



Sandy City Council Office

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MEMORANDUM

February 4, 2025

To: The Sandy City Council
CC: Dustin Fratto, Council Executive Director
From: Zach Robinson, Council District 3
Subject: STR Amendments

Over the past several months, I have been studying the issue of Short-Term Rentals (“STRs”) and working to develop thoughtful recommendations aimed at improving the City’s STR ordinance. The goal of these efforts has been to reduce disturbances, enhance compliance with existing laws, and provide better protections for community members, helping them enjoy their neighborhoods more peacefully. Additionally, ensuring the safety of guests residing in STRs has been an important consideration.

Included in the packet is a letter from the Community Development Department dated December 12, 2024. This letter provides an excellent summary of the issues that were reviewed, the recommendations that were considered, and the adjustments that have been incorporated. I appreciate the Community Development Department’s efforts in studying the issue and incorporating many of the recommendations brought forward. Their careful analysis and work on this matter have resulted in a well-balanced ordinance that reflects both community concerns and practical enforcement considerations. I support the ordinance as proposed, but I would like to highlight four additional recommendations for consideration:

1. Revisit the Renter Vacancy Period of one Consecutive Night Between Each Rental. I believe the one-night vacancy requirement should be removed as it restricts property owners and reduces rental income without a meaningful public benefit.
2. Fund STR Compliance Software. While state law prohibits the City from enforcing STR regulations solely based on whether a property is listed on a rental platform, the City can still use this information for investigative purposes. Therefore, I recommend that the Council explore funding options for this software in the next budget cycle.
3. Implement STR Applicant Training and Education. To help ensure that STR owners and operators better understand City policies and expectations, I recommend that the Community Development Department provide educational materials to each applicant and require them to complete a training video or training series as part of the application process.

4. Consideration of STR Revenue Allocation for Education and Enforcement. Revenue generated from STRs has continued to grow in recent years, totaling \$163,000 and \$207,000 over the past two years. Given this upward trend, it is reasonable to consider allocating a portion of these funds toward compliance software, training programs, and other initiatives that support responsible STR operations and effective enforcement.