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From: **Matt Rayner** <[REDACTED]>
Date: Wed, May 18, 2022 at 1:20 PM
Subject: Vacation Rental Ordinance
To: Thomas Dansie <tdansie@springdale.utah.gov>

Hello, I am asking you to consider the implications of the new vacation rental ordinance. I will illustrate this point by what I believe is at stake for me.

A few years ago I spoke with Tom about adding more vacation rentals to my property. I wanted to hurry and get approval to protect my ability to develop my property before a moratorium on vacation rentals was enacted. He said the town had looked at a moratorium and the town attorney said it would not be legal. Unfortunately I waited to have the design work done until I was ready. This new ordinance takes two things from me.

1. I am currently in the process of subdividing the vacation rentals on my lot onto a separate parcel. This would allow me to acquire a residential mortgage for them. Residential rates are typically better than commercial and fixed. One of the, perhaps, unintended consequences of this new ordinance would render my subdivision non-conforming. Thus, not possible as I understand it.
2. My option to add more vacation rentals to my Central Commercial property will be eliminated. This is because of its proximity to other commercial properties that have vacation rentals. Although my property is not adjacent to any of them, my property fails the proximity test because of two properties that are greater than 300 feet and one that is greater 500 feet from SR 9, a property on another street not on SR9 and two properties across SR 9. All of these other properties would be non-conforming under the new ordinance. Mine would be conforming in every way except proximity. I feel the proximity requirements are unfair and arbitrary.

This ordinance, as it is written, has incredibly large and long term financial implications for my family. Thank you.

Matt Rayner