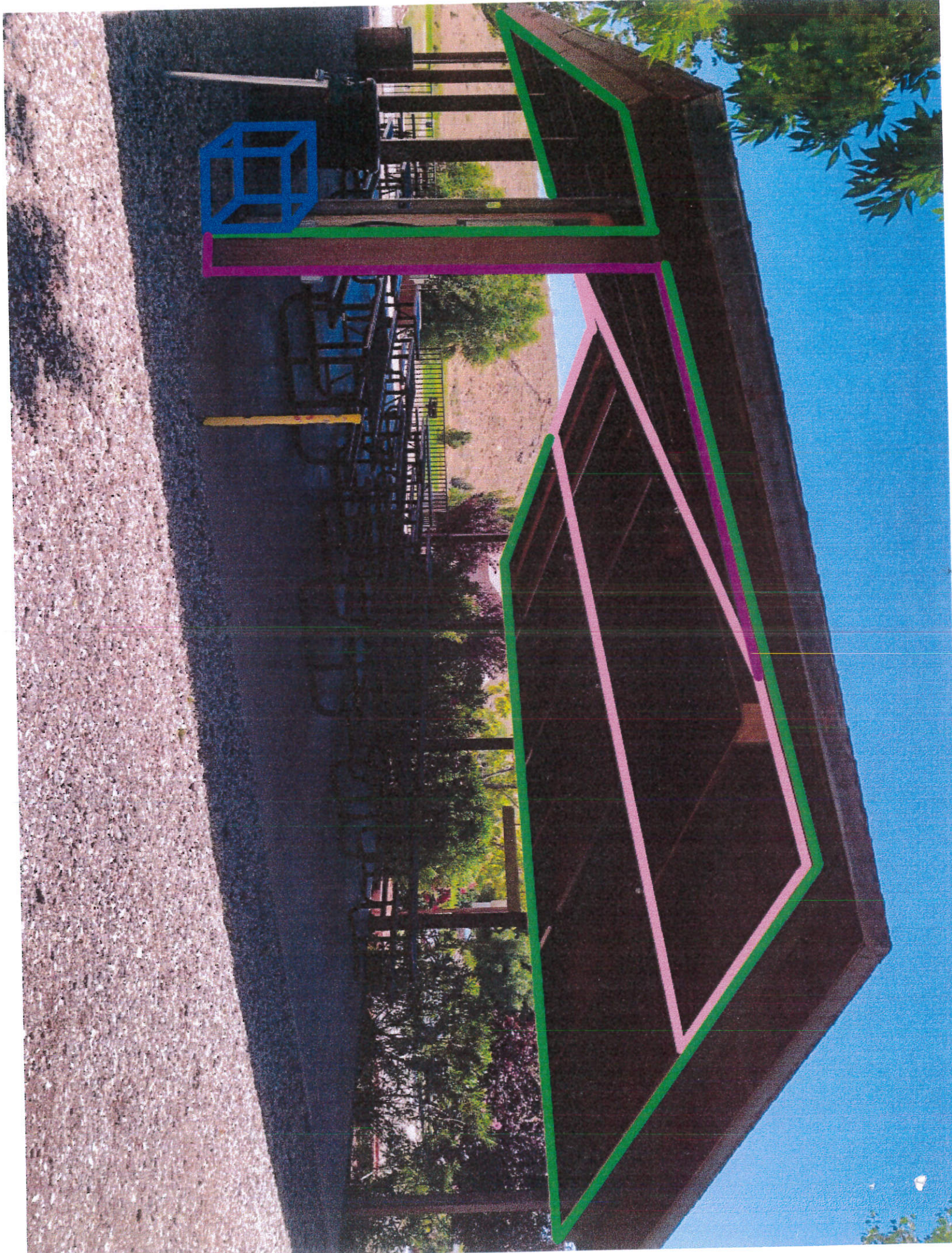






ESTIMATES FOR PRUNING TREES

&

ESTIMATES FOR TREE REMOVAL

PRUNING

REMOVAL

Zion Arborist

\$4,440
Limbs over Main Street
And lower branches

\$3,000 (verbal bid,
will confirm on Thurs)
includes cutting & hauling

Rose Tree Care

\$1,500
Limbs over Main Street

Tree too large to bid

Southern Utah Tree Service

\$1,800
Limbs over Main Street

\$5,000 (does not include
hauling)

NOTE: Per attached text to Antonio, Southern Tree Service came back and said they will do a turnkey job (pruning plus removal) for \$5,555. This price does not include hauling off the wood, but the property owner behind the trees has agreed to have the wood left on his property.

