks adjacent to paved roads; and

WHEREAS, bidding for construction of the road and use of all the property sought to be condemned will commence after a grant of occupancy of the property; and

WHEREAS, the property sought to be acquired is not already appropriated to some other public use; and

WHEREAS, Draper City has complied with the requirements of Utah Code Ann. § 78B-6-505, in that Draper City has provided the Property Owners with certain written materials (the "Written Materials"), including a complete printed copy of the materials provided on the Office of the Property Rights Ombudsman's website and a written statement complying with said statute; and

WHEREAS, said Written Materials were provided to the Property Owners at least fourteen (14) days before the public meeting referenced below; and

WHEREAS, before taking a final vote to approve filing of an eminent domain action, the Draper City Council provided written notice to the Property Owners of each public meeting of the Draper City Council at which a vote on the proposed taking is expected to occur and allowed the Property Owners the opportunity to be heard on the proposed taking; and

WHEREAS, such notice was mailed to the Property Owners' addresses as shown on the records of the county assessor's office at least ten (10) business days before the public meeting; and

WHEREAS, the Draper City Council conducted a public hearing on August 4, 2026, following notice given as required by law, and allowed the Property Owners the opportunity to present comments and opinions on whether an eminent domain action should be filed to acquire the necessary property; and

WHEREAS, the Draper City Council finds that the improvement of the Lone Peak Parkway Project should occur for the public good and that eminent domain should be used to acquire the necessary property.

NOW, THEREFORE, BE IT RESOLVED BY THE DRAPER CITY COUNCIL, STATE OF UTAH, AS FOLLOWS:

Section 1. Authorization to File Eminent Domain Action. Having provided notice as required by law and having allowed the Property Owners the opportunity to be heard on the proposed taking, Draper City staff or their agents are hereby authorized to file an eminent domain action to acquire the Property identified in Exhibit A for the improvement of the Lone Peak Parkway Project. The Council finds that the improvement is a use authorized by law, the taking is necessary for the use, construction and use of all property sought to be condemned will commence within a reasonable time, the property is not already appropriated to some public use, and there is no "more necessary public use" affecting the property.

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other

portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 3. Effective Date.
This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE DRAPER CITY COUNCIL THIS 8TH DAY OF AUGUST, 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

_____

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Dahlin	____	____	____
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Mayor Walker	____	____	____

EXHIBIT A

"PROPERTY" AND "PROPERTY OWNERS"

Property Address	**Parcel Identification No.**	**Property Owner**
12410 South 125 West, Draper, UT 84020	27-25-476-018	James T. Duffin, David C. Duffin, and Daniel O. Duffin
137 West 12300 South, Draper, UT 84020	27-25-476-014	Forest Corporation
177 West 12300 South, Draper, UT 84020	27-25-451-030 27-25-451-027	South Willow Business Park, L.L.C.

MEMO

To: City Council
From: Todd Taylor
Date: 2026-08-04
Re: Action Item: Ordinance #1721

Comments:

This application is a request for approval of Text Amendments for the purpose of amending portions of Draper City Municipal Code (DCMC) Titles 6 and 9 to require short-term rentals be licensed and permitted and to add associated standards.

The Planning Commission reviewed this item at their May 28, 2026 meeting and forwarded a positive recommendation with a vote of 5-0.

Findings for Approval:

1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes;
3. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;
4. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering.

Findings for Denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the development codes;
3. The proposed amendment could create a conflict with another section or part of the development codes or the General Plan; and
4. The potential effects of the proposed amendment have been determined to be detrimental to public health, safety, or welfare or do not represent an overall community benefit.
5. The proposed text amendment is not consistent with best current, professional practices of urban planning, design, or engineering.

ATTACHMENTS:

Ordinance_No._1721.pdf
ATTACHMENTS:

City Initiated STR TA Staff Report_Finalized.pdf

ORDINANCE NO. 1721

AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF TITLES 6 AND 9 OF THE DRAPER CITY MUNICIPAL CODE RELATED TO SHORT-TERM RENTALS.

WHEREAS, Utah State law grants to Draper City the authority to regulate uses of property by enacting land use regulations, among other methods; and

WHEREAS, it is necessary from time to time to amend certain terms of the Draper City Municipal Code to address new and evolving uses that were not contemplated at the time the Code was originally enacted; and

WHEREAS, Title 6, Chapter 14 of the Draper City Municipal Code has been established to provide business regulations for multiple-family and rental dwelling units; and

WHEREAS, Title 9, the Land Use and Development Code of the Draper City Municipal Code has been established to provide regulations concerning general developments within the City boundaries; and

WHEREAS, the City Council of Draper City finds good cause to amend the terms and provisions of the Draper City Municipal Code regarding short-term rentals; and

WHEREAS, pursuant to Utah Code Section 10-3-702.1, the City Council has considered the impact this ordinance may have on family health, stability, and formation; and

WHEREAS, notice has been issued according to the requirements of the Utah Code and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the revision of portions of the Draper City Municipal Code; and

WHEREAS, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of portions of the Draper City Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Findings.** The City Council of Draper City has made the following findings regarding the proposed text amendments to Titles 6 and 9 of the Draper City Municipal Code: 1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan; 2. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes; 3. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan; 4. The potential effects of the proposed amendment

have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; 5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering.

Section 2. **Amendment.** Sections 6-14-010, 6-14-020, and 6-14-030 of the Business Regulations Code, Sections 9-3-040, 9-9-080, 9-10-090, 9-11-110, 9-14-050, 9-17A-020, 9-17B-020, 9-17C-020, 9-17D-020, 9-17E-020, 9-18E-020, 9-18H-020, 9-18K-020, 9-25-060, and 9-25-100 of the Land Use and Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.

Section 3. **Enactment.** Sections 6-14-040, 6-14-050 and 6-14-060 of the Business Regulations Code, Sections 9-5-215, and Chapter 43 of the Land Use and Development Code of the Draper City Municipal Code are hereby enacted to read as set forth in Exhibit A.

Section 4. **Violations.** Pursuant to DCMC Section 9-5-215(I), the penalty for an initial violation of this ordinance is an infraction with subsequent offenses escalating to the penalties imposed by Sections 9-7-050 and 9-7-060.

Section 5. **Correction of Editing Errors.** The city attorney is authorized to correct any punctuation, spelling, formatting, clerical, or de minimis errors in Exhibit A prior to submitting the ordinance for publishing.

Section 6. **Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 7. **Effective Date.** This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 4th DAY OF AUGUST, 2026.

DRAPER CITY

_____

Mayor Troy K. Walker

ATTEST:

_____

Nicole Smedley, City Recorder

VOTE TAKEN:	YES	NO	ABSENT
Councilmember Green	____	____	____
Councilmember Johnson	____	____	____
Councilmember T. Lowery	____	____	____
Councilmember F. Lowry	____	____	____
Councilmember Dahlin	____	____	____
Mayor Walker	____	____	____

EXHIBIT A

TITLE 6

BUSINESS REGULATIONS

...

