



Sandy City Council Office

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Memorandum

August 21, 2018

To: Council Members

From: Dustin Fratto, City Council Management Analyst

Subject: Changes to the City Council's STR Proposal for the Land Development Code

Council,

On April 17, 2018 the Council directed that a proposed STR ordinance be taken through the formal review process. At this point, the Community Development Department, in collaboration with the City Council Office, began reviewing and refining the Council's proposal to fit within the development code. Community Development staff have recommended six changes to the Council's proposal:

1. Generally, reformat the Council's proposal to better match with the Land Development Code. Council staff is confident that this reformatting has not interfered with the original intent of the Council.
2. Remove and reformat the definitions section. The definitions found in the Council proposal have either been moved to the definitions section of the Land Development Code, or to the body of the Community Development proposed code amendments. Council staff is confident that this change has not interfered with the original intent of the Council.
3. The required advertisement notice has been removed from the Land Development Code and placed in the Business License Code (Title 5). Council staff is confident that this change has not interfered with the original intent of the Council.
4. Change the ratio for the maximum number of STR permits to 1 permit for every 100 single family dwellings from 1 permit for every 100 owner occupiable dwellings. While the proposed change does decrease the overall number of available permits, it is a minimal change. Council staff feels that this change interferes with the original intent of the Council. Moving into the future, should the makeup of the City change, and include a lower percentage of single family



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dwellings, the City may run into the problem of having too few STR permits available to meet demand.

5. Remove STR permit waiting list. Council staff feels that this change interferes with the original intent of the Council. The waiting list is an important tool that will help the City to better estimate the demand for STR permits in the future. The Planning Commission also recommended that a STR permit waiting list be required.
6. Alter the Council Proposal to require the STR owner/operator to physically respond to legitimate complaints, rather than respond by telephone. While Council staff believes that this change interferes with the original intent of the Council, we feel that it will improve the enforceability of the ordinance overall and should be accepted by the Council.

It is the recommendation of Council staff that the City Council adopt the ordinance as proposed by the Community Development Department with the following changes:

1. Reinstate the calculation for the maximum number of STR permits to include all owner occupiable dwelling units (i.e. any dwelling unit that can be used by the property owner as their primary residence, and not solely as a rental unit).
2. Reinstate the waiting list as described in the City Council's original proposal.