Zion Arborist LLC

P.O. Box 511

Springdale, UT 84767 US

(435)703-5855

zionarborist@gmail.com

www.zionarborist.com



ESTIMATE

ADDRESS

Town of Leeds

218 N. Main St.

Leeds Ut. 84746

(435) 669-2502

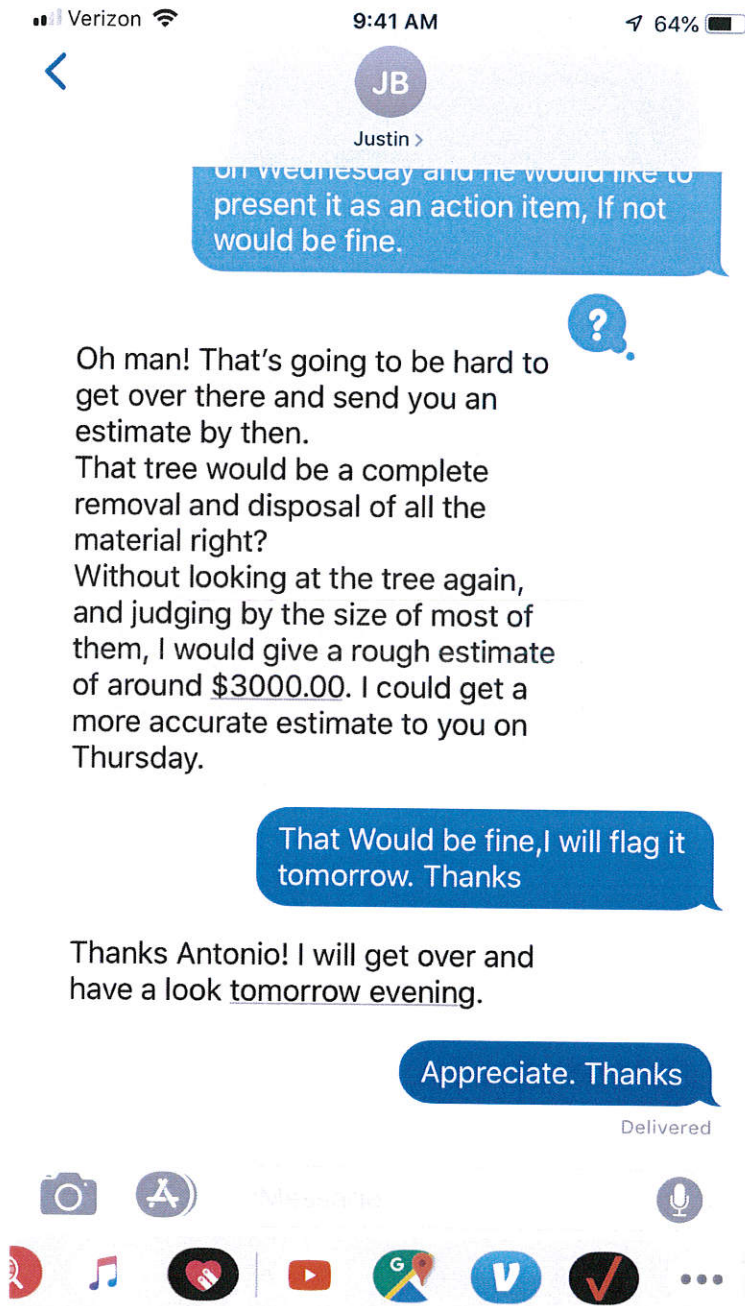
ESTIMATE # 1147**DATE 06/10/2019**

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/10/2019	Row of Large Siberian Elm trees located between 188 S. and 140 S. on the North side of Main Street. Approximately 8-9 trees.			
06/10/2019	Tree Pruning:Crown raise Removal of lower branches to provide clearance, weight reduction, and dead removal over side walk and roadway.	24	185.00	4,440.00

TOTAL**\$4,440.00**

Accepted By

Accepted Date



Rose Tree Cave

SOLD TO <i>Town of Leeds Utah</i>	DATE ORDERED	ORDER TAKEN BY
	PHONE NO.	CUSTOMER ORDER #
	JOB LOCATION	
	JOB PHONE	STARTING DATE
	TERMS	

[illegible]

WORK ORDERED	TOTAL LABOR		
DATE ORDERED	TOTAL MATERIALS		
DATE COMPLETED	TOTAL MISCELLANEOUS		
CUSTOMER APPROVAL SIGNATURE _____	SUBTOTAL		
	TAX		

BID



2375 East 700 North
St. George, Utah 84790

DATE: 06/29/2019



Peter (435) 619-2090 • Tony (435) 703-5670
FREE ESTIMATES

Licensed and Insured

Customer Name: Leeds Work Date: _____

Address: _____

Phone #: _____

Contact: Antonio w/ Leeds

Email: publicworks@leedstown.org

☒ Pruning

☒ Removals

☐ Stump Grinding*

Remove lg Elm tree (no stump grinding) \$5000.00 (includes heavy equipment rental ie: crane and bucket truck)

☐ Shrubs

Hazard reduction

☐ Palm Trees

(over main street from 140 S main to 188 S main) \$1800.00

☐ Root Removal*

☐ Other

☐ *Not responsible for underground utilities: water, cable, power, etc.
Any repairs will be billed at fair market value.*

