

**CITY OF MOAB, TOWN OF CASTLE VALLEY, AND GRAND
COUNTY, UTAH
RESOLUTION NO. 3135, SERIES 2018**

**RESOLUTION TO MAINTAIN LOCAL ZONING AUTHORITY OVER
SHORT-TERM RENTAL USES**

WHEREAS, the Grand County, Moab City and Castle Valley Town Councils (herein "the Councils") have each adopted their own General Plans;

WHEREAS, the Councils have each adopted Land Use Code for the purpose of regulating land use, subdivision and development in accordance with their respective General Plans;

WHEREAS, the Councils are charged with enacting policies that protect the health, safety, and welfare of their citizens;

WHEREAS, the Councils agree that local authority in the application of zoning regulations is necessary to protect the health, safety, and welfare of their citizens;

WHEREAS, the Governor of Utah on a visit with the City and County Councils in Moab October 4, 2017 expressed support for local zoning control;

WHEREAS, the Councils recognize that short-term rentals (herein "STRs") that conform with local zoning can benefit communities;

WHEREAS, the Councils also acknowledge: that every community is unique; that local government by virtue of being closest to its constituents can be most responsive to their needs; and that local control is important in deciding how and where uses like STRs fit in a community - rather than applying a one-size-fits-all approach to all of Utah;

WHEREAS, the Land Use Code in Moab City and Grand County indeed allows for STRs in specific zones, and the Town of Castle Valley allows rentals when greater than 25 days;

WHEREAS, the 2017 Moab Area Affordable Housing Plan indicates that 30% of housing units in Grand County are either STRs or second homes;

WHEREAS, resort communities including Moab, Castle Valley and Grand County have also experienced negative impacts from illegal STRs, particularly in residentially zoned neighborhoods;

WHEREAS, the Councils thus agree that the operation of illegal STRs has the potential to adversely affect the health, safety, and welfare of their citizens, the integrity of neighborhoods in their jurisdictions, and the overall quality of life in their communities;

WHEREAS, the Senator and two Representatives representing Grand County have asked for a joint resolution confirming the Councils' agreement on this matter;

WHEREAS, the Councils endeavor to make clear and certain to the Utah Legislature and State Leadership their position on this matter;

WHEREAS, the passing of HB 253 in 2017 has benefited illegal STRs while making it more expensive and labor-intensive for communities to hold them accountable; therefore the Councils strongly oppose HB 253;

WHEREAS, the Grand County, Moab City and Castle Valley Town Councils considered this item in public meetings held respectively on March 6, 2018, March 12, 2018 and March 7, 2018.

NOW, THEREFORE, BE IT RESOLVED by the Grand County Council, Moab City Council and Castle Valley Town Council that they do hereby approve this resolution calling upon the State of Utah:

- 1) To allow local governments to regulate local land use including short-term rentals.
- 2) To allow local governments to regulate short-term rentals.

APPROVED by the Moab City Council, Castle Valley Town Council and Grand County Council in open session this 6, day of March 2018, this 12, day of March 2018, and this 21 day of March 2018, respectively by the following votes

City of Moab

Those voting aye: M Niehaus, CM Dorcasary, CM Duncan, CM Guzman-Neter, CM Jones, CM Knutson, Boyd
Those voting nay: none
Those absent: none

Town of Castle Valley

Those voting aye: M Duncan, CM Drogin, CM Hill, CM Holland, CM O'Brien
Those voting nay: none
Those absent: none

Grand County

Those voting aye: CM Trim, CM McGann, CM Halliday, CM Clapper, CM Paxman
Those voting nay: none
Those absent: CM Hawks, CM Wells


ATTEST:

Rachel Stenta
Rachel Stenta, Recorder

City of Moab


Emily Niehaus
Emily Niehaus, Mayor

ATTEST:



Jocelyn Buck, Clerk

Town of Castle Valley



Jazmine Duncan, Mayor

ATTEST:



Diana Carroll, Clerk/Auditor

Grand County



Mary McGann, Council Chair

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