



Sandy City

Yesterday at 9:31 AM · 🌐

...

Notice of Public Hearing (Thursday July 19th)

Date: July 19, 2018 (Thursday)

Time: 6:15 PM

Location: City Council Chambers, located on the west end of the main level of City Hall, 10000 South Centennial Parkway (170 West)

Hearing Subject: The City is proposing a code amendment to amend several sections of the Land Development Code to allow for and regulate short-term rentals in Sandy.

Purpose of Meeting: A public hearing is being held with the City's Planning Commission in order to review the proposed code amendment and to receive comments from the community prior to the project being considered by the Sandy City Council at another future hearing. The Planning Commission will make a recommendation on the proposal to the City Council after reviewing information presented by staff and input received from the community.

City Contact Information:

Mike Wilcox, Zoning Administrator

801-568-7261, mwilcox@sandy.utah.gov

More Information: For more detailed information please go to:

<http://sandyutah.legistar.com/Calendar.aspx>

Involvement: If you have questions or comments concerning this proposal, please attend this Planning Commission Meeting or contact city staff your comments prior to 4 PM on July 19th. Those comments will be forwarded to the Planning Commission for their review and consideration.

8

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13 Shares



Christie Evans Is this for things like Airbnb?  1

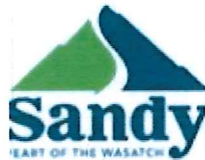
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Sandy City Hi Christie! This code amendment for short term rentals pertains to a residential space rented out for less than 30 days, whether that is on the Airbnb platform or other networks. The current regulation is that short term rentals are prohibited in Sandy. The proposed code change would allow a limited number of home owners to be able to operate a short term rental from their home if they follow certain requirements.

You can view the full details of the item at the following link to review our staff report and the proposed language of the ordinance:

<https://sandyutah.legistar.com/LegislationDetail.aspx...>



SANDYUTAH.LEGISTAR.COM

**Sandy City, Utah - File #:
CODE-06-18-5441**

Like · Reply · 6h

 1



Stephanie Smith Or maybe even some strange reason for the next few years. Who knows Renters beware.

Like · Reply · 1d



Jason Williams I suspect it also has to do with the fact a few properties in Sandy have been sub-divided recently with the express purpose of enabling short term rentals.

Like · Reply · 1d



Write a comment...



Mike Wilcox

From: Elyse George
Sent: Thursday, July 19, 2018 4:09 PM
To: Mike Wilcox
Subject: Re: Notice of Public Hearing (Thursday July 19th)

Sure:

“

[Sid L.](#)

, Willow Canyon · 4h ago

I'm opposed. Neighborhoods are for neighbors. Instead of quiet neighborhoods we'd have a lot more traffic and people who didn't care what their neighbors thought because they'd be gone in a day or to. According to the experience of neighborhoods that have gone this way, the impacts of living next door to a short-term vacation rental can range from mildly concerning to completely life altering. Visitors usually rent the accommodation only for a couple of days, thus neighbors see new people coming and going every few days, especially when the density of short-term vacation rentals in the area is high. Related complaints about trash, parking issues and noise disturbance continue to worry local governments. Some short-term vacation rentals have become party houses with nightmarish results. It will change the character and transform the quality of life in Sandy for the worse. This has already led to heavy protests in the past in cities where it has been proposed. With governments desiring the added tax revenue, can they be trusted to regulate short-term vacation rentals in such a way that they protect neighborhoods while balancing a home-owners property rights. I don't think so!”

“

[Susan E.](#)

, Sunrise · 1d ago

what is the current law in Sandy for short term rental and what do they want to do? I understand the hotels are not happy, with people renting their homes maybe the hotels need to lower their rates. I think competition is a good thing and if a family can rent a home for a week for a reunion and it costs them less than going to a hotel they should be able to do so. The hotels need to lower their prices and be competition with the rental options out there.”