Sub Total: _____

Adjustment: _____

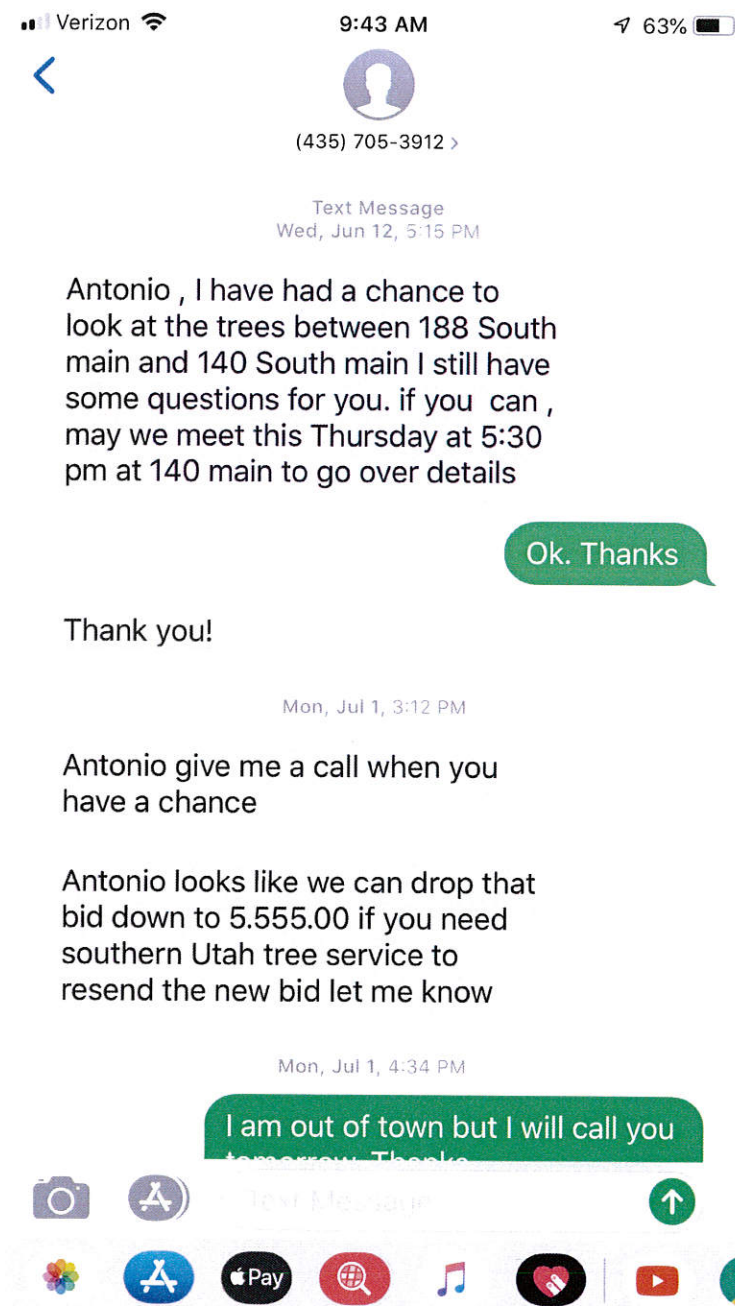
3% added for credit card use

TOTAL DUE: _____

☐ *Customer agrees to pay in full upon completion of work unless prior arrangements are made. Both parties have 3 days to cancel, otherwise there will be a 25% cancellation fee.*

Customers Signature _____

Date _____



Town of Leeds Main Street Capital Improvements Plan

Main Street Project Includes

- Addition of a parking lane, curb and gutter, and sidewalk to the north ~~west~~^{easterly} edge of Main Street from Vista Avenue to Silver Reef Road (approximately 0.3 miles). This roadway is a UDOT facility, Highway 228. Right of way (based on aerial photography showing fences, etc) appears to be 66 feet wide. Construction per UDOT specifications to include all improvements.
 - o Placement of sidewalks, driveways, curb and gutter
- Approximately 12 driveways
 - o Driveways include commercial drives into strip mall at north end
 - o Intersections with Vista Avenue and Silver Reef Road define beginning and end of project

It appears there are no buried utilities, and apparently no plan to install any beneath this road.

Construction estimate:

Description	Quantity	Unit	Unit Price	Cost
Mobilization	1	LS	10,000.00	\$10,000
Clear and Grub	1	LS	5,000.00	\$5,000
Sawcut Edge existing asphalt	1,600	LF	1.56	\$2,500
Asphalt paving 12 ft wide (4" on 12")	20,000	SF	3.00	\$60,000
Curb and Gutter (30 inch)	1,500	LF	18.00	\$27,000
Concrete Sidewalk (5' x 1,500')	7,500	SF	5.00	\$37,500
Driveway tie-ins	12	EA	1,500.00	\$18,000
Traffic control	1	LS	5,000.00	\$5,000
SubTotal				\$165,000

Surveying to confirm grades and right of way		\$3,000
Contingency	10%	\$16,500
Engineering to design improvements and to provide contract administration	10%	\$16,500
Total Estimated Cost of Capital Improvements		\$201,000

Additional Separate Items:

Curb radius and ramp at Vista Avenue to match existing	\$1,500
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CHAPTER 30: SHORT TERM RENTALS (STR) AND RESIDENTIAL HOSTING FACILITIES (RHF)

30.1 SHORT TERM RENTAL (STR) ~~PURPOSE~~PROHIBITION:

The purpose of Section 30.1 of this Chapter is to ~~describe the process and set forth standards~~state the ~~prohibition~~ for the leasing of entire residential dwelling units for periods of less than thirty (30) consecutive days - also known as "short-term rentals."

~~30.1.1 DEFINITIONS:~~

For the purposes of this Chapter all of the definitions contained in VULU Chapter 1 (including the definitions of Short-Term Rentals (STR)) and throughout the various chapters of VULU are incorporated herein. Commonly used words or terms that are capitalized are defined in VULU Chapter 1, but they can also be embedded into the body of various VULU chapters.

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~~30.1.2 NATURE OF USE - SHORT TERM RENTAL OR STR~~

The Short-Term Rental of all of a residential Dwelling Unit is a Conditional Use in all STR Development Overlay Zones of the Town, subject to the Owner obtaining and maintaining a STR Permit.

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~~30.1.3 STR DEVELOPMENT OVERLAY ZONE~~

The purpose and intent of this Subsection is to establish procedures for designating an entire subdivision or a phase of a master-planned development within the Town where all of the Dwelling Units within the subdivision or phase are capable of being used as a Short-Term Rental.

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~~30.1.3.A Subject to the conditions set forth in this Subsection, an Owner of real property may apply for and obtain simultaneously with the Final Plat approval for a Subdivision or Subdivision-phase an overlay zoning designation which, in addition to the permitted and conditional uses allowed in the underlying zoning district that the property belongs to, the Development (whether it be an entire Subdivision or a phase of a Subdivision) may be developed, constructed, marketed and sold as a Development where Short-Term Rentals are allowed. Such approval shall be referred to as a "STR Development Overlay Zone" designation.~~

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~~30.1.3.B The right to seek an STR Development Overlay Zone designation ONLY applies to NEW Developments for which a Final Plat is recorded, after the effective date of this Section, that contains more than 5 lots upon which residential Dwelling Units can be constructed and which comprises at least five (5) acres (including dedicated streets, trails and public rights of way).~~

~~30.1.3.C Application/Approval Process:~~

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~~30.1.3.C.i At the Subdivision Concept Plan review stage of the approval process~~

described in VULU Chapter 9 (Division of Land), an applicant shall submit with their Concept Plan a narrative indicating that a STR Development Overlay Zone designation is being requested and the Concept Plan shall include (in addition to any other requirements of VULU Chapter 9) the following information:

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30.1.3.C.ii Name and address of applicant and property owner;

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30.1.3.C.iii The locations, dimensions and setbacks of all existing and proposed uses, activities, buildings, fences and/or walls, and other structures to be included in the proposed development;

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30.1.3.C.iv The proposed signage and lighting plan (where applicable);

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30.1.3.C.v The locations and dimensions of existing and proposed roads, parking areas

and traffic circulation patterns, and roads and driveways adjoining and across from the development;

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30.1.3.C.vi The locations and dimensions of existing and proposed drainage facilities, utilities, easements and fire hydrants;

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30.1.3.C.vii The proposed area dimensions, existing and proposed elevation contours, and north arrow; and

30.1.3.C.viii Necessary explanatory notes, where applicable.

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30.1.3.D The Town shall comply with all provisions of V.L.U. and Utah Code Ann. Title 10, Chapter 9a, Part 5, in noticing and reviewing an application for an STR Development Overlay Zone, just as it would under any other zoning change or land use ordinance amendment.

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30.1.3.E The Town Council may, after receiving a recommendation from the Planning and Zoning Commission, approve, modify and approve, or deny any application for a STR Development Overlay Zone designation.

30.1.3.F In approving any application for STR Development Overlay Zone designation, the Town shall impose such requirements and conditions as required by law and any additional conditions as may be necessary for the protection of adjacent properties and the public health, safety and general welfare and aesthetics of the Town.

30.1.3.G Such conditions of approval may include, but shall not be limited to, specifications concerning structures (existing and proposed), landscaping, density, ingress, egress, fencing, parking, lighting, or other possible nuisances.

30.1.3.H The Town shall not approve a STR Development Overlay Zone designation for a Development unless it finds the following:

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30.1.3.H.i That the proposed zoning designation and development of Dwelling Units

as STR Units on a Development wide basis, at this particular location, is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood and community; and

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30.1.3.H.ii That a Development wide Short Term Rental use of Dwelling Units will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvement in the vicinity; and

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30.1.3.H.iii That the proposed zoning designation and development of Dwelling Units as STR Units on a Development wide basis will comply with all other

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regulations and conditions specified in this Chapter including individual Owners of STR Units obtaining and renewing a STR Permit; and

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30.1.3.H.iv That the proposed zoning designation and the development of Dwelling Units as STR Units on a Development wide basis is expressly authorized by the governing documents of the Development (i.e. CC&Rs and By-Laws of a Homeowners Association); and

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30.1.3.H.v That the governing documents of the Development require Owners of an STR Unit to utilize one singular property management company (determined by the Homeowners Association) to handle all STR renting of the STR Units within the Development. The designated property management company must be licensed and bonded in the State of Utah and need not have its principal place of business within the Town, but shall have a physical office and employees located within Washington County. The designated property management company shall maintain current contact information for persons within the company who are capable of being contacted 24 hours a day, 7 days a week, in the event the Town or local law enforcement are notified of an issue or a complaint that needs resolution; and

30.1.3.H.vi That the proposed zoning designation and development of Dwelling Units as STR Units on a Development wide basis conforms to, or does not contradict with, the intent of the General Plan.

30.1.4 STR PERMIT APPLICATION AND FEES

In order to obtain and maintain an STR Permit an Owner of a proposed STR Unit must do the following:

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30.1.4.A Obtain, complete and provide a STR Permit application and any other required documents to the Town;

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30.1.4.B The owner must submit the following information on a Town approved STR Permit application form:

30.1.4.B.i All applicable and current contact information for the Owner of the proposed

STR Unit;

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30.1.4.B.ii The name and current contact information for the management company

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designated to handle STR renting within the Development where the applicable STR Unit is located. The management company must be given unqualified written authority by the Owner to address and correct all maintenance, on-call day operations and nuisance concerns relating to the proposed STR Unit;

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30.1.4.B.iii The street address of the proposed STR Unit;

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30.1.4.B.iv The number of bedrooms and the applicable occupancy limits of the proposed STR Unit as established by local health and fire safety codes and verified by the Washington County Health Department and the local fire authority (Maximum occupancy is commonly determined by square footage and bedrooms of a Dwelling Unit).

