

**ORDINANCE 6-2019
HUNTINGTON CITY**

WHEREAS, the Huntington City Council has not previously adopted any ordinance regulating the use of dwellings in a residential zone as Short-term or Vacation Rentals, and

WHEREAS, said City Council deems it necessary to develop an ordinance in order to balance the right of property owners to use their property in all lawful ways; and

WHEREAS, said City Council finds it necessary to establish appropriate rules and regulations for Short Term or Vacation Rentals for the protection and preservation of the public health, safety and welfare,

NOW, THEREFORE, be it ordained by the City Council of Huntington City in the State of Utah, that it is necessary to amend the Huntington City Code Title 9 Zoning & Subdivision Regulations, Chapter 2 Definitions Section: 9-2 2: Terms Defined to add Short-term or Vacation Rentals and read as follows:

Definitions:

Short-term or Vacation Rental: Any dwelling unit where, for compensation, lodging is provided for a period not to exceed 29 days.

Regulations:

The following regulations are intended to maintain public order and safety and to preserve the residential character of Huntington City's neighborhoods.

A. License required: Any operator of a Short-term or Vacation Rental shall have a Huntington City business license for such use.

B. Conditional Use Permit: Any Short-term or Vacation Rental shall have a special use permit issued by Huntington City. The Special Use Permit will cover such matters as maximum occupancy for the rental and provisions for parking.

C. Transient Lodging Taxes: The operator of any dwelling licensed as a Short-term or Vacation Rental shall collect and remit transient lodging taxes as required by Utah State Law Reg C.

D. Signage: Signs identifying the rental property shall be no more than four square feet in size. Signs shall be located within three feet of the dwelling, not at the curb, and shall be free-standing, not attached to the dwelling.

E. Responsible Party: A Responsible Party is the owner of any dwelling being used as a Short-term or Vacation Rental, as well as any person designated by the owner who is responsible for compliance with this ordinance. All Responsible Parties shall be at least 21 years old. The Responsible Party shall:

1. Ensure that the rental is maintained in compliance with applicable health and safety standards.
2. Post on or near the door of the rental a notice that includes the address of the rental, emergency contact numbers, and a diagram of emergency exit routes.
3. Obtain and maintain a record of the name, address, and contact number of each guest.

4. Ensure that no guest or occupant engages in illegal or disorderly conduct or creates unreasonable noise or disturbance.

PASSED and posted by unanimous vote of the Huntington City Council at the regularly scheduled meeting of the Council on the 17th day of July, 2019

HUNTINGTON CITY

Mayor Leonard Norton

(SEAL)

COUNCIL MEMBERS

David Emery	AYE_____	NAY_____
Jerry Livingston	AYE_____	NAY_____
Lesa Miller	AYE_____	NAY_____
Kelly Oveson	AYE_____	NAY_____
Gloria Wilson	AYE_____	NAY_____

ATTEST:

Jenene Hansen, City Recorder