

**VERNAL
ORDINANCE 2024-16**

**AN ORDINANCE OF THE VERNAL CITY COUNCIL ADDING SECTION 16.20.407
- EXTENDED STAY HOTELS.**

WHEREAS, the City Council finds that the regulation of extended stay is necessary for orderly growth and conduct of business within the City, and;

WHEREAS, the City Council deems it to be in the best interest of the health, safety and welfare of the citizens to incorporate the following changes to the provisions of the Vernal City Code, and;

WHEREAS, the City Council has received input from the public at large in duly noticed open meetings, and has considered and discussed the advantages and disadvantages of such regulation.

NOW THEREFORE, be it ordained by the Council of the Vernal, in the State of Utah, as follows:

SECTION 1: ADOPTION “Section 16.20.407 Extended Stay Hotels” of the Vernal Municipal Code is hereby *added* as follows:

ADOPTION

Section 16.20.407 Extended Stay Hotels(*Added*)

- A. The purpose of this ordinance is to ensure extended stay facilities provide safe, comfortable, and well-managed accommodations for transient guests staying for extended periods, while preventing their misuse as long-term living accommodations. This ordinance aims to promote economic growth while promoting harmonious development and ensuring the well-being of both guests and the surrounding community by preserving the character and quality of this community. Furthermore, in recognizing extended but non-permanent occupancy, the city acknowledges that an extended stay hotel does not provide “temporary sleeping accommodations.” Therefore, the Innkeeper’s Rights Act, Utah Code Annotated Title 29, Chapter 2, shall not apply.
- B. For the purposes of this chapter Extended Stay Hotel shall be defined as a facility offering lodging services primarily to guests staying for extended periods of 30 days or more to not exceed 180 days in a 12 month period, with amenities such as kitchen facilities, housekeeping, and concierge services. Extended stay hotels are intended for extended, non-permanent occupancy and are therefore distinct from traditional hotels, which provide temporary sleeping accommodations. Additionally, extended stay hotels differ from residential apartments as they do not provide for permanent residency.

C. Extended stay hotels are permitted in the following zones:

1. C-2 Commercial Zone
2. CC-1 Central Commercial Zone
3. CP-2 CCP-1 Planned Commercial Zones
4. I-1 Industrial Zone
5. MX Mixed Use Zone

D. Operational Requirements shall be as follows:

1. Maximum Length of Stay: Guests may not stay for more than 180 days in a 12 month period.
2. Guest Registration: Extended stay hotels must maintain a guest registration system, including check-in and check-out dates, to verify compliance with maximum length of stay requirements. Records must be available for inspection by the city upon request.
3. Room Amenities: Each unit must meet IBC standards and be equipped with:
 - a. A minimum of two (2) seventy (70) square foot living/ sleeping spaces.
 - b. A bathroom with a toilet, sink, and shower or bathtub.
 - c. All furniture shall be provided by the hotel.
4. Kitchen Facilities: Each unit must be equipped with a kitchenette that meets the International Building Code (IBC) standards, including:
 - a. A minimum of 50 square feet of kitchen space.
 - b. A sink with hot and cold running water.
 - c. A sanitary sink for washing dishes.
 - d. A refrigerator with a minimum capacity of 5 cubic feet.
 - e. A microwave oven.
 - f. A cooktop (not a hot plate).
 - g. At least two dedicated electrical outlets in the kitchen area.
 - h. A countertop area of at least 4 linear feet.
 - i. Full kitchen facilities (i.e., stove, oven) are not permitted.
5. Housekeeping Services: Housekeeping services must be provided at least once a week for each unit and documentation kept to show compliance with housekeeping requirements to be available for inspection by the city upon request.
6. Signage: Extended stay hotels must display signage at the entrance and within each unit indicating that the facility is an extended stay hotel and not intended for permanent residence.
7. Mixed Use Within a Building: Portions of a building may be designated for extended stay use while other portions are designated for short-term stays or other uses. The designation must be clearly documented on the approved master site plan and in guest registration systems.

E. Building and Site Requirements shall be as follows:

1. Parking Requirements in accordance with 16.26 of this code parking shall include:
 - a. Extended stay hotel rooms: 2 parking spaces per unit.

PASSED AND ADOPTED BY THE VERNAL COUNCIL

AUGUST 7, 2024

	AYE	NAY	ABSENT	ABSTAIN
Councilmember Robin O'Driscoll	<u>X</u>	_____	_____	_____
Councilmember Corey Foley	<u>X</u>	_____	_____	_____
Councilmember Ted Munford	_____	_____	<u>X</u>	_____
Councilmember Edward Long	<u>X</u>	_____	_____	_____
Councilmember Randel Mills	<u>X</u>	_____	_____	_____

Presiding Officer

Attest

Doug Hammond
Doug Hammond, Mayor, Vernal

Roxanne Behunin
Roxanne Behunin, City Recorder,
Vernal