Sent from my iPhone

On Jul 19, 2018, at 4:01 PM, Mike Wilcox <mwilcox@sandy.utah.gov> wrote:

Thanks. Can you get me a better formatted version of the nextdoor comments. They are getting cut off when I try to view it in Outlook and they don't print out either. Thanks!

Mike Wilcox

From: Steve Jepperson <jeppersons@msn.com>
Sent: Thursday, July 19, 2018 2:57 PM
To: Mike Wilcox
Subject: RE: Short-term rentals

Thanks for your quick response

I am not able to make the meeting but if you would add my comments to the stack.

Not a fan of the idea in general. I think your staff report in apprising pluses and minuses was close to accurate: The minuses are several and real and effect the community, the pluses are some people make money.

Any changes to the code should keep its focus the impact to the neighborhood and to the permanent residents. Other considerations should be secondary.

A Short-term rental, such as an AirBnB, does nothing enhance the neighborhood. Particularly in stand-a- lone homes where the renter's objectives is to find large cheap lodging for a number of guests. We would tend to see this in Sandy motivated by skiers and summer vacationers in our canyons.

Several provisions in the proposed ordinance are important in my mind:

- The unit should be a primary residence of the owner and may be vacated on the occasion of a rental.
 - The owner should be generally in the house and responsive to neighbors
 - The renter should have clearly defined 24/7 access to the owner and the owner should be responsive
- The size of the group should be limited, and their impact to the neighborhood limited.
 - Sufficient off street parking for example
- The number of such facilities should be limited by neighborhood

The proposed provisions seem reasonable to me. I would not like to see them weakened.

Additionally, I would like to see clearly defined fees associated with negative impacts to the neighborhood or city.

- Such as passing along the cost of calls by the police resulting from complaints.

Section F seems to assess fines at reasonable rates to cover any additional costs, but in my mind does not reinforce the owner's responsibility for the behavior of the renter.

Thanks

Steven Jepperson
2120 East 10180 South
801 943 6740

Sent from [Mail](#) for Windows 10

From: Mike Wilcox <mwilcox@sandy.utah.gov>
Sent: Thursday, July 19, 2018 11:42:22 AM
To: Steve Jepperson
Subject: RE: Short-term rentals

Steve,

Short term rentals include AirBnB and other similar uses. We currently prohibit any lease of a residential property less than 30 days. The staff report is attached hereto with all the details of the proposed code amendment that would allow for short term rentals in Sandy, if approved. You can also find the full info for the upcoming meeting at the following link:

<http://sandyutah.legistar.com/Calendar.aspx>

If you have further questions, let me know.



sandy.utah.gov

Mike Wilcox
Zoning Administrator

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.7261 | f: 801.568.7278
mwilcox@sandy.utah.gov



From: Steve Jepperson <jeppersons@msn.com>
Sent: Thursday, July 19, 2018 9:22 AM
To: Mike Wilcox <mwilcox@sandy.utah.gov>
Subject: Short-term rentals

Just came across this posting for tonight. Not clear what it is about.

Do you have additional information?

What kind of things are being entertained to allow for 'short-term rentals'

Is this about AirBnB?

Mike Wilcox

From: kenton andersen <kentonslc@yahoo.com>
Sent: Wednesday, July 18, 2018 1:37 PM
To: Mike Wilcox
Subject: Short-Term Rentals

I am writing in regards to the Public Hearing on July 19th in regards to, CODE-06-18-5441 and short term rentals. I will not be able to attend but please consider this email my public comments in not supporting short term rentals in any part of Sandy, UT.

