

**Tyson Hinton | June 25, 2024**

**Item 1**

Good evening,

I was wondering if I could get some information on what the rc zone to cg zone to allow for a short term rental entails?

Is this to turn it into an air bnb?

If so I strongly feel that so many rentals whether short or long term contribute to the ever increasing prices of homes and lack of community in this neighborhood.

This house is kitty corner to mine. Mine would be the only house at this intersection which is not a rental.

If this is allowed the community will continue to become less of a community.

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**Justin Zsiros | June 25, 2024**

**Planning Commission tomorrow night**

Justin Zsiros  
210 South 500 West  
Provo, UT 84601

Tuesday June 25, 2024

Dear Provo City Planning Commission,

This letter is to further explain the reasoning behind my request to change the zone from residential conservation to general commercial. The initial application contained limited information.

I purchased this home in 2013. Much of the parcels nearby and directly abutting are commercial. Since purchasing this home, 500 West, US Highway 89, has continued to expand, and traffic has continued to grow. I have lived in this home as my permanent residence and a short term rental for 11 years. It was recently brought to our attention that we are not in compliance (unknowing that it was not acceptable according to Provo City). In good faith, we are doing everything we can to come up with a good solution for the neighborhood. A typical residential road in the Franklin Neighborhood sees 500 cars or less each day. The road in front of my home sees 20,000 cars each day (Exhibit 1). I am not located on a residential road. This is a busy state highway. The property directly abuts mine to the south and all of my neighbors to the south are businesses. Every lot for the next block is commercial: Arco Lock and Key, Mountain Vista Direct Medical, Linford Plumbing, Race Pro Tuning, and The Scooter Lounge (Exhibits 2 & 3). Across the road: The Best Motel, Ace and Jerry Auto Glass, Car Match Dealership are also commercial (Exhibits 4, 5 & 6).

Who wants to have a single family residence next to businesses on one of the loudest, busiest streets in the city? This parcel is a residentially zoned island among commercial property and traffic. This poses land use conflict for me and for future owners of this property.

The fact my home and rental has been running without problems and contributing to the community for so long is evidence that I am doing it well, and adding value to this uniquely positioned lot on 500 West. Evidence it is blending well with the residential neighborhood behind comes in the form of letters of support from my neighbors (Exhibit 7).

Ideally, this stretch of 500 West, in close proximity to downtown, would be zoned either Downtown Gateway (GW) or General Downtown (DT1). General Downtown would be in line with the same stretch on Freedom Boulevard with many commercial lots similar to 500 West. However, Commercial General (i.e. what we propose) is very feasible as it is in line with the zone directly abutting us to the south and further north. I am currently the only parcel on the 500 West block that is not commercial. Conversion to commercial will complete this city block as commercial and leave the street to the north (200 South) as separation between this commercial city block and residences to the north.

If this proposal is not accepted, we will see more land use complaints due to residential homes being required to remain next to busy commercial parcels. In time more issues related to commercial/residential conflict along 500 West will arise. By approving this proposal it will bring the property in line with its neighbors, reduce land use conflict, and allow for the look and feel of a historic residence to continue with a similar albeit more focused residential function, serving as a buffer between 500 West and the residential homes to the west not on the State Highway. I appreciate your consideration of this unique situation.

Sincerely,  
Justin Zsiros

**Attachments:**

Exhibit 1 - Traffic on 500 West

Exhibit 2 - Commercial Property Directly Abuts 210 S 500 W

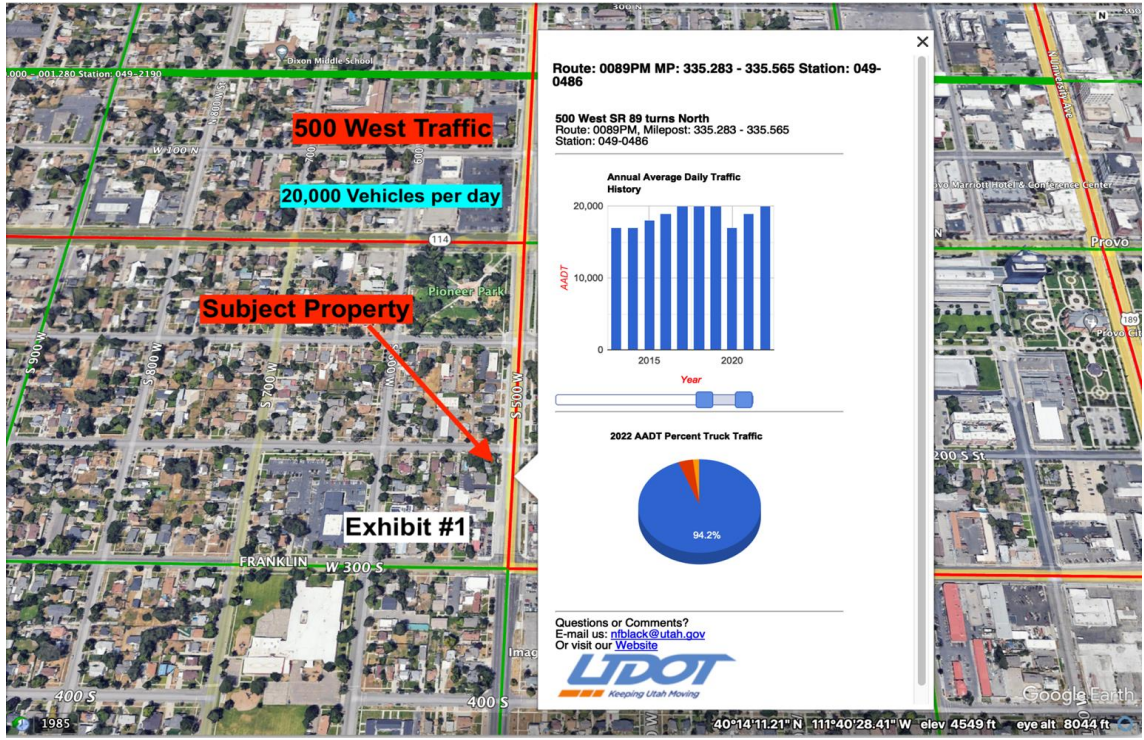
Exhibit 3 - Commercial Property Race Pro Tuning

Exhibit 4 - Commercial Property Across the road (Best Motel)

Exhibit 5 - Commercial Property Across the road (Ace & Jerry Auto Glass)

Exhibit 6 - Commercial Property Across the road (Car Match Dealership)

Exhibit 7 - Letters of Support





**Subject Property**

**Commercial**

**Commercial**

**Exhibit #3**



**Best Motel  
Commercial  
Across the Road**

**Exhibit #4**



**Ace & Jerry Auto Glass  
Commercial  
Across the Road**

**Exhibit #5**



**Car Match Dealership  
Commercial Across the Road**

**Exhibit #6**

Exhibit #7 Letters of Support

**Van Linford (224 - 260 S 500 W)**

I'm writing on behalf of the property adjacent to my business properties on 500 west in Provo.

I have known the property owner for many years. And

I have never had any issues or problems with any tenants or the property owner. The house and property is kept up, and I never see any parking issues or hear any noise. You would never guessed that it was a rental and I have no problem with it being used as such.

I offer my full support to the property owner in rezoning to commercial.

Thanks Van

**Paty Oseguera (520 W 200 S)**

My name is Irma Oseguera, I use to live across from Justin Airbnb, I lived at 520 W 200S Provo Utah for about 4 years, and through out these 4 years I've never had a problem with his airbnb, it's never bothered me or my family, his airbnb always looks clean and well put together, none of his guests ever bothered us. In fact sometimes they would say hi to us they were all always friendly, I enjoyed saying hi to them, Justin has also always been nice to us to and we have had good conversations, I think his airbnb is great, parking also has not been an issue and there has never been any problems regarding his airbnb or his guests.

Sincerely, Irma Oseguera.

**Megan Geilman (231 S 600 W)**

Dear Planning Commission,

We purchased our home in the Franklin neighborhood, just slightly southwest to Justin in 2016 and have grown to love the neighborhood. During that time Justin has run an airbnb out of his home and I have had the pleasure of meeting a few of his guests, they have been kind and generous. I am writing to speak of the excellent care that Justin has taken of the property: I am a walker and have passed by the house many times, the landscaping is always impeccable and there have never been any parking issues with the guests.

I know there are many concerns with Airbnbs but Justin's property has not displayed any of these problems. I believe Airbnbs should have their place in any community, adding to the diversity of options for short term stays. I believe in regulations for these types of properties but Justin is an example of how a well managed short term rental can contribute to a neighborhood. Thank you for your time and consideration, please find sustainable ways to regulate Airbnbs in our fine city.

Sincerely,  
Megan Geilman

**Jaime Oseguera 520 W 200 S (2013 - 2020)**

To Whom it May Concern,

My name is Jaime Oseguera I have been Justin's neighbor for over more than 7 years. He has been doing Airbnb for a while and he has kept the place very, clean. I have never seen any problems while running his Airbnb. Me and my family have help Justin with Airbnb and clean his pool so we can used it and his clients. He always been responsible and on time with Airbnb, responds. I also have stayed their for month. I have never had any issues with any of the tenants they where always respectfully to each other while I was their. Justin has always nice person and respectful to all his Airbnb tenants. He always been there for me whenever I needed a room to stay. I hope you have the chance to read this letter. Justin is a very honest person, very responsible and has a big heart and try to succeed. Thank you for taking time to read this letter. Justin has always been my neighbor and a good friend.

Thank you.  
Jaime Oseguera

**McKenzie Goulding (165 S 500 W)**

I am writing to express my support for Justin's Airbnb property in our neighborhood. As a homeowner in this area, I have had the opportunity to observe how Justin manages his property and interact with his guests.

Firstly, Justin takes excellent care of his property. The house and surrounding yard are always well-maintained, contributing to the overall aesthetic and value of our neighborhood. It is evident that Justin puts a lot of effort into ensuring that his property is in top condition, which reflects positively on our community.

Additionally, the guests who stay at Justin's Airbnb have never been a source of trouble. They are generally courteous, respectful, and mindful of the neighborhood's tranquility. I have not observed any instances of disruptive behavior or noise issues related to his guests. On the contrary, they seem to appreciate and respect our community just as much as we do.

Moreover, Justin's Airbnb provides a positive contribution to our area. It brings in visitors who support local businesses and amenities, which is beneficial for our local economy. His guests often boost nearby shops, restaurants, and other services, which helps to foster a vibrant and thriving community.

In conclusion, Justin's Airbnb is an asset to our neighborhood. His diligent management, respectful guests, and the positive economic impact all contribute to making our community a better place to live. I fully support Justin and his efforts and believe that his Airbnb should be recognized for the positive influence it has on our area.

Sincerely,  
McKenzie Goulding  
165 S 500 W Provo