CHAPTER 14
MULTIPLE-FAMILY AND RENTAL DWELLING UNITS

6-14-010: DEFINITIONS:

For purposes of this chapter, the following words shall have the following meanings:

HOST: A property owner, or the owner's authorized agent, who offers a residential unit or portion of a residential unit for rent, loan, lease, or hire as a short-term rental.

LONG-TERM RENTAL: A rental dwelling unit that the owner, or the owner's authorized agent, offers for occupancy for thirty (30) or more consecutive days.

MULTIPLE-FAMILY DWELLING UNIT: Any buildings or apartment buildings so arranged, designed, built, rented, loaned, let or hired out to be used or occupied as the home, residence or dwelling unit of three (3) or more families living independently of each other. This definition includes triplexes even if the owner lives in one of the units. ~~Note: The building code considers anything other than single-family detached residences as multi family dwelling units.~~

OWNER: The owner in fee simple of real property as shown in the records of the ~~Salt Lake C~~county recorder's office, including the plural as well as the singular, and may mean either a natural person, firm, association, partnership, trust, corporation, company, or other entity authorized by the state of Utah, or any combination of the foregoing.

RENTAL DWELLING UNIT: Any individual dwelling unit that is rented, loaned, let or hired out to be used or occupied as a home or residence.

SHORT-TERM RENTAL: A residential unit, or any portion of a residential unit, that the host offers for occupancy for a minimum of three (3) consecutive nights and a maximum of less than thirty (30) consecutive days.

6-14-020: LICENSE REQUIRED:

Every owner of a multiple-family dwelling unit, ~~or of~~ four (4) or more ~~rental dwelling units~~ long-term rentals, and every host of a short-term rental located within the ~~city~~ City shall obtain and maintain a business license from the ~~city~~ City in accordance with the application procedures of this title. Every owner of less than four (4) ~~rental dwelling units~~ long-term rentals within the city shall be exempt from the licensing requirements of this chapter.

6-14-030: FEES:

Every owner of multiple-family dwelling unit(s), or licensed rental dwelling units ~~required to be licensed under this chapter~~, and every host of a short-term rental shall pay the appropriate fees for such license as set forth in the ~~city's~~ City's consolidated fee schedule and in accordance with the provisions of this title. ~~If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to pay the business license fee. The fee shall be paid at the time of application for a new or renewal license. The city may, in its sole discretion, enter into a payment plan agreement with the owner alleging the license to pay the fees required hereunder in two (2), three (3) or four (4) equal installment payments made at regular intervals during the term of the license. Failure to make timely payments required pursuant to a payment plan may result in the suspension or revocation of the license and imposition of penalty fees as set forth by the city, or as otherwise provided in the payment plan agreement.~~

6-14-040: PERMIT REQUIRED:

Each host must obtain a short-term rental permit, as provided in Title 9, Chapter 43 of this code, prior to issuance of any business license for the short-term rental.

6-14-050: MUNICIPAL TRANSIENT ROOM TAXES:

Each host of a short-term rental shall pay to the State the municipal transient room taxes in accordance with Chapter 6-13 of this title.

6-14-060: VIOLATIONS:

All multiple-family dwelling units, licensed rental dwelling units, and short-term rentals must meet the terms and conditions of this title and all applicable provisions of Title 9 of this code. Any violations of such provisions shall be deemed a violation of any business license issued hereunder.

...

9-3-040: DEFINITIONS:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates otherwise:

...

DWELLING, RENTAL: A dwelling that is used or designated for use as a residence by one or more persons; and

A. Available to be rented, loaned, leased, or hired out for a period of ~~one month~~ thirty (30) consecutive days or longer; or
B. Arranged designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer.

...

HOST: A property owner, or the owner's authorized agent, who offers a residential unit or portion of a residential unit for rent, loan, lease, or hire as a short-term rental.

...

SHORT-TERM RENTAL: A residential unit, or any portion of a residential unit, that a host offers for occupancy for a minimum of three (3) consecutive nights and a maximum of less than thirty (30) consecutive days.

...

9-5-215: SHORT-TERM RENTAL PERMITS:

A. Purpose: This section sets forth procedures for issuing, renewing, and revoking a short-term rental permit under the provisions of Chapter 43 of this title.

B. Authority: The Zoning Administrator is authorized to review and approve applications for a short-term rental permit.

C. Initiation: The host may request approval of a short-term rental permit.

D. Procedure

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the zoning administrator along with any fee established by the city's consolidated fee schedule. The application shall include at least the following information:

a. The name, address and telephone number of the owner of record and the owner of record's agent, if any.

(1) The name and telephone number of the host who will be available to provide an urgent response to complaints and issues.

b. Scaled site plans illustrating:

(1) Property boundaries;

(2) Layout of existing buildings and setbacks from property lines;

(3) Layout and dimensions of parking spaces and driveways; and

(4) A tabulation table showing the number bedrooms and other sleeping areas available for rent, the maximum occupancy that can be accommodated, and the number of parking spaces.

c. Floor plans for each floor of the buildings on the property, identifying the total area to be used for the short-term rental,

the use of each room, the square footage of bedrooms and sleeping areas, and the location of smoke and carbon monoxide alarms, and fire extinguishers.

d. Other information as needed or requested by the Zoning Administrator to demonstrate that the use conforms to applicable provisions of this title.

2. A signed affidavit sworn by the owner before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting short-term rentals.

3. After the application is determined to be complete, the Zoning Administrator shall review the application and approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection 9-5-215(E). As part of the review process the Zoning Administrator may forward a copy of the application and any related materials to other agencies. Any conditions of approval shall be limited to conditions needed to conform to the approval standards.

4. After making a decision, the Zoning Administrator shall give the applicant written notice of the decision. If approved, the Zoning Administrator shall provide the notice to owners of immediately surrounding properties, including abutting properties and those located across adjacent rights-of-way, and the police and fire departments. The notice will contain the address of the short-term rental, the name and telephone number of the host for urgent response to complaints and issues, and the maximum occupancy.

5. An annual renewal of each short-term rental permit issued under the applicable provisions of Chapter 43 of this title shall be required.

    a. The application for the annual renewal shall consist of a signed and notarized affidavit from the applicant attesting to the following:

        (1) The short-term rental remains in compliance with applicable ordinances and all conditions under which it was approved;

        (2) That continued use the short-term rental will comply with all applicable ordinances and the conditions of the initial short-term rental permit.

    b. When a short-term rental permit is renewed, the Zoning Administrator shall issue a certificate of renewal inclusive of the next annual date on which the certificate and short-term rental permit shall expire if not renewed.

6. Short-term rental permits may not be transferred to a new owner of the property.
7. A record of all short-term rental permits shall be maintained in the office of the Zoning Administrator.

E. Approval Standards: Each short-term rental must:

1. Be a permitted use in the applicable zone;
2. Not be located within an Internal Accessory Dwelling Unit (I-ADU);
3. Comply with development standards of the applicable zone and Chapter 43 of this title;
4. Comply with regulations of general applicability and regulations for the specific use as set forth in this title;
5. Comply with any other applicable requirements of this code and Utah Code; and
6. Not have a significant adverse impact on the appearance, tranquility and standard of living in the surrounding residential units.

F. Appeal of Decision: The applicant or an adversely affected party may appeal the Zoning Administrator's decision to approve or deny a short-term rental permit in accordance with the provisions of Section 9-5-180 of this chapter.

G. Effect of Approval: Approval of a short-term rental permit shall authorize the host to establish a short-term rental on the property, or to continue use of a short-term rental in compliance with the requirements of Chapter 43 of this title, and subject to any conditions of approval.

H. Amendments: No element of an approved short-term rental permit shall be changed or modified without first obtaining approval of an amended short-term rental permit by the Zoning Administrator.

I. Violations

1. It shall be a violation for any person to operate a short-term rental without first obtaining a short-term rental permit as provided in Section 9-7-050 of this title. Each day that any violation occurs is deemed to constitute a separate violation. The first three offenses within a twelve-month rolling period shall be considered infractions. Additional offenses will be subject to the enforcement remedies as provided in Section 9-7-060 of this title.
2. A short-term rental permit, or renewal of a permit, may be denied or revoked as provided in Section 9-7-060 of this title. In addition to the grounds set forth in Section 9-7-060 of this title, any of the following shall be grounds for revocation:

a. The property owner or host gave materially false or misleading information in obtaining the permit;

b. The host is not operating the short-term rental as described in the permit;

c. The host has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;

d. The host has refused to allow required inspections of the short-term rental;

e. The host is ninety (90) or more days delinquent in paying the municipal transient room taxes related to the short-term rental to the State;

f. The short-term rental has had calls resulting in a total of two (2) written citations or charges within the past twelve-month period; or

g. The operation of the short-term rental has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

J. Expiration: A short-term rental permit shall expire one (1) year from the date of issue, but can be renewed under the provisions of this section.

...

9-9-080: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-9-1

PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones	
	A5	A2
...		
Residential uses:		
...		
Short-term rental	See chapter 43 of this title	
...		

...

9-10-090: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-10-1

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
...								
Residential uses:								
...								
Short-term rental	See chapter 43 of this title							
...								

...

9-11-110: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-11-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones					
	...	O-R	TC	...	MARF	...
...						
Residential uses:						
...						
Short-term rental	See chapter 43 of this title					
...						

...

9-14-050: USE REGULATIONS

...

TABLE 9-14-1

ALLOWED USES IN THE TSD ZONE

Use	Intensity Areas		
	TSD-1	TSD-2	TSD-3
...			
Residential uses:			
...			
Short-term rental	See chapter 43 of this title		
...			

...

9-17A-020: PERMITTED USES:

...

Uses as listed in chapters 34, "Home Occupations", ~~and~~ 36, "Public Utility Substations", and 43 "Short-Term Rentals" of this title; and title 6, chapter 16, "Temporary Uses", of this code.

...

9-17B-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-17C-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-17D-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-17E-020: PERMITTED USES:

...

Short-Term Rentals (subject to chapter 43 of this title).

...

9-18E-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-18H-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-18K-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-25-060: NUMBER AND TYPE OF PARKING SPACES:

...

F. Tandem Parking Spaces: Tandem parking spaces shall count toward required parking as only a single parking space per pairing. Both spaces in an unobstructed tandem pairing may be counted toward required parking in the following instances:

1. Single-family or two-family dwellings; or
2. Multi-family dwellings, including townhomes, with private garages and driveways meeting at least the minimum dimensions of standard parking spaces may count toward resident parking requirements, but the private garages shall not count toward visitor parking requirements; or
3. Short-term rentals; or
4. ~~3.~~ Developments using valet parking when managed through approved valet services.

...

9-25-100: TABLES AND FIGURES:

TABLE 9-25-1

PARKING REQUIREMENT FORMULAS

Land Uses	Parking Calculation Standards
...	...
Residential uses:	
...	
Short-Term Rentals	2 spaces per short-term rental, plus 0.5 additional space for each bedroom exceeding 2 bedrooms
...	...

...

CHAPTER 43

SHORT-TERM RENTALS

9-43-010: PURPOSE

The purpose of this chapter is to establish use and development regulations for short-term rentals in residential units. These regulations seek to allow for short-term rentals while also protecting the peace, safety and general welfare of existing neighborhoods.

9-43-020: SCOPE

The requirements of this chapter shall apply to all short-term rentals within the City.

A. Short-term rentals shall be a permitted use in all zoning districts that allow residential uses after obtaining a short-term rental permit and a business license.

1. A short-term rental shall not include any tent, trailer, camper, recreational vehicle, or in a structure that does not have an occupancy permit.
2. A short-term rental permit may be issued for a Detached Accessory Dwelling Unit (D-ADU) if the owner possesses a valid ADU permit.
3. A short-term rental shall not be permitted on any property with an Internal Accessory Dwelling Unit (I-ADU).
4. A short-term rental shall not be allowed in any residential unit that has a current residential lease or rental contract of thirty (30) or more consecutive days.

B. The following are exempt from the provisions of this Chapter:

1. A dwelling unit with a residential lease or rental contract of thirty (30) or more consecutive days.
2. RV parks, manufactured and mobile home parks, bed and breakfasts inns, hotels, and motels or motor lodges.

C. Short-term rentals shall not be used for commercial purposes.

9-43-030: GENERAL REGULATIONS

A. Occupancy

1. Only one (1) short-term rental is allowed per residential unit. For the purposes of this section, a D-ADU together with the single family dwelling unit it is accessory to, shall count as a single residential unit.
2. The short-term rental shall only be rented for a minimum duration of three (3) consecutive nights and a maximum duration of less than thirty (30) consecutive days.
3. The short-term rental shall only be rented to one (1) renter at any given time.

    a. The renter must be at least twenty-one (21) years old and occupy the unit during the stay.
    b. The renter shall provide the host with the number of guests that will occupy the short-term rental during the rental period.
    c. The host shall not divide and rent out other portions of the residential unit to multiple renters at the same time.

4. The host shall set the maximum occupancy of guests in the short-term rental and demonstrate sufficient parking has been provided based on the following:
    a. Areas in the residential unit designated for sleeping purposes shall follow the requirements of a bedroom for the purposes of this chapter, and for calculating required parking.
    b. Every bedroom shall contain at least 70 square feet of floor area as required by the current building codes adopted by the City.
    c. Occupancy shall be two (2) persons per bedroom. However, where more than two (2) persons are proposed to occupy a bedroom, the required floor area shall be increased at the rate of 50 square feet for each person in excess of two (2).
    d. The number of guests shall not exceed the maximum occupancy set for the short-term rental on the permit.

B. Parking:
1. Parking for the short-term rental shall be provided off-street and must meet the requirements of Chapter 9-25 of this title. The required parking will be calculated based on the total area designated for the short-term rental. Required parking resulting in a fractional number shall be rounded up to the next whole number.
2. If only a portion of the residential unit is to be used for the short-term rental, required parking will be in addition to the minimum parking required for the residential unit. Parking for the short-term rental shall not impede access to the required parking for the residential unit.
3. A garage may count towards the required parking if the guests are provided access by the host.

C. Urgent Response:
1. To ensure prompt response to complaints and issues while a short-term rental is being rented, the host must:
    a. Be available by telephone 24 hours per day during an active rental.
    b. Be able to physically respond, or if unavailable, designate a responsible party with decision-making authority to physically respond to the short-term rental within 30 minutes of any legitimate complaint or issue.
        1. Upon notification that the guests or occupants of the short-term rental have violated applicable laws, the host or responsible party shall use their most diligent best efforts

to prevent a recurrence of such conduct by those persons and all future guests.

2. Upon notification that the guest or occupants of the short-term rental have failed to comply with applicable laws on two (2) or more occasions during occupancy of the short-term rental, the host or responsible party shall promptly evict those persons.

c. Provide information on current occupants to police, fire or other emergency personnel, if requested.

d. Provide an updated telephone number to the City as such information changes.

D. Posting:

1. The following information must be posted inside the short-term rental:

a. A copy of the short-term rental permit and business license.

b. The name and phone number of the host for urgent response.

c. A list of all rules applicable to short-term rentals.

d. A copy of the Draper City Short-Term Rental Good Neighbor Guidelines.

2. A sign must be posted on the exterior of the short term rental near the main entrance that includes the name and phone number of the host for urgent response.

a. The sign shall not exceed eight and one-half (8.5) inches by eleven (11) inches in dimension.

b. The sign shall contain no advertising for the use.

E. Noise: The host shall ensure that all renters are aware of and adhere to Title 7, Chapter 6, Noise Control, of this code.

F. Health and Safety:

1. Fire Extinguishers: One 2-A:10-B:C minimum rated fire extinguisher is required in the short-term rental. It must be mounted in a readily visible and accessible location, or appropriately signed identifying its location. The fire extinguisher is required to be serviced or replaced every year.

2. Smoke Alarms: Smoke alarms are required to be installed in all the following locations: inside every sleeping area, in the general vicinity outside every sleeping area, and on every floor. The smoke alarms must be interconnected so the actuation of one smoke alarm sets off all smoke alarms within the short-term rental. Smoke alarms must be installed and

replaced in accordance with manufacturer's instructions. Primary power for smoke alarms must be supplied from the building power and equipped with a battery backup unless it was not required at the time the residential unit was constructed. In such cases, battery operated smoke alarms are allowed.

3. Carbon Monoxide Alarms: Carbon monoxide alarms are required in the following locations when the unit has at least one fuel-fired appliance: in the general vicinity outside every sleeping area, inside sleeping areas that have fuel-fired equipment within the sleeping area, and on every floor. Carbon monoxide alarms must be installed and replaced in accordance with manufacturer's instructions. Primary power for carbon monoxide alarms must be supplied from the building power and equipped with a battery backup.
4. Fire Sprinkler System: If the short-term rental is equipped with an automatic fire sprinkler system, it must be inspected routinely (annually) by a qualified person and be maintained in operable condition.
5. Electrical: Electrical panels must have adequate clearance around them. Non-surge protected extension cords and multi-plug adapters can be used for temporary wiring only.
6. Premises Identification: A permanent address must be installed in a location that is visible from the street, and a unit number by the front door if applicable.

G. Maintenance: The host shall adhere to all City ordinances relating to the of maintenance of the short-term rental property.

H. Listing: The host shall include the business license and short-term rental permit numbers in any online listing advertisements for the short-term rental.

9-43-040: INSPECTION:

After a short-term rental permit has been approved, the City may make periodic inspections as authorized in Section 9-7-080 of this title to ensure compliance with the provisions of this title and all other applicable laws.

Development Review Committee
1020 East Pioneer Road
Draper, UT 84020
May 18, 2026

To: Draper City Planning Commission
Business Date: May 28, 2026

From: Development Review Committee

Prepared By: Todd Taylor, Planner III
Planning Division
Community Development Department
801-576-6510, todd.taylor@draperutah.gov

Re: <u>City Initiated Short-Term Rentals – Text Amendment Request</u>

Application No.:	2026-0090-TA
Applicant:	Draper City
Project Location:	City Wide
Current Zoning:	City Wide
Acreage:	City Wide
Request:	Request for approval of Text Amendments to Titles 6 and 9 of the Draper City Municipal Code (DCMC) in order to require short-term rentals be licensed and permitted and to add associated standards.

BACKGROUND AND SUMMARY

This application is a request for approval of Text Amendments for the purpose of amending portions of DCMC Titles 6 and 9 to require short-term rentals be licensed and permitted and to add associated standards.

This proposal is in response to a request of the City Council to City Staff that an amendment to the text of the DCMC be brought forward to regulate short-term rentals. Short-term rentals allow a property owner to rent all or a portion of their residential unit to the public for a length of less than thirty (30) consecutive days. Study sessions were held with the City Council on March 18, 2025, February 17, 2026, and May 19, 2026. The proposed text amendments have incorporated feedback received during those sessions.

ANALYSIS

Currently, the DCMC only has one standard related to short-term rentals. DCMC Section 9-31-030(H) prohibits an internal accessory dwelling unit (I-ADU) from being rented or leased for less than thirty (30) consecutive days. The proposed text amendment would add short-term rentals as an allowed use in any zone that allows residential units, and require that they obtain a short-term rental permit and a business license.

The modifications being proposed to the DCMC are listed and reviewed by section in the report below. The legislative copy of the changes can be found in Exhibit B of this report. Additions to the text are indicated in blue, deletions in red, and unchanged text in black.

Text Amendments.

DCMC Section 6-14-010: Definitions: This section lists the definitions that are used throughout Chapter 14. The proposed text adds definitions for *host*, *long-term rental*, and *short-term rental* and the definitions for *multiple-family dwelling unit* and *owner* have been slightly modified.

DCMC Section 6-14-020: License Required: This next section lists uses required to get a business license. The proposed text adds short-term rentals to the uses that will require a business license.

DCMC Section 6-14-030: Fees: This section indicates that a fee is required for a business license. The proposed text indicates that the host of a short-term rental will be required to pay a fee for the business license. Language related to how payments can be made has been removed.

DCMC Section 6-14-040: Permit Required: This section was added to indicate that a short-term rental permit must be obtained prior to issuance of the business license.

DCMC Section 6-14-050: Municipal Transient Room Taxes: This section was added to require the host of the short-term rental to pay the municipal transient room tax to the State.

DCMC Section 6-14-060: Violations: This section was added to indicate that all long-term rentals that require a license, and all short-term rentals are in violation if they do not comply with Title 9.

DCMC Section 9-3-040: Definitions: This section lists definitions that are used throughout Title 9, Land Use and Development Regulations, including the definition of uses. The proposed text adds definitions for *host* and *short-term rental*.

DCMC Section 9-5-215: Short-Term Rental Permits: This section has been added to indicate the procedures for the Zoning Administrator to issue, renew, or revoke a short-term rental permit.

- Applications. The owner, or an owner's authorized agent, as a host can apply for a short-term rental permit. The application would require contact information for the host for urgent response to complaints, a site plan, and a floor plan. An affidavit from the owner would also be required to ensure the property has no restrictions prohibiting short-term rentals.
- Notice. If approved, notice will be provided to abutting property owners and the police and fire departments.
- Renewal. Annual renewal of the short-term rental permit will be required.
- Violations. The short-term rental permit, or renewal of a short-term rental permit, may be denied or revoked by the Zoning Administrator based upon several criteria. Appeals to the determination can be made pursuant to DCMC Section 9-5-180.

DCMC Section 9-9-080: Uses and Development Standards Tables: Table 9-9-1 in this section lists the uses allowed in the agricultural zones. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43. This is similar to how accessory dwellings are shown in the table.

DCMC Section 9-10-090: Uses and Development Standards Tables: Table 9-10-1 in this section lists the uses allowed in the residential zones. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43. This is similar to how accessory dwellings and home occupations are shown in the table.

DCMC Section 9-11-110: Uses and Development Standards Tables: Table 9-11-1 in this section lists the uses allowed in the commercial zones. The proposed text adds short-term rental to the list of uses in the O-R, TC, and MARF zones, which allow residential uses, and specifies that they shall follow Chapter 43. This is similar to how home occupations are shown in the table.

DCMC Section 9-14-050: Use Regulations: Table 9-14-1 in this section lists the uses allowed in the Transit Station District (TSD) zone. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43. This is similar to how home occupations are shown in the table.

DCMC Section 9-17A-020: Permitted Uses: This section lists the permitted uses in the Fox Gate Farms Residential Special District. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-17B-020: Permitted Uses: This section lists the permitted uses in the Corner Canyon Vista Residential Special District. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-17C-020: Permitted Uses: This section lists the permitted uses in the South Fork Estates Residential Special District. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-17D-020: Permitted Uses: This section lists the permitted uses in the Valle di Villa/Valle di Villa East Residential Special District. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-17E-020: Permitted Uses: This section lists the permitted uses in the Bellevue Residential Special District. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-18E-020: Permitted Uses: This section lists the permitted uses in the Day Dairy Commercial Special District, which allows residential uses. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-18H-020: Permitted Uses: This section lists the permitted uses in the Draper Pointe Mixed Use Commercial Special District, which allows residential uses. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-18K-020: Permitted Uses: This section lists the permitted uses in the Highline Commercial Special District, which allows residential uses. The proposed text adds short-term rental to the list of uses and specifies that they shall follow Chapter 43.

DCMC Section 9-25-060: Number and Type of Parking Spaces: This section describes how tandem parking spaces can be counted. The proposed text add short-term rentals to the list of uses that can count tandem parking spaces as two spaces, similar to single-family, two-family, and multi-family dwellings.

DCMC Section 9-25-100: Tables and Figures: Table 9-25-1 in this section lists the parking standards for different land uses. The proposed text adds short-term rentals and requires two (2) spaces for a short-term rental, plus 0.5 additional space for each bedroom exceeding two (2) bedrooms.

DCMC Chapter 43: Short-Term Rentals: This chapter has been added to provide development standards for short-term rentals.

DCMC Section 9-43-010: Purpose: This section has been added to provide the purpose for Chapter 43 in allowing short-term rentals while protecting the peace, safety and general welfare of existing neighborhoods.

DCMC Section 9-43-020: Scope: This section has been added to allow short-term rentals in all zoning districts that allow residential uses. It excludes tents, trailers, campers, recreational vehicles, structures that do not have an occupancy permit, and I-ADUs from being used as short-term rentals. It does not allow a residential unit which already has a long-term rental (30 or more consecutive days) from also being used as a short-term rental. Finally, it prohibits the short-term rental from being used for commercial events. During the study sessions, the City Council requested the prohibition of parties, however, the City Attorney determined that this restriction would present legal challenges.

DCMC Section 9-43-030: General Regulations: This section has been added to indicate the general regulations for a short-term rental.

- Occupancy. Only one short-term rental is allowed per residential unit. The short term rental shall be rented for a minimum duration of three (3) consecutive nights and a maximum duration of less than thirty (30) consecutive days. The short-term rental can only be rented to one (1) renter at a time. The host shall set the occupancy limit of the short-term rental based on parking requirements and bedroom square footage. During the study sessions, the City Council requested that visitors be prohibited, however, the City Attorney determined that this restriction would present legal challenges.
- Parking. Off-street parking is required and will be calculated based on the total area designated for the short-term rental.
- Urgent Response. In order to ensure prompt response to complaints or police or fire issues, the host is required to be available by telephone while a short-term rental is being rented. If needed, the host, or a designated party with decision-making authority must be able to physically respond to the short-term rental within thirty (30) minutes.
- Posting. A copy of the short-term rental permit and business license must be posted in the short-term rental as well as the contact information for the host, a list of rules, and a copy of the Good Neighbor Short-Term Rental guidelines.
- Signage. No advertising signs visible from the exterior are allowed.
- Noise. The host shall ensure that all renters are aware of and adhere to Chapter 7-6, Noise Control, of City code. During the study sessions, the City Council requested that outdoor quiet hours be established between 10:00 p.m. and 7:00 a.m., however, the City Attorney determined that this restriction would present legal challenges.
- Health and Safety. A fire extinguisher, smoke alarms, and carbon monoxide alarms will be required. If equipped with an automatic fire sprinkler system, the system must be inspected annually.

- Maintenance. The host must adhere to all City ordinances for the maintenance of the short-term rental property.
- Listing. The host must include the business license and short-term rental permit numbers in any online listings for the short-term rental.

DCMC Section 9-43-040: Inspection: This section was added to allow the City to conduct inspections as needed to ensure compliance.

Criteria For Approval.

A Text Amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making a recommendation to the City Council, the Planning Commission should consider the following factors in DCMC Section 9-5-060(E)(2):

2. *Text Amendments:*
    a. *Whether the proposed amendment is consistent with goals, objectives and policies of the city's general plan;*
    b. *Whether a proposed amendment furthers the specific purpose statements of the zoning ordinance;*
    c. *Whether the proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance;*
    d. *The proposed amendment will not create a conflict with any other section or part of this title or the general plan;*
    e. *Whether the potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and*
    f. *The extent to which a proposed text amendment implements best current, professional practices of urban planning, design, and engineering practices*

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Text Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Business Licensing Division. The Draper City Business License Official has completed his review of the Text Amendment. Comments from this division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the Text Amendment submission.

Comments from these divisions, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the Text Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Police Department Review. A Draper City Police Captain has completed his review of the Text Amendment submission. Comments from this department, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the Text Amendment submission. Comments from this division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and make a recommendation to the City Council based on the findings listed below and the criteria for approval, or denial, as listed within the staff report.

MODEL MOTIONS

Sample Motion for Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated Short-Term Rentals Text Amendment, as requested by Draper City, Application No. 2026-0090-TA, based on the following findings and the criteria for approval as listed in the Staff Report dated May 18, 2026.

Findings for Approval:

1. The proposed amendment is consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the development codes;
3. The proposed amendment will not create a conflict with any other section or part of the development codes or the General Plan;
4. The potential effects of the proposed amendment have been evaluated and are determined not to be detrimental to public health, safety, or welfare and represents an overall community benefit; and
5. The proposed text amendment implements best current, professional practices of urban planning, design, and engineering.

