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**RE: Fiscal and Legal Impacts of Referendum Petitions to Repeal Ordinances O-2023-15, O-2023-19, O-2023-20, and O-2023-21**

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Under Utah Code § 20A-7-602.5, the Town’s “budget officer, together with legal counsel, shall prepare an unbiased, good faith estimate of the fiscal and legal impact of repealing the law” that the referendum proposes to repeal. Utah Code § 20A-7-602.5.

**Explanation of Proposed Impacts**

Section 20A-7-602.5(2)(a)(vii) requires 100-word or less explanation of the estimated fiscal and legal impact of repeal. That explanation is as follows:

- There is no fiscal impact to the proposed repeal of these ordinances. The repeal may adversely impact the property rights property owners who may have acted in reliance on these amendments. But such impact would require these persons to have obtained permits or otherwise expended sums in reliance on these amendments.

**Fiscal Impact Analysis**

Repealing Ordinances O-2023-15, O-2023-19, O-2023-20, and O-2023-21 will not:

- materially increase or decrease taxes; or
- result in the issuance of, or a change in the status of, bonds, notes, or other debt instruments.

**Legal Impact Analysis**

Under Utah Code § 20A-7-602.5(2)(a)(vi), when a referendum is submitted to the Town, the Town’s legal counsel must prepare an unbiased, good faith estimate of the legal impact of repealing the laws the referendum proposes to repeal. The law requires the legal opinion to address the following:

- any significant effects on a person's vested property rights;
- any significant effects on other laws or ordinances;
- any significant legal liability the Town may incur; and
- any other significant legal impact as determined by the budget officer and the legal counsel.

The following is a summary of each.

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**Effect on vested property rights**

Property owners generally hold their property subject to applicable zoning ordinances and have no vested right in existing or anticipated zoning. Repealing Ordinance Nos. O-2023-15, O-2023-19, O-2023-20, and O-2023-21 may, however, adversely impact the property rights of any person who has taken action, such as obtaining a building or other use permits and expended sums in reliance on these amendments.

**Effects on other laws and ordinances**

We are unaware of other laws and ordinances that would be effected by the repeal of one or more of the ordinances at issue.

**Legal liability that Town may incur**

Liability, if any, must be evaluated under the specific facts and circumstances of each situation. But generally, if the amended ordinances are repealed, the Town may be limited in taking adverse actions against persons who have obtained building or other permits and otherwise expended sums in reliance on these amendments.

**Other significant legal impacts.**

We are unaware of any other significant legal impacts related to the repeal of these ordinances.

