

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:06	Melanie Hawks	<p>Dear Council Members, I am writing to express my opposition to the proposed zoning amendments that would allow the property owners of 159 S. Lincoln and 949-963 East 200 South to demolish these structures and replace them with medium-density housing. I lived within 2 blocks of these addresses for 15 years. The neighborhood initially attracted me because of its proximity to downtown and its affordability. For the first 5 years, I rented an apartment in an 1896 house that had been subdivided, much like some of the properties listed above; my rent was \$275 month, and I earned \$7-11/hour during that time while working at a nonprofit. I was lucky to get a place that was below market at the time; it was so cheap because it lacked amenities and hadn't been updated in quite a while. My friends and neighbors who rented in the area were in a similar situation--people working in the nonprofit sector like me, or the retail/service industry, or finishing school at the U. None of us had any money but we had hardwood floors, high ceilings, and vintage hex tile! I fear the loss of housing stock that offers people an affordable place to live in a walkable neighborhood that is well-served by public transit and situated between downtown and the University. We don't need more luxury apartments or townhouses that start at \$1500+ for a tiny one-bedroom. I'm sure that is what's planned to replace these houses, because that's what is being built everywhere. From what I understand, there's nothing wrong with any of these properties that warrants their destruction. I hope the Council will deny the request for a zoning amendment. Melanie Hawks Salt Lake City, Utah</p>	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:08	Rachel Quist	Dear SLC Council members I am opposed to changing the zoning at the 200 South / Lincoln Street properties to allow for greater density, which will then result in the demolition of 5 historic properties. I urge you to uphold the Planning Commission and SLC Staff recommendations and vote no on the rezone for the following reasons: 1. Retaining historic homes is the most sustainable and green option. 2. The historic homes are contributing resources to the Central City Bryant National Historic District 3. One home (963 E 200 S) has a significant connection to SLC's Greek neighborhood, of which most has been previously demolished. 4. The historic homes currently provide access to the missing middle housing and replacing these with market rate/luxury apartments will not help the affordable housing crisis in SLC. 5. The historic homes survived the 2020 earthquake and windstorm which suggests structural integrity remains intact; the homes qualify for historic tax cuts for appropriate rehab. 6. The application does not meet the City's own criteria for a zoning change and both planning staff and the Planning Commission gave a negative recommendation. 7. The City has no obligation to facilitate wealth development for private citizens. In closing, there is a difference between allowing history to deteriorate, as the current owners choose, and making an intentional decision to destroy history, which is what this rezoning decision will do. I urge you to preserve the historic character and the necessary missing middle housing to ensure SLC's bright future. Thank you, Rachel Quist	General/Other
3/2/2021 8:09	Larry Dean	Darin, You and your brilliant planners fail to realize that changes to off street parking will affect on street parking. Negatively	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:12	Emily Radivoyevich	Hello Council members, I am contacting you all today to strongly encourage you to vote NO on the rezoning of the 5 historic properties located on 200 S and Lincoln Street. The proposed rezoning to RMF-35, moderate density multifamily zoning, will allow the landlords to demolish the homes to build market-rate apartment buildings. Salt Lake City is already in a housing crisis and the community is well aware that the market-rate apartments will be more costly in rent, which will gentrify the area and force out our low-income neighbors. Housing opportunities for these folks is shrinking in Salt Lake City and they risk becoming homeless because of this. If you want to have an impact on the increasing unsheltered population, vote NO to rezoning of single and two family properties always! These homes are also historic and on the National Register of Historic Places. Salt Lake City will be losing more of it's cool history that makes it special if we allow these landlords to demolish the homes. Please act in the best interest of your community and vote NO on the rezoning of the historic properties at 200 S and Lincoln Street. Best regards, Emily Radivoyevich She/her	General/Other
3/2/2021 8:13	Sharon EllsworthNielson	Dear Salt Lake City Council Members: I am Sharon Ellsworth-Nielson; I live on [REDACTED], in the East Central Community Council district. I vigorously oppose rezoning the properties located on 200 South between 900 East and Lincoln Street. My own East Central Community Council voted against it; the Planning staff report issued a negative recommendation; the Salt Lake City Planning Commission issued a unanimous No vote on Feb. 12, 2020. It is clear from the overwhelmingly negative response to the rezoning proposal that this application fails to meet the standards in the city code and is not justifiable. I ask the Salt Lake City Council to vote NO to the owners continued request to try to rezone this area for their own private benefit. Thank you for your work, Sharon Ellsworth-Nielson	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:15	Ashley Patterson	To the members of SLC's City Council- Wasatch Community Gardens would like to support the zoning map amendment to allow for some residential construction for the parcels located at approximately 706 to 740 West 900 South 710 to 739 West Genesee Avenue. Our 9-Line Community Garden is across the street and due to the lack of residences adjacent to the garden that can provide 24 hour eyes on the street, we have more produce theft than we do at other gardens. We installed a chain link fence around the garden in 2020 in order to preserve the produce for the community members who had grown it but we'd like to see more positive engagement in the space rather than fencing to keep people out. Additionally, we have struggled to fill all of the boxes in that garden and believe that apartments or condos located near the garden would help to bring vibrancy to that garden by supplying more potential gardeners. Sincerely, Ashley Patterson	Affordable Housing