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30.1.4.B.v The Owner's Social Security Number (if an individual sole proprietorship)

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or Federal Employer Identification Number (EIN) (if a business entity).

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30.1.4.B.vi The Transient Room Tax and Sales Tax Account Number obtained from the Utah State Tax Commission.

30.1.4.B.vii Any other information deemed necessary to inform the Town and the public about the intended use of the property as a Short-Term Rental.

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30.1.4.C All applications for STR Permits must include a set of self-addressed, postage-paid envelopes correctly addressed to all property owners within 300 feet from the exterior boundaries of the parcel upon which STR Unit is proposed. Said envelopes will be used by Town Staff to send written notice to neighbors of the proposed STR Unit and to provide them with contact information for the Owner or the management company for the STR Unit in the event of a problem. The mailing will also include a list of standards and requirements contained in this Section that all STR Units must comply with and information about how problems should first be addressed with the Owner or applicable management company and, if not resolved, then reported to the Town.

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30.1.4.D STR Permit Applications are reviewed and approved by the Town Staff. In the event the Town Staff determines that an application does not comply with the requirements and standards set forth in this Section, it shall deny the same.

30.1.4.E A person applying for or holding an STR Permit who receives notice from the Town of denial of their STR Permit application or the non-renewal of their existing STR Permit may appeal said decision to the Town's Appeal Authority in compliance with V.C.L.U. Chapter 5 and Utah Code Ann. § 10-9A-701 et seq. Said appeal must be made in writing within 10 business days of the adverse decision being issued.

30.1.4.F An applicant must pay a STR Permit fee at time of application submittal. The STR Permit fee shall be designated in the Town's Uniform Fee Schedule and established and modified from time to time by resolution. All STR Permit applications will be deemed automatically incomplete until the STR Permit Fee has been paid.

30.1.4.G An updated application is required to be provided to the Town if any of the contact information of the Owner or management company handling STR renting for the Development is changed throughout the permit year.

30.1.5 STR PERMIT RENEWAL AND TRANSFER

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STR Permits are good for 365 days after the date of issuance. A STR Permit may be renewed upon the occurrence of the following:

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30.1.5.A Payment to the Town of the annual STR Permit fee. 30.1.5.B Submittal to the Town of an updated application if:

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30.1.5.B.i The Owner or management company handling STR renting for the applicable Development (or their contact information) has changed.

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30.1.5.B.ii The Owner has made modifications to the STR Unit such that a higher

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number of maximum occupants is requested. In this instance, the Owner shall provide the Town with written current certification from the local health department and the local fire authority indicating the increased

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maximum number of occupants desired in the STR Unit complies with local health and fire safety codes; or

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30.1.5.B.iii The Owner has changed its Transient Room Tax and Sales Tax Account Number with the Utah State Tax Commission.

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30.1.5.C The Town confirms with the Utah State Tax Commission that the Owner or the management company handling STR rental of the applicable STR Unit is current on the Owner's remittance of transient room tax and sales tax.

30.1.5.D The Town has not received more than two unresolved complaints stemming directly from the Owner's Short Term Rental during the previous STR Permit period. If more than 2 unresolved complaints stemming from an STR Unit exists the Town Staff may deny the renewal request or may place additional requirements upon the issuance of a renewed STR Permit that are reasonably calculated to resolve the existing issues and prevent future problems and that are roughly proportional to the magnitude of the problem(s).

30.1.5.E If an Owner has had their STR Permit renewed with additional conditions and/or requirements pursuant to the preceding section, they may appeal the Town Staff's decision to the Town's Appeal Authority in compliance with Chapter 3 of VLLU and Utah Code Ann § 10-9A-701 et seq. Said appeal must be made in writing within 10 business days of the adverse decision being issued.

30.1.5.F In the event of a sale or other transfer (except involuntary transfers such as foreclosure or sheriff's sale) of any property containing a Dwelling Unit with a STR Permit, the purchaser or transferee of the property shall be required to apply for a new STR Permit within forty-five (45) days of the date of purchase or transfer. In the event the purchaser or transferee fails to apply for a new STR Permit within said forty-five (45) days, the STR Permit will be forfeited and the Owner must re-apply.

30.1.6 STANDARDS AND REQUIREMENTS FOR SHORT TERM RENTALS.

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In addition to any other requirement of this Section, a Short Term Rental and a STR Permit may be approved by Town Staff only if:

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30.1.6.A The proposed STR Unit is located in a STR Development Overlay Zone.

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30.1.6.B The proposed STR Unit is an entire Dwelling Unit that has been issued a certificate of occupancy by the Town. Portions of a Dwelling Unit may not be used as a Short Term Rental with the remainder being occupied by the Owner or a tenant under a long term lease of more than thirty (30) days—this type of use is considered Residential Hosting and the Owner must obtain an RHF Permit pursuant to Section 2 of this Chapter.

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30.1.6.C Standards for number of guests, number of vehicles, parking, noise restrictions, and all other applicable standards already set by the Town, the State of Utah, the local health department and the local fire authority must be complied with by the Owner and/or their management company.

30.1.6.D There are no "on premise" or "off premises" exterior signage or display advertising the proposed STR Unit or its use as a Short Term Rental regardless of the Town's regulations found in Chapter 26 of VLLU (Sign Regulations).

30.1.6.E The proposed STR Unit has fully functioning smoke alarms and carbon monoxide detectors which meet the Underwriters Laboratory (UL) 217 standards, installed in the number and location required by the current uniform building, safety and fire codes adopted by the Town.

