

MURRAY CITY MUNICIPAL COUNCIL

Short Term Rentals – WORKSHOP

Minutes of Tuesday, August 27, 2024

Murray City Hall, 10 East 4800 South, Poplar Meeting Room, Murray, Utah 84107

Attendance:

Councilmembers:

Paul Pickett	District #1
Pam Cotter	District #2 – Council Chair
Rosalba Dominguez	District #3 -
Diane Turner	District #4
Adam Hock	District #5 – Council Vice-Chair

Others:

Brett Hales	Mayor – Via Telecom	Jennifer Kennedy	City Council Executive Director
Doug Hill	Chief Administrative Officer	Crystal Brown	Council Administration
G.L. Critchfield	City Attorney	Brenda Moore	Finance Director
Phil Markham	CED Director	David Rodgers	CED Senior Planner
Elvon Farrell	CED Specialist	Zac Smallwood	CED Planning Manager
Joey Mittelman	Fire Chief	Dave Carr	Citizen

Council Chair Pam Cotter began the workshop at 3:00 p.m.

City Council Director Jennifer Kennedy gave an overview of the short-term rental situation in the city. She explained the current moratorium on short-term rentals and that the Council has until January 20, 2025 to implement a short-term rental ordinance. She explained the purpose of the workshop was to give city staff direction on what the council would like to see in a short-term rental ordinance.

Councilmember Paul Pickett stated he has heard concerns related to allowing short-term rentals in residential neighborhoods. His constituents are worried that allowing short-term rentals in neighborhoods could lead to problems with parking and noise.

Councilmember Diane Turner said she hasn't heard much on the subject of short-term rentals, however when she asks her residents about them, they are concerned about the impact they have on housing.

Councilmembers Adam Hock and Rosalba Dominguez said they have heard from constituents on both sides of the issue, some people want them and some do not.

A discussion about how short-term rentals tend to drive up the cost of housing took place between the councilmembers. Councilmember Turner stated she does not see how short-term rentals benefit the city and saw no reason to allow them.

Councilmember Cotter stated that several homes in her district have been purchased by corporations and are being rented out as long-term rentals. She does not have a problem with long-term rentals but she has concerns about short-term rentals. She reminded the other councilmembers that a survey of Murray residents in 2022 showed that a majority of the respondents do not want short-term rentals in their neighborhoods.

Councilmembers analyzed a draft short-term rental ordinance that was presented to them in 2021 (Attachment #1). They asked clarifying questions about the proposed ordinance and discussed what zones they would like to allow short-term rentals operate in within the city.

Councilmember Hock suggested prohibiting short-term rentals from operating in any residential zone in the city but allowing them to operate in the Residential Neighborhood Business zone. After discussion amongst the Council, it was decided to not allow any short-term rentals that were unhosted (a unit where the owner vacates the property while it is rented to short-term guests) in the city.

Councilmembers discussed allowing hosted short-term rentals where the owner remains on-site while the property is rented to short-term guests. There was consensus to allow hosted short-term rentals in the city. The Council directed the staff to create an ordinance allowing short-term rentals in residential and mixed-use zones throughout the city.

Staff was also asked to research and incorporate how to regulate short-term rentals and penalties for noncompliance into the ordinance.

The meeting was adjourned at 5:15 p.m.

Jennifer Kennedy
Council Executive Director