

ORDINANCE NO. 2021-12

AN ORDINANCE AMENDING THE TABLE 31-1, USES FOR RESIDENTIAL DISTRICTS IN THE ZONING ORDINANCE, A LAND-USE ORDINANCE OF RICHFIELD CITY, ALLOWING SHORT TERM RENTALS AS A CONDITIONAL (C-1) USE IN THE R1-6 AND R1-8 RESIDENTIAL ZONING DISTRICTS.

PREAMBLE

WHEREAS, the City of Richfield ("City") has adopted the Zoning Ordinance, a Land Use Ordinance of Richfield, 2007 Edition, hereinafter the "Zoning Ordinance"; and

WHEREAS, the Richfield City Planning Commission held a Public Meeting to receive comment on the proposed amendments to the uses for Residential Districts shown on Table 31-1 of the Zoning Ordinance, a Land Use Ordinance of Richfield City, and have recommended to the City Council amendments for short-term rentals; and

WHEREAS, Richfield City Council conducted a public hearing to receive comments on the Planning Commission's recommendation; and

WHEREAS, following the City Council's public hearing and the receipt of all comment and input, the Richfield City Council has now determined that it is in the best interest of the public health, safety, and welfare of Richfield City to amend the table of uses for Residential Zoning Districts of the Zoning Ordinance, A Land Use Ordinance of Richfield City to allow short-term rentals as a Conditional (C-1) Use in the R1-6 and R1-8 Residential Zoning Districts.

WHEREAS, the Mayor and City Council of the City of Richfield have comprehensively examined proposed amendments as approved and submitted by the Planning Commission; and

WHEREAS, the Mayor and City Council of the City have determined that the enactment of these amendments will be in the best interest of the City, its citizens, inhabitants, owners, occupants, or users of property within the City; now, therefore,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RICHFIELD, SEVIER COUNTY, STATE OF UTAH:

SECTION 1. Preamble: The recitals in the Preamble are enacted to be deemed a part of this Ordinance and are hereby declared to express the intent hereof.

SECTION 2. Table 31-1, Uses for Residential Zoning Districts in the Zoning Ordinance, a Land Use Ordinance of Richfield City, is amended to allow short-term rentals as conditional uses in the R1-6 and R1-8 Residential Zoning Districts as shown below:

USE	RESIDENTIAL ZONING DISTRICTS							
	F-1	RR-5	RR-1	R1-25	R1-10	R1-8	R1-6	RM-11
Bed and Breakfast Inn and <i>Short-Term Rental</i>. A residential structure, located on a legal lot and offering transient lodging accommodations in separate guest rooms and where meals may be provided. No more than three (3) guest rooms shall be provided and shall meet all applicable requirements of the Building Code and Land Use Ordinances, as adopted by the City. A guest room is one (1) room having no kitchen facilities (See Chapter 17).	X	C-1	C-1	C-1	C-1	<i>C-1</i>	<i>C-1</i>	C-1

SECTION 4. All other sections or provisions of the Richfield City Zoning Ordinance, a Land Use Ordinance of Richfield City, not inconsistent with the amendments herein, shall remain in full force and effect.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon adoption, posting and publication of a Summary in The Richfield Reaper as provided in §10-3-711, Utah Code Annotated 1953, as amended.

PASSED and APPROVED this 8th day of June, 2021.

CITY OF RICHFIELD

By _____
David Ogden, Mayor

ATTEST:

Michele H. Jolley, City Recorder

(S E A L)

Councilmember Bryan Burrows
Councilmember Kathy Christensen
Councilmember Todd Gleave
Councilmember Kip Hansen
Councilmember Connie Nielson

<u>AYE:</u>	<u>NAY:</u>
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