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30.1.6.F The proposed STR Unit has sufficient Off Street Parking in compliance with Chapter 7 of VLLU (Off Street Parking Requirements). Off Street Parking may not be provided within the front yard setback other than the existing driveway.

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30.1.6.G The principal renter of a STR Unit shall be of legal adult age (18 Years Old).

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30.1.6.H The maximum number of paying adult and children guests permitted in a STR Unit shall not exceed local health department and fire authority regulations.

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30.1.6.I The Owner or its management company handling STR renting shall have set up a Transient Room Tax and Sales Tax Account with the Utah State Tax Commission and agree to be fully responsible for collecting and remitting all applicable room, occupancy, and sales taxes required by Utah law, VLLU or other Town Ordinances.

30.1.6.J The Owner and/or its management company handling STR renting shall agree to provide guests with a summary of all laws and regulations of the Town that is applicable to Short Term Rental uses.

30.1.6.K The Owner and/or its management company handling STR renting shall provide a brochure or other alternative publication to guests of the STR Unit containing basic minimum standards of personal conduct during their visit to the Town.

30.1.6.L The STR Unit may not comprised of, a part of, or a conglomerate of a Boarding House, Lodging House, Hotel, Motel, Tent, Campground Cabin, Travel Trailer, Recreational Vehicle ("RV"), Mobile Home or a non-tourist based Congregate Living Facility.

30.1.6.M The STR Unit is located on a dedicated street that meets all requirements of the current version of the International Fire Code adopted by the Town.

30.1.6.N The STR Unit possesses landscaping that is maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for on-site parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

30.1.7 STR COMPLIANCE AND LIABILITIES.

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It is recognized that the Owner of an STR Unit shall not be relieved from any personal responsibility or personal liability for noncompliance with any applicable law, rule or regulation pertaining to the use and occupancy of their Dwelling Unit as a STR Unit, regardless of whether such noncompliance was committed by the Owner, their management company, or the occupants of the STR Unit or their guests. In furtherance of the above applicants for an STR Permit expressly acknowledge and consent to the following:

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30.1.7.A Owners may be held liable for violation of Town ordinances that happen on their property.

30.1.7.B Complaints from adjacent or nearby property owners about the STR Unit must be in writing to the Town office and will be responded to by the Town within a reasonable time period.

30.1.7.C A complaint received will not be considered a violation or unresolved complaint to be considered grounds for revocation or non-renewal of the STR Permit until proper notification to the Owner and investigation by the Town or law enforcement authorities have been completed.

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30.1.7.D Two or more citations issued in violation of Town ordinance, State, County or Federal laws, if they are not resolved in a timely manner by the Owner or their management company may be cause for revocation or non-renewal of the STR Permit in compliance with Subsections 30.1.5.D & E and 30.1.8.

30.1.7.E Short-Term Rental of a Dwelling Unit is subject to Virgin's Transient Room Tax Ordinance; therefore Owners, or their management company must collect said tax and all applicable sales tax and remit the same to the Utah State Tax Commission as required by State Law.

30.1.7.F This Subsection I of Chapter 30 (Special Lodging) of VLLU does not supersede the CC&Rs or any other privately negotiated restrictive covenants established by private subdivisions. The Town does not have authority, and will not enforce CC&Rs or any other privately negotiated restrictive covenant.

30.1.8 STR ENFORCEMENT

A STR Permit may be revoked or not renewed by the Town if:

30.1.8.A The STR Unit that was originally constructed as a residential Dwelling Unit has been repurposed for a use other than that of a residential Dwelling Unit.

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30.1.8.B There is a change of ownership of the STR Unit and a purchaser or transferee fails to apply for a new STR Permit within 45 days of the transfer of title as prescribed by Subsection 30.1.5.F.

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30.1.8.C The Owner or his management company fails to pay any renewal STR Permit fee after sufficient notice.

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30.1.8.D The STR Unit and/or auxiliary structures on the property fails to comply with applicable health, safety, or building codes and the Owner will not comply in a timely manner to bring the property into compliance with said codes or

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30.1.8.E Other illegal activities have occurred at, or related to the STR Unit, which the Town reasonably determines is clearly contrary to the purpose and intent of this Section.

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30.2 RESIDENTIAL HOSTING FACILITY (RHF) PURPOSE.

The purpose of Section 30.2 of this Chapter is to describe the process and set forth standards for the leasing of portions of a residential dwelling for periods of less than thirty (30) consecutive days - also known as "Residential Hosting."

30.2.1 DEFINITIONS.

For the purposes of this Chapter all of the definitions contained in VLLU-Leeds Land Use Ordinance 2008-04, Chapter 1 (including the definition Residential Hosting Facilities ("RHF") as amended) and throughout the various chapters of

~~VLL~~ are incorporated herein. Commonly words or terms that are capitalized are defined in ~~VLL~~ Chapter 1, but they can also be imbedded into the body of various ~~VLL~~ Ordinance 2008-04 chapters.

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30.2.2 NATURE OF USE - RESIDENTIAL HOSTING OR RH~~F~~.

The short term renting of portions of a residential Dwelling Unit (aka Residential Hosting) is a Conditional Use in all Residential (R) and Agricultural (A) zones requires an annual Residential Hosting ("RH") permit ~~of~~ issued by the Town, subject to the Owner obtaining and maintaining a RH~~F~~ Permit.

