

SOUTH JORDAN CITY
COMBINED CITY COUNCIL &
PLANNING COMMISSION STUDY MEETING

September 17, 2024

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, City Attorney Ryan Loose, Assistant City Attorney Greg Simonsen, Director of Strategy & Budget Don Tingey, Director of City Commerce Brian Preece, Director of Public Works Raymond Garrison, Associate Director of Public Works Colby Hill, CFO Sunil Naidu, City Engineer Brad Klavano, Director of Administrative Services Melinda Seager, Director of Planning Steven Schaefermeyer, Police Chief Jeff Carr, Deputy Fire Chief Ryan Lessner, Director of Recreation Janell Payne, Communications Manager Rachael Van Cleave, IS Technician Michael Erickson, IS Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Meeting Transcriptionist Diana Baun, Planning Commission Chair Michele Hollist, Planning Commissioner Nathan Gedge, Planning Commissioner Laurel Bevans, Planning Commissioner Sam Bishop

Absent: Planning Commissioner Ray Wimmer

Others: Greg, HBO, Samsung SM-G973U, NS, Renee, C Brienzen, Google Pixel 7,

4:37 P.M.
STUDY MEETING

A. Welcome, Roll Call, and Introduction: *By Mayor, Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation: *By City Commerce Director, Brian Preece*

Director Preece offered the invocation.

C. Mayor and Council Coordination

D. Discussion/Review of Regular Council Meeting

E. Annual Training

E.1. Open and Public Meetings Act, Land Use, Ethics, Fraud Reporting, and Utah Political Activities of Public Entities Act Training. *(By City Attorney, Ryan Loose)*

Assistant City Attorney Greg Simonsen reviewed his prepared presentation on Land Use, specifically exactions (Attachment A).

City Attorney Ryan Loose shared and reviewed three videos from the State Auditor Website on the Open and Public Meetings Act, Ethics, Political Activities of Public Entities Act, and Fraud Reporting.

City Manager Dustin Lewis gave a brief overview of city's current nepotism policy and recent changes made.

F. Discussion Item

F.1. Short Term Rentals. *(By Assistant City Manager, Jason Rasmussen & City Attorney, Ryan Loose)*

City Attorney Ryan Loose reviewed his prepared presentation on Short-Term Rentals (Attachment B). He asked the council if they believe someone should be required to live on the property, or how close should they live to the property.

Council Member McGuire preferred the owner live there, but acknowledged that wasn't realistic and said there should at least be a contact within an hour's distance of the property.

Council Member Zander responded she would prefer having someone able to be on the property with 72 hours or less, possibly 24 hours.

Chief Carr added that the biggest complaint received is that they can't get a hold of whoever is responsible for the property when dealing with a large party or other big issue.

Council Member Johnson noted that if a manager or the owner lives on the property, they are going to control what's going on much more effectively.

Council Member Harris noted that in comparison, an apartment complex has a manager that takes care of things immediately, in a condo there is usually an association with elected members living on-site to take care of situations. Even in hotels, there are hotel staff to take care of things immediately. This is the only scenario that doesn't have that requirement.

Council Member Johnson added these are also in a residential area, and when living in a residential area you expect a certain quality of life that bringing a business affects.

Mayor Ramsey noted that she knows many people living in our city who own short-term rentals in other areas that are more than an hour away, many times a few hours away. We don't know

where the owners of our current short-term rentals reside, we are not a resort community, we do not charge a resort tax; we do however have some short-term rentals and we need to figure out what standards we want going forward.

Council Member Zander asked for an estimate of current short term rentals in the city.

Attorney Loose doesn't have those exact numbers, but he can run an Air DNA Report after tonight to get that information.

Council Member Zander asked how many current short term rentals in the city are estimated to have a business license currently.

Attorney Loose responded that none currently have them because they weren't available. However, if the council decided to begin requiring them they would start proactively reaching out to owners when they are discovered.

Council Member Harris noted that the city has no legal duty to allow or offer short-term rentals, and Attorney Loose confirmed that.

Attorney Loose noted that there is an expectation out there, and if they were totally banned people would start pushing their legislators to make changes and make an example of the cities or areas banning them. If they want to consider a full prohibition, he recommended they seriously consider the concept of people's right to use their property. He suggested finding a solution that gives the council control to keep the character and residential feel of neighborhoods while balancing the fact that they can't stop people from renting their house out permanently when they go from a starter home to their next home.

Council Member Harris noted that with the nature of short-term rentals, the owners don't know the people renting the property, they aren't doing background checks on anyone, and problems happen similar to police having to show up at a hotel. Things will pop up and he thinks in our city we have good, respectable people living here. When we have people coming into the city who chose not to behave that way, of course police will respond but we should also expect responsive owners who will take action. He suggested expecting the level of action to be more like a hotel, where they would take swift action and have the ability to get there quickly and address the situation. These short-term rentals are competing with short-term rentals and he feels that expectation would help maintain who we are as a city.

Attorney Loose noted that the root of the problem is access to the owners/managers of these properties when there is an ongoing issue since the occupants are constantly changing.

ADJOURNMENT

Council Member McGuire motioned to adjourn the September 17, 2024 City Council Study Meeting. Council Member Zander seconded the motion; vote was 5-0 unanimous in favor.

The September 17, 2024 City Council Study meeting adjourned at 6:32 p.m.

UNAPPROVED