Thanks,

Kenton Andersen
8929 S Quail Run Dr

July 3-18

APRIL 24 2018

I LIVE IN DISTRICT 2 ON ANGEL STREET IN SANDY. THIS IS A SINGLE FAMILY ZONING DISTRICT. NOT A BUSINESS APARTMENTS OR DUPLEXES ETC. I HAVE LIVED HERE FOR 30 YEARS LAST YEAR THE HOUSE NEXT DOOR TURNED INTO A STR (HOTEL). 5 OR 6 CARLOADS OF PEOPLE THERE FOR 3 OR 4 DAYS, THEY LEAVE AND THEN HERE COMES SOME MORE CONSTANTLY DIFFERENT PEOPLE NOISE UP TO 3 OR 4 CLOCK IN THE MORNING. DONT KNOW WHAT KIND OF PEOPLE THEY ARE DRUG ADDICTS BURGLARS OR WHATEVER NOT SAFE FOR ANY ONE THAT LIVES ON THE SAME STREET. IT WAS NOT OWNER OCCUPIED AND CODE ENFORCEMENT MADE THEM STOP. I HAVE BEEN ATTENDING THE COUNCIL MEETINGS ON THIS AND ON THE ~~24~~ ^{APRIL} 17. COUNCIL VOTED TO KEEP THE OWNER OCCUPIED RULE IN EFFECT. THIS GIVES THE HOME ^{OTHER} OWNERS SOME PROTECTION. AND I AM TOLD IT NOW GOES TO PLANNING. PLEASE KEEP THE OWNER MUST ALSO RESIDE AT THE STR. IN EFFECT THAT WAY THERE IS SOME CONTROL. IT IS NOT FAIR TO THE ~~OTHER~~ HOME OWNERS TO HAVE TO LIVE NEXT TO A UNCONTROLLED HOTEL PEOPLE THAT HAVE WORKED ALL THEIR LIVES DESERVE TO HAVE SOME PEACE OF MIND IN THEIR OWN HOMES PLEASE KEEP THE OWNER MUST RESIDE AT THE STR IN EFFECT
THANK YOU
Randy SANDY
RESIDENT

TO HEAD OF PLANNING
& ZONING

MAY 28 2018

I LIVE IN DISTRICT 2 ON ANGEL STREET IN SANDY THIS IS A SINGLE FAMILY RESIDENTIAL ZONED DISTRICT. NOT A BUSINESS DISTRICT, NO APARTMENT DUPLEXES ETC. I HAVE LIVED HERE FOR 30 YEARS. LAST YEAR THE HOUSE NEXT DOOR TO ME WAS TURNED INTO A STR. SHORT TERM RENTAL (HOTEL) 5 OR 6 CAR LOADS OF PEOPLE THERE FOR 3 OR 4 DAYS, THEY LEAVE AND THEN HERE COMES SOME MORE PEOPLE CONSTANTLY DIFFERENT PEOPLE, NOISE UP TO 3 OR 4 CLOCK IN THE MORNING. DONT KNOW WHAT KIND OF PEOPLE THEY ARE DRUG ADDICTS, BURGLARS, OR WHAT. NOT SAFE FOR ANY ONE THAT LIVES ON THE SAME STREET. IT WAS NOT OWNER OCCUPIED AND CODE ENFORCEMENT MADE THEM STOP RENTING IT AS A SHORT TERM RENTAL. I HAVE BEEN ATTENDING THE CITY COUNCIL MEETINGS ON THIS. AND CITY COUNCIL VOTED TO KEEP THE OWNER OCCUPANCY RULE IN EFFECT, THE OWNER MUST ALSO LIVE IN THE SHORT TERM RENTAL HOUSE IF IT IS RENTED AS A SHORT TERM RENTAL. THIS IS A GOOD THING IT GIVES ALL THE OTHER HOME OWNERS THAT LIVE ON THE STREET, WHO HAVE WORKED ALL THEIR LIVES TO HAVE A HOME, SOME PROTECTION AND PEACE OF MIND. LIVING NEXT DOOR TO A SHORT TERM RENTAL WITHOUT THE OWNERS ALSO LIVING THERE IS (TERRIBLE) PLEASE KEEP THE OWNER OCCUPANCY OWNER MUST ALSO RESIDE AT THE SHORT TERM RENTAL HOUSE IN EFFECT

