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To: [LegislativeServices](#)
Subject: Development appeal number 2025-01, application 2025-0133
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To Whom It May Concern,

I am writing as a concerned resident of Mountainview to express my strong opposition to the expansion of short-term lodging (such as Airbnb, VRBO, etc.) within our traditional residential neighborhood.

Our community has long been characterized by close-knit relationships, a sense of safety, and the stability that comes from long-term residents who take pride in their homes and invest in the wellbeing of the area. Allowing or expanding short-term rentals risks undermining that foundation in several key ways.

1. Erosion of Community Cohesion:

Short-term rentals introduce a transient population with no long-term stake in the neighborhood. This undermines the sense of familiarity and trust between neighbors, making it more difficult to maintain neighborhood watch programs, organize community events, or even simply recognize who belongs in the area. The presence of unknown guests coming and going at all hours raises valid concerns about safety and accountability.

2. Environmental Strain and Infrastructure Pressure:

Short-term lodging often results in increased vehicle traffic, higher water usage, and more waste output — all without the long-term responsibility that typically motivates residents to minimize their environmental footprint. In areas without commercial-scale infrastructure, this can quickly overwhelm local services, strain roadways, and increase pollution.

3. Displacement and Housing Affordability:

When homes are purchased or converted solely for the purpose of short-term rental, they are removed from the long-term housing supply. This can drive up home prices and rental rates, making it more difficult for families and individuals to afford to live in the very neighborhoods they work and contribute to. This kind of displacement is especially harmful in communities trying to maintain diversity and socio-economic balance.

4. Noise, Traffic, and Disruption:

Unlike traditional hotels, short-term rentals are embedded directly into residential blocks. This creates opportunities for late-night parties, noise complaints, and increased traffic on streets not designed for constant turnover of guests. These disruptions are particularly damaging in neighborhoods with children, seniors, or people who work irregular hours and depend on a peaceful environment. This is of great significance, as within this community we have a large number of young families, we have daycares in the community, in addition to Tudor Manor which houses a large senior population.

5. Regulatory Challenges and Inequity:

Short-term rentals are often poorly regulated compared to commercial lodging. While hotels must comply with zoning, safety, accessibility, and tax obligations, many short-term rentals do not. This creates an uneven playing field and often

leaves municipalities and taxpayers covering the costs of enforcement, cleanup, or disputes.

I am increasingly concerned that the voices of residents like myself, who have previously expressed opposition to short-term lodging in our neighborhood, in addition to other previous D'Arcy land change proposals, are not being adequately acknowledged or taken into account in the decision-making process. Despite raising clear and reasoned concerns about the social, environmental, sustainability and long-term impacts of this type of development, it appears that community feedback has been overlooked in favor of commercial interests. This lack of meaningful engagement undermines public trust and raises serious questions about whose interests are truly being prioritized.

I urge city officials to consider the long-term impacts of short-term lodging on our neighborhoods and to prioritize policies that protect the integrity, safety, and sustainability of traditional residential communities like ours. Zoning laws were created to preserve a balance between residential, commercial, and tourist activity — they should not be quietly eroded in favor of commercial gain at the expense of community wellbeing.

Thank you for considering this perspective.

Sincerely,

Natalya Morgan

A solid black rectangular box used to redact the signature of Natalya Morgan.