Sample Motion for Modified Positive Recommendation – I move that we forward a positive recommendation to the City Council for the City Initiated Short-Term Rentals Text Amendment, as requested by Draper City, Application No. 2026-0090-TA, based on the findings and criteria for approval listed in the Staff Report dated May 18, 2026, and as modified by the following additional recommended modifications or findings:

1. (List any additional modifications or findings…)

Sample Motion for Negative Recommendation – I move that we forward a negative recommendation to the City Council for the City Initiated Short-Term Rentals Text Amendment, as requested by Draper City, Application No. 2026-0090-TA, based on the following findings and the criteria for denial as listed in the Staff Report dated May 18, 2026.

Findings for Denial:

1. The proposed amendment is not consistent with goals, objectives and policies of the City's General Plan;
2. The proposed amendment is not appropriate given the context of the request and there is not sufficient justification for a modification to the development codes;
3. The proposed amendment could create a conflict with another section or part of the development codes or the General Plan; and
4. The potential effects of the proposed amendment have been determined to be detrimental to public health, safety, or welfare or do not represent an overall community benefit.
5. The proposed text amendment is not consistent with best current, professional practices of urban planning, design, or engineering.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Brien Maxfield
Digitally signed by Brien Maxfield
DN: C=US, E=brien.maxfield@draperutah.gov, O=Draper, OU=Public Works - Engineering, CN=Brien Maxfield
Date: 2026.05.20 14:28:14-06'00'

Draper City Public Works Department

Todd Draper
Digitally signed by Todd Draper
DN: C=US, E=todd.draper@draperutah.gov, O=Draper City Community Development Department, OU=Planning and Zoning, CN=Todd Draper
Date: 2026.05.20 13:42:13-06'00'

Draper City Planning Division

Don Buckley
Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us, O=Draper City Fire Department, OU=Fire Marshal, CN=Don Buckley
Date: 2026.05.20 15:33:00-06'00'

Draper City Fire Department

Draper City Legal Counsel

Matthew Symes
Digitally signed by Matthew Symes
DN: C=US, E=matt.symes@draperutah.gov, O=Draper City Corp., CN=Matthew Symes
Date: 2026.05.20 13:41:48-06'00'

Draper City Building Division

EXHIBIT A
DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. No additional comments received.

Business Licensing Division Review.

1. No additional comments received.

Engineering and Public Works Divisions Review.

1. No additional comments received.

Building Division Review.

1. No additional comments received.

Fire Division Review.

1. No additional comments received.

Police Department Review.

1. No additional comments received.

Legal Division Review.

1. No additional comments received.

EXHIBIT B
LEGISLATIVE DRAFT

TITLE 6

BUSINESS REGULATIONS

...

CHAPTER 14
MULTIPLE-FAMILY AND RENTAL DWELLING UNITS

6-14-010: DEFINITIONS:

For purposes of this chapter, the following words shall have the following meanings:

HOST: A property owner, or the owner's authorized agent, who offers a residential unit or portion of a residential unit for rent, loan, lease, or hire as a short-term rental.

LONG-TERM RENTAL: A rental dwelling unit that the owner, or the owner's authorized agent, offers for occupancy for thirty (30) or more consecutive days.

MULTIPLE-FAMILY DWELLING UNIT: Any buildings or apartment buildings so arranged, designed, built, rented, loaned, let or hired out to be used or occupied as the home, residence or dwelling unit of three (3) or more families living independently of each other. This definition includes triplexes even if the owner lives in one of the units. ~~Note: The building code considers anything other than single-family detached residences as multi family dwelling units.~~

OWNER: The owner in fee simple of real property as shown in the records of the ~~Salt Lake C~~county recorder's office, including the plural as well as the singular, and may mean either a natural person, firm, association, partnership, trust, corporation, company, or other entity authorized by the state of Utah, or any combination of the foregoing.

RENTAL DWELLING UNIT: Any individual dwelling unit that is rented, loaned, let or hired out to be used or occupied as a home or residence.

SHORT-TERM RENTAL: A residential unit, or any portion of a residential unit, that the host offers for occupancy for a minimum of three (3) consecutive nights and a maximum of less than thirty (30) consecutive days.

6-14-020: LICENSE REQUIRED:

Every owner of a multiple-family dwelling unit, ~~or of~~ four (4) or more ~~rental dwelling units~~ long-term rentals, and every host of a short-term rental located within the ~~city~~ City shall obtain and maintain a business license from the ~~city~~ City in accordance with the application procedures of this title. Every owner of less than four (4) ~~rental dwelling units~~ long-term rentals within the city shall be exempt from the licensing requirements of this chapter.

6-14-030: FEES:

Every owner of multiple-family dwelling unit(s), or licensed rental dwelling units ~~required to be licensed under this chapter~~, and every host of a short-term rental shall pay the appropriate fees for such license as set forth in the ~~city's~~ City's consolidated fee schedule and in accordance with the provisions of this title. ~~If there is more than one owner, including purchases under contract, each owner shall be jointly and severally liable to pay the business license fee. The fee shall be paid at the time of application for a new or renewal license. The city may, in its sole discretion, enter into a payment plan agreement with the owner alleging the license to pay the fees required hereunder in two (2), three (3) or four (4) equal installment payments made at regular intervals during the term of the license. Failure to make timely payments required pursuant to a payment plan may result in the suspension or revocation of the license and imposition of penalty fees as set forth by the city, or as otherwise provided in the payment plan agreement.~~

6-14-040: PERMIT REQUIRED:

Each host must obtain a short-term rental permit, as provided in Title 9, Chapter 43 of this code, prior to issuance of any business license for the short-term rental.

6-14-050: MUNICIPAL TRANSIENT ROOM TAXES:

Each host of a short-term rental shall pay to the State the municipal transient room taxes in accordance with Chapter 6-13 of this title.

6-14-060: VIOLATIONS:

All multiple-family dwelling units, licensed rental dwelling units, and short-term rentals must meet the terms and conditions of this title and all applicable provisions of Title 9 of this code. Any violations of such provisions shall be deemed a violation of any business license issued hereunder.

...

9-3-040: DEFINITIONS:

As used in this title, the words and phrases defined in this section shall have the following meanings unless the context clearly indicates otherwise:

...

DWELLING, RENTAL: A dwelling that is used or designated for use as a residence by one or more persons; and

A. Available to be rented, loaned, leased, or hired out for a period of ~~one month~~ thirty (30) consecutive days or longer; or

B. Arranged designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer.

HOST: A property owner, or the owner's authorized agent, who offers a residential unit or portion of a residential unit for rent, loan, lease, or hire as a short-term rental.

...

SHORT-TERM RENTAL: A residential unit, or any portion of a residential unit, that a host offers for occupancy for a minimum of three (3) consecutive nights and a maximum of less than thirty (30) consecutive days.

...

9-5-215: SHORT-TERM RENTAL PERMITS:

A. Purpose: This section sets forth procedures for issuing, renewing, and revoking a short-term rental permit under the provisions of Chapter 43 of this title.

