

## Buckley, Benjamin

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**From:** Kara Freedman [REDACTED]  
**Sent:** Thursday, September 3, 2026 7:11 PM  
**To:** Hulka, Andrew; Buckley, Benjamin; Seeley, Alicia  
**Subject:** (EXTERNAL) Expanded Housing Options - 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.

Hello,

I am writing in strong support of the expanded housing options zoning text amendment that will be on the 9/9 planning commission agenda. I am a Salt Lake resident renting in Central City and I would like to see the city allowing more housing types throughout the city in addition to the areas close to downtown like where I am. I am currently a renter and even though I'd like to buy a place, I cannot afford a home near where I live. I would love to see the city's zoning allow more different kinds of housing developed, whether that's for-sale condos, townhomes, duplexes & triplexes, and so on, which we've seen in other cities to create more home ownership opportunities compared to zones that require large lot sizes and single family homes only. The EHO amendment will do that.

In addition, in other cities around the US and in Europe we see that a mix of housing types (in addition to zones that allow for mix of residential and commercial buildings) makes for a much more walkable experience which is my ideal for a city. Single family home zoning, even within city boundaries, spreads everything out and tends to make residents and visitors more reliant on cars as the only convenient transportation option. So, I'm excited that the EHO amendment will help Salt Lake continue to transform into a place that facilitates active transportation like walking, biking, and taking public transit rather than driving.

Thank you for your consideration.

Kara Freedman  
[REDACTED]

Pronouns: she/her/hers



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

My name is Alli Thurmond Quinlan, and I am the Executive Director of the Incremental Development Alliance, a national nonprofit that trains and supports small-scale developers working to build stronger, more attainable communities. I am also an architect, landscape architect, developer and managing principal at Range Co. I am writing in strong support of Salt Lake City's Expanding Housing Options proposal.

In our work with small developers across the country, we see again and again that one of the biggest barriers to creating more housing is not a lack of people willing to build it. It is a regulatory system that makes small projects unnecessarily difficult, expensive, or uncertain.

Small-scale infill development depends on predictable, by-right approval processes. A large developer may have the resources to spend months navigating discretionary approvals, carrying property, hiring consultants, and pursuing variances. A local builder trying to create a duplex, a few townhomes, or several small homes on an infill site usually does not. By making more modest housing types legal under base zoning, EHO can lower the cost and complexity of entry and level the playing field for individual builders and small firms.

That matters because missing middle housing is especially well suited to local development. These projects can be built by local tradespeople, small contractors, architects, and first-time developers who are investing in neighborhoods they know. A four-unit project may seem modest compared with a 200-unit apartment building, but projects like it can serve as a training ground for the next generation of local developers. They allow people to build experience, establish relationships with lenders and contractors, accumulate equity, and eventually take on larger projects. The expertise and wealth created through that process are much more likely to remain rooted in the community.

EHO also creates an opportunity for Salt Lake City to add housing in a way that is gradual and compatible with existing neighborhoods. Duplexes, small homes, townhomes, cottage courts, and other missing middle types can add more households without requiring a dramatic change in neighborhood scale. Rather than relying exclusively on large redevelopment projects, incremental infill allows neighborhoods to evolve lot by lot and project by project.

This diversification is particularly important given Salt Lake City's housing needs. The City itself has identified a mismatch between the housing being produced and the housing residents need, including demand for more missing middle options. Smaller-footprint housing can help fill the enormous gap between a detached single-family home and a large apartment building, creating more choices for households who cannot afford—or simply do not need—a large detached home.

Finally, I strongly support parking reforms that reduce barriers to these small infill projects. Parking requirements are particularly damaging to small-scale development because every square foot matters on a constrained urban lot. Requiring an additional parking space can be the difference between a viable project and one that never gets built. If Salt Lake City wants to



encourage small, context-sensitive housing, its parking regulations should give builders flexibility to respond to the actual needs of a site and its future residents rather than requiring valuable land to be devoted to parking.

There is no single policy that will solve a city's housing challenges. But making it legal and practical for more people to build small projects is one of the most durable steps a city can take. It creates more housing choices while also expanding who gets to participate in development.

Salt Lake City has an opportunity through EHO to enable the kind of gradual, locally driven growth that built many of our country's most beloved neighborhoods in the first place. I encourage the City to adopt Expanding Housing Options and continue removing unnecessary barriers to small-scale, incremental housing development.

Thank you for your consideration.

**Alli Thurmond Quinlan**

Executive Director, Incremental Development Alliance

**From:** [Missy Greis](#)  
**To:** [housingoptions](#)  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City  
**Date:** Thursday, September 3, 2026 7:53:35 AM

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

Dear Salt Lake City Planning Commissioners,

I'm a Salt Lake City resident writing in strong support of the Expanding Housing Options proposal. Over the past few years, I've watched employees and friends get priced out of the city they love — people who want to put down roots but can't find a home they can afford. The Expanding Housing Options proposal feels like a real step toward fixing that, and I hope you'll move forward to expand ownership opportunities for teachers, healthcare workers, and young families. Salt Lake City just needs more homes that regular people can actually afford to buy.

Thank you for your time and your work on this.

Missy Greis



## