

# Will Provo Choose The Right?

## The Issue:

City Councilman Dave Knecht is proposing to change the definition of “Family” in the city zoning code. Under the changes, a homeowner who does not live in his/her own home will be limited to renting to two unrelated persons instead of three as presently permitted. We believe this could negatively impact seniors, singles, students, and small mom-and-pop investors. It is also a serious encroachment on the property rights of Provo’s homeowners.

## Who’s Affected?

- Senior citizens—their retirement is in jeopardy because Knecht’s plan would reduce their potential income from renters, making them less able to pay their mortgages and causing their property values to drop.
- Gainfully employed, taxpaying singles of all ages and walks of life trying to keep their own homes by renting to other responsible adults that contribute to their neighborhoods. Do we not value what those individuals have to offer, and is it right to dictate where they can live based on marital status?
- Mom-and-pop investors—those who have moved out, but decided to keep their homes or hold properties as an alternative to more volatile stock market investments. Even if their specific situation is grandfathered in under the new law, the value of their property would be heavily reduced if they tried to sell. If the rules change, their losses could be substantial. Is it right for Provo to take away retirement savings and equity from these people?
- College students who support Provo’s economy. Is it wise to pass an ordinance limiting residential rental space? When the average cost of a single room is over \$300/mo in Provo, what will the price be if this passes and the supply is cut? \$400? Could you afford that as a college student?

## What Can We Do?

Despite Councilman Knecht’s good intentions, the consequences of this ill-conceived plan will discriminate against Provo’s single, minority, elderly, and lower-income population. This plan is also a flagrant trampling of our property rights as homeowners. The city contends that this is about parking and nuisances. Then why is there nothing in this ordinance about parking or noise? This is not an issue of single vs. married, or parking and noise, but an issue of property owners’ rights and citizens’ rights to live wherever they wish. Let’s deal with the real issues without creating a nightmare for the city and her law-abiding citizens. If passed, this law will damage citizens financially and tax the city’s resources to enforce it. It needs to be stopped. **Here’s what WE can do:** Call your city council members and let them hear opposition; write a letter to the editor; and attend the Planning Commission’s meeting where this issue will be discussed and decided.

### City Council Members

Stan Lockhart	377-7428
Barbara Sandstrom	375-3371
Mark Hathaway	225-7580
Cindy Richards	374-1245
Paul Warner	375-4610
Dennis Poulsen	377-4861
Dave Knecht	375-8309

### Planning Commission Meeting

**January 8, 2003**

**6:00 pm**

**City Council Chambers  
351 W Center Street, Provo**