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:17	Barry Makarewicz	<p>Hello SLC City Council members, I am writing to express my concerns about the damage being done to the streets in many places on the east side of the SLC due to Google Fiber installation. I live in the Wasatch Hollow neighborhood and most of the streets in my area have had the pavement cut into and cable installed. My concerns are this: 1. The roads are certainly going to deteriorate even more rapidly as a direct result of these cuts in the pavement. It has only been a few months since this project began and the deterioration is already evident in many places. Is Google held responsible for the ensuing damage The patching of the pavement cuts is really poor and inadequate to prevent more crumbling of the pavement. The condition of many of our streets is disgraceful. It is a frustrating mystery as to why some streets that appeared in good shape are resurfaced while other bombed out and broken streets are poorly patched and left to deteriorate further. 2. The most important concern I have is these cuts in the pavement are frequently in the exact place where a cyclist needs to ride - Along the right side edge of the street in the direction of travel. The road cuts are exactly the right width and in the perfect place to catch a bicycle tire and cause a rider to crash. In many places the existing patching of these cuts is already very poor and a clear hazard to cyclists. It will only get worse. Now you know about an existing and dangerous hazard and I would like to know what the plan is to fix it. It has always bothered me that companies and corporations are allowed to damage city streets through road cuts and over use of heavy equipment during construction projects and not be held responsible for the deterioration that happens in the years to follow. I would like to know if there is anything planned to address this dangerous problem being caused by the Google Fiber installation on so many streets. I would appreciate a response. Thank you, Barry Makarewicz</p>	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:18	Stanley Holmes	Dear City Council Members, I'm a Salt Lake City resident opposed to rezoning the properties located in the 900 East block of 200 South and on Lincoln Street. I urge you to uphold the Salt Lake City Planning Commission's unanimous vote last year to reject this rezoning proposal. Please note the extensive public opposition expressed last year to stop the 9th East/2nd South/Lincoln rezone. I support appropriate redevelopment plans, but not this one. Thanks in advance for your "NO" vote. Stanley Holmes	General/Other
3/2/2021 8:19	Theo Gochnour	Hello, I'm a resident of Salt Lake City and I'm becoming increasingly concerned by the apparent lack of concern for the city's historic fabric by numerous developers and city leadership itself. A city is nothing without respect for its history. The charm of older homes and commercial businesses is what makes the city attractive to a new generation of urban dwellers. I strongly oppose the zoning amendment and subsequent demolition of these historic structures in place of market-rate apartments. I am a huge proponent of density, but in a city where surface lots and other non-historic low density buildings litter the landscape, demolition of historic homes is nowhere near necessary to achieve this. Thank you, Theo	General/Other
3/2/2021 8:20	Wynde Klauer	A community for unhoused individuals needing assistance by providing housing and life affirming skills using a holistic approach. Focusing on effective person centered support for physical, emotional, social wellness. To the Mayor and the Salt Lake City Community Council, I just saw a post on Facebook which presented an idea for a homeless community development. Please consider this. It looks to be an excellent idea. I have been so disheartened to see the homeless in our city everywhere, without a place to be sheltered in the winter and summer months. We need to find a solution to this problem. Please look into this post on You Tube. Wynde Klauer , Avenues resident	Homelessness

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:21	Rich Wilcox	Salt Lake City Council Members: Please read and consider my attached comments, re. the proposed re-zone of properties at 200 South and Lincoln Street. This has been a long and arduous process for all of us in this part of the city, all in the name of resisting an ill-considered proposal to gut two fine streets in our neighborhood. Your appointed planning commission and professional planning staff have put in a lot of time and work on this issue; please confirm their sound conclusions, and the clearly voiced direction from your constituents. Respectfully, Rich Wilcox <b>*See Corresponding Attachment*</b>	General/Other
3/2/2021 8:23	Barbara Empey	Dear Major, February 28, 2021 My name is Barbara Empey. I am a constituent and strongly oppose rezoning of these properties with or without a development agreement. This rezoning has no justification whatsoever. I live at [REDACTED]. My home was built in 1894 as these buildings date to the 1890's. They contribute to the character, diverse architecture, and range of housing types and option in this East Side National Historic District. Anyone who can afford market rate right now has many other rental option in the city and beyond. Everywhere I turn in this downtown area has another rental building going up and there are dozens and dozens to choose from. We do not need the density issues that would be part of this project to disturb our way of life here. My family has owned this home since the early 70's and it is so disturbing to me to even think of this huge building overtaking the quiet, attractive and unique neighborhood. I truly believe that up-zoning is bad policy in general. It sets a precedent that will encourage more of the same instead of directing investments in areas already appropriately zoned for higher density areas. No rezone, period. I have tried numerous times to call the 801-535-7654 number for constituent comments. The people delivering the message are speaking so fast that when they instruct how to leave a message it is totally unclear. I pushed the number two and was thanked for leaving a message that I could not leave due to the confusion. I suggest someone re-record and speak clearly and slow enough to understand. Thank you Mayor, Barbara L. Empey	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:24	Jane Louise Ballinger Estes	Hello - Attached is my letter of concerns regarding the rezoning proposal for the property located at 949-969 East 200 South and Lincoln Street coming up at March 2nd virtual meeting. Thank you. Jane Louise Ballinger Estes <b>*See Corresponding Attachment*</b>	General/Other
3/2/2021 8:25	Savannah Frandsen	To whom it may concern, I closely follow Preservation Utah's efforts in preserving Utah's historic buildings and homes, and it has come to my attention that there is a meeting coming up here soon about the fate of some homes in the 200 S/Lincoln Street area. For some time now, I have been watching Salt Lake City destroy quite a few historic buildings and homes and replace them with drab and unnecessary apartment buildings. This is not only creating more unneeded waste, but also takes away from the character of our great city. On my travels to places such as New Orleans, Boston, and Savannah, what I remember the most are the beautifully unique buildings that have remained as time goes on. Some may say that these are just buildings and no one will notice if they were gone, but this is just not true. These historic buildings and homes are a time capsule of history, architecture, and stories. If we keep tearing these buildings down, who is to say when it will stop? Once they're gone, they're gone. If we continue to get comfortable with this behavior, it will turn into a slippery slope and we will continue to delete not only our history, but the things that make our city unique. I believe that instead of tearing these homes down, we should be helping those who own them understand the resources that are out there for them, such as grants and loans for their restoration and preservation. I hope that you will consider these words as you make your decisions. Thanks, Savannah	General/Other



