



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Madison Blodgett, Principal Planner
madison.blodgett@slc.gov, 801-535-7749
Date: June 24, 2026
Re: PLNPCM2026-00244, Definition of Family Text Amendment

Text Amendment

PROPERTY ADDRESS: Citywide
ZONING DISTRICT: All Zoning Districts

REQUEST:

A zoning text amendment initiated by the City Council to modify the definition of “family” in the zoning code and other related sections of city code. The term “family” currently determines the occupancy limits of a dwelling based on relationship. The proposed amendment removes relationship-based distinctions from the definition and instead establishes occupancy limits based on the number of bedrooms. The amendment also proposes deleting the definitions of “excessive vehicles” and “household” from Title 12, Neighborhood Parking Limitations, as these definitions rely on the same relationship-based criteria as the current definition of “family.” This proposal applies to all zoning districts and properties in the city.

RECOMMENDATION:

That the Planning Commission recommend the City Council adopt the proposed text amendment.

ATTACHMENTS:

- A. [ATTACHMENT A: Ordinance](#)
- B. [ATTACHMENT B: Consideration Factors for Text Amendments](#)
- C. [ATTACHMENT C: Public Process & Comments](#)
- D. [ATTACHMENT D: Department Review Comments](#)

PROJECT DESCRIPTION

This text amendment amends the definition of “family” in the zoning code by removing relationship distinctions from the definition and other related sections of city code. The purpose of the proposal is to utilize available tools to facilitate affordable housing and reduce barriers for those who want to live in Salt Lake City by creating flexibility for different types of living arrangements.

The term “family” is an integral part of the code. Currently, the term determines the type of dwelling (single family, two family or multifamily) and the number of people who can live in each dwelling unit. The definition does not apply to some types of dwellings such as fraternity/sorority, group homes, and assisted living facilities, and therefore, these types of dwellings are not affected by the proposal. The family definition is also incorporated in other parts of city code. The Neighborhood Parking Limitations in Title 12 regulate the number of vehicles associated with a household, and the term "household" is currently defined using the same relationship-based language as the definition of "family."

The proposed changes will remove the relationship-based restrictions on the number of people considered a “family.” The proposal limits occupancy to no more than two people per bedroom, plus one additional person per dwelling unit. The proposed occupancy limits are in line with building code standards and intended to prevent overcrowding in all dwellings regardless of occupant relationship. Additionally, this amendment will delete the definition of “excessive vehicles” and “household” from Title 12, Neighborhood Parking Limitations.

Definition of Family and Household

The current definition of family has three parts: a definition for related people living as a single household, a definition of unrelated people living as a single household, and a definition of two unrelated people and their children living as a single household. All households must fit one of the definitions to occupy a dwelling in Salt Lake City.

Current Definition:

FAMILY:

A. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or

B. A group of not more than three (3) persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or

C. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, residential support dwelling, a lodge or a fraternity/sorority house.

The definition creates different rules based on the relationship of the occupants of a dwelling. For example, there are not any restrictions on the number of related people living together, but it restricts the number of unrelated people living together to three. There is no known basis for why this number is set at three people, however Utah Code does require cities with universities within their boundaries to allow at least three unrelated people to occupy a dwelling.

Currently, the definition of family in the zoning code is intended to regulate density. Specifically, by restricting the number of unrelated individuals that can occupy a dwelling, but that is not achieved under the current definition since there is no limit on related occupants outside of building code occupancy standards.

The family definition above is also used to define “household” which is used to define excessive vehicles in Title 12.

Current Definitions:

EXCESSIVE VEHICLES: More than one registered vehicle per licensed driver in a household.

HOUSEHOLD:

1. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or

2. A group of not more than three (3) persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or

3. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

As in the zoning code, the current definition treats related and unrelated people differently in reference to the number of vehicles a household can have.

The current definitions are difficult to enforce, limit living arrangements, and restrict housing options by forcing smaller households regardless of the number of bedrooms or dwelling size. This can lead to reduced housing availability, increased housing costs, increased barriers for ownership, and underutilized bedrooms in larger dwellings. These issues are discussed in greater detail in the Key Considerations section of the staff report.

BACKGROUND

In April 2025, the City Council adopted a legislative intent to consider updating the definition of “family” in the zoning code. In November 2025, Planning staff provided a follow-up informational transmittal to the City Council that provided options for how to proceed with the legislative intent for council to provide direction on. Those options included the following:

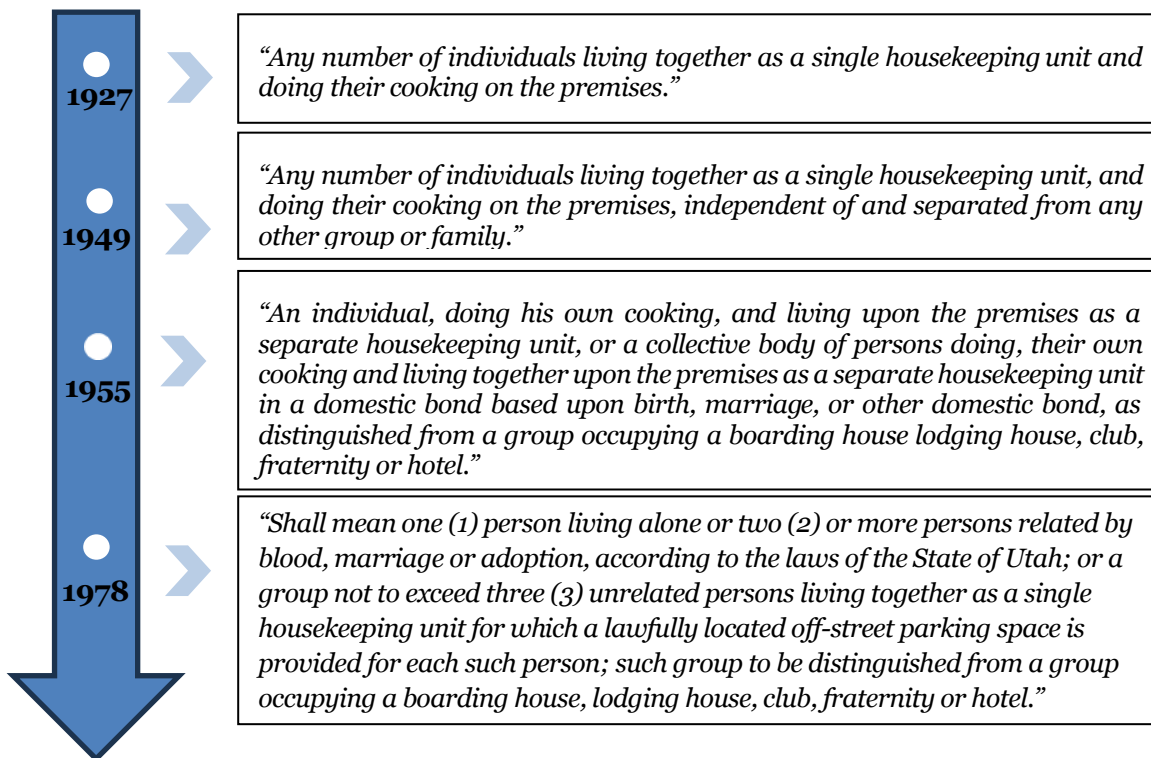
1. Maintain the existing definition but increase the number of unrelated people to five.
2. Increase the number of unrelated people to 5 and allow households to include a combination of family types.
3. Simplify the definition by removing occupant limits and treat occupants the same, regardless of relationship.

Council favored the option to simplify the definition by removing occupancy limits and treat occupants the same regardless of relationship with consideration for including restrictions based on the number of bedrooms.

History

The term family has been a defined term since the first zoning code was adopted in 1927. Over the last century the definition has changed several times.

Definition Timeline:



The current definition of family has been in the zoning code since at least 1995. It is a typical definition of family found in zoning codes throughout the country.

Over time, the concept of what constitutes a family has changed. When the definition was first introduced there were no qualifiers other than people living together as a housekeeping unit. During this time, it was common to have multigenerational households and non-related people living together such as live in staff. In 1920 the average household had at least one unrelated person. It wasn't until 1955 that the definition had a relationship requirement and did not permit unrelated people living together. This is likely due to the societal shifts at the time and growth of suburbs. While the definition has since been expanded to include other living arrangements, a bias towards households of only related individuals remains.

Examples from Other Cities

As part of this amendment, staff researched other cities that have removed relation-based occupancy. Boise, Phoenix and Minneapolis do not limit the number of unrelated people living together. A local example of a city that does not have occupancy limits on unrelated individuals is Draper. Additionally, several states have passed laws that prevent cities from limiting the number of unrelated people living as households including Colorado, New Jersey, California, Oregon, and Washington.

City	Number of Unrelated	Related + unrelated	Other
Boise	Any number of people living as a single housekeeping unit.		
Reno	Any number of people in a single household		
Denver	Up to 5	Plus children	Increases for elderly people, those with disability
Phoenix	group of unrelated people living together as a single housekeeping unit in a dwelling unit		
Portland	Up to 5	Any # of related people plus up to 5	
Sacramento	two or more people who have established ties and familiarity with one another (regardless of whether related or not by blood, marriage or adoption) that live together as a single household		Limits other types of residential land uses (fraternities, sororities, specialty housing)
Seattle	up to eight unrelated people		

Spokane	Up to 6 unrelated people	Related households may also have up to 6 unrelated people	
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APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission is required to make a recommendation to the City Council on all zoning text amendments. The Planning Commission may provide a positive or negative recommendation for the proposal and can request that changes be made to the proposal.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. Enforcement Limitations
3. Responses to Public Input

Consideration 1: How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans

The proposal helps to implement the goals in Plan Salt Lake, Housing SLC and Thriving in Place related to growth, housing, and equity.

Guiding principle 2 of Plan Salt Lake focuses on growth, “Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.”

The proposed amendment helps to implement this principle by creating flexibility in living arrangements. This flexibility allows for more choice in where and how people live. The proposal would allow cohabitation of individuals, regardless of relation, opening access to more housing options that may be unaffordable otherwise which helps to implement initiative 6 of growth, “Accommodate and promote an increase in the City’s population.”

The proposal accommodates growth by allowing underutilized dwellings to be fully occupied. There are almost 16,000 single family dwellings in the city that have more than 3 bedrooms. The current code only permits up to three unrelated individuals to occupy a dwelling and prevents the mixing of unrelated and related individuals. While some of those dwellings may be occupied by families and utilized to their full potential only 17% of households in the city have children under 18. The other single-family dwellings may be occupied by couples without children under 18 or by unrelated individuals. This amendment would allow larger dwellings to be utilized to their full potential. That could be an empty nest couple that still resides in their family sized home or a household consisting of unrelated individuals renting out unused bedrooms, increasing housing availability.

The Housing principle in Plan Salt Lake says, “Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.”

The proposal helps to implement this principle by increasing housing access of all types for all income levels. This is done by allowing flexibility of living arrangements that can help reduce housing costs and open opportunities for homeownership with the ability to cohabitate and split housing costs regardless of relationship. This is especially beneficial for adult college students,

young professionals, individuals working in various service and hospitality industries, those on fixed incomes, and those who work in small, local businesses.

Guiding principle 3, initiative 1 and 3 are also supported by this amendment. Initiative 1 states, “Ensure access to affordable housing citywide (including rental and very low income).” As mentioned above, creating flexibility in living arrangements allows for increased access to affordable housing. Housing costs can be shared by more individuals, reducing the cost per person in both rentals and owner-occupied dwellings. This amendment basically activates existing housing options that have been sitting underutilized due to the current family definition.

Guiding principle 3 initiative 3 says, “Encourage housing options that accommodate aging in place.” The proposal allows housing to adapt to an individual’s housing needs as they change over time. For example, a retired couple that owns a five bedroom home where they raise 4 children who are now adults and no longer live there. The couple may want to remain in their home, but often retired individuals are on a fixed income. Even if they no longer have a mortgage, with the rising housing costs such as utilities, maintenance, and property taxes, the couple may be unable to afford to continue to live there. This proposal would allow that couple to rent out the other rooms to offset those costs and remain in their home to age in place. While there are other options permitted in the code that can help offset housing costs such as ADUs, there is an upfront cost to build or modify housing to accommodate an ADU. There is no cost to rent out an existing room.

Plan Salt Lake guiding principle 11, Equity, initiative 4 states, “Support policies that provide housing choices, including affordability, accessibility and aging in place.”

As discussed above, this proposal helps to implement this initiative by creating flexibility in household make up which increases housing choices, affordability and options to allow for aging in place.

Thriving in Place guiding principle 4 focus on affordability, “Create and preserve rental housing and ownership options in all part of the city, especially housing that is affordable in perpetuity.”

This proposal supports this goal for the reasons discussed above and especially helps to implement housing that is affordable in perpetuity. Flexible living arrangements allow for dwellings to be utilized to their full potential, activating naturally occurring affordable housing since the costs can be shared by more people such as when a homeowner can rent out rooms, friends can cohabitate, and all bedrooms can be utilized even if the occupants are not related.

Housing SLC goals of increasing the supply of housing at all affordability levels and increase opportunities for homeownership are furthered by this proposal. The current definition creates limitations of living arrangements which can create barriers for housing affordability for both renters and owners. In the city there are almost 16,000 single family dwellings with more than three bedrooms. Under the current definition, there is no flexibility to allow these larger homes to be utilized to their full potential. A four-bedroom home may be available for rent, but under the current definition of family, only three unrelated people would be permitted to live there, leaving one room unoccupied, resulting in increased housing costs for each roommate. This proposal allows existing housing to be utilized to its full potential, increasing housing choices and affordability.

The same can apply to ownership, there is a four-bedroom home a married couple is looking to purchase. To offset housing costs, they plan to rent out two of the extra rooms to friends and use one as an office. Under the current definition this living arrangement would not be permitted, leaving the couple unable to afford to buy a home. The proposal would allow this and other flexible types of living arrangements, thereby reducing cost barriers to home ownership.

Consideration 2: Enforcement Limitations

The current relationship-based definitions are difficult to enforce due to the challenge of collecting evidence to prove the relationship of people living in a dwelling. The city does receive complaints about the number of unrelated people living in a dwelling. The burden of proof falls on the complainant or the city to prove that people are unrelated. This means that the city often must ask for proof of relationships. That information is sometimes provided by the property owner. If the city is unable to obtain evidence to verify there is a violation of city code, the complaint is closed.

Parking is often included with complaints about the number of people occupying a dwelling. The complaints include parking on landscaping, on-street parking, or lack of off-street parking. However, parking complaints are not unique to households of unrelated people. For example, a family of five may only have two off street parking spaces, but own three vehicles, use their garage for storage, store recreational vehicles in the driveway, and park three vehicles on the street. A household of five unrelated adults may own five vehicles, and park two in a garage or driveway, and park three on the street. The impact to street parking is essentially the same regardless of being related or not. The proper enforcement action is to address any illegal parking. This approach addresses the impact and treats the occupants the same. Parking impacts can be addressed by existing enforcement tools in our code, including provisions in section [21A.44.100](#), which requires off street parking spaces to be used for parking, not storage or other non-parking uses. This helps ensure that on site parking remains available and functional, which can reduce pressure on availability of street parking.

There are additional difficulties enforcing the excessive vehicle and household definitions in [12.56.515](#) that are based on relationships because the City's Compliance Division does not have access to vehicle registration, making this standard obsolete. While the intent is to reduce street parking congestion, regulating the number of vehicles based on relationship of building occupants does not accomplish that.

Consideration 3: Public Input

The following summarizes main concerns raised during the public comment period and staff's response to those concerns. This proposal applies citywide and all registered, recognized community organizations were sent information on March 31, 2026, regarding the proposal. The public comment period was open for the code mandated 45 days and closed on May 15, 2026.

1. Availability of On Street Parking

Public Comment: Concerns that already congested street parking will worsen as a result of this text amendment.

Staff Response: As discussed in Consideration 1, street parking impacts are not unique to unrelated individuals. A better enforcement tool already exists in the code.

[21A.44.100](#): *Use and Maintenance*

A. Use of Parking Areas: Except as otherwise provided in this section, required off street parking facilities provided for uses listed in Table 21A.44.040-A, "Minimum and Maximum Off Street Parking" shall be solely for the parking of automobiles or authorized temporary uses.

This provision requires that all required off street parking be utilized as parking. For example, a single-family dwelling requires two off street parking spaces. That can be attached or detached garage, parking on the side of the house or parking in the rear. It is common that garages or parking spaces are used for storage, parking of recreational vehicles, or turned into more living space. This can happen regardless of the relation of the household occupants. By increasing awareness and prioritizing enforcement of this provision, a feasible enforcement tool already

exists in the code. Other existing tools in the code to address street parking impacts include time restrictions, no parking zones, residential parking permit zones, proximity to intersections and driveways, and other similar regulations.

2. Increase in Nuisances

Public Comment: By removing occupancy limits for unrelated individuals, specifically in the neighborhoods around the University of Utah, will result in more students living together increasing noise, disruptive behavior, vandalism, parties, unmaintained yards, and fraternity satellite houses.

Staff Response: The proposal still includes occupancy limits, but the requirement is the same for related and unrelated individuals and is in line with building code occupancy standards that are intended to prevent overcrowding. The term “family” does not apply to other housing types that often involve university students, including boarding houses and fraternity or sorority uses, so the proposed removal of the relationship-based language from the definitions does not impact those types of dwellings.

The approach this proposal takes is the same approach many other cities are taking – address nuisance-related impacts while having the same occupancy requirements for related and unrelated individuals. Nuisance-related impacts often associated with larger households include:

- Excess garbage/storage
- Noise
- Illegal Parking (including on landscaping)
- Yard Maintenance

These impacts are easier to document and verify and can occur whether a dwelling is occupied by related or unrelated individuals, owners or renters. It is a common perception that renters create more impact than owners, but there have been no studies of violations in Salt Lake City that validate the perception. The city code already has provisions in place to address nuisances such as noise restrictions, requirements to keep premises free of loose litter and ensure all garbage is properly contained, weed control, regulations against using a yard for storage of junk, parking standards, and laws against vandalism and destruction of property.

3. Overcrowding

Public Comment: Concerns that exploitative landlords will try to put as many people as possible into a dwelling leading to increased nuisances and life safety concerns.

Staff Response: Overcrowding is a concern regardless of the relation of the occupants of a dwelling. All housing is subject to the adopted building code occupancy and space standards in Title 18. While the proposed occupancy limits are generally consistent with building code standards, they establish a cap on the number of occupants per bedroom. Under the space and occupancy standards in Title 18, no such cap exists, provided an additional 50 square feet for each occupant beyond two is provided. The “bedroom” must meet building code requirements for a bedroom including minimum dimensions, ceiling height, egress, and ventilation.

4. Exploitative Landlord Practices and Decrease in Home Ownership

Public Comment: Removing unrelated occupancy limits will allow landlords to maximize profit by leasing a dwelling to as many people as possible. Rather than reducing housing cost this will allow landlords to charge rent per occupant not per unit and enable higher rental income per property. The concern is this will incentivize purchase of single-family dwellings to be used as rental properties especially around the university, reducing housing availability and ownership accessibility.

Staff Response: By allowing more flexible living arrangements, the proposal aims to expand access to housing that is more affordable and reduce barriers to homeownership by removing the restriction on home owners living in their dwelling and having unrelated renters. Concerns about acquisition of single-family dwellings to be used as rental units are understandable, but this proposal only removes differential treatment based on relationship of occupants of a dwelling. The housing market exists independently of a city's definition of family. Occupancy limits remain and are tied to the number of bedrooms and building code. Conversely, occupancy limits that only apply to unrelated individuals can constrain housing accessibility and affordability as discussed in other sections of this staff report.

5. Conversion of Single-Family Dwellings into Multi-Family

Public Comment: Concerns that this proposal will ultimately allow single-family dwellings to become multi-family dwellings.

Staff Response: This proposal does not change allowed land uses, only who is allowed to live in a dwelling whether that is a single-family dwelling or a dwelling in a multi-family building. A multi-family dwelling would still only be permitted in zones where multi-family dwellings are allowed. Amending this definition only removes different treatment of dwelling occupants based on relation. Essentially treating traditional related families the same as functional families.

STAFF RECOMMENDATION

The proposed amendment has been reviewed against the zoning amendment factors for consideration in Attachment B. The proposal furthers city housing, growth, and equity goals by reducing barriers to housing, and creates equal treatment of all living arrangements regardless of relation. Based on these considerations, staff recommends that the Planning Commission forwards a positive recommendation to City Council.

NEXT STEPS

The City Council has the final decision-making authority on all zoning amendments. After the commission makes a recommendation, the matter will be forwarded to the City Council, who will hold a briefing and additional public hearing on the proposed changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed changes. If ultimately approved by the City Council, the changes would be incorporated into the City Zoning code.

ATTACHMENT A: Ordinance

Project Title: Definition of Family in Zoning Code

Petition No.: PLNPCM2026-00244

Version: Planning Commission Draft

Date Prepared: 6/16/2026

<p>APPROVED AS TO FORM Salt Lake City Attorney’s Office</p> <p>Date: _____</p> <p>By: _____ Attorney Name, <i>Senior City</i></p>
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Planning Commission Action:

This proposed ordinance makes the following amendments (for summary purposes only):

- Modifies Subsection 21A.62.040 to amend the definition of “family” and “dwelling” and add a definition of “dwelling unit.”
- Deletes Section 12.56.515 to remove the definition of “excessive vehicles” and “household” from provisions associated with neighborhood parking limitations.

Underlined text is new; text with strikethrough is proposed to be deleted. All other text is existing with no proposed change.

If adopted by the City Council, the Salt Lake City Council ordains the following, in substantial compliance with the following:

1 *Amends Section 21A.62.040 as follows:*

2 FAMILY:

- 3 A. One or more persons ~~related by blood, marriage, adoption, or legal guardianship,~~
4 ~~including foster children,~~ living together ~~as a single housekeeping unit in a dwelling unit;~~
5 ~~or~~
- 6 B. ~~A group of not more than three (3) persons not related by blood, marriage, adoption, or~~
7 ~~legal guardianship living together as a single housekeeping unit in a dwelling unit; or~~
8 Occupancy Limits:
- 9 1. No more than two persons per bedroom, plus one additional person per dwelling unit.
10 2. In the case of efficiency units no more than two persons per unit.
- 11 3. Bedroom means a room that qualifies as a bedroom under adopted building code,
12 including minimum floor area, minimum dimensions, and meets required ceiling height,
13 ventilation and heating, and emergency egress.

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~~—C. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.~~

~~The term "family" shall not be construed to mean a club, group home, residential support dwelling, a lodge or a fraternity/sorority house.~~

DWELLING: A building or portion thereof, ~~which is designated allocated~~ for residential purposes use where each unit contains at a minimum, sleeping facilities, a kitchen, and bathroom intended for occupancies greater than 30 consecutive days. ~~of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities.~~ The term "dwelling" excludes living space within hotels, bed and breakfast establishments, shared housing developments and boarding houses. ~~and lodging houses.~~

DWELLING UNIT: See definition of dwelling.

1. Deletes Section 12.56.515 as follows:

A. Definitions: For purposes of this section the following terms shall have the meanings herein prescribed:

~~—EXCESSIVE VEHICLES: More than one registered vehicle per licensed driver in a household.~~

~~—HOUSEHOLD:~~

~~— 1. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or~~

~~— 2. A group of not more than three (3) persons not related by blood, marriage, adoption, or legal guardianship living together as a single housekeeping unit in a dwelling unit; or~~

~~— 3. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.~~

Effective Date: This ordinance, if passed, shall become effective on the date of its first publication and shall be recorded with the Salt Lake City Recorder.

Is there a penalty for violating this ordinance? If so, please state penalty or reference another ordinance that prescribes the penalty here. _____

_____.

If penalty for violation includes possibility of imprisonment, include the following statement:

Per Section 78B-22-301 of the Utah Code, Salt Lake City shall provide for indigent defense services, as that term is defined in 78B-22-102 of the Utah Code.

ATTEST:

CITY RECORDER

Transmitted to the Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

ATTEST:

CITY RECORDER

DRAFT

ATTACHMENT B: Consideration Factors for Text Amendments

21A.50.050.A: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

<p>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>
<p>Finding: Consistent</p>
<p>Discussion:</p> <p>As discussed in Key Consideration 1, the proposal is consistent with several guiding principles and initiatives in Plan Salt Lake, Housing SLC, and Thriving in Place. Specifically, the guiding principles for growth, housing, and equity in Plan Salt Lake and goals to increase housing stock, affordability, and homeownership in Thriving in Place and Housing SLC. This is achieved by removing barriers to home ownership, increasing housing options, and treating households the same regardless of their makeup.</p>
<p>2. Whether a proposed text amendment furthers the applicable purpose statements of the zoning ordinance.</p>
<p>Finding: This proposal generally furthers the purpose of the zoning ordinance.</p>
<p>Discussion:</p> <p>Zoning Ordinance Purpose Statement 21A.02.030: Purpose and Intent: <i>The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</i></p> <ul style="list-style-type: none"> <i>A. Lessen congestion in the streets or roads;</i> <i>B. Secure safety from fire and other dangers;</i> <i>C. Provide adequate light and air;</i> <i>D. Classify land uses and distribute land development and utilization;</i> <i>E. Protect the tax base;</i> <i>F. Secure economy in governmental expenditures;</i> <i>G. Foster the city's industrial, business, and residential development; and</i> <i>H. Protect the environment.</i> <p>The proposed amendment meets the intent of the zoning ordinance by promoting the welfare and prosperity of present and future residents. The proposal aims to reduce barriers to homeownership and increase housing affordability by allowing flexibility in living arrangements. This flexibility permits cohabitating of unrelated individuals and mixing of related and unrelated individuals allowing for housing costs to be shared. Housing is a fundamental need for all residents that greatly impacts their welfare and prosperity. Access to affordable housing and home ownership improves the immediate welfare and long-term prosperity of residents by reducing</p>

barriers to individuals being housed and financial strain of housing. Lower housing costs allows for individuals to grow their wealth and flexibility in spending.

3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

Finding: Consistent

Discussion: No overlay zoning districts are impacted by this proposal.

4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Finding: Implements best practices

Discussion: This proposal aims to increase housing availability and access, reduce housing costs, and reduce barriers to housing while also updating an antiquated unenforceable definition to be more in line with modern living preferences and inclusive of all types of family whether traditional, functional, or chosen family. The amendment promotes equity by ensuring the regulations apply to everyone consistently, regardless of relationship, and improves administration by relying on enforceable regulations to address safety and impacts.

5. The impact that the proposed text amendment may have on city resources necessary to carry out the provisions and processes required by this title.

Finding: See discussion.

Discussion: The text amendment eliminates unenforceable provisions, reducing time spent responding to related complaints and enabling enforcement staff to focus on enforceable violations.

6. The impact that the proposed text amendment may have on other properties that would be subject to the proposal and properties adjacent to subject properties.

Finding: See discussion.

Discussion: The proposed text amendment applies citywide. Concerns regarding impacts have been raised and addressed in Key Consideration 2.

7. The community benefits that would result from the proposed text amendment, as identified in 21A.50.050.C.

Finding: Not applicable.

Discussion: The community benefit requirements are not applicable to city-initiated text amendments.

ATTACHMENT C: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- March 31, 2026 – All recognized community organizations were sent the 45 day required notice for recognized community organizations and postings were placed at library locations throughout the city.
- March 31, 2026 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- June 12, 2026
 - Public hearing notice sign posted at libraries
- June 12, 2026
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

Public input included a mix of those in support and opposed to the proposal. Concerns raised in public comments have been addressed in Key Consideration 2. All public comments received during the 45 day notice period are provided in the following pages of this attachment.

Blodgett, Madison

From: Gilmore, Kristina
Sent: Monday, May 18, 2026 9:13 AM
To: Blodgett, Madison
Subject: FW: (EXTERNAL) Petition Number: PLNPCM2026-00244 - Proposal to Eliminate the Limit on the Number of Unrelated People Allowed to Live in Homes in Single-Family-Zoned Neighborhoods

Just forwarding to be safe since it was in my junk folder.

-----Original Message-----

From: [REDACTED]
Sent: Friday, May 15, 2026 12:18 PM
To: madison.blodgett@slc.gov; City Council Liaisons <city.council.liaisons@slc.gov>; Mayor <mayor@slc.gov>; Otto, Rachel <Rachel.Otto@slc.gov>; Zoning <zoning@slc.gov>; Council Comments <council.comments@slc.gov>
Subject: (EXTERNAL) Petition Number: PLNPCM2026-00244 - Proposal to Eliminate the Limit on the Number of Unrelated People Allowed to Live in Homes in Single-Family-Zoned Neighborhoods

Some people who received this message don't often get email from rockyanderson.justice@gmail.com. Learn why this is important <<https://aka.ms/LearnAboutSenderIdentification>>

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Re: Petition Number: PLNPCM2026-00244 - Proposal to Eliminate the Limit on the Number of Unrelated People Allowed to Live in Homes in Single-Family-Zoned Neighborhoods

Dear Members of the SLC Planning Commission, Members of the Salt Lake City Council, and Mayor Mendenhall:

Under consideration by you is a zoning change that would eliminate the limit on the number of unrelated people allowed to live in homes in single-family-zoned neighborhoods.

While I understand and agree with the objective of providing more affordable housing for more people throughout our city, there are numerous other positive means of working toward that end. The change under consideration will result in increasingly unlivable, degraded neighborhoods, particularly in the Douglas neighborhood near the University of Utah.

Our neighborhoods, and the quality of life of residents in those neighborhoods, have already undergone devastating deterioration in recent years due to (1) the rapid exodus of families, (2) the transition from owner-occupied housing to crowded rental units in buildings and on lots too frequently left to deteriorate by irresponsible landlords, and (3) the influx of many "students" who throw drunken, loud, illegal, and obnoxious events (e.g. parties and even "fight club" gatherings), sometimes until 2 a.m. or later.

The tenants holding these events, and the landlords who allow them, demonstrate a complete disregard of the interests of neighbors who frequently are subjected to vile misconduct and crude language, outrageous noise, and threats by tenants and fellow partiers.

These are no longer neighborhoods in which people can feel safe and secure and in which residents can enjoy the peaceful enjoyment of their properties. In fact, they are no longer neighborhoods where people can even count on a decent night's sleep on many nights because of the unruly, obnoxious nuisances to which we are often subjected and regarding which the current administration (including the SLCPD and those responsible for warning and fining landlords of properties where the parties and other disruptive events are held) has utterly failed to enforce the laws against public intoxication, underage drinking, littering, drunken driving, public urination, fighting, disturbing the peace, and engaging in and allowing loud and unruly parties.

Racist and homophobic chants and comments, as well as loud threats against neighbors, are common. Two married men were even assailed by eggs thrown at them by partiers and people yelling at them, [REDACTED] One drunken partier chanted near my home, "[REDACTED]" I've seen people urinating on front lawns. And I've been awakened at 1 a.m. and later by drunken, loud, obnoxious partiers, some of whom I've had to confront alone (at significant risk to my safety) because the police often do not respond to our many calls for help.

The advocacy for eliminating the limit on the number of unrelated occupants in affected areas is incredibly hypocritical in light of the current administration's and the Council's failures to take effective measures to protect the rights of residents to the peaceful use of their homes and the failures to preserve existing family housing stock by enforcing against illegal Airbnb and other short-term rental units.

I urge everyone concerned to postpone any consideration of a change in the zoning ordinance that would eliminate the limit in the number of unrelated people living in what are now "single-family homes" until such time as the City (1) effectively enforces the prohibitions against short-term rentals; (2) effectively enforces against loud, unruly parties, including providing warnings and fines to landlords who allow unruly parties on their properties; and (3) restores the peace and security of our neighborhoods, as measured by surveys of residents in the neighborhoods near the University of Utah.

Thank you for your conscientious consideration of the severe degradation already sustained by our neighborhoods and the exacerbation of these problems that will result from an elimination of the present limit on the number of unrelated people who live in homes in single-family zoned areas.

[REDACTED]



Blodgett, Madison

From: [REDACTED]
Sent: Friday, May 15, 2026 11:35 AM
To: Blodgett, Madison
Subject: (EXTERNAL) Public Comment on 'Definition of Family Text Amendment'

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Hello Madison-

My name is [REDACTED], and I live in District 4 of SLC. I would like to comment on the '*Definition of Family Text Amendment*': <https://www.slc.gov/planning/2026/03/31/openhouse2026-00244/>

"I support this amendment. I used to live in an apartment in Millcreek with two roommates. The apartment had two additional unfinished rooms in the basement, but Millcreek also restricted any more than 3 unrelated individuals living in one apartment. So those rooms sat vacant. If Millcreek allowed more than 3 roommates, those rooms could have been finished and monthly rent would've gone down with more roommates. This would've helped living affordability tremendously for young students and professionals.