30.2.3 RH~~F~~ PERMIT APPLICATION AND FEES.

In order to obtain and maintain an RH~~F~~ Permit an Owner of a proposed residential Dwelling Unit where Residential Hosting will occur must do the following:

30.2.3.A Obtain, complete and provide a ~~n~~ RH~~F~~ Permit application and any other required documents to the Town.

30.2.3.B The Owner must submit the following information on a Town approved RH~~F~~ Permit application form:

30.2.3.B.i All applicable and current contact information of the Owner of the proposed RH~~F~~ residence.

30.2.3.B.ii The street address of the proposed RH~~F~~ residence.

30.2.3.B.iii The number of bedrooms and the applicable occupancy limits of the proposed RH residence~~F~~ as established by local health and fire safety codes and verified by the Washington County Health Department and the local fire authority (Maximum occupancy is commonly determined by square footage and bedrooms of a Dwelling Unit). Notwithstanding the foregoing, no more than two rooms may be rented to no more than four people at any time.

30.2.3.B.iv A diagram of the proposed RH residence~~F~~ which clearly depict each bedroom or sleeping area and bathroom ("RH residence~~F~~ Guest Quarter(s)") of the Dwelling Unit where guests will privately reside.

30.2.3.B.v The maximum number of guests that can stay in each RH residence~~F~~ Guest Quarter while taking into consideration the overall maximum occupancy of the RH residence~~F~~ (4 Guests and 10 occupants - including the Owner and his/her family unit).

30.2.3.B.vi The Owner's Social Security Number (if an individual/sole proprietorship) or Federal Employer Identification Number (EIN) (if a business entity).

30.2.3.B.vii The Transient Room Tax and Sales Tax Account Number obtained from the Utah State Tax Commission.

30.2.3.B.viii Any other information deemed necessary to inform the Town and the public about the intended use of the property as an RH residence~~F~~ Unit.

30.2.3.C All applications for RH residence Permits must include a set of self-addressed, postage-paid envelopes correctly addressed to all property owners within 300 feet from the exterior boundaries of the parcel upon which the RH residence is proposed. Said envelopes will be used by Town Staff to send written notice to neighbors of the proposed RH residence

and to provide them with contact information for the Owner in the event of a problem. The mailing will also include a list of standards and requirements contained in this Section that all RH residenceFs must comply with ~~how problems should first be addressed with the Owner of said Unit and, if not resolved, then and how violations should be~~ reported to the Town.

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30.2.3.D RH residenceF Permit Applications are reviewed and approved by the Town Staff. In the event the Town Staff determines that an application does not comply with the requirements and standards set forth in this Section, it shall deny the same.

30.2.3.E An applicant or Owner holding an RH residenceF Permit who receives notice from the Town of denial of their RH residenceF Permit application or the non-renewal of their existing RH residenceF Permit may appeal said decision to the Town's Appeal Authority in compliance with ~~VLLU Land Use Ordinance 2008-04~~ Chapter 3 and Utah Code Ann. § 10-9A-701 et seq. Said appeal must be made in writing within 10 business days of the adverse decision being issued.

30.2.3.F An applicant must pay an RH residenceF Permit fee at time of application submittal. The RH residenceF Permit fee shall be designated in the Town's Uniform Fee Schedule and established and modified from time to time by resolution. All RH residenceF Permit applications will be deemed automatically incomplete until the RH residenceF Permit Fee has been paid.

30.2.3.G An updated application is required to be provided to the Town if any of the contact information of the Owner is changed throughout the permit year

30.2.4. RHF PERMIT RENEWAL.

RH residenceF Permits are good for 365 days after ~~being~~ issued. An RH residenceF Permit may be renewed upon the occurrence of the following:

30.2.4.A Payment to the Town of a new annual RH residenceF Permit fee.

30.2.4.B Submittal to the Town of an updated application if:

30.2.4.B.i The Owner (or their contact information) has changed,

30.2.4.B.ii The Owner has made modifications to the RH residenceF or re-designation of the RH residenceF Guest Quarters of such that a higher number of maximum occupants is requested. In this instance, the Owner shall provide the Town with written current certification from the local health department and the local fire authority indicating the increased maximum number of occupants desired in the RH residenceF complies with local health and fire safety codes, or

30.2.4.B.iii The Owner has changed its Transient Room Tax and Sales Tax Account Number with the Utah State Tax Commission

30.2.4.C The Town confirms with the Utah State Tax Commission that the Owner is current on the Owner's remittance of transient room tax and sales tax.

30.2.4.D The Town has not received more than two unresolved complaints stemming directly from the Owner's Residential Hosting during the previous RH residence Permit period. If more than 2 unresolved complaints stemming from an RH residence exists the Town Staff may deny the renewal request or may place additional requirements upon the

issuance of a renewed RH ~~residence~~F Permit that reasonably ~~calculated to resolve~~ the existing issues and prevents future problems and that are roughly proportional to the magnitude of the problem.

30.2.4.E If an Owner has had their RH ~~residence~~F Permit renewed with additional conditions and/or requirements pursuant to the preceding section, they may appeal the Town Staff's decision to the Town's Appeal Authority in compliance with Chapter 3 of ~~VLLU Ordinance 2008-04~~ and Utah Code Ann § 10-9A-701 et seq. Said appeal must be made in writing within 10 business days of the adverse decision being issued.

30.2.5 STANDARDS AND REQUIREMENTS FOR RESIDENTIAL HOSTING FACILITIES ~~RESIDENCES~~.

In addition to any other requirement of this Section, Residential Hosting and an RH ~~residence~~F Permit may be approved by Town Staff only if:

30.2.5.A The proposed RH ~~residence~~F is located in a Residential or ~~Agricultural-Rural Residential~~ Zone of the Town.