Date/Time	Contact Name	Comment	Topic
3/2/2021 8:26	Paul Kulda	Hello council members, I am writing you today to express my support for the rezoning of the houses at 949,955, and 959 E 200 S. While the houses are somewhat attractive, they do not hold architectural or historic value of a level that justifies their preservation. During this time of increasing housing costs in our city, we must be careful not to preserve too broadly historic homes and buildings. Allowing apartments on this site will in a small way help alleviate the competition for housing that is causing increased housing prices. Attractive, urban, apartments on this site would be a net good for our community and city. All the best, Paul Kulda	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:30	Stephen Torpey	<p>Salt Lake City Council Members, I am writing you as City Council District #3 resident to express my strong opposition to re-zoning the 949-963 E 200 South &amp; 159 S Lincoln Street properties in Salt Lake City, Utah (The Properties). The rezoning application for the Properties does not meet the standards in the city code. The East Central Community Council and most comments opposed it during the public process. It received a negative staff report recommendation and a unanimous NO vote from the Planning Commission last year. The City Council should uphold its own ordinances, the professional work of city planners, and the unanimous Planning Commission NO vote. These were all overwhelmingly consistent and based in fact and law. A survey by East Central community Council received the largest response ever. Respondents almost universally oppose any rezone. Hundreds of neighbors also signed a petition against the master plan and zoning map amendment and /or provided individual comments during the lengthy public process. We expect our elected council members to support the overwhelming sentiment and opinion of the constituents they represent. The property owners are not even Salt Lake City residents. As a former District #4 resident at [REDACTED] (14+ years) I cannot begin to imagine how tearing down these historical homes will add to the character, aesthetics, nor livability of the neighborhood. I am additionally concerned to the to traffic, parking, and garbage disposal issues that the proposed units present, and how they will likely adversely affect the resident's quality of life. There are many places to build more multiplex dwelling units within the city, however, these parcels are not the place to do so. For these reasons and more, I urge the Council to vote NO to the 949-963 E 200 South &amp; 159 S Lincoln Street Re-zoning.</p> <p>Thank you for your time and consideration. Warm regards, Stephen A. Torpey</p>	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:40	Ellie Sargent	Dear Councilmember Chris Wharton, I am writing today to express my opposition to rezoning of the East Central Neighborhood, specifically for the 4 historic homes between 949 and 963 East 200 South, as well as the home at 159 S. Lincoln Street. The owners of these homes have been landlords and had rental income from these dwellings for many years. If they no longer want to rent them, I am certain that in this sellers' market they could sell them and do well financially. Instead, they want to have the properties rezoned to allow them to be demolished for developers to build 3 apartment buildings. I believe this is in detriment to the historic character of the charming and walkable neighborhood, and motivated by desire for personal financial profits. The homes in question are charming as they stand now, but could be even more beautiful with more attentive and caring owners; for example, a longtime neighbor told me that the current owners removed porches that the homes once had. A rezoning application was already denied last year by the Salt Lake City Planning Commission, with opposition to rezoning voiced by Preservation Utah, the East Central Community Council and hundreds of neighbors. Please vote no on this rezoning. I am a neighbor within a mile of these homes, and oppose any rezoning with or without a development agreement. Respectfully, Ellie Sargent	General/Other
3/2/2021 8:40	Anonymous Constituent	Hello, there is currently a thread on the next door app. It discusses the crime escalation in the avenues. It also accuses some of the city council members of harboring homeless in their yard. What the heck is going on? This is everyone's community. I live here too. No one should be having a homeless encampment in their yard. Please don't respond saying these people deserve better. I currently own a house that is one of the nicer homes on first Avenue. I have also been homeless before. I know what it's like when there were no services at all. It motivated me to get better at managing my life. I ask that anyone that is welcoming crime and drug addicts into this community to resign. The homeless/drug addicted do need help. But allowing them to rampage through our neighborhood is really a bad message. The neighbors are just fed up. I can't blame them. Please get your act together.	

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:43	Melanie Meriwether	I admit I am not a fan of these three houses - they all need to be cleaned up. Having said that I am adamantly opposed to this area being rezoned. The trees that line 200 South - from 900 East to 13th East, are some of the most beautiful in the city. Do you honestly think a developer will not change the entire character of the street - including the destruction of these beautiful trees? What is next? My block? Stop it now. We have too much construction going on in the city. Let the developers find other properties - they are out there. Melanie Meriwether	General/Other
3/2/2021 8:45	Sandra Kerman	To Whom It May Concern, My name is Sandy Kerman, and I am a homeowner in Council District #4. I STRONGLY oppose the rezoning the properties located in the 900 East block of 200 South and Lincoln Street under any conditions. The rezoning application does not meet the standards in the city code. The East Central Community Council and most comments opposed it during the public process. It got a negative staff report recommendation, and a unanimous NO vote from the Planning Commission last year. For those reasons, and to help keep more affordable housing, I ask the Council to vote NO! Thank you, Sandy Kerman	General/Other
3/2/2021 8:46	Erica Saldivar	Hello, There will be discussion of whether or not to tear down the home at 983 E 200 N at the next city council meeting. The plan is to replace it with new apartments and therefor erasing any memory of life in Salt Lake City before it became nothing but housing developments. I understand the need to accommodate for the rising numbers of people moving here but the preservation of historical buildings is essential to keeping the heart and soul of SLC intact. There are plenty of other plots of land to build on. The money that would be used to demolish/build could be spent working on renovating that building so that it's safe and comfortable to live or work in. I plead with you, do NOT tear down that building. Thank you, Erica Saldivar	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:48	Joan Woodbury	<p>Dear Sirs, My name is Joan J. Woodbury. I live at [REDACTED], Salt Lake City, Utah 84102. I am writing let you know that I AM VERY OPPOSED TO ANY REZONING OF THE AREA OF 943-963 E. 200 South WITH OR WITHOUT A DEVELOPMENT AGREEMENT. I have owned and lived in my house since 1959 where this area has always been very congested, as you know. Prior to the Covid Pandemic the streets leading to the University of Utah and the University Hospital were extremely trafficked, especially First South, which is a main route to the Hospital. Most every day I drove South on University Street (to my teaching job at the U) and often I could not get out of my driveway for 10 minutes at a time when school was in session. I also drove to work at the Rose Wagner Theater via 2nd South, a slow moving street already taxed with difficulty because of the portion of one lane traffic in each direction, right in the area where the developers are asking for RMF35 (moderate density multifamily). I love that street because it slows one down and allows contemplation about the quaintness pf living of this area of the city. That street cannot handle any more traffic. To grant a development agreement to these developers would indeed add insult to injury. The Developers should find appropriately zoned land parcels in Salt Lake City, or elsewhere if they want to build multi-unit apartment building. The people who have been on City Zoning Boards have done an excellent job, and I feel confident that all of you will continue to do the right thing for our City now. Thank you , Joan Woodbury</p>	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:49	Tim Dwyer	<p>Greetings Salt Lake City Council Members, Following the recent discussions on the Fleet Block Development, We, the Granary District Alliance, would like to submit the attached letter for your consideration. We would greatly appreciate the opportunity to engage with the council regarding moving forward with a community facing development at Fleet Block. Please consider the important points in our letter and let us know how we can participate in the ongoing dialog about what is best for our neighborhood and the tremendous opportunities for our community that exist with the development of the Fleet Block. On behalf of the board of GDA, Thank you all for your time and consideration of the attached letter. We would gladly continue this discussion at a council meeting or work session. Feel free to reach out and let us know what the next steps are and how we at the Granary District Alliance can participate in the process. We look forward to working with you on an exciting project at the very core of our district.</p> <p>Best regards, Tim Dwyer GDA Board Member <b>*See Corresponding Attachments*</b></p>	Fleet Block

Date/Time	Contact Name	Comment	Topic
3/2/2021 8:50	Heather Dorrell	<p>Dear Andrew Johnston, Good morning! I live at [REDACTED] . I'm voicing concern at the recent re-application by the owner-developers who are pressing to alter the zoning, at 949-963 E 200 South, This application was duly heard and defeated a year ago. But the owner-developers are again making what seems like an obvious attempt to eventually wear down the officials trusted with protecting standards, in the ultimate attempt to obliterate the residential zoning status there. Clearly, the existing city zoning codes protect the nature and quality of life in the city, and should be upheld. Not far from the vulnerable 200 So 900 E. neighborhood, a large number of multistory, anonymous buildings are going up. These are very similar and give a monotonous, impression. I am concerned that if ambitious developers keep pushing and reapplying, the floodgates will open on development, both here and in other residentially zoned areas. The distinctive feeling of Salt Lake neighborhoods will be lost. Rather than seeking to change zoning laws, might the owner-developers find suitably zoned property elsewhere? As a Salt Laker born on [REDACTED] East and raised on 2nd Ave, where I've lived most my life, I'm struck by the charm these areas still have, as I'm sure you are. Last year's decision, to prevent this tear-down application, was well-founded and I understand, unanimously supported. Please continue to stand for the interests of your constituents--for residents rather than developers! Thank you for listening!</p> <p>Sincerely, Heather Dorrell</p>	General/Other
3/2/2021 8:51	Erin Finney	<p>Dear Councilwoman Valdemoros, I urge you to oppose the rezoning effort before the council regarding several properties at approximately 200 S and 1000 E. The Planning Commission voted unanimously against this change. The East Central Community Council opposes this. It is extremely unpopular amongst your constituents and neighbors. The buildings in question are over 120 years old and are irreplaceable. This is an ill conceived change that only benefits developers at the expense of your constituents and the character of the neighborhood you represent. Please join us in opposition. Sincerely,</p>	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 9:08	Meredith Jacobsen	Good morning, I am a resident of Salt Lake City and I am emailing regarding the proposed zoning amendments at 159 S. Lincoln St., 949, 955, 959, & 963 E. 200 South. I am in opposition of this rezone proposal and the demolition of these historic Salt Lake City homes and I am urging you to assume the same stance. I understand the need for more dense growth in our city and the creation of more housing. But at what cost? Salt Lake City has created an unfortunate trend of bulldozing historic pieces of our city that make this place unique and beautiful only to replace those places with a square and plain luxury development that citizens of Salt Lake City can't even afford. There are opportunities to create housing and density with adaptive reuse in other areas. Tearing down these historic and unique homes is not the answer. If you were to allow for such a decision, you would be telling the community that you see no value in the places which we hold dear. Again, I urge you to oppose the rezone of these lots and their subsequent demolition. Make the choice to value our character and soul as a city. Thank you, Meredith Jacobsen	General/Other
3/2/2021 9:10	Mackenzie Madsen	Hello! I lived in Portland, Oregon during the height of their population growth I saw countless organizers fight to save affordable, historic single-family homes only to watch them get razed to erect over-priced condos again and again. It isn't until it's decades too late that we begin realizing the errors of our ways. History can't be revived. What you destroy, you must live with. It will change this city. It will hurt this city. I've seen cities act with impunity as they recklessly approve permit after permit for projects that amplify every issue that comes with gentrification. Please consider tearing down big box stores and empty parking lots to create dense, urban housing projects. Please, please don't destroy historic architecture. It's the most foolish thing you can do. Thank you for reading my comment! Mackenzie	General/Other