There could be the same situation happening all around SLC - vacant rooms just sitting there because of how the ordinance is currently written. I believe this amendment would be beneficial for working-class Salt Lakers who want more affordable housing and more types of living arrangements. Thank you for hard work in SLC Planning!"

[REDACTED]
[REDACTED]
[REDACTED]

Blodgett, Madison

From: [REDACTED]
Sent: Friday, May 15, 2026 10:02 AM
To: Blodgett, Madison
Subject: (EXTERNAL) RCO Public Comment on Proposed Zoning Code Amendment – Definition of “Family”

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Dear Madison Blodgett,

Thank you for the opportunity to comment on the proposed Definition of Family Text Amendment.

We are writing in support of the intent behind this change. Simplifying the code by removing relationship-based distinctions makes sense and reflects the reality of how people live today. A definition of “family” that is no longer tied to blood or legal relationships recognizes the diversity of households in our city and avoids placing the burden of enforcement on subjective or outdated standards. We also agree that shifting code enforcement toward addressing actual impacts—such as safety, parking, noise, garbage, and property maintenance—is a more productive use of administrative resources.

We believe this amendment has real potential to improve housing accessibility and affordability. Many residents rely on or benefit from shared housing arrangements, particularly in Central City. Allowing greater flexibility for shared occupancy arrangements in homes, particularly larger ones, may open up more affordable options and allow households to legally structure their living arrangements and leases. In neighborhoods like ours that are majority renter-occupied, this change could also improve tenant protections by removing barriers to lawful occupancy and enforceable lease agreements.

At the same time, we think it is important to acknowledge the possible downsides of removing a clear occupancy guardrail without equally clear replacement standards. Increased parking spillover, more nuisance complaints, added pressure on code enforcement, and the risk that some homes may see occupancy levels that create infrastructure, safety or livability concerns are all valid. Our biggest concern is not increased density itself, but whether safety, transportation options including parking, and neighborhood livability are adequately addressed once relationship-based limits are removed.

For that reason, while we support the sentiment of this definition change, we strongly encourage the City to pair it with clear, enforceable occupancy standards. An occupancy limit tied to clear occupancy standards tied to life-safety considerations, sleeping space requirements and building capacity, along with clear restrictions on non-bedroom spaces, could help prevent unsafe overcrowding while preserving flexibility. Occupancy disclosures and basic life-safety standards would allow the City to address unsafe overcrowding without undermining the broader goal of inclusivity and affordability.

In our view, this proposal represents a reasonable and forward-thinking shift in policy. With thoughtful implementation and clear guardrails, it can support diverse household types, expand affordable housing opportunities, and allow the City to respond to real impacts rather than hypothetical ones. We appreciate the Council’s willingness to consider both the benefits and the risks, and we hope the final amendment reflects that balance.

Thank you for your time and consideration.

Sincerely,
Kara Freedman, on behalf of the Central City Neighborhood Council Board & Land Use Planning Committee

Kara Freedman

[REDACTED]

Blodgett, Madison

From: [REDACTED]
Sent: Friday, May 15, 2026 8:55 AM
To: Blodgett, Madison
Subject: (EXTERNAL) comment on petition number PLNPCM2026-00244, removing limits on unrelated individuals in housing

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Dear Planning Commission Members,

I know you have already heard from many of my University area neighbors about concerns over the potential impact of removing the limitation on the number of unrelated people per residential unit in the University neighborhood so I won't just repeat it, other than to say that as a long-term resident of the neighborhood, I, too have these concerns about impacts to the quality of life for me and my family if occupancy standards are done away with.

But I am also concerned as a landlord, and that is the perspective I bring today. I own three multifamily residential rentals in the University and Douglas neighborhoods. The more our neighborhood deteriorates due to lack of enforcement of ordinances, the more I struggle to attract mature, responsible, law-abiding tenants to my properties. When someone coming to the University from out of town asks me about the quality of life and safety of the neighborhood, I want to be able to say positive things. But when I witness unruly behavior including fighting, harassment and screaming of obscenities, broken glass strewn on the streets, urination off the roofs and on people's cars, hordes trespassing through my rental properties, peeing on the side of the home, stealing lawn furniture and inflicting property damage, I find it hard to continue to talk enthusiastically about the neighborhood I've lived in for almost forty years. Just this spring, I had a tenant express concern for her safety due to drunk, partygoing trespassers from a neighboring home mingling under her bedroom window late at night. That home houses many more than the currently allowed number of unrelated residents.

In my work as an attorney who deals with housing issues, I have seen many such situations where unscrupulous, greedy landlords are already stuffing many more people into homes than they can legally-or safely-hold. I've seen a home in my neighborhood where unrelated students slept side by side on the floor, a dozen or more, in a 2-bedroom, 1-bathroom home. I've seen numerous instances of fire safety violations where basement rooms without proper egress or ventilation, including furnace rooms, have been used as bedrooms. I know there are other code provisions that are designed to address these issues, and these should be enforced. But removing the restriction on the number of unrelated residents will only encourage this egregious behavior as it applies to student-centered housing, as it takes away one of the tools that can be used to prevent this sort of abuse.

In short, this proposal, rather than improving housing stock, will detract from quality of life in our neighborhood while also putting residents in unsafe situations. Please consider, instead, prioritizing enforcement of the current ordinance.

Sincerely,

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

Blodgett, Madison

From: [REDACTED]
Sent: Friday, May 15, 2026 8:16 AM
To: Blodgett, Madison; City Council Liaisons
Cc: East Central
Subject: (EXTERNAL) Strong Opposition to Proposed Amendment – Definition of Family (PLNPCM2026-00244)

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Dear Members of the Salt Lake City Council and Planning Commission,

I am writing as a longtime resident of the Douglas neighborhood to express serious concerns regarding the proposed amendment to the definition of “family” under Petition No. PLNPCM2026-00244.

I understand and appreciate the City’s goals of increasing housing flexibility and improving affordability for residents, students, young professionals, and members of the workforce who may rely on shared housing arrangements. Housing affordability is an important issue, and I recognize the need for thoughtful solutions.

However, I am deeply concerned that this proposal removes important preventative protections without first establishing meaningful replacement safeguards or enforcement mechanisms to address the impacts many neighborhoods are already experiencing today.

I have lived in this neighborhood for nearly 20 years and have witnessed a significant increase in nuisance-related issues over the last several years, particularly in areas surrounding high concentrations of rental properties near the University. Residents are already dealing with recurring problems involving excessive parties, parking overflow, garbage accumulation, vandalism, noise disturbances, and disruptive behavior. Many neighbors feel exhausted after years of reporting these issues with limited or inconsistent results.

The proposed ordinance shifts the City’s approach from preventative standards to reactive enforcement by removing occupancy distinctions and instead relying on enforcement of impacts such as noise, parking, trash, and property maintenance. While that may sound reasonable in theory, many residents are concerned because the current enforcement system already appears overwhelmed and inconsistently applied.

Before removing occupancy limits entirely, I believe the City should first demonstrate that it has adequate enforcement tools, staffing, accountability measures, and proactive nuisance abatement systems in place to manage the likely increase in impacts associated with higher-density occupancy in single-family neighborhoods.

I am also concerned that the proposal could unintentionally incentivize investor-driven rental practices that prioritize maximum occupancy over neighborhood stability and long-term housing sustainability. In practice, this may encourage more single-family homes to function as high-density rentals, particularly in neighborhoods already experiencing increasing investor ownership and transient occupancy patterns.

Additionally, the proposal removes enforceable occupancy distinctions without replacing them with updated standards tied to parking capacity, bedroom count, square footage, or infrastructure limitations. This creates uncertainty regarding how the City intends to manage increased parking demand, overcrowding concerns, and quality-of-life impacts moving forward.

As a real estate professional and longtime resident, I am also concerned about the long-term erosion of stable homeownership in established neighborhoods. Policies that increase the financial incentive for high-density rental use within single-family housing stock may unintentionally accelerate investor competition for homes, making ownership less attainable for local residents, young families, and first-time buyers.

There are also legitimate safety concerns associated with over-occupancy, including blocked egress, overloaded systems, unsafe sleeping arrangements, and increased strain on aging housing infrastructure.

Most importantly, the fact that an ordinance may be difficult to enforce should not automatically justify eliminating it altogether. In neighborhoods already experiencing escalating nuisance issues, removing standards without first strengthening enforcement risks worsening the very problems residents have spent years trying to address.

I respectfully urge the City to consider a more balanced approach that supports housing flexibility while still preserving neighborhood livability, accountability, and long-term stability. Potential alternatives could include:

- Occupancy standards tied to legal bedrooms and square footage
- Parking-based occupancy limitations
- Rental licensing and occupancy disclosure requirements
- Stronger nuisance enforcement tied directly to property owners
- Escalating penalties for repeat violations
- Clear definitions of legal sleeping spaces and occupancy safety standards

Salt Lake City is growing, and thoughtful adaptation is necessary. However, growth should not come at the expense of neighborhoods that are already struggling with enforcement challenges and declining quality of life.

I respectfully ask the City to slow this process down, gather additional neighborhood impact data, strengthen enforcement mechanisms first, and substantially revise the proposal before moving forward.

Thank you for your time and consideration.

Sincerely,

[Redacted Signature]

Blodgett, Madison

From: [REDACTED]
Sent: Friday, May 15, 2026 7:36 AM
To: Blodgett, Madison
Subject: (EXTERNAL) number of unrelated people change

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I'm writing to express concern about the proposed change to remove the limit on the number of unrelated people in a housing unit, particularly in my neighborhood near the University of Utah. I have lived here for more than 20 years. In recent years we have experienced dramatic changes in the feeling of the neighborhood with large and unruly parties becoming sadly common. It seems that some houses that were previously single family homes have become satellite fraternities. Impacts to the neighborhood include not only noise, trash, and parking difficulties, but also (apparent) underage drinking, damage to homes and landscaping, trespassing, and public urination. We know it is going to be a rough weekend when the porta-potties are delivered on Thursday. There was a new ordinance this year about large and unruly gatherings that has been egregiously under-enforced. If the absentee landlords are allowed to pack young people into houses designed for single-family living I anticipate that the problems will only increase. Single-family homes in a historic district are not rooming houses and should not be treated as such. I cringe every time a sold sign appears in the neighborhood wondering if the new owners will actually live there or if they are going to inflict another party house on us.

[REDACTED]
[REDACTED]

Blodgett, Madison

From: [REDACTED]
Sent: Friday, May 15, 2026 6:56 AM
To: Blodgett, Madison
Subject: (EXTERNAL) PLNPCM2026-00244

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I live near the university of Utah and have great concerns about allowing more and more unrelated people to live in houses in our neighborhood. We are already experiencing de-gentrification from all of the unruly houses, largely functioning as satellite fraternity houses, having loud parties... hundreds of kids with underage drinking, public intoxication, urination and defecation in the yards of the surrounding houses and loud bass music pounding through the walls of the surrounding houses for hours at a time. Even if this behavior is happening in the middle of the day, it is not something anybody wants to live around.

There are many absentee landlords that quite frankly don't give a crap about the quality of life in this neighborhood and will use this policy to stack students like cordwood to extract as much monetary gain as possible.

There is officially an unruly house ordinance in Salt Lake City, but it is essentially unenforced with only a few actual fines to landlords that rent to these out of control students.

I understand that this new policy is designed to help with the issue of homelessness and the high cost of housing, but around the university area it will have significant negative impacts and further lead to outmigration of anybody who wants to live in a livable neighborhood.

Thank you,

[REDACTED]

Blodgett, Madison

From: [REDACTED]
Sent: Thursday, May 14, 2026 2:38 PM
To: Blodgett, Madison; East Central
Subject: (EXTERNAL) Removing Occupancy Limits Is a Really Bad Idea

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Dear SLC Council and Planning Division,

Petition PLNPCM2026-00244 proposes to remove the current occupancy limits for unrelated individuals sharing a single-family dwelling. The purported goal is to increase the city's stock of affordable housing. I believe it will have the opposite effect, as it will only increase the incentive for absentee real-estate investors to buy up homes and turn them into rental properties, homes that would otherwise be available for families to purchase and put down lasting roots in a healthy neighborhood.

In the 28 years I have lived in the University Gardens neighborhood, I have personally witnessed the conversion of family homes into investment properties many, many times. As homeowners move away, their houses inevitably become overcrowded rental properties owned by absentee landlords with no commitment to the neighborhood. Removing occupancy limits will only increase the incentive for investors to buy up homes and pack them with as many transient renters as possible, maximizing their profits while looking the other way as living conditions become deplorable.

Removing all occupancy limits for unrelated individuals will only accelerate the already-alarming trend of absentee investors easily outcompeting local families and driving up prices for single-family dwellings in what is already a very tight market. The same wrongheaded strategy has been tried in other cities, such as Minneapolis, only to lead to a measurable loss of affordable housing stock available to new home buyers and families.

The paradoxical effect this proposal will have on housing availability and affordability is only the beginning of the problems with it. Sacrificing long-term single-family housing stock for the sake of accommodating as many transient renters as possible has the demonstrable effect of destroying neighborhoods. We've seen this in cities such as Boulder and Tucson after they took similar measures, and we've seen it right here in Salt Lake as the city has largely abdicated its responsibility for enforcing the current occupancy limits or for addressing the problems that arise when too many people are packed like rats into too-small spaces.

As the University of Utah has aggressively expanded over the years, while only making a token effort to increase student housing, I've had a front-row seat to see what happens. What used to be family houses become unruly party houses, with excessive noise at all hours, illegal kegs, public drunkenness, beer pong and other disruptive drinking games, public urination and vomiting, DJs blasting X-rated and misogynistic music throughout the neighborhood, trash strewn everywhere and many other problems.

Parking becomes a nightmare as multiple cars contend for space at each house. Cars and rental scooters routinely block public sidewalks. Health and safety are compromised as people are packed into basements with limited egress, sleep on mattresses in living rooms, sleep in tents in back yards, lounge on indoor furniture placed on porches and yards so they don't have to be cooped up in overcrowded interiors all day, and abandon their mattresses and other junk on the parking strip when they move out.

As justification for removing occupancy limits, it has been said that the current ordinance is too difficult to enforce. This is an argument for removing barriers to enforcement and committing to more proactive enforcement, not for giving up and throwing entire neighborhoods to the dogs. A long-term homeowner in University Gardens has proposed these proven-effective measures, which I wholeheartedly agree with:

1. Tie occupancy to the physical capacity of the home. Establish maximum occupancy based on:

- Number of legal bedrooms
- Square footage

This ensures homes are used safely and as intended.

2. Implement a parking-based standard.

- Limit occupancy based on available off-street parking to prevent overflow into surrounding neighborhoods.

3. Require rental licensing and occupancy disclosure. Mandate that landlords:

- Register the number of occupants
- Disclose vehicle counts
- Be subject to penalties for violations

4. Prohibit non-bedroom sleeping arrangements in single-family homes.

- Clearly define and enforce what constitutes a legal sleeping space to prevent overcrowding and unsafe living conditions.

5. Strengthen accountability for property owners

- Ensure that repeated nuisance violations are tied directly to property owners, with escalating penalties for non-compliance.

6. Preserve enforcement tools while improving them. Instead of removing standards, invest in:

- Clearer enforcement mechanisms
- Faster response systems
- Stronger penalties for violations

I'm a case study in what happens when a neighborhood devolves from true homeowners and neighbors to absentee landlords packing people into single-family dwellings on a per-person rental model. Below is a sample of what I've endured just due to the city's lack of enforcement of the current occupancy

ordinance. Based on these experiences, if the city gives its stamp of approval to virtually unlimited occupancy by unrelated people (mostly transient students), I will be selling my home and moving to a neighborhood where I can have the peace and safety that is disappearing here in University Gardens. My current home will almost certainly be bought up by an investor and turned into yet another overpacked rental, while I will be yet another person driving up the competition for the limited housing stock available elsewhere.

A neighborhood destroyed by absentee landlords and their overstuffed rental properties

I purchased my home in the University Gardens neighborhood 28 years ago. I was fully committed to living here, close to downtown, the U and the foothills that I love, and I paid off my mortgage on an accelerated schedule. At the time, the house to my north was owned and occupied by a married couple of university professors, wonderful people. They eventually moved away because of the party culture that sometimes disturbed the neighborhood peace, a culture that was far tamer then than it has become today, but it still drove them away.

