



THE RENTAL REVOLUTION:

Adapting Land Use Planning for
the Age of Short-Term Rentals

MEET THE PANELISTS



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DISCUSSION OVERVIEW

2024 SESSION

House bill 180 & \$600k appropriation for compliance software

NOT SO KNOTWELL

Our thoughts on how to navigate the Notwell language

BEST PRACTICES

Sample ordinances and applications



2024 LEGISLATIVE SESSION

HB 180 (Rep. Bennion)

Requires municipalities and counties that allow STRs to adopt a STR ordinance

Prohibits operation of a STR unless the municipality or county issues a permit and the tax commission issues STC/STR numbers.

Provides requirements for STRs

NOT PASSED

\$600K APPROPRIATION

Statewide STR compliance monitoring
Administered by State Tax Commission

NOT FUNDED



NAVIGATING KNOTWELL

TOWN OF SPRINGDALE

Balancing tourist accommodation with community character.

GARFIELD COUNTY

Hot Compliance screenshots of listings & reviews

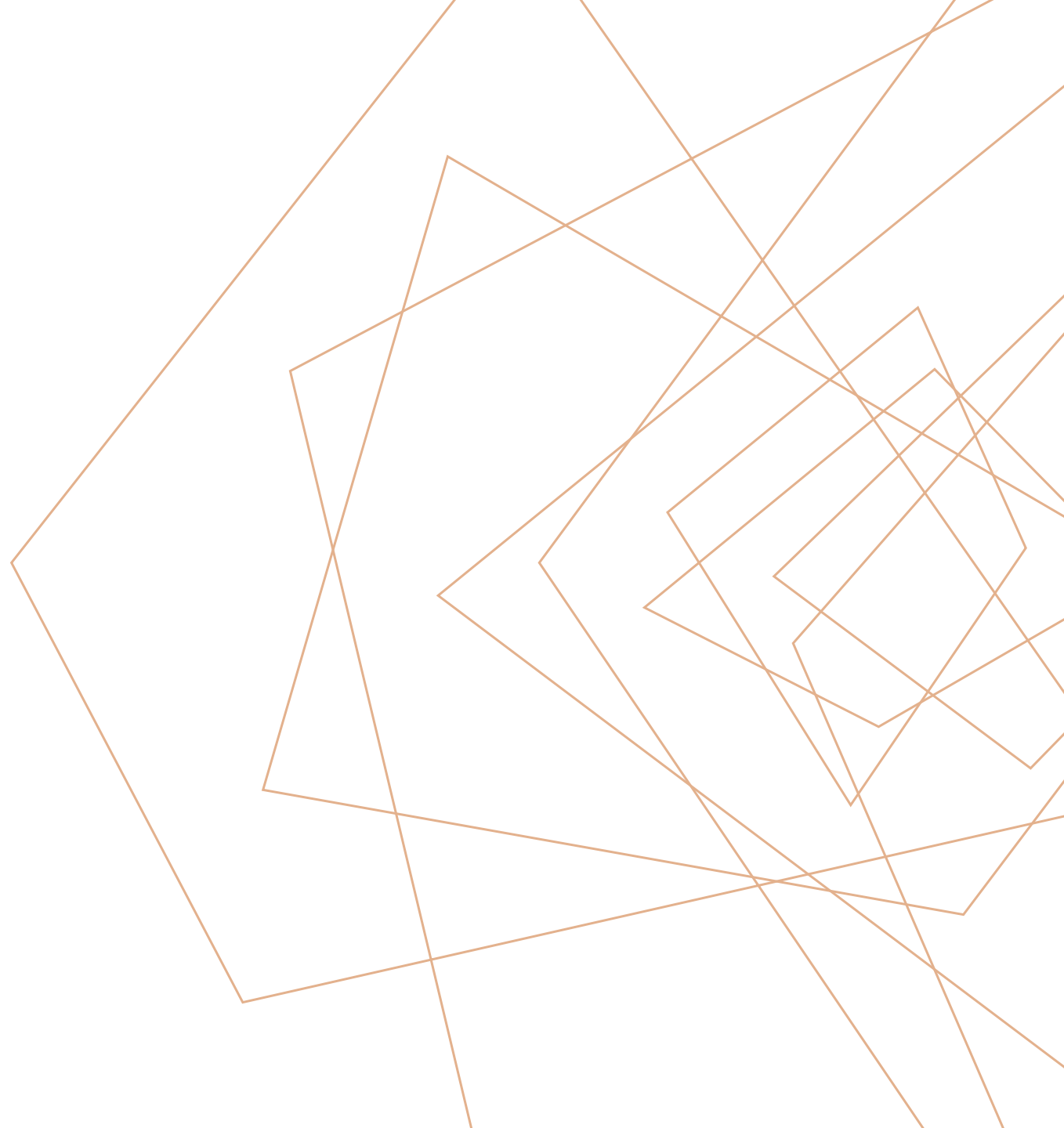
Site visits and knocking on doors

HURRICANE CITY

Use postings as a starting place

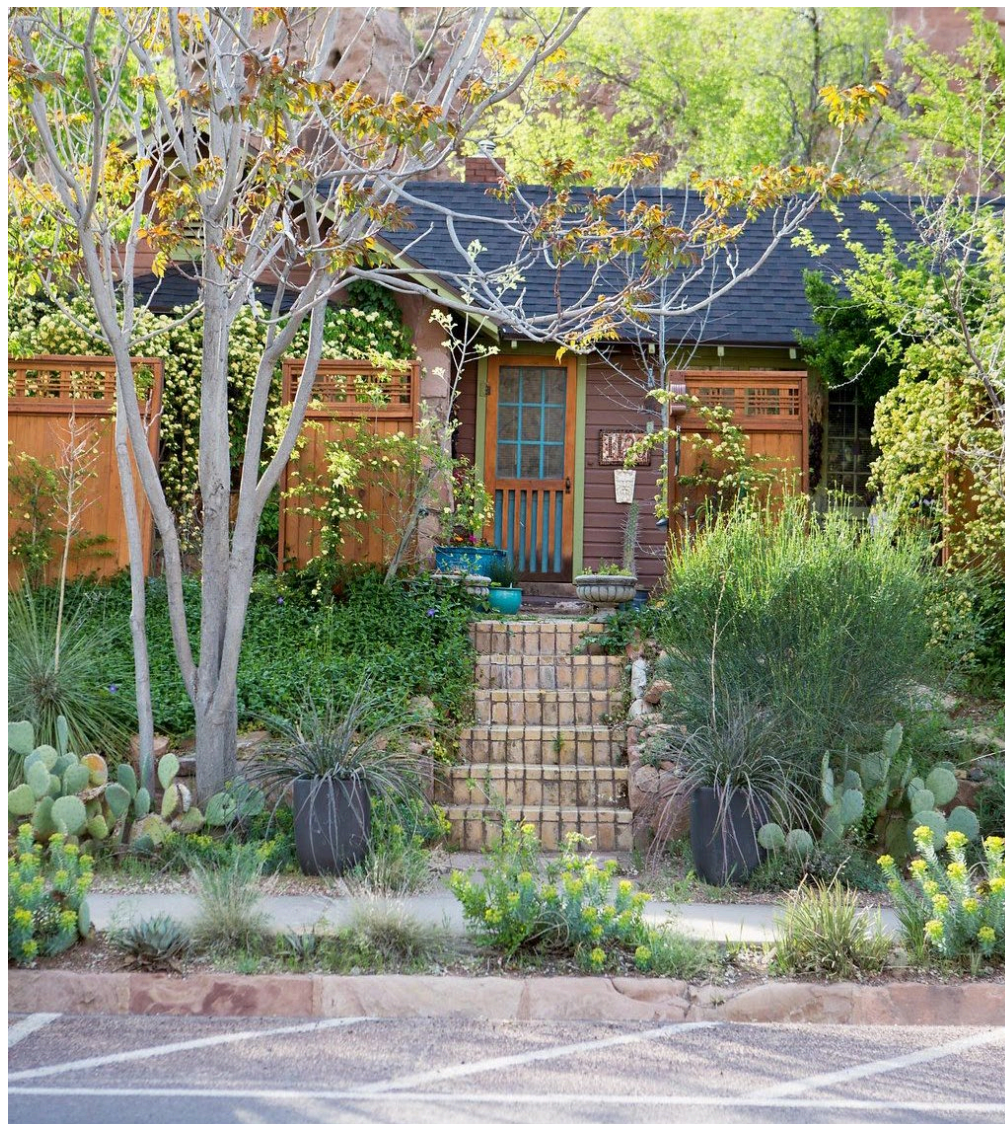
Rely on reviews and neighbor testimony

BEST PRACTICES



**TOWN OF
SPRINGDALE**









TOWN OF SPRINGDALE

GENERAL PLAN VISION AND GOALS

“Develop policies that ensure new lodging facilities will promote Springdale’s unique village atmosphere and enhance the quality of life. In keeping with its village atmosphere and unique character, the Town will adopt policies that result in hotels, inns, bed and breakfasts and other lodging facilities that promote the Town’s ‘in the Park’ feel, its small village scale, and its unique atmosphere. This goal is for the Town to have attractive, memorable, and unique lodging that complements the visitor’s experience in Zion Canyon and Zion National Park.”



