

Public Hearing Rules & Procedures

- Please mute yourself
 - The Chair will mute individuals if necessary.
 - The Chair will eject participants that are disruptive or inappropriate.
- You may turn off your video
- Chair Sarah Burak will recognize you when it's your turn to speak
- If you are on the phone, press *6 to unmute
- We will present one ordinance at a time, then open that ordinance to public hearing
- *The Google chat box feature is only to be used to sign up for a public comment. **Do not put your public comment in the chat box.***

How to Make a Public Comment

Verbal Public Comment

1. Anyone is welcome to make a **2 minute** verbal comment on each ordinance.
2. Write your first & last name and the ordinance you would like to comment on in the Google Chat box.
3. The Chair will recognize you when it is your turn to speak.
4. The Chair will recognize phone callers after names in the chat box have gone.

The planning and zoning commission will not respond to public comment during this hearing. The chair will answer specific questions when possible; Public input will be discussed at the next regular meeting on Wednesday, March 17, 2021 at 6:00 PM.

Written Public Comment

Email to planningzoning@townofbluff.org

Mail to PO Box 324, Bluff UT 84512

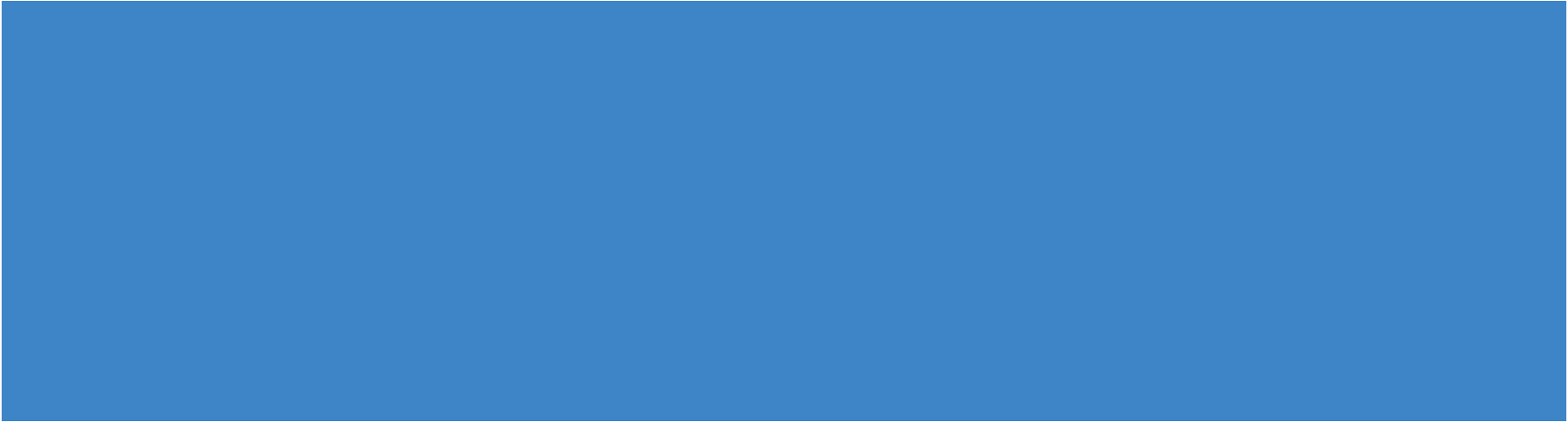
Comments in the Google Chat Box will not be accepted!

Comments are due by 6 pm MDT
March 13, 2021

Draft Short-Term Rentals Ordinance

March 3, 2021, 6:00 pm

Town of Bluff Planning & Zoning Commission



Purpose

Recognize economic benefits of short term rentals while protecting Bluff character, safety, and housing options.

Definitions

Accessory Dwelling Unit: “The term Accessory Dwelling Unit means a dwelling for human habitation that is **smaller than, and located adjacent to, another dwelling unit or building**. A secondary dwelling unit shall not exceed eight hundred (800) square feet of finished interior floor area, and shall include, at minimum, a kitchen (including a permanently installed stove, sink, cabinets, counters, and refrigerator); a living area; a sleeping area; and a separate bathroom (including toilet, sink, shower [or bathtub]). An accessory dwelling unit shall have an entrance which is separate from the primary residence (or other building) on the lot and have parking sufficient for the occupants.”

Short Term Rental: “A short term rental, or vacation rental, is the **renting or leasing of a furnished home, apartment, condominium, accessory dwelling unit, or semi-permanent structure with an approved onsite wastewater removal system for a short-term stay of thirty (30) days or less**. Types of short term rentals include: rental of an entire home for short-term stays; rental of an entire separate unit for short-term stays, such as an accessory dwelling unit (ADU) or “mother-in-law unit”; or rental of individual rooms within a home for short-term stays. Short term rentals for a period of thirty (30) days or less shall not be considered a valid home occupation. **A bed and breakfast is considered a short term rental.**”

Zones

Applies to all zones.

Residential zones only:

- One dwelling and one ADU as short-term rental per half-acre
- Maximum total number of Short-Term Rentals permitted within residential zones is 20.

Commercial Zones only:

- Density of 4 ADUs per half acre

Business License

Requires annual business permit, separate from Town of Bluff business license.

Property Manager

Requires a property manager be available 24/7, 7 days a week

Code of Conduct

- Required to be posted at short term rental
- Includes information like quiet hours, parking, evacuation plan, information on local fire bans