B. Authority: The Zoning Administrator is authorized to review and approve applications for a short-term rental permit.

C. Initiation: The host may request approval of a short-term rental permit.

D. Procedure

1. A complete application shall be submitted to the office of the Zoning Administrator in a form established by the zoning administrator along with any fee established by the city's consolidated fee schedule. The application shall include at least the following information:

a. The name, address and telephone number of the owner of record and the owner of record's agent, if any.

(1) The name and telephone number of the host who will be available to provide an urgent response to complaints and issues.

b. Scaled site plans illustrating:

(1) Property boundaries;

(2) Layout of existing buildings and setbacks from property lines;

(3) Layout and dimensions of parking spaces and driveways; and

(4) A tabulation table showing the number bedrooms and other sleeping areas available for rent, the maximum occupancy that can be accommodated, and the number of parking spaces.

c. Floor plans for each floor of the buildings on the property, identifying the total area to be used for the short-term rental,

the use of each room, the square footage of bedrooms and sleeping areas, and the location of smoke and carbon monoxide alarms, and fire extinguishers.

d. Other information as needed or requested by the Zoning Administrator to demonstrate that the use conforms to applicable provisions of this title.

2. A signed affidavit sworn by the owner before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting short-term rentals.

3. After the application is determined to be complete, the Zoning Administrator shall review the application and approve, approve with conditions, or deny the application pursuant to the standards set forth in subsection 9-5-215(E). As part of the review process the Zoning Administrator may forward a copy of the application and any related materials to other agencies. Any conditions of approval shall be limited to conditions needed to conform to the approval standards.

4. After making a decision, the Zoning Administrator shall give the applicant written notice of the decision. If approved, the Zoning Administrator shall provide the notice to abutting property owners and the police and fire departments. The notice will contain the address of the short-term rental, the name and telephone number of the host for urgent response to complaints and issues, and the maximum occupancy.

5. An annual renewal of each short-term rental permit issued under the applicable provisions of Chapter 43 of this title shall be required.

    a. The application for the annual renewal shall consist of a signed and notarized affidavit from the applicant attesting to the following:

        (1) The short-term rental remains in compliance with applicable ordinances and all conditions under which it was approved;

        (2) That continued use the short-term rental will comply with all applicable ordinances and the conditions of the initial short-term rental permit.

    b. When a short-term rental permit is renewed, the Zoning Administrator shall issue a certificate of renewal inclusive of the next annual date on which the certificate and short-term rental permit shall expire if not renewed.

6. Short-term rental permits may not be transferred to a new owner of the property.

7. A record of all short-term rental permits shall be maintained in the office of the Zoning Administrator.

E. Approval Standards: Each short-term rental must:

1. Be a permitted use in the applicable zone;
2. Not be located within an Internal Accessory Dwelling Unit (I-ADU);
3. Comply with development standards of the applicable zone and Chapter 43 of this title;
4. Comply with regulations of general applicability and regulations for the specific use as set forth in this title;
5. Comply with any other applicable requirements of this code and Utah Code; and
6. Not have a significant adverse impact on the appearance, tranquility and standard of living in the surrounding residential units.

F. Appeal of Decision: The applicant or an adversely affected party may appeal the Zoning Administrator's decision to approve or deny a short-term rental permit in accordance with the provisions of section 9-5-180 of this chapter.

G. Effect of Approval: Approval of a short-term rental permit shall authorize the host to establish a short-term rental on the property, or to continue use of a short-term rental in compliance with the requirements of Chapter 43 of this title, and subject to any conditions of approval.

H. Amendments: No element of an approved short-term rental permit shall be changed or modified without first obtaining approval of an amended short-term rental permit by the Zoning Administrator.

I. Violations: A short-term rental permit, or renewal of a permit, may be denied or revoked as provided in Section 9-7-060 of this title. In addition to the grounds set forth in Section 9-7-060 of this title, any of the following shall be grounds for revocation.

1. The property owner or host gave materially false or misleading information in obtaining the permit;
2. The host is not operating the short-term rental as described in the permit;
3. The host has failed to comply with the conditions of approval or any City, state, or federal law governing the conduct of the use;
4. The host has refused to allow required inspections of the short-term rental;

5. The host is ninety (90) or more days delinquent in paying the municipal transient room taxes related to the short-term rental to the State;

6. The short-term rental has had calls resulting in a total of two (2) written citations or charges within the past twelve-month period; or

7. The operation of the short-term rental has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

J. Expiration: A short-term rental permit shall expire one (1) year from the date of issue, but can be renewed under the provisions of this section.

...

9-9-080: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-9-1

PERMITTED AND CONDITIONAL USES ALLOWED IN AGRICULTURAL ZONES

Use	Zones	
	A5	A2
...		
Residential uses:		
...		
Short-term rental	See chapter 43 of this title	
...		

...

9-10-090: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-10-1

PERMITTED AND CONDITIONAL USES ALLOWED IN RESIDENTIAL ZONES

Use	Zones							
	RA1	RA2	RH	R3	R4	R5	RM1	RM2
...								
Residential uses:								
...								
Short-term rental	See chapter 43 of this title							
...								

...

9-11-110: USE AND DEVELOPMENT STANDARDS TABLES:

TABLE 9-11-1

PERMITTED AND CONDITIONAL USES ALLOWED IN COMMERCIAL ZONES

Use	Zones					
	...	O-R	TC	...	MARF	...
...						
Residential uses:						
...						
Short-term rental	See chapter 43 of this title					
...						

...

9-14-050: USE REGULATIONS

...

TABLE 9-14-1

ALLOWED USES IN THE TSD ZONE

Use	Intensity Areas		
	TSD-1	TSD-2	TSD-3
...			
Residential uses:			
...			
Short-term rental	See chapter 43 of this title		
...			

...

CHAPTER 17

RESIDENTIAL SPECIAL DISTRICTS (RSD)

...

ARTICLE A. FOX GATE FARMS

...

9-17A-020: PERMITTED USES:

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Uses as listed in chapters 34, "Home Occupations", ~~and~~ 36, "Public Utility Substations", and 43 "Short-Term Rentals" of this title; and title 6, chapter 16, "Temporary Uses", of this code.

...

ARTICLE B. CORNER CANYON VISTA

...

9-17B-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

ARTICLE C. SOUTH FORK ESTATES

...

9-17C-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

ARTICLE D. VALLE DI VILLA/VALLE DI VILLA EAST

...

9-17D-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

ARTICLE E. BELLEVUE

...

9-17E-020: PERMITTED USES:

...

Short-Term Rentals (subject to chapter 43 of this title).

...

CHAPTER 18

COMMERCIAL SPECIAL DISTRICTS (CSD)

...

ARTICLE E. DAY DAIRY COMMERCIAL SPECIAL DISTRICT

...

9-18E-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

ARTICLE H. DRAPER POINTE MIXED USE COMMERCIAL SPECIAL DISTRICT

...

9-18H-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

ARTICLE K. HIGHLINE COMMERCIAL SPECIAL DISTRICT

...

9-18K-020: PERMITTED USES:

...