TOWN OF SPRINGDALE

TRANSIENT LODGING OVERLAY ZONE

- New transient lodging (including STRs) only allowed in the TLO
- Requires legislative approval
- Limited application window
- Requirement to develop long-term residential uses in conjunction with new transient lodging units
- Enforcement tools built in (restrictive covenant recorded against property, annual compliance review with business license renewal)



GARFIELD COUNTY

GEOGRAPHY

5175 square miles

5,200 population

90% federal land

4.7% state land

5.2% private land

DESTINATIONS

Bryce Canyon | Capitol Reef | Canyonlands | Grand Staircase | Glen Canyon

Kodachrome | Petrified Forest | Red Canyon | Highway 12 | Panguitch Lake

SHORT-TERM RENTALS

355 unique STR units

9 municipalities

unincorporated

DEFINITIONS

Short-Term Rental

Glamping

General Commercial



DEFINITION

SHORT-TERM RENTAL (STR). A dwelling unit, or any portion thereof, being used for transient accommodation purposes, including but not limited to, single-family dwellings, multiple family dwellings, accessory dwelling units (ADU's), or any other dwelling unit for a period *typically* less than thirty (30) consecutive days.

Additionally, any dwelling unit that is listed on any accommodation website including but not limited to Airbnb, Vrbo, HomeAway, Trip Advisor, etc.; is hereby considered a Short-Term Rental and shall be subject to the regulations set forth in this Ordinance, even if the STR is rented out for a period longer than thirty (30) days.

ACCOMMODATION CLASSIFICATIONS

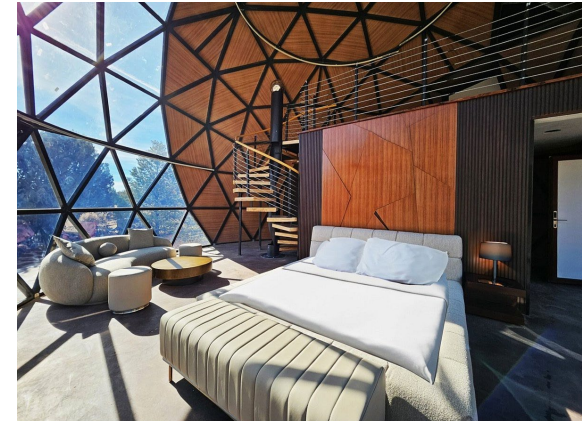
SHORT-TERM
RENTAL



GLAMPING



GENERAL
COMMERCIAL





BUILDING INSPECTION

egress | smoke/co2 | railings | GFCI | fire extinguisher | bedrooms
address/name sign | parking | contact info | property map

CONDITIONAL USE

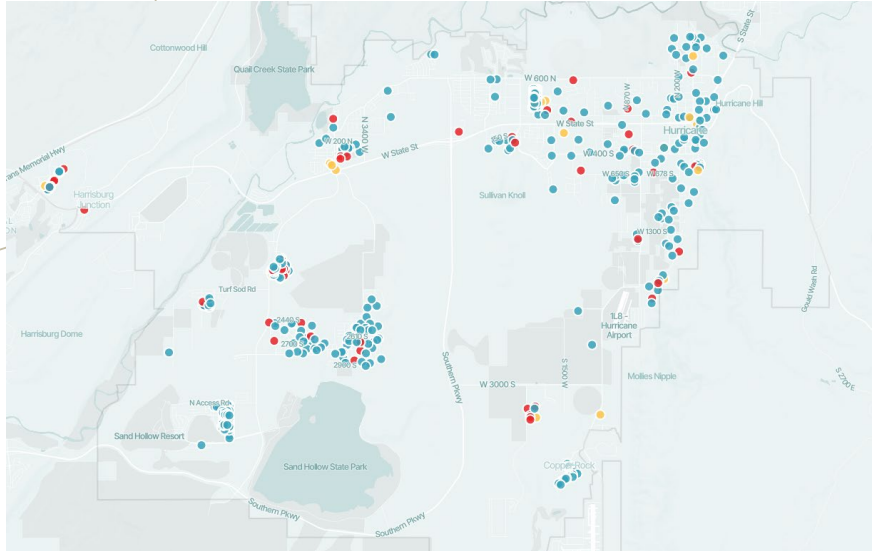
AG, FR, R, RE zones | 1 per parcel | location/access | parking |
compliance with STR ordinance

BUSINESS LICENSE

Inspection | conditional use | STR/STC numbers

PENALTY

class C misdemeanor | \$100/day fine



HURRICANE CITY

Regulate STRs in three ways

Residential hosting

Renting out a casita or guesthouse while the owner lives in the main house.

Recreation Resort

Renting out an entire home in a designated resort community.

Vacation Rental in a single-family zone

Renting out an entire home in an otherwise single family neighborhood. These are being phased out.




HURRICANE CITY

Enforcement

1. Switched enforcement of the short-term rental ordinance from a criminal action to a civil action.
2. Identify properties being used as a short-term rental via RentalScape.
3. Send up to three warning letters, give the owner 30 day warning period.
4. Issue a civil citation with a \$750 a day fine.
5. If citation is not appealed then move to small claims court.

Tips and Best Practices

- The goal is compliance not money-making, if you give owners the ability to get licensed let them get licensed.
 - Have clear standards for who can get a license, what those require, and what is a violation of the ordinance.
 - Make license revocation a staff level determination.
 - Require onsite or nearby management of some sort for all units.
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QUESTIONS?



THANK YOU!