30.2.5.B The proposed RH ~~residence~~F is a Dwelling Unit that has been issued a certificate of occupancy by the Town.

30.2.5.C Standards for number of guests, number of vehicles, parking, noise restrictions, and all other applicable standards already set by the Town, the State of Utah, the local health department and the local fire authority are complied with by the Owner.

30.2.5.D The RH ~~residence~~F has no more than ~~four~~ ~~two~~ separate RH ~~residence~~F Guest Quarters within it and the total number of occupants within the RH ~~residence~~F does not exceed ~~four guests and~~ 10 persons including the Owner and the Owner's family unit dwelling within and upon the RH ~~residence~~F. Maximum occupancy must be posted in each individual RH ~~residence~~F Guest Quarter.

30.2.5.E There are no "on premise" or "off premises" exterior signage or display advertising the proposed RH ~~residence~~F or its use as Residential Hosting Facility regardless of the Town's regulations found in Chapter 2~~26~~ of ~~VLLU Ordinance 2008-04~~ (Sign Regulations).

30.2.5.F The proposed RH ~~residence~~F (including all RH ~~residence~~F Guest Quarters) has fully functioning smoke alarms and carbon monoxide detectors ~~which~~ meeting the Underwriters Laboratory (UL) 217 standards, installed in the number and location required by the current uniform building, safety and fire codes adopted by the Town.

30.2.5.G The proposed RHF has sufficient Off Street Parking on site in compliance with Chapter 6~~7~~ of ~~VLLU Ordinance 2008-04~~ (Off Street Parking Requirements). Off Street Parking may not be provided within the front yard setback other than the existing driveway.

30.2.5.H The principal renter of an RH ~~residence~~F Guest Quarter shall be of legal adult age (18 Years Old).

30.2.5.I The Owner shall have set up a Transient Room Tax and Sales Tax Account with the Utah State Tax Commission and agree to be fully responsible or collecting and remitting all applicable room, occupancy, and sales taxes required by Utah law, Ordinance 2008-04VLLU or other Town Ordinances.

30.2.5.J The Owner agrees to provide guests with a summary of all laws and regulations of the Town that is applicable to ~~Short Term Rental and~~ Residential Hosting uses.

30.2.5.K The Owner shall provide a brochure or other alternative publication to guests of their RH ~~residenceF~~ containing basic, minimum, standards of personal conduct during their visit to the Town.

30.2.5.L The RH ~~residenceF~~ or RH ~~residenceF~~ Guest Quarter(s) are not comprised of, a part of, or a conglomerate of a Boarding House, Lodging House, Hotel, Motel, Tent, Campground Cabin, Travel Trailer, Recreational Vehicle ("RV"), Mobile Home or a Congregate Living Facility.

30.2.5.M The RH ~~residenceF~~ is located on a dedicated street that meets all requirements of the current version of the International Fire Code adopted by the Town.

30.2.5.N The RH ~~residenceF~~ possesses landscaping that is maintained to minimize impact on neighboring properties, to retain residential character, and to provide a visual buffer for on-site parking in relation to adjacent properties and the street. Landscaping may include, but shall not be limited to, planting trees in the park strip.

30.2.6 RH ~~RESIDENCEF~~ COMPLIANCE AND LIABILITIES

30.2.6.A Owners may be held liable for violation of Town ordinances that happen on their property.

30.2.6.B Complaints from an adjacent or nearby property owners about an RH ~~residenceF~~ must be in writing to the Town office and will be responded to by the Town within a reasonable time period.

30.2.6.C A complaint received will not be considered a violation or unresolved complaint to be considered grounds for revocation or non-renewal of the RHF Permit until proper notification to the Owner and investigation by the Town or law enforcement authorities have been completed.

30.2.6.D Two or more citations issued in violation of Town ordinance, State, County or Federal laws, if they are not resolved in a timely manner by the Owner may be cause for revocation or non-renewal of the RH ~~residenceF~~ Permit in compliance with Subsections 30.2.2.D & E and 30.2.5.

30.2.6.E Residential Hosting and RH ~~residenceF~~s are subject to Leeds-Virgin's Transient Room Tax Ordinance, therefore Owners must collect said tax and all applicable sales tax and remit the same to the Utah State Tax Commission as required by State Law.

30.2.6.F This Section 2 of Chapter 30 (Special Lodging) of VULL ~~this Ordinance~~ does not supersede the CC&Rs or any other privately negotiated restrictive covenants established by private subdivisions. The Town does not have authority, and will not enforce CC&Rs or any other privately negotiated restrictive covenant.

30.2.7 ENFORCEMENT.

An RH ~~residenceF~~ Permit may be revoked or not-renewed by the Town if:

- | 30.2.7.A The RH residenceF that was originally constructed as residential Dwelling Unit
has been
repurposed for a use other than that of a residential Dwelling Unit,
- | 30.2.7.B The Owner fails to pay any annual RH residenceF Permit fee after sufficient
notice,
- | 30.2.7.C The RH residenceF and/or ancillary structures on the property fails to comply with
applicable health, safety, or building codes and the Owner will not comply in a
timely manner to bring the property into compliance with said code; or
- | 30.2.7.D Other illegal activities have occurred at, or related to the RH residenceF, which the
Town reasonably determines is clearly contrary to the purpose and intent of
this Ordinance.

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