That house sold to an absentee landlord who has repeatedly overpacked it with a rotating cast of "dudebro" students. They tend to party incessantly. At 3:00 a.m., one of their parties was so out of control that I was finally attempted to sleep in my car in the garage on the opposite side of the house with earplugs in and white noise playing at full volume on my phone. I never did get to sleep that night.

On another occasion, some of the tenants came over to introduce themselves and let me know they would be having a small gathering the next day. At 9:00 a.m. the next morning, they started blasting extremely loud music from an outdoor sound system, drinking heavily from illegal kegs. I would estimate at least 150 people showed up, packing both the front and back yards, the public right of way on two streets, and even climbing onto the roof. I observed several intoxicated people urinating on my fence right outside my window. I observed an intoxicated young woman urinate in my driveway in full view of the street and sidewalk.

After several neighbors called, the police responded, but the party resumed as soon as they left. After the police responded a second time, the tenants I had met the day before came over to ask if it was me who had called the police. They said I should know enough to expect that kind of behavior as they're "teenagers in college, and that's what teenagers do" (i.e., admitting to underage drinking and telling me to expect more of the same).

A month ago, tenants of this same house set up klieg lights on the parking strip and invited 20 or so young males over to get drunk and have a fight club there in the public right of way. There were bare-knuckle fighting matches with drunken spectators yelling their heads off. The police did nothing about it, informing me that since the fighting was "consensual," it was legal. However, this would seem to fall squarely under ordinance 76-9-102, Disorderly Conduct, and to my understanding even consensual fighting as an entertainment can legally take place only in a licensed venue with appropriate equipment, trainers, medical personnel, certification of HIV testing and other safety measures. Moreover, the new Unruly Gathering ordinance explicitly lists fighting as grounds for warnings and fines to the landlord. It does not specify that the fighting must be "nonconsensual" in order to constitute a violation.

These are just three of the more egregious incidents, but I have been a victim of that type of behavior at that house over and over again, and I believe continuing violation of the occupancy rule has been a primary reason why this supposedly single-family residence has become a notorious party house. When I

tried to bring these problems to the attention of the property manager, he called me a liar. After the police responded to a recent incident and then left, the tenants yelled at me loudly by name to "f*ck off." After the fight club incident, one of the participants issued a death threat, screaming "Tom Smart's gonna die!"

That's the house to my north. The one to my south was owned and occupied by a very well-known public servant and his young family when I first moved into my house. They moved to a school district that could better accommodate their special-needs son, but hung onto the house and rented it out to seven U of U football players. They partied loudly and constantly, drank with their many friends at all hours on the front porch, parked their seven giant SUVs illegally on the city parking strip and even in my driveway, threw trash in my bushes even when their own garbage cans were closer at hand, and in many other ways made my life a living hell.

During one of their all-night parties, one of them could be heard screaming threats to rape a woman all along the block as she fled to get away. Presumably several people, including me, called the police, which led to 12 police cars showing up. A few days later, the football coach showed up at my door to apologize. The homeowner told me he would evict the offenders, but he never did and nothing ever changed.

Eventually that owner sold the house, and it has changed several times since then. Almost all the owners have been absentee landlords renting the place out to a far greater number of people than the current ordinance allows. There have even been people living in multiple tents pitched in the backyard, and for several months there were even two people and their two barky dogs living in a camping trailer in the driveway. (They parked it directly over the tomato garden of the homeowner to their south.)

For the last several years, that property has operated as an Airbnb with seven or more people living in it. Many of these tenants have been unbearable, partying constantly at all hours. The front porch is where many of them have gathered daily to drink and smoke vast quantities of pot, play loud music, and even shoot off aerial fireworks toward the street. It's understandable that they want to "live" on the porch, because inside the house they are packed in like rats, which must be miserable and is certainly dangerous.

Early one morning on a game day, they set up a powerful PA system and blasted music out to the street. I recorded the sound pressure levels for 21 seconds at an average of 114 dB and a peak of 132 dB. My window was rattling so hard I thought it would break. Then they started using a microphone over the PA to yell obscenities at random people passing by.

I have observed a recent tenant visiting dozens of cars, sometimes 4 or 5 in the space of a couple of hours. They park nearby; he gets into the passenger seat for anywhere from 30 seconds to a few minutes; then he returns to the house and they drive away. More than once I have been able to see the exchange of a ziploc bag and cash. I calculate that I have seen these transactions take place well over 100 times. One of his customers recently showed me the product, so I can now confirm: This "neighbor" is a major drug dealer.

Speaking of cars, tenants of that house have parked their cars in my driveway (sometimes overnight) or blocking my driveway more than 100 times, without exaggeration. Sometimes I have had to drive down the sidewalk and out their own driveway to get out of my own house.

After one late night / early morning unruly party was shut down by the police, tenants presumably from that house cracked eggs into my mailbox on two different occasions (a felony under federal law), and threw eggs and rotten bananas at the side of my house. And they began harassing me repeatedly by name, even though we had never been introduced. This behavior is extremely intimidating. The elderly neighbor to the south of this offending house (two doors south of me) has also been repeatedly victimized by their unruly and often illegal behavior, but has confided in me that he is too frightened to take any action.

By city policy, aside from the people camping in a trailer in the driveway, which they were able to observe directly, zoning enforcement was unable to gather evidence or do anything about these occupancy problems, For example, to my understanding, zoning was forbidden from simply knocking on the door to interview tenants. Finally, a zoning officer was able to get the needed evidence by looking through the front window and seeing multiple mattresses laid out on the living room floor. I believe he issued a warning.

The party house across the street from me has also been a huge problem for many years, and two houses directly west of me have also recently started to party hard on occasion, but I won't bore you with those details. Despite the new Unruly Gathering ordinance, I believe things are still headed in the wrong direction, and I know that neighbors even closer to the U than me have recently been living through horrific problems.

The cause of all of these problems, in large part, is absentee landlords who rent single-family dwellings to as many transient renters as they can stuff in, while eliminating affordable housing that would otherwise go to new homebuyers and families committed to the health of the neighborhood.

At least in theory, we homeowners and permanent residents have the tool of the current occupancy limits to try to address these issues. That tool should be strengthened, not trashed.

But if the city decides to enable and even encourage this kind behavior by removing the current occupancy limits, I'm done with this neighborhood. I hate to think that my own house will almost inevitably sell to an absentee landlord and become part of the problem after I'm gone, but I have to put my own peaceful existence first.

Instead of turning this neighborhood into all flop- and party-houses, I would hope that you strengthen enforcement of the existing ordinances and adopt new policies that encourage people to buy permanent housing for their families and work to knit a closer fabric of community where they choose to live.

When people ask me where I live, I half-jokingly say "the University Slums." Let's make it the "University Gardens" again. Let's make policies that encourage the U of U to take proper care of the ever-expanding number of students it admits, help local people and families achieve homeownership and a peaceful life in the communities they love, and encourage people like me (and believe me, there are many) to not just give up.

Respectfully,


East Central City Resident

Blodgett, Madison

From: [REDACTED]
Sent: Tuesday, May 12, 2026 1:40 PM
To: Blodgett, Madison
Subject: (EXTERNAL) Statement in support of PLNPCM2026-00244

You don't often get email from [REDACTED]. [Learn why this is important](#)

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To the Salt Lake City Planning Commission,

My name is [REDACTED], and I am writing in strong support of the proposed amendment to Section 21A.62.040 (Petition PLNPCM2026-00244), which would replace the current restrictive definition of "family" in Salt Lake City's zoning code with a straightforward, inclusive standard.

I am a Salt Lake City resident who has been following the city's housing landscape closely, including as someone actively considering homeownership here. The current zoning definition limits the cohabitation of unrelated individuals to just three people. It is an artifact of an earlier era that no longer reflects how people actually live. It has been used to restrict chosen families and cost-sharing arrangements that have become essential in a city where housing prices have risen dramatically.

As someone who has explored the financial realities of purchasing a home in Salt Lake City, I understand firsthand how critical flexibility is in how a property can be occupied. Arrangements involving co-buyers, roommates, and shared living are not fringe situations; they are rational, responsible responses to a challenging housing market. The existing definition of "family" creates legal ambiguity around these arrangements and, in the worst cases, can be used to discriminate against households that don't fit a narrow mold.

Replacing the old tiered definition with "any number of people living together in the same dwelling" is simple, fair, and long overdue. It removes an unenforceable and often discriminatory restriction from the books without compromising any legitimate planning interest.

I urge the Planning Commission to recommend adoption of this ordinance and encourage the City Council to pass it promptly.

Thank you for your consideration.

[REDACTED]

Blodgett, Madison

From: Berntson, Jason
Sent: Tuesday, May 12, 2026 12:32 PM
To: Blodgett, Madison
Subject: Fw: (EXTERNAL) Zoning Text Amendment: Definition of Family — Enforcement and Accountability

Hey Madison,

This showed up in the zoning junk email. I'm forwarding it to you in case it ended up in your junk email as well and you didn't see it.



Jason Berntson | (He/Him)
Associate Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-6247
Email: jason.berntson@slc.gov
WWW.SLC.GOV

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From: [REDACTED]
Sent: Sunday, May 3, 2026 8:12 AM
To: Blodgett, Madison <madison.blodgett@slc.gov>
Cc: Zoning <zoning@slc.gov>
Subject: (EXTERNAL) Zoning Text Amendment: Definition of Family — Enforcement and Accountability

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Madison,

Hello, I hope this email finds you well. I live in Sugar House and have been following the “Definition of Family” amendment (PLNPCM2026-00244) since reading about it in the news in March.

The draft removes Section 12.56.515. That section established definitions and thresholds linking occupancy to vehicle count. Its removal eliminates a clear enforcement mechanism tied to occupancy impacts.

My core concern as a resident is that the draft does not identify a replacement standard, and this creates an enforcement gap. Further, by removing clear, enforceable standards, what remains is a model that relies on resident-initiated conflict without defined thresholds.

Today, enforcement today is complaint-driven. Complaints are evaluated against defined standards.

With those standards removed, what applies? Are there really no restrictions on parking?

Changes that increase allowable occupancy can improve flexibility for tenants, and be a good thing. However, they can also shift impacts—such as parking demand, reduced visibility, and access

constraints—onto the surrounding public space and adjacent residents if not directly addressed through enforceable standards.

In Sugar House, on-street parking already reduces visibility and transit (tight roads) in a noticeable way. Higher occupancy increases the number of people and vehicles associated with a single property, adds to on-street congestion and further reduces visibility. This affects pedestrian safety, particularly for children, and is amplified in winter conditions when snowpack narrows usable space.

If occupancy limits are removed, accountability should scale with that change, with the property owner, the primary financial beneficiary, being accountable. General suggestions:

- Define objective thresholds tied to vehicle capacity and access
- Ensure complaints can be evaluated against clear, consistent standards
- Attach responsibility to the property owner, not tenants, including financial consequences for noncompliance

Thank you for your time, Please let me know if this comment will be included in the Planning Commission record.



Blodgett, Madison

From: [REDACTED]
Sent: Wednesday, May 6, 2026 2:59 PM
To: Blodgett, Madison
Subject: Re: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question
Attachments: Outlook-wsnrjyr5; Outlook-vl3mmlyd

Hi Madison,

I want to ask if you could help me gauge how likely the proposed changes regarding how many unrelated persons can live in a dwelling are going to pass. I have several friends who have experienced similar housing problems, and if comments seem to indicate these changes will be a hard sell, I will try to spread the word to my friends to send in comments.

Kindly,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

From: Blodgett, Madison <Madison.Blodgett@slc.gov>
Sent: Wednesday, April 1, 2026 1:16 PM
To: [REDACTED]
Subject: Re: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

Yes, the proposed changes remove the relationship distinction and do not apply any occupancy restrictions subject to building code.

There is not a date set for the Planning Commission public hearing, but a notice of public hearing will be posted 12 days prior to the scheduled hearing. The Planning Commission will make a recommendation to City Council who is the final decision maker. A public hearing will be scheduled before Council will make a final decision. The open house page will also be updated throughout the process with hearing dates and other project updates.

Thank you,



MADISON BLODGETT | (She/Her)
 Principal Planner
 PLANNING DIVISION | SALT LAKE CITY CORPORATION
 Office: 801-535-7749
 Email: madison.blodgett@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

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From: [REDACTED]
Sent: Wednesday, April 1, 2026 11:41 AM
To: Blodgett, Madison <Madison.Blodgett@slc.gov>
Cc: Norris, Nick <nick.norris@slc.gov>
Subject: Re: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

You don't often get email from [REDACTED]. [Learn why this is important](#)

Amazing, thanks Madison!

So if I'm understanding this correctly, this new ordinance essentially just eliminates that everyone in a dwelling has to be related and also eliminates a certain limit to the number of people allowed to live in a single dwelling?

Thank you so much for your work on this.

After May 15th, do you know when this ordinance will be voted into (or not into) practice?

Kindly,

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

[REDACTED] **THEA**

From: Blodgett, Madison <Madison.Blodgett@slc.gov>
Sent: Wednesday, April 1, 2026 8:39 AM
To: [REDACTED]

Cc: Norris, Nick <Nick.Norris@slc.gov>

Subject: Re: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

You don't often get email from madison.blodgett@slc.gov. [Learn why this is important](#)

Hello [REDACTED]

Thank you for reaching out and sharing your experience on how the current regulations have impacted you. As Nick mentioned we will include your comments in our reports to the decision makers. The 45-day noticing period began yesterday and will end on May 15. There is an online open house available [here](#) where you can find the proposed draft. Please feel free to reach out to me with any questions or comments.

Thank you,



MADISON BLODGETT | (She/Her)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7749
Email: madison.blodgett@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

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From: [REDACTED]

Sent: Monday, March 23, 2026 1:27 PM

To: Norris, Nick <nick.norris@slc.gov>

Cc: Blodgett, Madison <Madison.Blodgett@slc.gov>

Subject: Re: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

You don't often get email from [REDACTED] [Learn why this is important](#)

Amazing, thank you so much Nick. And good to meet you, Madison. Let me know how I can be helpful. I know of many students and young professionals, including me, are very grateful for your efforts to help us get more affordable housing.

Kindly,

[REDACTED]

[REDACTED]

From: Norris, Nick <nick.norris@slc.gov>
Sent: Monday, March 23, 2026 8:50 AM
To: [REDACTED]
Cc: Blodgett, Madison <Madison.Blodgett@slc.gov>
Subject: RE: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

Thank you for your comments, [REDACTED]. We will share them with the decision makers. I expect the draft ordinance and 45-day engagement period to start in the next few weeks. I have included the project planner on this who can give you more specific info. Madison is out of the office through this week but will be back on the 30th.



NICK NORRIS
Planning Director
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-6173 | Cell: 801-641-1728
Email: nick.norris@slc.gov
WWW.SLC.GOV

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From: [REDACTED]
Sent: Saturday, March 21, 2026 8:49 AM
To: Norris, Nick <nick.norris@slc.gov>
Subject: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hi Nick,

My name is [REDACTED], and I'm a graduate student here in Salt Lake City. I wanted to reach out regarding the proposed changes to the city's occupancy ordinance.

I've personally experienced how challenging the current rule can be. Recently, I was living with four other women in a four-bedroom, 2,400 sq. ft. townhouse. Our landlord was initially unaware of the city's restriction on unrelated individuals. Once he learned about it, we were all required to move out on short notice, which created a stressful and difficult housing situation for all of us.

Experiences like this are not uncommon among students and young renters, and they've made it significantly harder to find stable, affordable housing. Because of this, I'm very supportive of the city exploring changes to the ordinance.

I would also love to be helpful in any way—whether that’s sharing my experience, participating in public comment, or engaging in the process as it moves forward.

If possible, could you share your current expectations for when the draft ordinance will be finalized and released for the 45-day public comment period?

Thank you for your time and for the work you and your team are doing on this issue.

Best regards,

[Redacted signature block]

[Redacted contact information]

Blodgett, Madison

From: Benson, Jenna
Sent: Tuesday, May 5, 2026 12:15 PM
To: Blodgett, Madison
Subject: Fw: (EXTERNAL) Zoning Text Amendment: Definition of Family — Enforcement and Accountability

Hi Madison,

This ended up in our junk folder. I'm not sure if you saw it, but I wanted to forward it to you just in case.

Best,



Jenna Benson
Associate Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Phone: 801-535-7740
Email: jenna.benson@slc.gov
WWW.SLC.GOV

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From: [REDACTED]
Sent: Sunday, May 3, 2026 8:12 AM
To: Blodgett, Madison <madison.blodgett@slc.gov>
Cc: Zoning <zoning@slc.gov>
Subject: (EXTERNAL) Zoning Text Amendment: Definition of Family — Enforcement and Accountability

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Madison,

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The draft removes Section 12.56.515. That section established definitions and thresholds linking occupancy to vehicle count. Its removal eliminates a clear enforcement mechanism tied to occupancy impacts.