Date/Time	Contact Name	Comment	Topic
3/2/2021 9:14	Polly Hart	Dear Council Members- I am writing to you to urge you to vote AGAINST the requested rezone. This request has been overwhelmingly opposed by the neighbors, the community council, the Planning staff AND unanimously voted down by the Planning Commission. An up-zone fails to meet the standards in the Salt Lake City code. The proposed zoning is grossly incongruous with the existing neighborhood housing stock. Please protect the community. Yours sincerely, Polly Hart (former commissioner, Historic Landmarks Commission)	General/Other
3/2/2021 9:15	Lorianne Bisping	Dear Council Members and Ms. Lindquist, I am a resident of the area immediately surrounding the properties that Graham Gilbert seeks to amend the zoning for. Such a change would change the patterning of our neighborhood to the point it wouldn't feel like a neighborhood. I urge you to stand behind the Planning Commission's decision to reject this proposal and reject it yourselves. If the developer seeks to create a denser development, there are plenty of other options around the city to do so. Thank you for your time. Best, Lorianne Bisping, AIA Architect	General/Other
3/2/2021 9:17	Carol Foster	Dear Council, I am writing to urge that you reject the property owner's request to rezone and demolish this group of 4 houses. These houses have historical and cultural value that can't be replaced. Once they are gone, the history all but disappears with them. 963 East was built in 1894 and was home to Nicholas Stathakos, who was at one time the wealthiest Greek in the city. He helped to establish our city's Greek Orthodox Church. I hope that these homes can be preserved along with their history. Thank you for your consideration. -Carol Foster	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 9:20	Elijah Gregory	<p>Good afternoon, I read a SL Tribune article recently by Tony Semerad:  <a href="https://www.sltrib.com/news/2021/02/22/yes-my-backyard-study/comments/#tw-comments">https://www.sltrib.com/news/2021/02/22/yes-my-backyard-study/comments/#tw-comments</a>  I then looked up the report from the Kem C. Gardner Policy Institute here:  <a href="https://gardner.utah.edu/wp-content/uploads/HighDensity-Feb2021.pdf">https://gardner.utah.edu/wp-content/uploads/HighDensity-Feb2021.pdf</a>  The conclusions being reported are somewhat at odds with the data collected in the report. Not only that, the report focused on new apartment buildings and failed to control for the ability of developers to choose new apartment sites in vibrant 'buzzy' areas. If new apartment "... construction brings new demand and new dollars to a community and redevelops an older piece of property, thus bringing more vibrancy and ?buzz? to the area." then replacing older buildings, and not necessarily with high-density housing, is what's helping drive home prices upward. The high-density housing projects are also benefiting from the increased development. The report shows even with the East Bench excluded from the study, houses in every area were more valuable if they are further away from new apartment buildings. Despite this, the report attempts to make the case that housing near apartments is actually more valuable on a square foot basis. The report also notes housing near high-density developments averages 11.1% smaller than housing farther away. Since smaller homes typically have higher per square foot values this would be expected whether considering proximity to high density housing, zip code, average age of homeowners, or any other metric. The study shows high-density apartment buildings don't cause home values to crater but stops well short of proving, or attempting to prove, they are a boon to home values. Sincerely, Elijah Gregory</p>	General/Other
3/2/2021 10:32	Morgan	Morgan opposes the rezone at 900 E / 200 S. He believes the homes are too important historically to be replaced with high density housing.	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 10:33	David Stanley	Chris--Great work on the City Council, and especially as chair! I want to express my opposition to the rezoning of the three properties on 200 South. With the Avenues and South Temple designated historic districts, we need to similarly protect the area east of 500 East to University and north of 400 South to South Temple. There are many fine historic properties in that area and it gives us a nice slice of "old Salt Lake," before the high rises and skyscrapers went up. Surely the developers can find other areas that would benefit from economic stimulus and nearby Trzx stations for new apartments. Best wishes,	General/Other
3/2/2021 10:36	Tamara Pittman	Tamara Pittman would like the Council to vote no on the 900 E / 200 S Rezone. She doesn't want the City to have another soulless, horrible apartment building. Ms. Pittman believes that all of these apartments are destroying the character of the City.	General/Other
3/2/2021 10:37	Stan Holmes	Stan Holmes called in to oppose the rezoning of the 900 E / 200 S area under any condition. The application did not meeting the requirements within the City Code. Furthermore, the East Central Community Council opposed it and most public comment opposed it. The plan received a negative staff report recommendation and an unanimous no vote from the Planning Commission. For those reason and to preserve the integrity and historic charm of the neighborhood, I ask the Council to vote no on the rezone.	General/Other
3/2/2021 10:39	Nancy Starks	Nancy Starks called in to oppose the rezoning of the 900 E / 200 S. She lives in the area and (2nd S 11th E). She believes the homes should be renovated and preserved. She would like the Council to vote no.	General/Other
3/2/2021 10:40	Monica Hilding	Monica Hilding called in to oppose the rezoning of the 900 E / 200 S area under any condition. The application did not meeting the requirements within the City Code. Furthermore, the East Central Community Council opposed it and most public comment opposed it. The plan received a negative staff report recommendation and an unanimous no vote from the Planning Commission. For those reason and to preserve the integrity and historic charm of the neighborhood, I ask the Council to vote no on the rezone.	General/Other

Date/Time	Contact Name	Comment	Topic
3/2/2021 10:40	Gwen Krist	Gwen Krist called in to oppose the rezoning of the 900 E / 200 S area under any condition. The application did not meeting the requirements within the City Code. Furthermore, the East Central Community Council opposed it and most public comment opposed it. The plan received a negative staff report recommendation and an unanimous no vote from the Planning Commission. For those reason and to preserve the integrity and historic charm of the neighborhood, I ask the Council to vote no on the rezone.	General/Other

Jane Louise Ballinger Estes

[REDACTED]  
Salt Lake City, Utah 84102-2404

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Salt Lake City, Utah 84114-5476

Comment Line 801-535-7654

February 27, 2021

To Salt Lake City Council members-

Greetings. First, I want to commend all Council Representatives, staff, and public officials for the extra work you have done during this pandemic. It has been a steep learning curve on microbiology, immunology and human behavior. Thank you for all your work.

Now, the reason for this letter is unfortunately I will not be able to attend the virtual meeting to be held March 2nd, 2021.

I would like to go on record I am against the targeted rezoning proposal of the properties located at 900 East and 200 South and Lincoln Street.

- 1) This proposal does not meet the standards of the city code.
- 2) This proposal received a unanimous "No" vote from the Planning Commission. This proposal received a negative staff recommendation last year on February 12, 2020. I thought this issue had been dealt with and resolved.
- 3) On a personal note my husband and I have rebuilt our home, brought it up to code yet kept it within the character of the historical housing of the neighborhood. It takes additional care and planning to do so. Many neighbors have done the same. We have shared tools, work and sweat during this process. I do not want to witness the decline of character of my neighborhood. We've put so much work into it.
- 4) Let me repeat that. I do not want to witness the decline of the character of my neighborhood. It can't be done with imitation historical, disingenuous building plans of increased housing units.
- 5) I'm concerned about the increase of population density and the accompanying problems. An increase in the number of people in given area also increases the number cars, possessions, and noise level. It increases the number of relationships, arguments, and crime. It is notable the higher the population density of a given area, the higher the crime rate.