THANK YOU

Sandy
SANDY
RESIDENT

APRIL 24 2018

I LIVE IN DISTRICT 2 ON ANGEL STREET IN SANDY. THIS IS A SINGLE FAMILY ZONING DISTRICT. NOT A BUSINESS APARTMENTS OR DUPLEXES ETC. I HAVE LIVED HERE FOR 30 YEARS. LAST YEAR THE HOUSE NEXT DOOR TURNED INTO A STR (HOTEL). 5 OR 6 CARLOADS OF PEOPLE THERE FOR 3 OR 4 DAYS, THEY LEAVE AND THEN HERE COMES SOME MORE CONSTANTLY DIFFERENT PEOPLE NOISE UP TO 3 OR 4 CLOCK IN THE MORNING. DONT KNOW WHAT KIND OF PEOPLE THEY ARE DRUG ADDICTS BURGLARS OR WHATEVER NOT SAFE FOR ANY ONE THAT LIVES ON THE SAME STREET. IT WAS NOT OWNER OCCUPIED AND CODE ENFORCEMENT MADE THEM STOP. I HAVE BEEN ATTENDING THE COUNCIL MEETINGS ON THIS AND ON THE ~~2017~~ ^{APRIL} 17. COUNCIL VOTED TO KEEP THE OWNER OCCUPIED RULE IN EFFECT. THIS GIVES THE HOME ^{OTHER} OWNERS SOME PROTECTION. AND I AM TOLD IT NOW GOES TO PLANNING. PLEASE KEEP THE OWNER MUST ALSO RESIDE AT THE STR. IN EFFECT THAT WAY THERE IS SOME CONTROL. IT IS NOT FAIR TO THE ~~OTHER~~ HOME OWNERS TO HAVE TO LIVE NEXT TO A UNCONTROLLED HOTEL PEOPLE THAT HAVE WORKED ALL THEIR LIVES DESERVE TO HAVE SOME PEACE OF MIND IN THEIR OWN HOMES. PLEASE KEEP THE OWNER MUST RESIDE AT THE STR IN EFFECT
THANK YOU

Ruby SANDY
RESIDENT

Mike Wilcox

From: E. Vinc <emvinc07@gmail.com>
Sent: Monday, April 30, 2018 11:41 AM
To: Mike Wilcox
Subject: Short-term rentals

April 30, 2018

To whom it may concern,

I'm delighted and excited about the prospect of the city adopting a new ordinance allowing for the short-term rental of personal property. We own our home in Sandy, have raised a beautiful family here and have lived here for many, many, years. We are responsible citizens who care about this community and think it is in the best interest of us all to adopt a new, forward thinking ordinance, allowing for the careful use of surplus space in our home and for the ability to generate extra cash when needed-after all we are an aging community and our taxes are not fixed as is or will be our income.

We are excited at the prospect of participating in Airbnb. We enjoy getting to know good people from all over the country and world and enjoy traveling with the expectation of "earning travel credits", as well as a little extra income. We feel it a good way to promote understanding of principled peoples and cultures globally as well as nationally-it also gives our face and customs to them. Thus encouraging world and interstate understanding.

Airbnb people are vetted and are generally well principled, as are most renters. They receive a "rating" and "comments" about them after they have stayed at an Airbnb space and you may choose to reject or accept them for any reason based upon that information. With Airbnb I establish the rules of my own space and if they are not respectful of those rules, I may then write that in my review of their stay, which may limit their ability to rent with Airbnb in the future.

It is inconsistent that we can live next to a rental home and do not have a say in how it is used or who our neighbors are-nothing against most renters, but have restrictions upon whom we can "invite" into our own home for the same purpose. We are at a loss as to why long-term renters are allowed and short-term renters are not-it seems like "unequal access before the law".

It is in the best interest of all concerned to pass this resolution/ordinance. It promises to be a boon to us as a community and state with the prospect of added tourism dollars, and to visitors, who otherwise would have no where to stay during the ski season due to the unavailability of accommodations or their expense.

We believe that the people in our city are as broad minded and accepting of all peoples and cultures, as we like to hope we are. We hope that this proposed ordinance will be adopted quickly.

Sincerely, Ms. Vincent