

Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
January 18, 2022

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5 Present: Commission Members Lynn Jacobs (Chair), Alan Bott (vice-chair), Jim Clark,
6 Sharon Spratley
7 and Councilwoman Cecilee Price-Huish
8 City Attorney Clinton Drake
9 Planning Director Francisco Astorga
10 Asst City Planner Nicholas Lopez
11 Recording Secretary Darlene Baetz
12
13 Excused: Commission Member Sean Monson
14 City Engineer Lloyd Cheney
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17 **1. Welcome.**

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19 Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present.
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21 **2. Approval of minutes for January 4, 2022.**

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23 MOTION: Commissioner Clark made a motion to approve the minutes for January 4, 2022, as
24 written. Commissioner Bott seconded the motion.
25

26 VOTE: The motion passed unanimously (4-0).
27

28 *Meeting was moved to Council Conference Room at 6:32 p.m.*
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30 **3. Short Term Rental Work Session Discussion**

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32 This item is a work session discussion for code changes for short-term rentals. The Planning
33 Commission will provide a policy to the City Council by April 1, 2022. Planning Director Francisco
34 Astorga and Assistant Planner Nicholas Lopez discussed the definitions for Accessory Dwelling
35 Units and Short-term Rentals.
36

37 Accessory Dwelling Units (ADU) are defined as long-term rental with owner occupied.
38 Short-term Rentals are defined as housing rentals less than 30 days.
39

40 *Sharon Spratley arrived at 6:53 p.m.*
41

42 Staff discussed the code for ADU and Short-term Rentals in the surrounding cities which included
43 the cities of Centerville, NSL, West Bountiful, Woods Cross, Layton and Millcreek
44

45 Planning Director Astorga also discussed possible issues or concerns for short-term rentals, long-term
46 rentals and landlord.
47

48 Short-term rentals
49 Short term
50 Priced nightly

- 1 Business purposes
- 2 Transient
- 3
- 4 Long term rentals
- 5 Long term
- 6 Fixed monthly income
- 7 Residential Purposes
- 8 Possible more affordable
- 9
- 10 Landlord
- 11 Home Ownership
- 12 Cash flow - rent
- 13

14 Commission members had several concerns about short-term rentals which include:

- 15
- 16 1. Would there be responsiveness for maintenance or after-hours issues?
- 17 2. Ghost street – Has the entire street changed to Short-term rentals and is left without a feeling of
- 18 a neighborhood?
- 19 3. Would there be a decrease in long term housing?
- 20 4. Code Enforcement issues
- 21 5. Off-street Parking
- 22 6. Building safety for renters
- 23 7. Strike System for rentals/owners
- 24 8. Is a business license needed?
- 25 9. Is this a rental of entire home? Whole house vs. ADU vs. single room
- 26 10. ADU more restrictive than Short-term rental
- 27 11. City is providing a service of Short-term rentals.
- 28 12. Would the City have any liability?
- 29 13. Would the City receive any sales tax for short-term rental and how would it be enforced?
- 30

31 Chair Jacobs adjourned the meeting at 8:04 p.m.