Short-Term Rentals, per chapter 43 of this title.

...

9-25-060: NUMBER AND TYPE OF PARKING SPACES:

...

F. Tandem Parking Spaces: Tandem parking spaces shall count toward required parking as only a single parking space per pairing. Both spaces in an unobstructed tandem pairing may be counted toward required parking in the following instances:

1. Single-family or two-family dwellings; or
2. Multi-family dwellings, including townhomes, with private garages and driveways meeting at least the minimum dimensions of standard parking spaces may count toward resident parking requirements, but the private garages shall not count toward visitor parking requirements; or
3. Short-term rentals; or
4. ~~3.~~ Developments using valet parking when managed through approved valet services.

...

9-25-100: TABLES AND FIGURES:

TABLE 9-25-1

PARKING REQUIREMENT FORMULAS

Land Uses	Parking Calculation Standards
...	...
Residential uses:	
...	
Short-Term Rentals	2 spaces per short-term rental, plus 0.5 additional space for each bedroom exceeding 2 bedrooms
...	...

...

CHAPTER 43

SHORT-TERM RENTALS

9-43-010: PURPOSE

The purpose of this chapter is to establish use and development regulations for short-term rentals in residential units. These regulations seek to allow for short-term rentals while also protecting the peace, safety and general welfare of existing neighborhoods.

9-43-020: SCOPE

The requirements of this chapter shall apply to all short-term rentals within the City.

A. Short-term rentals shall be a permitted use in all zoning districts that allow residential uses after obtaining a short-term rental permit and a business license.

    1. A short-term rental shall not include any tent, trailer, camper, recreational vehicle, or in a structure that does not have an occupancy permit.

    2. A short-term rental permit may be issued for a Detached Accessory Dwelling Unit (D-ADU) if the owner possesses a valid ADU permit.

    3. A short-term rental shall not be permitted on any property with an Internal Accessory Dwelling Unit (I-ADU).

    4. A short-term rental shall not be allowed in any residential unit that has a current residential lease or rental contract of thirty (30) or more consecutive days.

B. The following are exempt from the provisions of this Chapter:

1. A dwelling unit with a residential lease or rental contract of thirty (30) or more consecutive days.
2. RV parks, manufactured and mobile home parks, bed and breakfasts inns, hotels, and motels or motor lodges.

C. Short-term rentals shall not be used for commercial purposes or events.

9-43-030: GENERAL REGULATIONS

A. Occupancy

1. Only one (1) short-term rental is allowed per residential unit. For the purposes of this section, a D-ADU together with the single family dwelling unit it is accessory to, shall count as a single residential unit.
2. The short-term rental shall only be rented for a minimum duration of three (3) consecutive nights and a maximum duration of less than thirty (30) consecutive days.
3. The short-term rental shall only be rented to one (1) renter at any given time.
    a. The renter shall provide the host with the number of guests that will occupy the short-term rental during the rental period.
    b. The host shall not divide and rent out other portions of the residential unit to multiple renters at the same time.
4. The host shall set the maximum occupancy of guests in the short-term rental and demonstrate sufficient parking has been provided based on the following:
    a. Areas in the residential unit designated for sleeping purposes shall follow the requirements of a bedroom for the purposes of this chapter, and for calculating required parking.
    b. Every bedroom shall contain at least 70 square feet of floor area as required by the current building codes adopted by the City.
    c. Occupancy shall be two (2) persons per bedroom. However, where more than two (2) persons are proposed to occupy a bedroom, the required floor area shall be increased at the rate of 50 square feet for each person in excess of two (2).
    d. The number of guests shall not exceed the maximum occupancy set for the short-term rental on the permit.

B. Parking:

1. Parking for the short-term rental shall be provided off-street and must meet the requirements of Chapter 9-25 of this title. The required parking

will be calculated based on the total area designated for the short-term rental. Required parking resulting in a fractional number shall be rounded up to the next whole number.

2. If only a portion of the residential unit is to be used for the short-term rental, required parking will be in addition to the minimum parking required for the residential unit. Parking for the short-term rental shall not impede access to the required parking for the residential unit.

3. A garage may count towards the required parking if the guests are provided access by the host.

C. Urgent Response:

1. To ensure prompt response to complaints and issues while a short-term rental is being rented, the host must:

a. Be available by telephone 24 hours per day during an active rental.

b. Be able to physically respond, or if unavailable, designate a responsible party with decision-making authority to physically respond to the short-term rental within 30 minutes of any legitimate complaint or issue.

c. Provide information on current occupants to police, fire or other emergency personnel, if requested.

d. Provide an updated telephone number to the City as such information changes.

D. Posting: The following information must be posted inside the short-term rental:

1. A copy of the short-term rental permit and business license.

2. The name and phone number of the host for urgent response.

3. A list of all rules applicable to short-term rentals.

4. A copy of the Good Neighbor Short-Term Rental guidelines.

E. Signage: A short-term rental shall not have any signs visible from the exterior of the premises that advertise the use.

F. Noise: The host shall ensure that all renters are aware of and adhere to Title 7, Chapter 6, Noise Control, of this code.

G. Health and Safety:

1. Fire Extinguishers: One 2-A:10-B:C minimum rated fire extinguisher is required in the short-term rental. It must be mounted in a readily visible and accessible location, or appropriately signed identifying its location. The fire extinguisher is required to be serviced or replaced every year.

2. Smoke Alarms: Smoke alarms are required to be installed in all the following locations: inside every sleeping area, in the general vicinity outside every sleeping area, and on every floor. The smoke alarms must be interconnected so the actuation of one smoke alarm sets off all smoke alarms within the short-term rental. Smoke alarms must be installed and replaced in accordance with manufacturer's instructions. Primary power for smoke alarms must be supplied from the building power and equipped with a battery backup unless it was not required at the time the residential unit was constructed. In such cases, battery operated smoke alarms are allowed.
3. Carbon Monoxide Alarms: Carbon monoxide alarms are required in the following locations when the unit has at least one fuel-fired appliance: in the general vicinity outside every sleeping area, inside sleeping areas that have fuel-fired equipment within the sleeping area, and on every floor. Carbon monoxide alarms must be installed and replaced in accordance with manufacturer's instructions. Primary power for carbon monoxide alarms must be supplied from the building power and equipped with a battery backup.
4. Fire Sprinkler System: If the short-term rental is equipped with an automatic fire sprinkler system, it must be inspected routinely (annually) by a qualified person and be maintained in operable condition.
5. Electrical: Electrical panels must have adequate clearance around them. Non-surge protected extension cords and multi-plug adapters can be used for temporary wiring only.
6. Premises Identification: A permanent address must be installed in a location that is visible from the street, and a unit number by the front door if applicable.

H. Maintenance: The host shall adhere to all City ordinances relating to the of maintenance of the short-term rental property.

I. Listing: The host shall include the business license and short-term rental permit numbers in any online listing advertisements for the short-term rental.

9-43-040: INSPECTION:

After a short-term rental permit has been approved, the City may make periodic inspections as authorized in Section 9-7-080 of this title to ensure compliance with the provisions of this title and all other applicable laws.