

Jan 10, 2022

TO: Tom Dansie, Rick Wixom, Mayor Bruno, Town Council Members and Planning Commission Members

FROM: Allan Staker

RE: TOWN COUNCIL MEETING Jan 12,2022, Legislative Action Item D1.

[1. Consideration of Ordinance 2022-01 – Enacting a temporary land use regulation to prohibit the development of new transient lodging facilities and the conversion of existing structures to transient lodging uses](#)

I am opposed to both the moratorium and long-term proposal to limit the kinds of development, relating to short term rentals, that can be done on privately owned properties for the following reasons:

1. Limiting development opportunities is a “taking” of property rights. Utah is a property rights state and an owner should have more “rights” than non-owner neighbors to determine what he can do on his property (always within reason.)
2. Limiting short term rentals on properties which are presently zoned for such will greatly diminish the value of those properties.
3. Limiting short term rentals on some properties will, by virtue of the laws of supply and demand, significantly increase the values of those properties already developed and operating as short term rentals. Thus the Town will determine those who are the winners and those who are the losers regarding the potential for income on those properties.
4. The town is already 85% built out and the tenor of the town will not significantly change by the future development of the remaining 15%.
5. The idea of limiting short term rentals may be popular among certain groups of the population, perhaps even large groups, however, public opinion should never supersede the rights of property owners.

Sincerely,  
Allan Staker