My core concern as a resident is that the draft does not identify a replacement standard, and this creates an enforcement gap. Further, by removing clear, enforceable standards, what remains is a model that relies on resident-initiated conflict without defined thresholds.

Today, enforcement today is complaint-driven. Complaints are evaluated against defined standards. With those standards removed, what applies? Are there really no restrictions on parking?

Changes that increase allowable occupancy can improve flexibility for tenants, and be a good thing. However, they can also shift impacts—such as parking demand, reduced visibility, and access constraints—onto the surrounding public space and adjacent residents if not directly addressed through enforceable standards.

In Sugar House, on-street parking already reduces visibility and transit (tight roads) in a noticeable way. Higher occupancy increases the number of people and vehicles associated with a single property, adds to on-street congestion and further reduces visibility. This affects pedestrian safety, particularly for children, and is amplified in winter conditions when snowpack narrows usable space.

If occupancy limits are removed, accountability should scale with that change, with the property owner, the primary financial beneficiary, being accountable. General suggestions:

- Define objective thresholds tied to vehicle capacity and access
- Ensure complaints can be evaluated against clear, consistent standards
- Attach responsibility to the property owner, not tenants, including financial consequences for noncompliance

Thank you for your time, Please let me know if this comment will be included in the Planning Commission record.

██████████



To: Madison Blodgett, Principal Planner
Re: **PLNPCM2026-00244 – Definition of Family Text Amendment**

Dear Commissioners:

My name is [REDACTED] and I serve as the Policy Manager at [Wasatch Advocates for Livable Communities \(WALC\)](#). WALC works across the Wasatch Region to champion policies and programs focused on housing, land use, local governance, and transportation. Through advocacy, community engagement, and coalition-building, we are working to remove barriers to housing choice, support affordability, and create more inclusive, connected neighborhoods.

WALC writes in strong support of the proposed text amendment to the definition of “family” in the Salt Lake City zoning code. The current definition creates an unnecessary and unenforceable hierarchy based on the personal relationships of residents rather than on measurable impacts to neighborhoods.

Salt Lake City faces a well-documented housing affordability crisis, and regulations that restrict how adults may choose to share a home work against the City’s stated goal of making housing more accessible to our neighbors at all income levels and stages of life. By removing occupant-relationship distinctions and simplifying the definition, this amendment allows enforcement to focus on actual, observable impacts rather than the private nature of who lives with whom.

We are particularly encouraged that staff has identified concrete groups who stand to benefit from this amendment: adult college students, young professionals, workers in the service and hospitality sectors, and people on fixed incomes. These are Salt Lake City residents whose housing options have long been quietly constrained by a definition that was never demonstrated to achieve its stated purpose of managing population density.

Truly livable communities are communities where all residents regardless of family structure, income, or background can find stable housing that fits their lives. This amendment is a modest but meaningful step in that direction. Wasatch Advocates for Livable Communities respectfully urges the Planning Commission to recommend approval of this amendment and encourages the City Council to adopt it.

Thank you for the opportunity to comment.

Respectfully submitted,

[REDACTED]

Wasatch Advocates for Livable Communities (WALC)

[REDACTED]

Blodgett, Madison

From: Gilmore, Kristina
Sent: Monday, May 4, 2026 10:29 AM
To: Blodgett, Madison
Subject: FW: (EXTERNAL) Zoning Text Amendment: Definition of Family — Enforcement and Accountability

FYI this was in my junk email folder so sending just in case it was also caught in yours.

-----Original Message-----

From: [REDACTED]
Sent: Sunday, May 3, 2026 8:13 AM
To: Blodgett, Madison <madison.blodgett@slc.gov>
Cc: Zoning <zoning@slc.gov>
Subject: (EXTERNAL) Zoning Text Amendment: Definition of Family — Enforcement and Accountability

Some people who received this message don't often get email from [REDACTED]. Learn why this is important <<https://aka.ms/LearnAboutSenderIdentification>>

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If occupancy limits are removed, accountability should scale with that change, with the property owner, the primary financial beneficiary, being accountable. General suggestions:

- * Define objective thresholds tied to vehicle capacity and access
- * Ensure complaints can be evaluated against clear, consistent standards
- * Attach responsibility to the property owner, not tenants, including financial consequences for noncompliance

Thank you for your time, Please let me know if this comment will be included in the Planning Commission record.



Blodgett, Madison

From: [REDACTED]
Sent: Sunday, May 3, 2026 8:13 AM
To: Blodgett, Madison
Cc: Zoning
Subject: (EXTERNAL) Zoning Text Amendment: Definition of Family — Enforcement and Accountability

You don't often get email from [REDACTED]. [Learn why this is important](#)

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- Attach responsibility to the property owner, not tenants, including financial consequences for noncompliance

Thank you for your time, Please let me know if this comment will be included in the Planning Commission record.



Blodgett, Madison

From: [REDACTED]
Sent: Sunday, April 26, 2026 11:37 AM
To: Blodgett, Madison
Subject: (EXTERNAL) Definition of Family Text Amendment Comment

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

To whom it may concern,

I support the proposed amendment to simplify the definition of “family” within Salt Lake City’s zoning code.

Housing affordability is a significant challenge in Salt Lake City, and many residents—especially young professionals, service workers, students, and individuals on fixed incomes—rely on shared housing arrangements to remain in the city. The current restrictions on unrelated occupants limit practical and affordable housing options that reflect how people actually live today.

Updating the definition to focus less on relationships and occupancy limits, and more on the real impacts of housing use, would create more flexibility without compromising neighborhood livability.

I encourage the City Council to move forward with this amendment in order to expand housing access and improve affordability for residents across Salt Lake City.

Thank you,

[REDACTED]

Blodgett, Madison

From: [REDACTED]
Sent: Friday, April 24, 2026 8:13 AM
To: Blodgett, Madison; East Central Community; East Central
Subject: Re: (EXTERNAL) RE: Notice of Planning Petition

Is there a way to be put on a “notification” list, as i do not check that page regularly (or at all actually)?

Judith Warner
Neuro-ophthalmology
John A Moran Eye Center

From: Blodgett, Madison <Madison.Blodgett@slc.gov>
Date: Thursday, April 23, 2026 at 10:08 AM
To: [REDACTED]; East Central Community
<eastcentralcommunityorg@gmail.com>; East Central <eastcentralcommunity@gmail.com>
Subject: Re: (EXTERNAL) RE: Notice of Planning Petition

A hearing date has not been scheduled yet but once scheduled it will be posted on the open house page.

Thank you,



MADISON BLODGETT | *(She/Her)*
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7749
Email: madison.blodgett@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

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From: [REDACTED]
Sent: Thursday, April 23, 2026 9:59 AM
To: Blodgett, Madison <Madison.Blodgett@slc.gov>; East Central Community <eastcentralcommunityorg@gmail.com>; East Central <eastcentralcommunity@gmail.com>
Subject: Re: (EXTERNAL) RE: Notice of Planning Petition

You don't often get email from [REDACTED] [Learn why this is important](#)

When will the hearing occur?

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Blodgett, Madison <Madison.Blodgett@slc.gov>
Sent: Friday, April 3, 2026 12:55:01 PM
To: [REDACTED] East Central Community <eastcentralcommunityorg@gmail.com>; East Central <eastcentralcommunity@gmail.com>
Subject: Re: (EXTERNAL) RE: Notice of Planning Petition

You're comments will be provided to the decision makers.

Thank you,



MADISON BLODGETT | (She/Her)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7749
Email: madison.blodgett@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

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From: [REDACTED]
Sent: Friday, April 3, 2026 11:43 AM
To: East Central Community <eastcentralcommunityorg@gmail.com>; East Central <eastcentralcommunity@gmail.com>; Blodgett, Madison <Madison.Blodgett@slc.gov>
Subject: (EXTERNAL) RE: Notice of Planning Petition

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Madison, please present these thought to the Council and Planning Commission

To the Members of the Salt Lake City Council and Planning Commission,

I am writing to express strong opposition to the proposed amendment to the definition of “family” under Petition No. PLNPCM2026-00244.

Although your intent to increase housing flexibility and affordability is understandable, this proposal, by removing occupancy limits for unrelated individuals, will have serious and far-reaching negative consequences for our neighborhoods, residents, and housing market as a whole. Our neighborhood is already struggling.

As outlined in the City’s materials, the proposal seeks to eliminate relationship-based occupancy limits and instead rely on enforcement of impacts such as noise, parking, and property maintenance. However, this approach shifts the City from preventative policy to reactive enforcement, which is both ineffective and unsustainable. Does this mean there are NO LIMITS?

1. This amendment will significantly worsen nuisance conditions.

By allowing an unlimited number of unrelated individuals to occupy a single dwelling, the City will inevitably increase the very issues it seeks to control—unruly gatherings, noise disturbances, excessive trash, and disruptive behavior. In our neighborhood, we have already experienced years of escalating nuisance activity, including vandalism and harassment. This proposal will only amplify those conditions and undo the progress residents have worked tirelessly to achieve. If examples from other cities prove true, the city will have to reintroduce stricter enforcement measures and occupancy controls after significant neighborhood pushback.

2. The proposal creates an immediate and unmanageable parking crisis.

The ordinance removes enforceable household definitions tied to parking standards. Without clear occupancy limits, there is no practical way to regulate the number of vehicles associated with a property. In areas near the University and other dense neighborhoods, parking is already at capacity. This change will push it beyond a functional breaking point, impacting accessibility, safety, and emergency response.

3. This amendment incentivizes exploitative rental practices.

Rather than improving affordability, it will encourage landlords to maximize profit by increasing occupant density—often charging per person rather than per unit. We have already seen homes with eight to ten individuals occupying spaces not designed for that level of use, including non-bedroom areas such as living rooms and kitchens. This proposal effectively legitimizes and accelerates that model, benefiting profit-driven landlords while degrading living conditions for tenants. Other cities have proven this will create more problems than it solves.

4. It will displace families and long-term residents.

Single-family homes will increasingly be converted into high-density rental properties, eroding neighborhood stability and community cohesion. We have already seen families and longtime residents leave due to ongoing nuisance issues. This amendment will accelerate that trend and fundamentally alter the character of our neighborhoods. Are you in concert with the UofU actively trying to create a “student slum”, because it really look like you are.

5. This proposal will increase home prices and reduce ownership accessibility.

By enabling higher rental income per property, investors will be incentivized to purchase more single-family homes, driving up prices and making homeownership less attainable for young professionals, families, and first-time buyers. There are examples from other cities following zoning reforms intended to increase housing flexibility. While well-intentioned, these changes led to increased investor activity and limited affordability gains in practice, raising concerns about displacement and neighborhood impacts rather than delivering the intended relief.

6. Safety concerns

Over-occupancy increases the risk of fire hazards, overcrowding, blocked egress, and strain on building systems. Existing safety codes are not designed to accommodate informal high-density living arrangements within single-family homes. The unruly students already party on peaked roofs, and overcrowd balconies intended as fire escapes, not meant for high numbers of occupants.

7. Enforcement

The justification that the current ordinance is “difficult to enforce” is not sufficient grounds for removing it altogether. This is just a pathetic cop-out!

Enforcement challenges should be addressed through better tools and resources—not by eliminating the very standards that protect residents and neighborhoods.

This proposal sets a dangerous precedent. Once implemented, the resulting changes to housing patterns, investor behavior, and neighborhood dynamics will be extremely difficult—if not impossible—to reverse.

We urge the City to consider more balanced alternatives that address housing flexibility while preserving livability, including:

Tie occupancy to the physical capacity of the home, not the avarice of the landlord or imagination of the occupants.

1. Establish maximum occupancy based on:
2. Number of legal bedrooms
3. Square footage
4. This ensures homes are used safely and as intended.
5. Implement a parking-based standard

Limit occupancy based on available off-street parking to prevent overflow into surrounding neighborhoods.

3. Require rental licensing and occupancy disclosure (this should be a requirement of the Good Landlord program)

Mandate that landlords:

1. Register the number of occupants
2. Disclose vehicle counts
3. Be subject to penalties for violations
4. Prohibit non-bedroom sleeping arrangements in single-family homes

Clearly define and enforce what constitutes a legal sleeping space to prevent overcrowding and unsafe living conditions.

5. Strengthen accountability for property owners

Ensure that repeated nuisance violations are tied directly to property owners, with escalating penalties for non-compliance.

6. Preserve enforcement tools while improving them
Instead of removing standards, invest in:

1. Clearer enforcement mechanisms
2. Faster response systems – get that reporting system available ASAP.
3. Stronger penalties for violations
4. Salt Lake City is a vibrant and growing community, but growth must be managed responsibly. This proposal, as written, removes critical guardrails without providing adequate replacement protections.

We respectfully urge you to reject or significantly revise this amendment to ensure that it supports both housing needs and the long-term health, safety, and stability of our neighborhoods.

Thank you for your time and consideration.



----- Forwarded message -----

From: **Blodgett, Madison** <Madison.Blodgett@slc.gov>
Date: Tue, Mar 31, 2026 at 12:20 PM
Subject: Notice of Planning Petition
Community Council Chairs,

Salt Lake City Council has initiated a petition to update the definition of family in city code. I have attached the notice and draft language.

As a recognized community organization you have 45 days from the date of this e-mail to provide comments on the proposed petition. The 45 day period ends on May 15, 2026.

Please let me know if you have any questions.

Thank you,



MADISON BLODGETT | (She/Her)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7749
Email: madison.blodgett@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

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complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

Blodgett, Madison

From: [REDACTED]
Sent: Thursday, April 23, 2026 10:00 AM
To: Blodgett, Madison; East Central Community; East Central
Subject: Re: (EXTERNAL) RE: Notice of Planning Petition

You don't often get email from [REDACTED] [Learn why this is important](#)

When will the hearing occur?

Judith Warner, MD
Neuro-ophthalmology
John A Moran Eye Center
University of Utah

From: Blodgett, Madison <Madison.Blodgett@slc.gov>
Sent: Friday, April 3, 2026 12:55:01 PM
To: [REDACTED] East Central Community <eastcentralcommunityorg@gmail.com>; East Central <eastcentralcommunity@gmail.com>
Subject: Re: (EXTERNAL) RE: Notice of Planning Petition

You're comments will be provided to the decision makers.

Thank you,



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From: [REDACTED]
Sent: Friday, April 3, 2026 11:43 AM
To: East Central Community <eastcentralcommunityorg@gmail.com>; East Central <eastcentralcommunity@gmail.com>; Blodgett, Madison <Madison.Blodgett@slc.gov>
Subject: (EXTERNAL) RE: Notice of Planning Petition

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Madison, please present these thought to the Council and Planning Commission

To the Members of the Salt Lake City Council and Planning Commission,

I am writing to express strong opposition to the proposed amendment to the definition of “family” under Petition No. PLNPCM2026-00244.

Although your intent to increase housing flexibility and affordability is understandable, this proposal, by removing occupancy limits for unrelated individuals, will have serious and far-reaching negative consequences for our neighborhoods, residents, and housing market as a whole. Our neighborhood is already struggling.

As outlined in the City’s materials, the proposal seeks to eliminate relationship-based occupancy limits and instead rely on enforcement of impacts such as noise, parking, and property maintenance. However, this approach shifts the City from preventative policy to reactive enforcement, which is both ineffective and unsustainable. Does this mean there are NO LIMITS?

1. This amendment will significantly worsen nuisance conditions.

By allowing an unlimited number of unrelated individuals to occupy a single dwelling, the City will inevitably increase the very issues it seeks to control—unruly gatherings, noise disturbances, excessive trash, and disruptive behavior. In our neighborhood, we have already experienced years of escalating nuisance activity, including vandalism and harassment. This proposal will only amplify those conditions and undo the progress residents have worked tirelessly to achieve. If examples from other cities prove true, the city will have to reintroduce stricter enforcement measures and occupancy controls after significant neighborhood pushback.

2. The proposal creates an immediate and unmanageable parking crisis.

The ordinance removes enforceable household definitions tied to parking standards. Without clear occupancy limits, there is no practical way to regulate the number of vehicles associated with a property. In areas near the University and other dense neighborhoods, parking is already at capacity. This change will push it beyond a functional breaking point, impacting accessibility, safety, and emergency response.

3. This amendment incentivizes exploitative rental practices.

Rather than improving affordability, it will encourage landlords to maximize profit by increasing occupant density—often charging per person rather than per unit. We have already seen homes with eight to ten individuals occupying spaces not designed for that level of use, including non-bedroom areas such as living rooms and kitchens. This proposal effectively legitimizes and accelerates that model, benefiting profit-driven landlords while degrading living conditions for tenants. Other cities have proven this will create more problems than it solves.

4. It will displace families and long-term residents.

Single-family homes will increasingly be converted into high-density rental properties, eroding neighborhood stability and community cohesion. We have already seen families and longtime residents leave due to ongoing nuisance issues. This amendment will accelerate that trend and fundamentally alter the character of our neighborhoods. Are you in concert with the UofU actively trying to create a “student slum”, because it really look like you are.

5. This proposal will increase home prices and reduce ownership accessibility.

By enabling higher rental income per property, investors will be incentivized to purchase more single-family homes, driving up prices and making homeownership less attainable for young professionals, families, and first-time buyers. There are examples from other cities following zoning reforms intended to increase housing flexibility. While well-intentioned, these changes led to increased investor activity and limited affordability gains in practice, raising concerns about displacement and neighborhood impacts rather than delivering the intended relief.

6. Safety concerns

Over-occupancy increases the risk of fire hazards, overcrowding, blocked egress, and strain on building systems. Existing safety codes are not designed to accommodate informal high-density living arrangements within single-family homes. The unruly students already party on peaked rooves, and overcrowd balconies intended as fire escapes, not meant for high numbers of occupants.

7. Enforcement

The justification that the current ordinance is “difficult to enforce” is not sufficient grounds for removing it altogether. This is just a pathetic cop-out!

Enforcement challenges should be addressed through better tools and resources—not by eliminating the very standards that protect residents and neighborhoods.

This proposal sets a dangerous precedent. Once implemented, the resulting changes to housing patterns, investor behavior, and neighborhood dynamics will be extremely difficult—if not impossible—to reverse.

We urge the City to consider more balanced alternatives that address housing flexibility while preserving livability, including:

Tie occupancy to the physical capacity of the home, not the avarice of the landlord or imagination of the occupants.

1. Establish maximum occupancy based on:
2. Number of legal bedrooms
3. Square footage
4. This ensures homes are used safely and as intended.
5. Implement a parking-based standard

Limit occupancy based on available off-street parking to prevent overflow into surrounding neighborhoods.

3. Require rental licensing and occupancy disclosure (this should be a requirement of the Good Landlord program)

Mandate that landlords:

1. Register the number of occupants
2. Disclose vehicle counts

3. Be subject to penalties for violations
4. Prohibit non-bedroom sleeping arrangements in single-family homes

Clearly define and enforce what constitutes a legal sleeping space to prevent overcrowding and unsafe living conditions.

5. Strengthen accountability for property owners

Ensure that repeated nuisance violations are tied directly to property owners, with escalating penalties for non-compliance.

6. Preserve enforcement tools while improving them

Instead of removing standards, invest in:

1. Clearer enforcement mechanisms
2. Faster response systems – get that reporting system available ASAP.
3. Stronger penalties for violations
4. Salt Lake City is a vibrant and growing community, but growth must be managed responsibly. This proposal, as written, removes critical guardrails without providing adequate replacement protections.

We respectfully urge you to reject or significantly revise this amendment to ensure that it supports both housing needs and the long-term health, safety, and stability of our neighborhoods.

Thank you for your time and consideration.

Judith Warner, MD

----- Forwarded message -----

From: **Blodgett, Madison** <Madison.Blodgett@slc.gov>

Date: Tue, Mar 31, 2026 at 12:20 PM

Subject: Notice of Planning Petition

Community Council Chairs,

Salt Lake City Council has initiated a petition to update the definition of family in city code. I have attached the notice and draft language.

As a recognized community organization you have 45 days from the date of this e-mail to provide comments on the proposed petition. The 45 day period ends on May 15, 2026.

Please let me know if you have any questions.

Thank you,



MADISON BLODGETT | *(She/Her)*
Principal Planner
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Blodgett, Madison

From: [REDACTED]
Sent: Tuesday, April 14, 2026 7:29 AM
To: Blodgett, Madison
Subject: (EXTERNAL) Definition of family in zoning code comment

You don't often get email from [REDACTED] [Learn why this is important](#)

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To whom it may concern,

I'm writing in support of the amendment to the definition of family in the SLC zoning code. I am a PhD student in Salt Lake. I need to live close to the university because I find that commuting on my bike is the best way to help control the air quality in the city. However, housing is expensive and I live on a limited stipend. There have been many times that I have found a large, affordable house with a bedroom for each person, but cannot live there because of the zoning code. I have heard that some people have even forgone writing their names on a lease, exposing them and their landlord to risk. I understand that the city is trying to limit population density, but zoning could be scaled by the number of bedrooms per person, rather than the entire home.

Thank you for your time,
[REDACTED]
|

Blodgett, Madison

From: [REDACTED]
Sent: Monday, April 13, 2026 11:42 AM
To: Blodgett, Madison; Council Comments; East Central; Lopez Chavez, Eva; Petro, Victoria; Puy, Alejandro; Wharton, Chris; Carlsen, Erika; Dugan, Dan; Young, Sarah; City Council Liaisons; Mayor
Cc: [REDACTED]
Subject: Re: (EXTERNAL) Opposition to Proposed Amendment – Definition of Family (PLNPCM2026-00244) < Suggested additions to Amendment

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Madison,

Indicating that two people can occupy a 70 sf bedroom would indicate that a tiny house the same size as the one I currently live in right now at 442 S. University Street, 850 sf per level with 3 bedrooms and one bath means that the new ordinance would allow 6 unrelated people to live here.

That is absurd.

There is a one car garage, and the driveway will hold 3 cars; 4 cars maximum, with 6 college students allowed and no requirement to disallow 2 additional cars, would put an impossible strain on parking along my one-way street.

I invite you to come see in person my beautiful tiny house so you can more clearly understand the issues....

You can use this discussion and your personal observation to understand my concern more clearly. Other homeowners in my neighborhood that I have discussed this with personally echo my concerns when an absentee landlord packs the students in.

This issue does not touch on when parties occur in the neighborhood. The issue is amplified 10 or 20 fold.....

Thank you so much for taking time on this issue.

Don't hesitate to give me a call on my cell phone.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Blodgett, Madison <Madison.Blodgett@slc.gov>

Date: Monday, April 13, 2026 at 8:57 AM

To: [REDACTED] Council Comments <council.comments@slc.gov>, East Central <eastcentralcommunity@gmail.com>, Lopez Chavez, Eva <eva.lopezchavez@slc.gov>, Petro, Victoria <victoria.petro@slc.gov>, Puy, Alejandro <alejandro.puy@slc.gov>, Wharton, Chris <chris.wharton@slc.gov>, Carlsen, Erika <erika.carlsen@slc.gov>, Dugan, Dan <dan.dugan@slc.gov>, Young, Sarah <sarah.young@slc.gov>, City Council Liaisons <city.council.liaisons@slc.gov.com>, Mayor <mayor@slc.gov>

Cc: [REDACTED]
Subject: Re: (EXTERNAL) Opposition to Proposed Amendment – Definition of Family (PLNPCM2026-00244) < Suggested additions to Amendment

Hello [REDACTED]

Thank you for taking the time to express your concerns and solution ideas. We are still in the review process and will take your comments into consideration. Your comment will also be included in the staff report.

I wanted to note that the current proposal does establish occupancy through building code. Building code permits two people per bedroom requiring a minimum of 70 sqft per bedroom and requires an additional 50 sqft per additional person over two. Additionally, meeting other building code requirements for a bedroom such as egress. By referring to building code occupancy requirements, the occupancy of a dwelling unit is determined by its capacity.

The open house page will continue to be updated with any changes and upcoming hearing dates as they are scheduled.

Thank you,



MADISON BLODGETT | (She/Her)
Principal Planner
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From: [REDACTED]

Sent: Friday, April 10, 2026 1:19 PM

To: Blodgett, Madison <Madison.Blodgett@slc.gov>; Council Comments <council.comments@slc.gov>; East Central <eastcentralcommunity@gmail.com>; Lopez Chavez, Eva <eva.lopezchavez@slc.gov>; Petro, Victoria <victoria.petro@slc.gov>; Puy, Alejandro <alejandro.puy@slc.gov>; Wharton, Chris <chris.wharton@slc.gov>; Carlsen, Erika <erika.carlsen@slc.gov>; Dugan, Dan <dan.dugan@slc.gov>; Young, Sarah <sarah.young@slc.gov>; City Council Liaisons <city.council.liaisons@slc.gov>; Mayor <mayor@slc.gov>; JONATHAN A ramras <jaramras@msn.com>

Cc: [REDACTED]

Subject: (EXTERNAL) Opposition to Proposed Amendment – Definition of Family (PLNPCM2026-00244)< Suggested additions to Amendment

Some people who received this message don't often get email from jaramras@msn.com. [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Members of the Salt Lake City Council and Planning Commission, and Madison,

I am writing to express **opposition** to the proposed amendment to the definition of “family” under Petition No. PLNPCM2026-00244.

I am a property owner living on University Street for over 40 years. I am a landlord of multiple properties in Salt Lake City. I am also a member of the EAST SIDE COMMUNITY COUNCIL , ECC. I graduated from the University of Utah with a BUS in Environmental Planning and Masters degree in Architecture.

The following is my opinion.

While the intent of “Definition of Family Text Amendment” intent is to increase housing flexibility and affordability, it is understandable however this proposal—by removing occupancy limits for unrelated individuals—will have **serious and far-reaching negative consequences** for our neighborhoods, residents, and housing market as a whole.

Enforcement is the key to this issue, not just rewriting the ordinance. The previous definition of Family has NOT been enforced, in this neighborhood, for as long as I can remember. In my opinion adding possible definitions for exemption to the existing requirement for certain conditions with official notification to the City/County would be preferable for residence with more bedrooms and appropriate code compliant facilities. There are landlords on my street that have four bedrooms with four college students that are very good neighbors. While other properties are not so good because of lack of inspections and regular quarterly visits to ensure good behavior. When Landlords properly maintain and enforce the laws and ordinances in place things are fine, however, there are some, to many, Landlords regularly place un-enforceable language in their leases that require the tenants take responsibility for the property and surrounding neighborhood. The Landlords have not provided adequate equipment, mowers, hoses, clippers etc. or to comply with the lease. The property manager only does what is least expensive and what the Landlord will pay for, not much. Many renters are very young sometimes in their teens, agree to things that are not possible because they want to live near the U.

As outlined in the City’s materials, the proposal seeks to eliminate relationship-based occupancy limits. The current definition has not been enforced. The ECC and neighbors at large have been forced to act as enforcers and call the Police and my SLC repeatedly on many units that have ignored ALL rules and regulations regarding impacts such as massive parties, garbage, noise, parking, and property maintenance. However, this approach shifts the city responsibility to the taxpayers. From a responsible landlord perspective, the neighborhood has deteriorated because of the overcrowding, loud parties, parking, and lack of property maintenance. The proposed change will exacerbate the issue encouraging absentee landlords to maximize return while negatively impacting the neighbors. The “City”, can see what we see but require a complaint to do anything. That approach has been unsuccessful.

First, this amendment will significantly worsen nuisance conditions.

By allowing an unlimited number of unrelated individuals to occupy a single dwelling, the City will inevitably increase the very issues it seeks to control—unruly gatherings, noise disturbances, excessive trash, and disruptive behavior. We have experienced years of escalating nuisance activity, including massive parties (hundreds of people at a single house), vandalism and harassment. This proposal will only amplify those conditions and undo the progress some residents have worked tirelessly to achieve. This pattern is not theoretical—it has been seen in other cities. In **Boulder**, where occupancy restrictions were relaxed in student-heavy neighborhoods, the result was increased overcrowding, elevated nuisance complaints, and a surge in party-related disruptions. Boulder ultimately had to **reintroduce stricter enforcement measures and occupancy controls** after significant neighborhood pushback. I suggest that SLC require Business Licensing for ALL rental units with severe legal action for non-compliance. They repeatedly claim that it is only the Tenants responsibility however they themselves do very little to mediate severe violations until repeated letters and police action are sent. As part of licensing ensure

that all Tenants are listed on leases. Require that all units that request an exemption to the three-family member rule have the property inspected by independent Inspectors. for code compliance and health code requirements. Similar dynamics have been documented in **Tucson**, particularly in neighborhoods surrounding the University of Arizona. There, the proliferation of “mini dorm” style housing led to overcrowding, excessive parking demand, and increased complaints from long-term residents as single-family homes were converted into high-density rental properties.

Second, the proposal creates an immediate and unmanageable parking crisis.

The ordinance removes enforceable household definitions tied to parking standards. Without clear occupancy limits, there is no practical way to regulate the number of vehicles associated with a property. In areas near the University and other dense neighborhoods, parking is already at capacity. This change will push it beyond a functional breaking point, impacting accessibility, safety, and emergency response.

Third, this amendment incentivizes exploitative rental practices.

Rather than improving affordability, it will encourage landlords to maximize profit by increasing occupant density—often charging per person rather than per unit. We have seen some homes with five to eight individuals occupying spaces not designed for that level of use. This proposal effectively legitimizes and accelerates that model, benefiting profit-driven landlords while degrading living conditions for tenants.

Fourth, it will displace families and long-term residents.

Single-family homes have increasingly been converted into high-density rental properties, eroding neighborhood stability and community cohesion. We have already seen families and longtime residents leave due to ongoing nuisance issues. This amendment will accelerate that trend and fundamentally alter the character of our neighborhoods.

Fifth, this proposal will increase home prices and reduce ownership accessibility.

By enabling higher rental income per property, investors will be incentivized to purchase more single-family homes, driving up prices and making homeownership less attainable for young professionals, families, and first-time buyers.

A comparable outcome has been observed in **Minneapolis** following zoning reforms intended to increase housing flexibility. While well-intentioned, these changes led to increased investor activity and limited affordability gains in practice, raising concerns about displacement and neighborhood impacts rather than delivering the intended relief.

Sixth, there are serious safety concerns.

Over-occupancy increases the risk of fire hazards, overcrowding, blocked egress, and strain on building systems. Existing safety codes are not designed to accommodate informal high-density living arrangements within single-family homes.

Finally, the justification that the current ordinance is “difficult to enforce” is not sufficient grounds for removing it altogether.

SLC and the State representatives repeatedly tout that we are a Family friendly place to live. The ordinance change does the opposite.

Enforcement challenges should be addressed through better tools and resources—not by eliminating the very standards that protect residents and neighborhoods.

This proposal sets a **dangerous precedent**. Once implemented, the resulting changes to housing patterns, investor behavior, and neighborhood dynamics will be extremely difficult—if not impossible—to reverse.

We urge the City to consider more balanced alternatives that address housing flexibility while preserving livability, including

1. Tie occupancy to the physical capacity of the home: Establish maximum occupancy based on.

- Number of legal bedrooms
- Square footage

This ensures homes are used safely and as intended.

2. Implement a parking-based standard

Limit occupancy based on available off-street parking to prevent overflow into surrounding neighborhoods. Require in leases that some occupants will not have a vehicle. This makes the Landlord responsible for compliance with their lease.

3. Require rental licensing and occupancy disclosure: Mandate that landlords comply not self-reporting.

- Register the number of occupants
- Disclose vehicle counts
- Be subject to penalties for violations

4. Prohibit non-bedroom sleeping arrangements in single-family homes

Clearly define and enforce what constitutes a legal sleeping space to prevent overcrowding and unsafe living conditions. Require the landlords with non-standard conditions hire an independent City approved inspector to certify compliance.

5. Strengthen accountability for property owners

Ensure that repeated nuisance violations are tied directly to property owners, with escalating penalties for non-compliance.

6. Preserve enforcement tools while improving them

Instead of removing standards, invest in.

- Clearer enforcement mechanisms
- Faster response systems
- Stronger penalties for violations

The city is understaffed and trying their best with limited resources to enforce the current ordinances but has not been successful, issuing citations and compliance letters. In my opinion the same Landlords and their property managers have avoided their responsibilities which has negatively impacted the area.

Salt Lake City is a vibrant and growing community, but growth must be managed responsibly. This proposal, as written, removes critical guardrails without providing adequate replacement protections. I respectfully urge you to **reject the proposed change to the ordinance or significantly revise this amendment** to ensure that it supports home ownership, individuals, housing needs and the long-term health, safety, and stability of our neighborhoods.

Thank you for your time and consideration.

[REDACTED]
[REDACTED]
[REDACTED]

CC:
eva.lopezchavez@slc.gov
victoria.petro@slc.gov
alejandro.puy@slc.gov

chris.wharton@slc.gov
erika.carlsen@slc.gov
dan.dugan@slc.gov
sarah.young@slc.gov
city.council.liaisons@slc.gov
mayor@slc.gov
Madison.Blodgett@slc.gov
council.comments@slc.gov
eastcentralcommunity@gmail.com

Blodgett, Madison

From: [REDACTED]
Sent: Sunday, April 12, 2026 1:49 PM
To: Blodgett, Madison
Subject: (EXTERNAL) Comment regarding the definition of "family" in the zoning code

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Hi SLC City Council Staff Planner,

I'd like to voice my support of the revision of the meaning of "family" in the zoning code. As a young working professional in his 20s who lives with 3 unrelated young working professionals in Salt Lake County, it would afford me more housing opportunities at reasonable cost if this revision was made. I feel our household fits into our neighborhood in Sandy quite nicely and allows us to live close to our jobs at an affordable price.

Thank you and have a great day!

Mason McElvain

Blodgett, Madison

From: [REDACTED]
Sent: Friday, April 10, 2026 1:19 PM
To: Blodgett, Madison; Council Comments; East Central; Lopez Chavez, Eva; Petro, Victoria; Puy, Alejandro; Wharton, Chris; Carlsen, Erika; Dugan, Dan; Young, Sarah; City Council Liaisons; Mayor; JONATHAN A ramras
Cc: [REDACTED]
Subject: (EXTERNAL) Opposition to Proposed Amendment – Definition of Family (PLNPCM2026-00244) < Suggested additions to Amendment

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Single-family homes have increasingly been converted into high-density rental properties, eroding neighborhood stability and community cohesion. We have already seen families and longtime

residents leave due to ongoing nuisance issues. This amendment will accelerate that trend and fundamentally alter the character of our neighborhoods.

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Sixth, there are serious safety concerns.

Over-occupancy increases the risk of fire hazards, overcrowding, blocked egress, and strain on building systems. Existing safety codes are not designed to accommodate informal high-density living arrangements within single-family homes.

Finally, the justification that the current ordinance is “difficult to enforce” is not sufficient grounds for removing it altogether.

SLC and the State representatives repeatedly tout that we are a Family friendly place to live. The ordinance change does the opposite.

Enforcement challenges should be addressed through better tools and resources—not by eliminating the very standards that protect residents and neighborhoods.

This proposal sets a **dangerous precedent**. Once implemented, the resulting changes to housing patterns, investor behavior, and neighborhood dynamics will be extremely difficult—if not impossible—to reverse.

We urge the City to consider more balanced alternatives that address housing flexibility while preserving livability, including

1. Tie occupancy to the physical capacity of the home: Establish maximum occupancy based on.

- Number of legal bedrooms
- Square footage

This ensures homes are used safely and as intended.

2. Implement a parking-based standard

Limit occupancy based on available off-street parking to prevent overflow into surrounding neighborhoods. Require in leases that some occupants will not have a vehicle. This makes the Landlord responsible for compliance with their lease.

3. Require rental licensing and occupancy disclosure: Mandate that landlords comply not self-reporting.

- Register the number of occupants
- Disclose vehicle counts
- Be subject to penalties for violations

4. Prohibit non-bedroom sleeping arrangements in single-family homes

Clearly define and enforce what constitutes a legal sleeping space to prevent overcrowding and unsafe living conditions. Require the landlords with non-standard conditions hire an independent City approved inspector to certify compliance.

5. Strengthen accountability for property owners

Ensure that repeated nuisance violations are tied directly to property owners, with escalating penalties for non-compliance.

6. Preserve enforcement tools while improving them

Instead of removing standards, invest in.

- Clearer enforcement mechanisms
- Faster response systems
- Stronger penalties for violations

The city is understaffed and trying their best with limited resources to enforce the current ordinances but has not been successful, issuing citations and compliance letters. In my opinion the same Landlords and their property managers have avoided their responsibilities which has negatively impacted the area.

Salt Lake City is a vibrant and growing community, but growth must be managed responsibly. This proposal, as written, removes critical guardrails without providing adequate replacement protections.

I respectfully urge you to **reject the proposed change to the ordinance or significantly revise this amendment** to ensure that it supports home ownership, individuals, housing needs and the long-term health, safety, and stability of our neighborhoods.

Thank you for your time and consideration.

[Redacted]

[Redacted]

[Redacted]

CC:

eva.lopezchavez@slc.gov

victoria.petro@slc.gov

alejandro.puy@slc.gov

chris.wharton@slc.gov

erika.carlsen@slc.gov

dan.dugan@slc.gov

sarah.young@slc.gov

city.council.liaisons@slc.gov

mayor@slc.gov

Madison.Blodgett@slc.gov

council.comments@slc.gov

eastcentralcommunity@gmail.com

Blodgett, Madison

From: [REDACTED]
Sent: Sunday, April 5, 2026 11:22 AM
To: Blodgett, Madison
Subject: Re: (EXTERNAL) Change to definition of family and # of people in a unit

You don't often get email from [REDACTED]. [Learn why this is important](#)

Thank you Madison for the response. I have lived in the neighborhood around the University for 30+ years and the changes and the loss of these homes to be converted to as many bedrooms as the landlord sees possible with no regard to impact on the neighborhood. If it was a 3 bedroom home then 6 people could live in the building by what you are proposing. The parking does not support this. The kids are disrespectful as they learn adulting. Problem is I am stuck in this age of ignorance. The regulations then fall on the city to comply with very loose and under supported compliance. Example, this morning walking my neighborhood there was a party 2 doors to the north of me and this morning the driveway is full and 3 cars are parked on the lawn.

I have been an apartment owner in the neighborhood and only twice in 30 years has an inspector even visited my property. I live in the home I rent and I have lost tenants due to the crazy unruly parties that go unchecked in this area. The landlords don't know what goes on and many times it is by their kids who temporarily stay as they attend college. There is no accountability to a civil sustainable neighborhood. If this were a commercial multiple resident building, having a joining apartment with parties that go on past 10 pm with loud pounding music and commotions would be evicted. Here it is tolerated and expected because it is near the university. Some of these homes are almost a 1/4 mile from the campus. If these rules don't get tightened up and enforced they could happen anywhere. If this happened next door to the Mayor what would happen? Moving is not the solution.

Thank you for doing the job you do and for responding to my concerns. I feel stuck and moving is not really a great answer because it is not the solution.

On Thursday, April 2, 2026 at 08:48:27 AM MDT, Blodgett, Madison <madison.blodgett@slc.gov> wrote:

Hello [REDACTED]

Thank you for your comment. It will be included in the staff report.

To clarify some concerns, to prevent overcrowding building code regulation limiting 2 people per bedroom with a bedroom minimum size of 70 sqft would apply. Enforcement is a part of the considerations we are exploring through this process.

Thank you,



MADISON BLODGETT | *(She/Her)*
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7749
Email: madison.blodgett@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

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From: [REDACTED]
Sent: Wednesday, April 1, 2026 7:47 PM
To: East Central <eastcentralcommunity@gmail.com>
Cc: Stacie Lawrence <stacie.lawrence@slcschools.org>; Blodgett, Madison <madison.blodgett@slc.gov>
Subject: (EXTERNAL) Change to definition of family and # of people in a unit

You don't often get email from james.lawrence@comcast.net. [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Madison,

I would like to oppose the removal of the language of having no more than 3 unrelated people in a family dwelling. This protection for true families/people living in areas rented out to multiple people that overruns the property and the neighborhoods surrounding the University of Utah. There must be a regulation put in place to not cause degradation to the neighborhoods. The language proposed is not sufficient to protect against this. Also needs to stipulate the punishments if breached. There is already little to no parking available and these homes encroach parking on city parking strips and sometimes their front lawns now dirt to accommodate the overpopulated single family homes.

[REDACTED]

Blodgett, Madison

From: [REDACTED]
Sent: Friday, April 3, 2026 11:43 AM
To: East Central Community; East Central; Blodgett, Madison
Subject: (EXTERNAL) RE: Notice of Planning Petition

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Madison, please present these thought to the Council and Planning Commission

To the Members of the Salt Lake City Council and Planning Commission,

I am writing to express strong opposition to the proposed amendment to the definition of “family” under Petition No. PLNPCM2026-00244.

Although your intent to increase housing flexibility and affordability is understandable, this proposal, by removing occupancy limits for unrelated individuals, will have serious and far-reaching negative consequences for our neighborhoods, residents, and housing market as a whole. Our neighborhood is already struggling.

As outlined in the City’s materials, the proposal seeks to eliminate relationship-based occupancy limits and instead rely on enforcement of impacts such as noise, parking, and property maintenance. However, this approach shifts the City from preventative policy to reactive enforcement, which is both ineffective and unsustainable. Does this mean there are NO LIMITS?

1) This amendment will significantly worsen nuisance conditions.

By allowing an unlimited number of unrelated individuals to occupy a single dwelling, the City will inevitably increase the very issues it seeks to control—unruly gatherings, noise disturbances, excessive trash, and disruptive behavior. In our neighborhood, we have already experienced years of escalating nuisance activity, including vandalism and harassment. This proposal will only amplify those conditions and undo the progress residents have worked tirelessly to achieve. If examples from other cities prove true, the city will have to reintroduce stricter enforcement measures and occupancy controls after significant neighborhood pushback.

2) The proposal creates an immediate and unmanageable parking crisis.

The ordinance removes enforceable household definitions tied to parking standards. Without clear occupancy limits, there is no practical way to regulate the number of vehicles associated with a property. In areas near the University and other dense neighborhoods, parking is already at capacity. This change will push it beyond a functional breaking point, impacting accessibility, safety, and emergency response.

3) This amendment incentivizes exploitative rental practices.

Rather than improving affordability, it will encourage landlords to maximize profit by increasing occupant density—often charging per person rather than per unit. We have already seen homes with eight to ten individuals occupying spaces not designed for that level of use, including non-bedroom areas such as living rooms and kitchens. This proposal effectively legitimizes and accelerates that model, benefiting profit-driven landlords while degrading living conditions for tenants. Other cities have proven this will create more problems than it solves.

4) It will displace families and long-term residents.

Single-family homes will increasingly be converted into high-density rental properties, eroding neighborhood stability and community cohesion. We have already seen families and longtime residents leave due to ongoing nuisance issues. This amendment will accelerate that trend and fundamentally alter the character of our neighborhoods. Are you in concert with the UofU actively trying to create a “student slum”, because it really look like you are.

5) This proposal will increase home prices and reduce ownership accessibility.

By enabling higher rental income per property, investors will be incentivized to purchase more single-family homes, driving up prices and making homeownership less attainable for young professionals, families, and first-time buyers. There are examples from other cities following zoning reforms intended to increase housing flexibility. While well-intentioned, these changes led to increased investor activity and limited affordability gains in practice, raising concerns about displacement and neighborhood impacts rather than delivering the intended relief.

6) Safety concerns

Over-occupancy increases the risk of fire hazards, overcrowding, blocked egress, and strain on building systems. Existing safety codes are not designed to accommodate informal high-density living arrangements within single-family homes. The unruly students already party on peaked rooves, and overcrowd balconies intended as fire escapes, not meant for high numbers of occupants.

7) Enforcement

The justification that the current ordinance is “difficult to enforce” is not sufficient grounds for removing it altogether. This is just a pathetic cop-out!

Enforcement challenges should be addressed through better tools and resources—not by eliminating the very standards that protect residents and neighborhoods.

This proposal sets a dangerous precedent. Once implemented, the resulting changes to housing patterns, investor behavior, and neighborhood dynamics will be extremely difficult—if not impossible—to reverse.

We urge the City to consider more balanced alternatives that address housing flexibility while preserving livability, including:

Tie occupancy to the physical capacity of the home, not the avarice of the landlord or imagination of the occupants.

1. Establish maximum occupancy based on:
2. Number of legal bedrooms
3. Square footage
4. This ensures homes are used safely and as intended.
5. Implement a parking-based standard

Limit occupancy based on available off-street parking to prevent overflow into surrounding neighborhoods.

3. Require rental licensing and occupancy disclosure (this should be a requirement of the Good Landlord program)

Mandate that landlords:

1. Register the number of occupants
2. Disclose vehicle counts
3. Be subject to penalties for violations
4. Prohibit non-bedroom sleeping arrangements in single-family homes

Clearly define and enforce what constitutes a legal sleeping space to prevent overcrowding and unsafe living conditions.

5. Strengthen accountability for property owners

Ensure that repeated nuisance violations are tied directly to property owners, with escalating penalties for non-compliance.

6. Preserve enforcement tools while improving them

Instead of removing standards, invest in:

1. Clearer enforcement mechanisms
2. Faster response systems – get that reporting system available ASAP.
3. Stronger penalties for violations
4. Salt Lake City is a vibrant and growing community, but growth must be managed responsibly. This proposal, as written, removes critical guardrails without providing adequate replacement protections.

We respectfully urge you to reject or significantly revise this amendment to ensure that it supports both housing needs and the long-term health, safety, and stability of our neighborhoods.

Thank you for your time and consideration.

[REDACTED]

----- Forwarded message -----

From: **Blodgett, Madison** <Madison.Blodgett@slc.gov>

Date: Tue, Mar 31, 2026 at 12:20 PM

Subject: Notice of Planning Petition

Community Council Chairs,

Salt Lake City Council has initiated a petition to update the definition of family in city code. I have attached the notice and draft language.

As a recognized community organization you have 45 days from the date of this e-mail to provide comments on the proposed petition. The 45 day period ends on May 15, 2026.

Please let me know if you have any questions.

Thank you,



MADISON BLODGETT | (She/Her)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7749
Email: madison.blodgett@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

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Blodgett, Madison

From: Erickson, Olivia
Sent: Thursday, April 2, 2026 2:54 PM
To: [REDACTED]
Cc: Blodgett, Madison; East Central; Lopez Chavez, Eva; Petro, Victoria; Puy, Alejandro; Wharton, Chris; Carlsen, Erika; Dugan, Dan; Young, Sarah; City Council Liaisons
Subject: RE: (EXTERNAL) Strong Opposition to Proposed Amendment – Definition of Family (PLNPCM2026-00244)

Hello [REDACTED]

Thank you for taking the time to share such a detailed comment. Your seven points outlining your concerns with the proposed amendment, along with your suggestions for how to move forward and avoid the potential negative impacts you identified, will be carefully considered.

This proposal is still in the early stages of the public comment period, then will be reviewed by the Planning Commission, before making its way to the City Council, who will also hold a public hearing before voting.

Public input is a vital part of the Council's decision-making process, and we appreciate your engagement.

With kindness and respect,



Olivia Erickson
District 3 Liaison/ Policy Specialist
OFFICE of the CITY COUNCIL | SALT LAKE CITY CORPORATION
Phone: 801-535-7617
Olivia.Erickson@slc.gov
WWW.SLC.GOV

From: [REDACTED]
Sent: Wednesday, April 1, 2026 12:55 PM
To: Blodgett, Madison <Madison.Blodgett@slc.gov>; Council Comments <council.comments@slc.gov>
Cc: East Central <eastcentralcommunity@gmail.com>; Lopez Chavez, Eva <eva.lopezchavez@slc.gov>; Petro, Victoria <victoria.petro@slc.gov>; Puy, Alejandro <alejandro.puy@slc.gov>; Wharton, Chris <chris.wharton@slc.gov>; Carlsen, Erika <erika.carlsen@slc.gov>; Dugan, Dan <dan.dugan@slc.gov>; Young, Sarah <sarah.young@slc.gov>; City Council Liaisons <city.council.liaisons@slc.gov>; Mayor <mayor@slc.gov>
Subject: (EXTERNAL) Strong Opposition to Proposed Amendment – Definition of Family (PLNPCM2026-00244)

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Members of the Salt Lake City Council and Planning Commission,

I am writing to express **strong opposition** to the proposed amendment to the definition of “family” under Petition No. PLNPCM2026-00244.

I am a property owner and also a landlord of multiple properties in Salt Lake City. While the intent of increasing housing flexibility and affordability is understandable, this proposal—by removing occupancy limits for unrelated individuals—will have **serious and far-reaching negative consequences** for our neighborhoods, residents, and housing market as a whole.

As outlined in the City’s materials, the proposal seeks to eliminate relationship-based occupancy limits and instead rely on enforcement of impacts such as noise, parking, and property maintenance. However, this approach shifts the City from **preventative policy to reactive enforcement**, which is both ineffective and unsustainable. From a responsible landlord perspective, we are actually losing good, responsible tenants because of the overcrowding, loud parties, parking, etc., already currently happening; this will just exacerbate the issue, not to mention the issues as a homeowner we are also experiencing.

First, this amendment will significantly worsen nuisance conditions.

By allowing an unlimited number of unrelated individuals to occupy a single dwelling, the City will inevitably increase the very issues it seeks to control—unruly gatherings, noise disturbances, excessive trash, and disruptive behavior. In our neighborhood, we have already experienced years of escalating nuisance activity, including vandalism and harassment. This proposal will only amplify those conditions and undo the progress residents have worked tirelessly to achieve.

This pattern is not theoretical—it has been seen in other cities. In **Boulder**, where occupancy restrictions were relaxed in student-heavy neighborhoods, the result was increased overcrowding, elevated nuisance complaints, and a surge in party-related disruptions. The city ultimately had to **reintroduce stricter enforcement measures and occupancy controls** after significant neighborhood pushback.

Second, the proposal creates an immediate and unmanageable parking crisis.

The ordinance removes enforceable household definitions tied to parking standards. Without clear occupancy limits, there is no practical way to regulate the number of vehicles associated with a property. In areas near the University and other dense neighborhoods, parking is already at capacity. This change will push it beyond a functional breaking point, impacting accessibility, safety, and emergency response.

Third, this amendment incentivizes exploitative rental practices.

Rather than improving affordability, it will encourage landlords to maximize profit by increasing occupant density—often charging per person rather than per unit. We have already seen homes with eight to ten individuals occupying spaces not designed for that level of use, including non-bedroom areas such as living rooms and kitchens. This proposal effectively legitimizes and accelerates that model, benefiting profit-driven landlords while degrading living conditions for tenants.

Similar dynamics have been documented in **Tucson**, particularly in neighborhoods surrounding the University of Arizona. There, the proliferation of “mini-dorm” style housing led to overcrowding, excessive parking demand, and increased complaints from long-term residents as single-family homes were converted into high-density rental properties.

Fourth, it will displace families and long-term residents.

Single-family homes will increasingly be converted into high-density rental properties, eroding neighborhood stability and community cohesion. We have already seen families and longtime residents leave due to ongoing nuisance issues. This amendment will accelerate that trend and fundamentally alter the character of our neighborhoods.

Fifth, this proposal will increase home prices and reduce ownership accessibility.

By enabling higher rental income per property, investors will be incentivized to purchase more single-family homes, driving up prices and making homeownership less attainable for young professionals, families, and first-time buyers.

A comparable outcome has been observed in **Minneapolis** following zoning reforms intended to increase housing flexibility. While well-intentioned, these changes led to increased investor activity and limited affordability gains in practice, raising concerns about displacement and neighborhood impacts rather than delivering the intended relief.

Sixth, there are serious safety concerns.

Over-occupancy increases the risk of fire hazards, overcrowding, blocked egress, and strain on building systems. Existing safety codes are not designed to accommodate informal high-density living arrangements within single-family homes.

Finally, the justification that the current ordinance is “difficult to enforce” is not sufficient grounds for removing it altogether.

Enforcement challenges should be addressed through better tools and resources—not by eliminating the very standards that protect residents and neighborhoods.

This proposal sets a **dangerous precedent**. Once implemented, the resulting changes to housing patterns, investor behavior, and neighborhood dynamics will be extremely difficult—if not impossible—to reverse.

We urge the City to consider more balanced alternatives that address housing flexibility while preserving livability, including:

• 1. Tie occupancy to the physical capacity of the home

Establish maximum occupancy based on:

- Number of legal bedrooms
- Square footage

This ensures homes are used safely and as intended.

2. Implement a parking-based standard

Limit occupancy based on available off-street parking to prevent overflow into surrounding neighborhoods.

3. Require rental licensing and occupancy disclosure

Mandate that landlords:

- Register the number of occupants

- Disclose vehicle counts
- Be subject to penalties for violations

4. Prohibit non-bedroom sleeping arrangements in single-family homes

Clearly define and enforce what constitutes a legal sleeping space to prevent overcrowding and unsafe living conditions.

5. Strengthen accountability for property owners

Ensure that repeated nuisance violations are tied directly to property owners, with escalating penalties for non-compliance.

6. Preserve enforcement tools while improving them

Instead of removing standards, invest in:

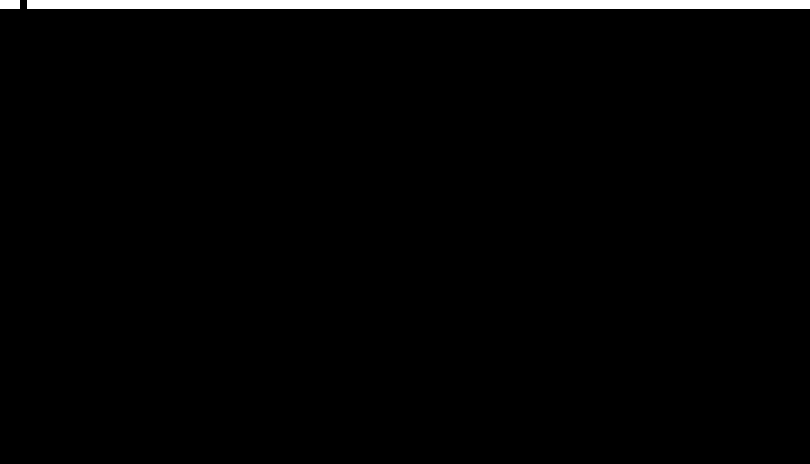
- Clearer enforcement mechanisms
- Faster response systems
- Stronger penalties for violations

Salt Lake City is a vibrant and growing community, but growth must be managed responsibly. This proposal, as written, removes critical guardrails without providing adequate replacement protections.

We respectfully urge you to **reject or significantly revise this amendment** to ensure that it supports both housing needs and the long-term health, safety, and stability of our neighborhoods.

Thank you for your time and consideration.

Best Regards,



e:
|

Blodgett, Madison

From: [REDACTED]
Sent: Wednesday, April 1, 2026 7:48 PM
To: East Central
Cc: Stacie Lawrence; Blodgett, Madison
Subject: (EXTERNAL) Change to definition of family and # of people in a unit

You don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Madison,

I would like to oppose the removal of the language of having no more than 3 unrelated people in a family dwelling. This protection for true families/people living in areas rented out to multiple people that overruns the property and the neighborhoods surrounding the University of Utah. There must be a regulation put in place to not cause degradation to the neighborhoods. The language proposed is not sufficient to protect against this. Also needs to stipulate the punishments if breached. There is already little to no parking available and these homes encroach parking on city parking strips and sometimes their front lawns now dirt to accommodate the overpopulated single family homes.

[REDACTED]

Blodgett, Madison

From: [REDACTED]
Sent: Wednesday, April 1, 2026 12:55 PM
To: Blodgett, Madison; Council Comments
Cc: East Central; Lopez Chavez, Eva; Petro, Victoria; Puy, Alejandro; Wharton, Chris; Carlsen, Erika; Dugan, Dan; Young, Sarah; City Council Liaisons; Mayor
Subject: (EXTERNAL) Strong Opposition to Proposed Amendment – Definition of Family (PLNPCM2026-00244)

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As outlined in the City’s materials, the proposal seeks to eliminate relationship-based occupancy limits and instead rely on enforcement of impacts such as noise, parking, and property maintenance. However, this approach shifts the City from **preventative policy to reactive enforcement**, which is both ineffective and unsustainable. From a responsible landlord perspective, we are actually losing good, responsible tenants because of the overcrowding, loud parties, parking, etc., already currently happening; this will just exacerbate the issue, not to mention the issues as a homeowner we are also experiencing.

First, this amendment will significantly worsen nuisance conditions.

By allowing an unlimited number of unrelated individuals to occupy a single dwelling, the City will inevitably increase the very issues it seeks to control—unruly gatherings, noise disturbances, excessive trash, and disruptive behavior. In our neighborhood, we have already experienced years of escalating nuisance activity, including vandalism and harassment. This proposal will only amplify those conditions and undo the progress residents have worked tirelessly to achieve.

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Second, the proposal creates an immediate and unmanageable parking crisis.

The ordinance removes enforceable household definitions tied to parking standards. Without clear

occupancy limits, there is no practical way to regulate the number of vehicles associated with a property. In areas near the University and other dense neighborhoods, parking is already at capacity. This change will push it beyond a functional breaking point, impacting accessibility, safety, and emergency response.

Third, this amendment incentivizes exploitative rental practices.

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Fourth, it will displace families and long-term residents.

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Finally, the justification that the current ordinance is “difficult to enforce” is not sufficient grounds for removing it altogether.

Enforcement challenges should be addressed through better tools and resources—not by eliminating the very standards that protect residents and neighborhoods.

This proposal sets a **dangerous precedent**. Once implemented, the resulting changes to housing patterns, investor behavior, and neighborhood dynamics will be extremely difficult—if not impossible—to reverse.

We urge the City to consider more balanced alternatives that address housing flexibility while preserving livability, including:

• **1. Tie occupancy to the physical capacity of the home**

Establish maximum occupancy based on:

- Number of legal bedrooms
- Square footage

This ensures homes are used safely and as intended.

2. Implement a parking-based standard

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3. Require rental licensing and occupancy disclosure

Mandate that landlords:

- Register the number of occupants
- Disclose vehicle counts
- Be subject to penalties for violations

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Clearly define and enforce what constitutes a legal sleeping space to prevent overcrowding and unsafe living conditions.

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- Faster response systems
- Stronger penalties for violations

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We respectfully urge you to **reject or significantly revise this amendment** to ensure that it supports both housing needs and the long-term health, safety, and stability of our neighborhoods.

Thank you for your time and consideration.

Best Regards,



Blodgett, Madison

From: [REDACTED]
Sent: Wednesday, April 1, 2026 11:41 AM
To: Blodgett, Madison
Cc: Norris, Nick
Subject: Re: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question
Attachments: Outlook-wsnrjyr5; Outlook-vl3mmlyd

You don't often get email from [REDACTED]. [Learn why this is important](#)

Amazing, thanks Madison!

So if I'm understanding this correctly, this new ordinance essentially just eliminates that everyone in a dwelling has to be related and also eliminates a certain limit to the number of people allowed to live in a single dwelling?

Thank you so much for your work on this.

After May 15th, do you know when this ordinance will be voted into (or not into) practice?

Kindly,
[REDACTED]

From: Blodgett, Madison <Madison.Blodgett@slc.gov>
Sent: Wednesday, April 1, 2026 8:39 AM
To: [REDACTED]
Cc: Norris, Nick <Nick.Norris@slc.gov>
Subject: Re: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

You don't often get email from madison.blodgett@slc.gov. [Learn why this is important](#)

Hello [REDACTED]

Thank you for reaching out and sharing your experience on how the current regulations have impacted you. As Nick mentioned we will include your comments in our reports to the decision makers. The 45-day noticing period began yesterday and will end on May 15. There is an online open house available [here](#) where you can find the proposed draft. Please feel free to reach out to me with any questions or comments.

Thank you,



MADISON BLODGETT | (She/Her)
 Principal Planner
 PLANNING DIVISION | SALT LAKE CITY CORPORATION
 Office: 801-535-7749
 Email: madison.blodgett@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

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From: [REDACTED]
Sent: Monday, March 23, 2026 1:27 PM
To: Norris, Nick <nick.norris@slc.gov>
Cc: Blodgett, Madison <Madison.Blodgett@slc.gov>
Subject: Re: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

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Amazing, thank you so much Nick. And good to meet you, Madison. Let me know how I can be helpful. I know of many students and young professionals, including me, are very grateful for your efforts to help us get more affordable housing.

Kindly,

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

From: Norris, Nick <nick.norris@slc.gov>
Sent: Monday, March 23, 2026 8:50 AM
To: [REDACTED]
Cc: Blodgett, Madison <Madison.Blodgett@slc.gov>
Subject: RE: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

Thank you for your comments, Kayla. We will share them with the decision makers. I expect the draft ordinance and 45-day engagement period to start in the next few weeks. I have included the project

planner on this who can give you more specific info. Madison is out of the office through this week but will be back on the 30th.



NICK NORRIS
Planning Director
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-6173 | Cell: 801-641-1728
Email: nick.norris@slc.gov
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From: [REDACTED]
Sent: Saturday, March 21, 2026 8:49 AM
To: Norris, Nick <nick.norris@slc.gov>
Subject: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

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Hi Nick,

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Experiences like this are not uncommon among students and young renters, and they've made it significantly harder to find stable, affordable housing. Because of this, I'm very supportive of the city exploring changes to the ordinance.

I would also love to be helpful in any way—whether that's sharing my experience, participating in public comment, or engaging in the process as it moves forward.

If possible, could you share your current expectations for when the draft ordinance will be finalized and released for the 45-day public comment period?

Thank you for your time and for the work you and your team are doing on this issue.

Best regards,

[REDACTED]

[REDACTED]

Blodgett, Madison

From: [REDACTED]
Sent: Wednesday, March 25, 2026 9:23 PM
Cc: housingoptions; Blodgett, Madison
Subject: (EXTERNAL) Increasing limits for unrelated roommates

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Hello,

I am writing to inquire about the recent proposal to increase limits for unrelated roommates in SLC.

I would love to hear more about what the new proposal would be as well as learn where I can send my thoughts on this matter. Any information or links you can share would be greatly appreciated.

Thank you,

[REDACTED]
[REDACTED]

On Mar 23, 2026, at 12:35 PM, Hulka, Andrew <Andy.Hulka@slc.gov> wrote:

[REDACTED]

Thank you for reaching out for more information about household occupancy definitions. This topic is being reviewed separately from the Expanding Housing Options proposal, since Expanding Housing Options is focused on changes to the low-density zoning districts, while the definition of family applies in every zone citywide.

The City Council had a briefing on household occupancy definitions on December 2, 2025. You can view the meeting materials and video recording of the presentation on the Council agenda page here: <https://slc.primegov.com/Portal/Meeting?meetingTemplateId=3935>. For more updates about this project, please reach out to the project manager, Madison

Blodgett (copied on this email). She should be able to give you more information if needed.

Thanks,

ANDY HULKA, AICP | (He/Him)
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-6608
Email: andy.hulka@slc.gov
WWW.SLC.GOV

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

-----Original Message-----

From: [REDACTED]
Sent: Saturday, March 21, 2026 2:51 PM
To: housingoptions <housingoptions@slc.gov>
Subject: (EXTERNAL) ncreasing limits for unrelated roommates

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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[REDACTED]

Blodgett, Madison

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Sent: Monday, March 23, 2026 1:28 PM
To: Norris, Nick
Cc: Blodgett, Madison
Subject: Re: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question
Attachments: Outlook-wsnrjyr5

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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Blodgett, Madison

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Cc: Blodgett, Madison
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Best regards,

[Redacted signature block]

[Redacted signature block]

Blodgett, Madison

From: Norris, Nick
Sent: Monday, March 23, 2026 8:46 AM
To: Blodgett, Madison
Subject: FW: (EXTERNAL) Student Perspective on Occupancy Ordinance & Timeline Question

Public comment



NICK NORRIS
Planning Director
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-6173 | Cell: 801-641-1728
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Best regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

ATTACHMENT D: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Building Code: Will Warlick

The intent we discussed:

- Better correlation between Zoning Code and building codes
- Sharpen the definition of *dwelling unit* by focusing on its facilities. This would fill a void left by the removal of limitations in the definition of “family”.

Civil Enforcement: Antonio Padilla

As noted in the council transmittal, it can be difficult to enforce the definition of “family.” That said, we’ve had some success by asking simple, clarifying questions at the door.

We support an ordinance that avoids complicated evidence requirements. However, completely removing occupancy limits from the zoning code could create new challenges. This could lead to more issues with parking, trash, landscaping, and similar concerns, putting enforcement in a more reactive position.

We suggest tying occupancy limits to the number of bedrooms. For example, a six-bedroom home could allow six unrelated occupants, with a minimum of three unrelated occupants so that one- and two-bedroom homes could still allow up to three.

The current housing code already includes rules to prevent overcrowding. However, we rarely needed to use it because the zoning code has typically been more restrictive.

In our experience, larger homes also tend to have more off-street parking. We also recommend having legal review any potential conflicts with the Fair Housing Act. Some property owners have told us they avoid asking tenants about their relationships because they are concerned about violating protections related to familial status.

Sustainability/Waste & Recycling: Chris Bell

No concerns related to the proposal.