For the above reasons and so many more, I plead with the City Council to -

- \* Keep the property within the existing R2 (single and 2 family) zoning designation,
- \* Vote against any rezoning, including RMF35 (moderate density multifamily),
- \* Do not allow any development agreement to a zoning map amendment to come into play.
- \* Vote "No" on this proposal.

Please finalize, settle, and bring this to an end in our neighborhood. It has gone on long enough.

In closing, thank you for your attention to my concerns.

Sincerely-

*Jane Louise Ballinger Estes*

Jane Louise Ballinger Estes

February 28, 2021, 2021

Re: PLNPCM2019-00683 & PLNPCM2019-00684,  
Zoning Map and Master Plan Amendments at 949-963 East 200 South and 159 S. Lincoln Street

Dear Members of the Salt Lake City Council,

I am writing to express my opposition to the request for Master Plan and Zoning Amendments at 949-963 E 200 South and 159 S Lincoln Street in Salt Lake City by the owners and their representatives. I urge you to reject this request and vote No, unconditionally.

The application is not consistent with the purposes, goals, objectives, or policies of the city as stated in the Central Community Master Plan. It also conflicts with the specific purpose statements of the zoning ordinance. This application was unanimously rejected by the Planning Commission as inappropriate for the location and utterly inconsistent with stated City goals. Several other requests for far more appropriate changes to zoning are in front of you at this time, all of them carrying a stamp of approval by the planning commission. **This one does not meet any relevant criteria; your role at this point in the process is to acknowledge and confirm the professional judgement of the City's planning staff.**

- 1) The Central Community Future Land Use map (Central Community Master Plan (hence forth CCMP), page 2 clearly indicates that the intended future use of the parcels under consideration is “low density” (applicant’s statements to the contrary notwithstanding).
- 2) In “Community Input on Residential Land Use (CCMP, page 9), it is clearly stated that “The community does not support the demolition of lower density residences in order to build multi-family structures. Residents prefer to protect existing residential character and prevent construction of multiple family dwellings in low density neighborhoods, especially those exceeding 14 dwelling units per acre.” **The continuing relevance of this statement as it pertains to this specific petition has been clearly and overwhelmingly demonstrated by the results of the survey circulated by the East Central Community Council, the neighborhood survey circulated by resident Monica Hilding, and the public comment offered at every East Central Community Council meeting at which this subject has been discussed, with nearly one thousand comments strongly opposing this proposal.**
- 3) Pertinent residential land use policies (RLU) (developed through the Community Master Plan process and adopted by Salt Lake City) clearly state: RLU-1.1: “Preserve low-density residential areas and keep them from being replaced by higher density residential and commercial uses.” And RLU-1.6: “Encourage coordination between the Future Land Use Plan, zoning ordinances, and the Salt Lake City Community Housing Plan.” **In other words, don’t run rough-shod over carefully constructed Community Master Plans with changes to zoning that directly contradict said plans.**
- 4) Furthermore, Policy RLU-2.0 “Preserve and Protect existing single and multi-family residential dwellings within the Central Community through codes, regulations, and design review.” **That is, use the powers invested in the city to preserve the identified positive attributes of this neighborhood, not to undermine them.**
- 5) The displacement of current residents that would result from the applicant’s successful petition is directly at odds with the city’s publicly stated goals of mitigating the crisis in affordable housing. It may be politically expedient to throw city approval behind any proposal that propoerts to add housing units within the city, but when the proposals will clearly displace currently housed residents in favor of possibly attracting a (much) wealthier clientele. Displacement is still an issue despite recent evictions. There are long-term renters at 159 S Lincoln and new renters at 959 E 200 S, and seemingly renters at 953. Claims of the owners upping rents to market rate are unverified. The long-term interests of all parties would be best served by encouraging the petitioners to develop their plans on an as of yet underutilized property already zoned for a higher density, of which there are many within the bounds of

the city. **Granting an up-zone to any developer who files the token city fee is a recipe for continuing the overly rapid increase in property valuations in this area, further undermining the goal of retaining any semblance of affordable housing.**

- 6) The existing historic properties on the parcels under consideration (identified as “contributing structures” to the East Side Federal Historic District) are an integral part of the character of both street faces (200 South and Lincoln Street). Relevant policies HP1: “Central Community gives high priority to the preservation of historic structures and development patterns” and HP-1.2 “Ensure that zoning is conducive to preservation of significant and contributing structures or properties” articulate the understanding that this community has, that its character and value derive in large part from the presence of historically and aesthetically interesting structures. **While the City cannot ensure the continued existence of any particular structures, it can, by ill-considered action, most assuredly guarantee their destruction.**
- 7) Regarding these properties being on a bus line: this is not a reason to overturn the Planning Commission and Master Plan. Just being on a transit line does not result in use of transit automatically: using transit is much more complicated behavior than that. The apartment development schematics shown by the applicants have 30+ parking garage spaces. Besides harming the walkability and streetscape by having garages as ground level, this plan would disastrously dump this additional traffic onto Lincoln Street. **When the Council approved the TRAX TOD zones, they made a commitment to keep higher density in this corridor and prevent creep into adjacent neighborhoods where lots would be relatively cheaper. This proposal is an example of violating that goal.**

The Bryant and University areas already have a high rate of multi-family zoning as compared to many other parts of our city. Spot rezoning to higher density here should not be approved. Given the concerns over affordability in the area, it is important to preserve and support existing, older housing. This is clearly stated in the *2018-2023 Growing Salt Lake City Housing Plan*. The city should not be adding units at all costs by disregarding area master plans and other important citywide goals and values. There are many undeveloped or underutilized properties within the city that are already zoned for the type of development that the current owners of the 200 S / Lincoln St properties wish to pursue. The City should encourage them to realize their plans on one of these appropriately zoned properties, not to undermine the thoughtfully constructed plans that govern development in our neighborhood.

**I respectfully ask that the commissioners uphold the relevant master plan and city plans, as well as the clearly expressed will of the community, and retain existing underlying zoning now and in the future. Please vote NO, against this request.**

Sincerely,

Rich Wilcox

[REDACTED]

Salt Lake City





February 26, 2021

From: The Granary District Alliance Board:

*Andrew Dasenbrock - GDA Board President - Owner Kiitos Brewing*

*Kristen Lavelett - GDA Board Vice President - Director Local First Utah*

*Tim Dwyer - GDA Board Member - Fisher Brewing Company*

*Renya Nelson - GDA Board Member - Brand Aid*

*Brittney Helmers - GDA Board Member - Q Factor/INDUSTRY*

To: Mayor Mendenhall and Salt Lake City Council

Dear Mayor Mendenhall and Salt Lake City Council Members,

We, the Granary District Alliance (GDA) are writing this letter in response to the recent discussions surrounding the murals and a park, open space or green space located on the city-owned Fleet Block located in the center of the Granary District of Salt Lake City. We hope that this letter will be an invitation to engage in an ongoing dialog about a community centered approach to the development of Fleet Block.

The Granary District Alliance (GDA) is a collection of business owners in the Granary District, where the Fleet block is located. The GDA was founded in 2018 as part of the Main Street America initiative. The mission of the Granary District Alliance is to connect Granary District businesses, residents and visitors, to promote and support the creation of a vibrant and diverse business and neighborhood culture, and to encourage thoughtful development in the Granary District while preserving the unique character of the neighborhood. The GDA has been active in promoting the neighborhood as a unique mural and urban arts neighborhood of Salt Lake. Our neighborhood is also at the center of rapid development and there is tremendous opportunity with the imminent Fleet Block development.

### **The Granary District - A Booming District and Green Space Desert:**

The Granary District is currently undergoing rapid expansion with major developments occurring throughout the district. According to Cushman & Wakefield, "it is estimated the Granary District will experience \$1-2 billion in value creation over the next 5 years". A significant component of the proposed growth in the Granary District is in housing with thousands of new residents entering the predominantly industrial and manufacturing district in the next few years. The composition of our neighborhood is changing and with this level of near-term growth, especially with the expected large increase in Granary District residents, comes the need and demand for public space. Currently, the district lacks walkable access to any public parks or green spaces as demonstrated in the map below.



Figure 1: Granary District Map and Nearby Green Space

Urban design and walkability standards typically say that an amenity should be from one quarter to a half a mile away to be considered accessible and walkable. Using Fleet Block as a central point in the Granary District, the walking distances to the closest public parks or significant open green spaces are as follows:

- From Fleet Block to International Peace Gardens - 0.92 mile
- From Fleet Block to Pioneer Park - 0.81 mile
- From Fleet Block to Liberty Park - 1.5 miles

The closest significant park or open green space for Granary District residents and workers is more than double the minimum distance to be considered walkable. In addition, from a quick visual assessment of the map above the striking lack of trees, planted parkstrips and general green space is indicative of the lack of greenery in general throughout the Granary District. Our district needs green space and the Fleet Block offers a unique opportunity.

We, the Granary District Alliance, would like to strongly support the inclusion of a park or public greenspace as a portion of the development of the Fleet Block. While it is the Board's goal to see the Fleet Block developed, we can't stress enough the need for a community green space in the Granary District. With both residential and commercial development plans already in motion in the surrounding blocks. Salt Lake City has a unique opportunity to include a public park or



greenspace into the development plan for Fleet Block. In terms of a specific plan for Fleet Block we offer the following development vision as part of our commitment to our district as one that celebrates everyone.

## **Fleet Block - A Community Development Proposal**

Our proposal is to support utilizing a portion of the Fleet Block, specifically along the northern border with 800 South, to be developed into a mixed-use park, green-space and community gathering center consisting of any number of the following neighborhood amenities: a small playground for children, a dog run, and a memorial wall in which to move existing murals, and a shared community space for outdoor concerts, art/flea markets, etc.

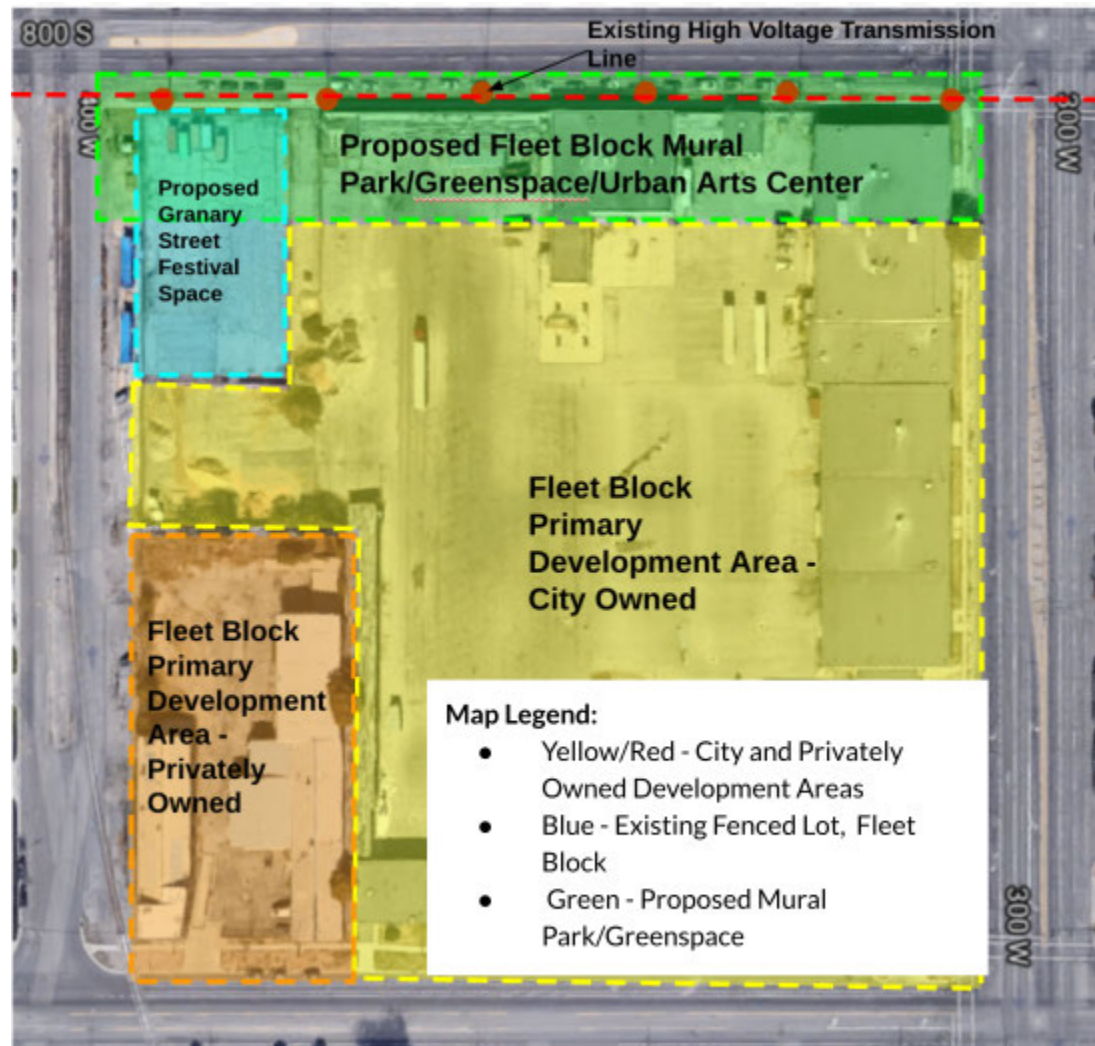


Figure 2: Fleet Block - A Community Development Vision from the GDA





## GDA Fleet Block Proposal Features/ Highlights:



Figure 3: Fleet Block Memorial Murals at the Corner of 800S. and 300W.

- **Fleet Block Memorial Murals.** The Northeast corner of the Fleet Block along 800 South and 300 West (shown above) has naturally turned into a community gathering and remembrance space following the painting of murals of those killed by police violence both nationally and locally. This unique effort, undertaken in the summer and fall of 2020 by an unnamed local artist collective has gained attention in Salt Lake City, across the state of Utah and around the country as a unique artistic expression of the George Floyd national movement calling for a stop to police violence. According to a recent post from Building Salt Lake, "Each portrait now has a communal space and flower planter at its foot between the wall and public sidewalk. Many of them are filled with makeshift shrines, crosses, handwritten notes and other memorials. Benches and chairs have sprouted in front of some of the portraits. The intersection was a common gathering point for peaceful demonstrators over the summer, and families regularly hold social events near the paintings."
- **Honoring Public Response.** With the recent rezoning proposals for Fleet block there has been significant public outcry about developing the block and razing the murals. The public has spoken up about their desire to keep the murals in place in city council meetings and in local news coverage. Our board is closely connected with both the muralist as well as the groundskeepers that have maintained the surrounding areas. We would like to see the public response honored by keeping these memorial murals maintained in the form of a memorial wall at the proposed park or greenspace.
- **Community Connection.** Since the murals emerged up, we have witnessed countless public gatherings in front of or next to the George Floyd, Bernardo Palacios-Carbajal, and Breonna Taylor murals. Families from both the west side and east side have convened to celebrate the lives lost and make friends with those in the neighborhood. Holidays, birthdays, are celebrated at these murals. The community has come together and invested thousands of hours and dollars in landscaping planters and plants, decorative rock, tables



and benches and all the people-hours in labor to create a place of healing and connection unique to the city. The community is already treating the murals as a public gathering space, creating a park or green space would only further cement the murals and Fleet Block as central community amenity.

- **Existing Electrical Lines, an Advantage to Proposed Park.**

One of the impediments to developing the north side of the Fleet Block are the large high-voltage transmission lines running east to west along 800 south. These power lines are expensive to alter or bury to avoid setback requirements for any proposed buildings or development efforts along the North side of Fleet Block. Keeping the lines as they are and building a park or greenspace under the lines solves the problem of engaging in the costly and impactful requirements to bury the lines for other developments along that face of the block. The rest of the block is prime for development and should be parceled out and developed in a thoughtful way similar to the Central 9th district.

- **Central Granary Gathering Place and Urban Arts.** One of the key visions of the GDA is to promote the urban arts and particularly murals in our district. Along 800 South there is another amazing mural of Bears Ears National Monument which is a striking improvement to the former blank block wall that was there previously. This mural has been visited by numerous . The Salt Lake City RDA has been an important contributor to the urban arts with an ongoing mural project funding in the Granary District. The GDA will continue to promote the urban arts in the city and the Fleet Block is a natural fit for urban arts parties, local art markets and district mural bike tour meet-ups and numerous other uses related to the makers and creators of the district and throughout SLC. Integrating an Urban Arts center and a public gathering space into the Fleet Block Development plan
- **A Lasting Legacy.** Especially in the urban landscape, a community park or green space lives forever, an apartment building or mixed use development does not. There is an opportunity to create a unique and long lasting, community-focused development that would be celebrated by all SLC residents; eastside, westside and especially those living in the Granary District. As Salt Lake City's citizens emerge from a season of isolation and social upheaval, providing the community with a shared space to commemorate this era in our City's history will be a lasting legacy of Mayor Mendenhall's administration.

Thank you for taking the time to consider this letter and the vision of development and opportunity we at the Granary District Alliance see at the Fleet Block. We hope the voice of our district and the community of Salt Lake will be heard and we look forward to hearing from you on how to advance a community-minded space into the plans for the development of Fleet Block.

Sincerely,

*The Granary District Alliance Board:*

*Andrew Dasenbrock - GDA Board President - Owner Kiitos Brewing*

*Kristen Lavelett - GDA Board Vice President - Director Local First Utah*

*Tim Dwyer - GDA Board Member - Fisher Brewing Company*

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