

Minutes of the Joint Work Session on August 4, 2020 to join meeting please navigate to the following web link at the time of the meeting **Join Zoom Meeting:**  
<https://us02web.zoom.us/j/81029120777> Meeting ID: 810 2912 0777 one tap mobile: +13462487799 US (Houston), +16699006833 US (San Jose)

**Agenda Items:**

- **Call to Order** – Gage Froerer – Chair, Weber County Board of Commissioners  
Commissioner Froerer stated that there would be no Public Comment at this meeting. There were a number of comments written and verbally asking the County Commissioners to ban nightly rentals in the County. Commission Froerer explained that because of HB253 passed in the Legislation in 2017 that is not allowed. What is allowed is for the County to allow provisions and enforcement dealing with nightly rentals.
- **Pledge of Allegiance** – John Lewis, Chair – Ogden Valley Planning Commission
- **Roll Call** – Charles Ewert, Principal Planner & Zoom Meeting Moderator

**Weber County Commission**

Gage Froerer (Chair)  
James “Jim” Harvey  
Scott Jenkins

**Ogden Valley Planning Commission**

John Lewis (Chair)  
Shanna Francis (Vice Chair)  
Ron Lackey  
John Howell  
Chris Hogge  
Jeffrey Burton  
Steven Waldrip

**Western Weber Planning Commission**

Bren Edwards (Chair)  
Gregory Bell (Vice Chair)  
Sara Wichern  
Andrew Favero  
Bruce Nilson  
Wayne Andreotti-excused

**Work Session Items** – Rick Grover, Planning Director

**WS #1:** Multi-commission collaborative work session regarding short-term rentals within unincorporated Weber County.

- Opening Comments – Chair Froerer

**All presentation slides will be available on Monday, August 3<sup>rd</sup>, at the following link:**

<https://frontier.co.weber.ut.us/p/Project/Index/10593#documents>

- Presentation & Discussion – Current state of short-term rentals in Weber County – Scott Perkes, Staff Planner
- Presentation & Discussion – Enforcement of short-term rentals – Eric Brown, Account Executive - Host Compliance
- Presentation & Discussion – State of Utah HOA Legislation – Michael Johnson, CEO - HOALiving
- Presentation & Discussion – Economic impact of short-term rentals – Sara Toliver, President/CEO - Visit Ogden
- Director Grover introduced the keynote speakers and explained that staff sent out mailers to all residents in the Ogden Valley, letting them know if they were zoned for nightly rentals and which areas are not zoned for nightly rentals. He introduced the Presenters for the meeting. Public Comment were taken by email only until 5:00 pm on August 4, 2020. The next scheduled meeting for the Work Session we will be taking public comments.
- 
- Commissioner Jenkins asked Commissioner Froerer if he would explain the comments you made in the beginning of the meeting, you said we could not exclude nightly rentals.
- 
- Chair Froerer explained how HB253 was written, the County can do short-term rentals, Cities and Counties cannot outlaw nightly rentals.
- 
- Mr. Perkes showed a power point presentation on the current state of short-term rentals within the unincorporated Weber County.
- 
- Matt Wilson, County Attorney stated that we could not outright ban nightly rentals. However, the county can designate what zone that this is allowed in, but we cannot say that nightly rentals are not allowed in all zones.
- 
- Commissioner Jenkins does not agree with Mr. Wilson's explanation.
- 
- Chair Froerer asked how the zones were determined where the nightly rentals can work?
- 
- Mr. Perkes explained the different zones and where they are allowed on the zoning map.
- 
- Chair Lewis stated that he disputes there being upwards of 600 rentals in the Ogden Valley. He said there are probably more in his opinion.
- 
- There was a discussion on PRUD's and HOA regulations and how the County can enforce a potential short-term rentals ordinance.
- 
- Eric Brown commented on HB253 and Current state of short-term rentals in Weber County. Mr. Brown gave a power point presentation on 3<sup>rd</sup> party enforcement support.
- 
- Michael Johnson, State of Utah HOA Legislation CEO – HOALiving shared his power point presentation to the Commissioners and staff regarding HOA ability to enforce private covenants.
- 
- Mr. Johnson said that the company works with all entities.
- 
- Sara Toliver, President/CEO - Visit Ogden, shared her power point presentation.
  - Public Input

- Summary of publicly submitted written comments – Scott Perkes, Staff Planner

The deadline to submit comments for this meeting only is **Monday, August 3<sup>rd</sup> at 12:00 pm**. Additional public comments may be submitted prior to or during future public meetings and hearings to be held on this item.

Concluding Comments, Next Steps, & Proposed Meeting Dates – Chair Froerer, Chair Lewis, & Chair Edwards

**Meeting Adjourned: The meeting adjourned at 7:30 pm**

**Respectfully Submitted,**

*Angela Martin*

**Angela Martin, Lead Office Specialist  
Weber County Planning Commission**