



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
7/2/2024

Item Type:
Work Session

Subject: Briefing on recommendation from the Zoning and Development Advisory Committee on Occupancy limitations and rental properties, particularly Short Term Rentals

Prepared By: Patrick Baugh, Director of Community Development

Background:

The Zoning and Development Advisory Committee discussed the issues of number of unrelated occupants in a dwelling and short term rental properties over several months. The discussions ranged from the locations of properties, the costs, and behavioral issues to regulatory authority, land rights and complaint responses. Staff also introduced the potential increase in the number of short term rentals created by the SMU sporting events now that the university has joined the Atlantic Coast Conference.

On the issue of the number of Unrelated Occupants: the Committee did not recognize any reason to modify current regulations. Staff intends to propose an amendment to the Zoning Ordinance that would clarify the occupancy regulations and limitation of unrelated individuals.

On the issue of Short Term Rentals: the Committee recommends that any new regulation of rental properties ought to be delayed and crafted in response to the demand created by SMU sporting events. This decision could wait until the first football season closes to yield the spectator turn-out. Staff is working on various methods to verify total spectator turn out at the SMU football games.

Fiscal Impact:

- ☐ Not Applicable
- ☐ Budget Amendment Required
- ☐ Proposed Revenue
- ☐ Proposed Expenditure – Capital Improvement Program Budget

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



	Theme	Action Item(s)
<input type="checkbox"/>	Affirming Sense of Place	
<input type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input type="checkbox"/>	Preparing for the Future	
<input type="checkbox"/>	Not Applicable	

Recommendation:

Staff will be present to respond to any questions.

Attachments: