

Date/Time Opened	Contact Name	Comment	Topic
4/28/2021 14:34	Zachary Dussault	<p>Hello, I am writing in support of the Capitol Park re-zone. My main reason for supporting this project is the fact that single family zoning is an outdated, exclusionary and racist practice that I do not believe we should allow to continue in our city. But since an end to single family zoning seems to be outside of the realm of political possibility, I chose to support individual petitions to chip away at this practice. Recently, the city that began the practice of single family zoning, Berkeley voted to transition away the practice after acknowledging that it had effectively been used to exclude minorities from predominantly white areas by banning the types of housing that minorities in the past had been able to afford (multiplexes, attached housing, and multifamily condos). <a href="https://www.berkeleyside.com/2021/02/24/berkeley-denounces-racist-history-of-single-family-zoning-begins-2-year-process-to-change-general-plan">https://www.berkeleyside.com/2021/02/24/berkeley-denounces-racist-history-of-single-family-zoning-begins-2-year-process-to-change-general-plan</a> I also believe it is important to take a holistic approach when it comes to considering land use applications. Yes, it does have an immediate impact on those neighbors in the vicinity of the project, but every reduction in potential new housing units in more affluent areas of the city has downstream effects in lower income areas. In effect, the harder it is for upper income residents to find a place to live in the Aves, the more likely they will be to move to areas like Rose Park and accelerate gentrification and displacement. <b>*Continued 1/2*</b></p>	Ivory Homes Rezone Request
	Zachary Dussault	<p><b>*Continued 2/2*</b> The residents that would get displaced in this simplified example do not have the same political leverage in LUZ discussions as an organized group of neighbors with lawn signs and facebook groups, but they are residents of the same city nonetheless and deserve a voice. I also think it is important to look at LUZ decisions from the point of view "why should this type of development not be allowed" rather than the standard "why should we give this 'gift' of a rezone to the developer". In effect, a zoning ordinance is a restriction on a property owner's rights to use their land as they wish. Such restrictions are appropriate when they benefit the broader community, but I do not believe this is such a case. If any members of the council or commission would like to discuss this project with me further, I would welcome such a discussion. I know I will probably be one of the few members of the public in support of this project, but I believe I represent a broader public that would like to see a more inclusive, vibrant city that they can afford to keep living in. Abolish racist single family zoning, legalize housing. -Zachary Dussault District 4 Resident</p>	

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4/29/2021 10:16	Tia Smith	<p>i am probably the only homeless person that sent you this but here goes nothing. i recently was stay in the 900 south tents and they got vacated because of the crime. if you become the head man what are some things you'll do differently that wont make us feel like we are waste? because honestly ill do anything for my people to have there own place. everyone knows the main responsibilities of seeing the problems and expecting a good out come as in we know where to go next. we try to help eachother out we really do not saying the crimes (shooting with my friend ect;) is easy for you guys we understand. i talked to eachother but me i dont have alot of things i can do personally. sorry for the long paragraph but yeah just kinda stuck on hope and false hope.</p> <p>Tia</p>	Homelessness
4/29/2021 11:47	Jared Smart	<p>City Council, I am writing you because of a huge problem in our city that is not being addressed. The homeless and drug problems are out of control and the police aren't willing to do anything about it. We have the commercial property at the above address. I was mugged at the property last month. I called the police when I was witnessing drug transactions, but the dispatch said a police officer would have to get back to me. I never heard back from the police. We installed a camera system two days ago and I have witnessed at least 30 drug transactions and people using drugs on our property. I have hired a security service at great expense. Dealers and users return after the patrol service leaves. Below is one of many photos from this morning. Drug use is out and in the open. Would it help to give these photos to the news media? What else can we do? Are the police too overwhelmed? We can't keep our property clean, and we will be losing tenants if something isn't done. Our property is also used as a public restroom. I have numerous photos of individuals defecating and urinating in the back. <b>*See Corresponding Attachment*</b></p>	Homelessness
5/3/2021 9:55	Gifford Price	<p>I oppose the proposed change in zoning by Ivory Homes. Its proposal for a zoning change is fraught with concerns. It is too dense in a compact space, will greatly increase the number of cars in a relatively small area with very little green space and will affect wildlife habitat. . Further, changing the zoning would not constrain the company to the proposed plan. Ivory's petition does not rise to the level of meeting the burden to justify a zoning change. Respectfully, Gifford Price</p>	Ivory Homes Rezone Request

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5/3/2021 9:55	Gifford Price	We bought our home 20 years ago with the understanding that all future development would be in the character of the neighborhood. I understand that Ivory Homes has modified their proposal, but their new plan continues to have too many homes on this small parcel. The argument that this will provide more affordable housing is ludicrous. The increased traffic and noise not only will disrupt the tranquility of our neighborhood, but presents a safety concern, and the accompanying small yards with minimal setbacks is not consistent with the other houses around us. We are also concerned that if the site is rezoned, the developer is not held to the current plan and could build an even higher density complex. We hope that the city decides not to allow rezoning, and the developers can build 11 homes on the site consistent with the current zoning. Thanks for your consideration, Doug Grossman	Ivory Homes Rezone Request

Date/Time Opened	Contact Name	Comment	Topic
5/3/2021 9:56	Carol Ballou	<p>Dear Mr. Wharton, I am writing to express my strong opposition to the Ivory Homes' proposal for rezoning of the property at 675 F Street. The residents of the avenues have repeatedly expressed to yourthe many reasons that this would be a wrong decision. As your constituent I feel frustrated with your wait and see attitude as I count on you to represent the views of the community that elected you. As you know, the property has been zoned FR-3, which allows for 11 single family homes. With ADUs, it would allow for 22 residences. Ivory is asking for the zoning to be changed to FB-UN1, which allows for single family detached, single family attached (row houses) and two family/duplex dwellings. It would allow Ivory to create 25 lots with 45 dwellings if you include the ADUs. Ivory now says that the are planning to create 20 lots, with 35 dwellings when one includes ADUs, but a rezone would allow them to create up to 45 dwellings. The proposed zoning change does not seem to meet any needs which the city now faces. It does not solve a housing shortage as these are certainly not affordable houses. Any claim that this will create housing for firefighters, nurses or police are not realistic given the \$800,000-1.2 million price tags. The increased traffic on to F street will create a burden on current residents and could be a problem if there were an emergency in the neighborhood. Ivory does not have a sufficient answer and it appears that the numbers that they provide are not accurate. High density housing should be in a walkable neighborhood. It is absurd to think that anyone is going to walk up and down F Street from town or even from the grocery store on 10th Avenue. Ivory also presented incorrect density numbers when describing the surrounding neighborhood. They were incorrect in describing the density for Northpoint Estates and wrong in reporting the number of units in the Meridian. Ivory also ignores that the development of the Meridian was a unique situation that was negotiated in order to save an existing, historic building. <b>*Continued 1/2*</b></p>	Ivory Homes Rezone Request

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	Carol Ballou	<b>*Continued 2/2*</b> I hope that, as my city counsel representative, you will give voice to the constituents who elected you. We will be forced to live with the consequences of this decision long after you and Ivory move on. In May of 2019 the Salt Lake Tribune ran an interview with the CEO of Ivory homes in which he expressed his extreme anger that communities in Cottonwood and Holiday has fought Ivory's requests for rezoning. In this article he indicates that he has worked on his "tactics" (his word) and does not intent to be turned down again. I guess his tactics of misleading and pushing against the desires of the community are currently in play. Please work vigorously to have Ivory's request for rezoning turned down. Thank you for your attention,	

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5/3/2021 9:56	Amanda Dillon	<p>Dear Mr. Escheverria, I write to you as a professional planning consultant and resident within the vicinity of 675 North F Street. I understand your inbox has been flooded with emails from concerned residents about the new proposed Ivory development/rezone. I hate to add to what might be considered "noise from the neighborhood" and Nimbyism, but I do feel it necessary to share a few thoughts, given my deep knowledge of planning and the affordable/housing crisis the City is desperately trying to remedy. * Affordability - Ivory states that by adding housing with ADUs, it will contribute to solving the City's affordability housing crisis. Anyone who sees the price tag on these new homes knows this is a bold falsehood. Even with 15 new ADUs that can be rented (not owned), the costs of those would be steep and largely unaffordable to those earning the area AMI. Would renting them out help offset some of the costs of owning the main home? Sure, but not enough so to make that mortgage all that more affordable/attainable. If the developer wants to argue it is creating affordable housing, they should propose a truly affordable housing project that is meant to be attainable to those earning the median household income or at least closer to the median household price. &lt;<a href="https://www.zillow.com/salt-lake-city-ut/home-values/">https://www.zillow.com/salt-lake-city-ut/home-values/</a>&gt; The City should use it's authority to grant a rezone as power to ensure more affordable housing is actually created than what they currently propose. * Upzoning - I have heard the arguments on both sides and feel there is merit in each. Arguments against upzoning the site say it is too dense for the area and doesn't align with nearby zoning. While this may be true, we know that the zoning regulating the area was created in a time when the housing crisis in SLC was not so acute. In fact, I'm sure you know that other cities across the country facing their own housing shortages have started eliminating single-family zoning altogether. It is so great that the City has now established an ADU policy to begin to allow for more infill housing units throughout various neighborhoods. However, if the City is going to allow neighborhoods to become more significantly dense, it should do this as a City-wide policy, versus a spot treatment in an area that is not within walking distance of many amenities and frequent transit networks that other denser housing developments are. I thank you for your service and hard work in elevating the quality of life for everyone in our community! -- Amanda Dillon</p>	Ivory Homes Rezone Request
5/3/2021 13:20	John Doe	Wilma called in to ask the Council to vote for Ranked Choice Voting.	Ranked Choice Voting

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5/4/2021 1:04	Mark Barrett	Salt Lake County Animal Services should be dropped for a Salt Lake City one. I've repeatedly seen that County managed services are far more hostile and dishonest than City managed ones. If Utah is going to keep legal immunity for government entities and employees, the dishonest and abusive behavior against citizens needs to be managed.	FY21 Budget
5/4/2021 11:03	John Doe	I strongly support funding the Parley's Trail Gap in Sugar House – Transportation Investment Fund-Active Transportation Grant We have worked many years to get the Parley's Trail built. This east-west trail connects the Bonneville Shoreline Trail on the east to the Jordan Parkway Trail on the west. Now the 8.5 mile Parley's Trail is nearly complete, but the section of this bike/pedestrian trail in the Sugar House business district is undefined and frankly, is quite dangerous. The trail badly needs to be built and striped through this area to provide a safe connection between Hidden Hollow and the S-Line terminus on Sugarmont. Please support active transportation in Sugar House by voting to fund this grant. Respectfully, Sally Barraclough Sugar House Community Council Trustee PRATT Board Member	FY21 Budget
5/4/2021 11:04	Chad Mcardle	Good morning. We DO NOT want the police budget cut. Leave it alone please. Thank you.	Police Funding
5/4/2021 12:05	John Doe	Amanda Martin called to ask that the Council not hike utility rates.	FY21 Budget

