



PLANNING COMMISSION STAFF EVALUATION – FIRST REVIEW

APPLICATION NO: 25-024A

APPLICANT: Hyrum City

PROPERTY OWNER: NA

PROPERTY ADDRESS: NA

PARCEL NUMBER: NA

PARCEL AREA: NA

CURRENT ZONE: NA

DATE: June 10, 2025

PLANNING COMMISSION MEETING: June 12, 2025

PLANNING COMMISSION ROLE: Recommending Body to City Council

APPLICATION TYPE: Ordinance Adoption - Legislative

NATURE OF REQUEST:

To consider the approval of an ordinance establishing a temporary land use regulation governing short-term rentals and similar transient housing uses pursuant to Utah Code 10-9a-504

OVERVIEW:

The current Hyrum City Zoning Ordinance lacks specific land use regulations governing Short-Term Rentals (“STRs”), including those listed on platforms such as Airbnb, Vrbo, and similar services. The increasing presence of unregulated STRs raises concerns related to parking, noise, public safety, housing availability, neighborhood stability, code enforcement, and equitable taxation. Staff has determined that a temporary land use regulation is necessary to preserve the existing character of residential neighborhoods and to prevent potentially incompatible land uses while the City undertakes a formal planning and public input process.

PLANNING COMMISSION RESPONSIBILITY:

1. The Planning Commission hold the required public hearing.
2. The Planning Commission have a thorough discussion on the draft ordinance, and recommends approval, approval with modification, disapproval, or request additional information to make a recommendation to the City Council.

STAFF RECOMMENDATIONS:

1. Support the temporary land use regulation.

STIPULATIONS:

1. This amendment is initiated by Hyrum City.

FINDINGS OF FACT:

1. The Public Hearing was noticed per Utah Code and City Code.
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ATTACHMENTS:

1. Prepared Ordinance

**HYRUM CITY
ORDINANCE NO. [2025-XX]**

**AN ORDINANCE ESTABLISHING A TEMPORARY LAND USE REGULATION
GOVERNING SHORT-TERM RENTALS AND SIMILAR TRANSIENT HOUSING USES
PURSUANT TO UTAH CODE § 10-9a-504**

WHEREAS, Hyrum City, Utah (“City”) is a municipal corporation and political subdivision of the State of Utah, authorized under Title 10, Chapter 9a of the Utah Code to enact land use regulations to promote the health, safety, and welfare of its residents; and

WHEREAS, Utah Code § 10-9a-504 authorizes the City Council to enact temporary land use regulations for any part or all of the area within the municipality if the City Council makes a finding of compelling, countervailing public interest or where the area is unregulated; and

WHEREAS, The City currently lacks specific land use regulations governing Short-Term Rentals (“STRs”), including those listed on platforms such as Airbnb, Vrbo, and similar services; and

WHEREAS, The increasing presence of unregulated STRs raises concerns related to parking, noise, public safety, housing availability, neighborhood stability, code enforcement, and equitable taxation; and

WHEREAS, The City Council finds that these concerns constitute a compelling, countervailing public interest, and that immediate action is required to study and regulate STRs appropriately while maintaining the status quo; and

WHEREAS, A temporary land use regulation is necessary to preserve the existing character of residential neighborhoods and to prevent potentially incompatible land uses while the City undertakes a formal planning and public input process.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HYRUM, UTAH, that:

SECTION 1: Title

This ordinance shall be known as the Short-Term Rental Temporary Land Use Regulation Ordinance.

SECTION 2: Definitions

For purposes of this Ordinance:

- “Short-Term Rental” (STR) means the rental of any dwelling unit, or portion thereof, intended for a period of thirty (30) consecutive days or less, whether advertised or offered through online platforms or by other means.

- “Owner-Occupied STR” means a short-term rental where the owner resides on the premises during the guest's stay.
- “Non-Owner-Occupied STR” means a short-term rental where the owner does not reside on the premises during the guest's stay.

SECTION 3: Temporary Regulation Imposed

Upon passage of this Ordinance, and for a period not to exceed six (6) months, the following temporary land use regulations are imposed:

1. Prohibition of New STRs: No new short-term rentals, whether owner-occupied or non-owner-occupied, shall be established or operated within the City.
2. Suspension of Licensing and Permits: The City shall not issue any new business licenses, conditional use permits, building permits, or other land use approvals for STRs during the term of this Ordinance.
3. Existing STRs: Properties lawfully operating as STRs prior to the effective date of this Ordinance may continue to operate, provided they:
 - Are current on all required licensing and tax obligations;
 - Do not expand operations or increase occupancy limits; and
 - Do not change ownership or use during the moratorium period.

SECTION 4: Exceptions

This Ordinance shall not apply to:

1. Hotels, motels, or bed and breakfasts that are already regulated under existing zoning;
2. Long-term rentals (more than 30 consecutive days);
3. Home-sharing arrangements that do not meet the definition of a STR as defined herein.

SECTION 5: Purpose of the Moratorium

The purpose of this temporary land use regulation is to:

- Conduct a comprehensive review of the City’s land use regulations and zoning ordinances;
- Study the impact of STRs on neighborhoods, housing affordability, public infrastructure, and community character;
- Develop appropriate regulations, if any, for the licensing, zoning, taxation, and enforcement of STRs;

- Solicit public input and consider policy options in consultation with stakeholders.

SECTION 6: Duration

This temporary regulation shall remain in effect for one hundred eighty (180) days from the effective date of this Ordinance, unless sooner repealed or extended by the City Council pursuant to Utah Code § 10-9a-504(2).

SECTION 7: Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected and shall remain in full force and effect.

SECTION 8: Effective Date

This Ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Hyrum City Council this ____ day of _____, 2025.

Stephanie Miller, Mayor

ATTEST:

Stephanie Fricke, City Recorder