

Staff Report
Kamas City Planning Commission
September 7, 2021

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Subject: Public Hearing – Amending Kamas Municipal Code to allow for nightly rentals.

History: It has come to the attention of Kamas City Staff that there are a number of nightly rentals in Kamas that are currently operating. The question on whether or not they should be allowed and regulated under our business license procedure has now come up.

Discussion Items:

As Kamas continues to grow and attract more visitors, the need for places to stay will increase. With the growing market for nightly rentals, the Commission needs to decide:

- A.) If nightly rentals should be allowed
- B.) Where nightly rentals should be allowed
- C.) Under what process permitting should follow (Business license/ACUP, Planning Commission approval etc).

Currently, the Kamas Municipal Code does not have any process for reviewing or permitting nightly rentals. It does define Bed & Breakfast in 15.02 as “A short-term rental accommodation offered in an owner-occupied home for a period of ten days or less. A room cannot be rented to the same person(s) for more than ten days in any given 30-day period”.

Other considerations for the Commission would be any management requirements that the City would want to enforce as part of the licensing process as well as the overall process for licensing a nightly rental. Some options have been laid out in the sample ordinance. Finally, the Commission should discuss what grounds for revocation of a license should be. Again, options have been laid out in the ordinance.

There are benefits for the City that should also be considered. The largest of which is a transient tax that Cities may impose on temporary lodging up to 1%. The Utah Sales Tax Information for Lodging Providers in Dropbox contains a list of taxable items. There is also licensing fees that the City would gain from the addition of nightly rentals.

Staff Recommendations:

Staff recommends the Planning Commission hold a public hearing and discuss options. As this is mostly intended as a discussion item this evening, the Commission should decide on whether or not to allow nightly rentals and any recommendations for a proposed ordinance that they would like to see.