



# SANDY CITY COMMUNITY DEVELOPMENT

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## MEMORANDUM

March 1, 2018

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**To:** City Council

**From:** Community Development Department

**Subject:** Short Term Rentals

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### RECOMMENDATION ON ZONING AND STR'S

Our staff has reviewed the proposed language of the STR (Short Term Rental) Code Amendment and have been asked to provide commentary and recommendation on the issue of Zoning. Our position is that these units should be regulated by the current legal use of the land, rather than the zoning district that governs the property.

In trying to cover any and all zoning districts that allow for residential units, an unintended consequence will be that we exclude an area or situation that would be otherwise appropriate. We have several zones that allow for a mix of uses (see Mixed Use (MU), Boulevard Commercial (BC), several SD zones, etc.) By regulating these units by current legal land use, we can cover all of the intended homes in the city, regardless of zone.

The other issue is the case of legal, non-conforming uses. When an STR is sought in a commercial zone and the property has been developed as a commercial use, it would more likely fall under a hotel use and should be regulated as such. If we have a legal non-conforming house that is zoned commercial, they would have two options in this scenario: 1) convert the use into a commercial use and operate it as a hotel; 2) maintain the status of a legal non-conforming home and apply the STR regulations.

Planner:

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Mike Wilcox  
Zoning Administrator

Reviewed by:

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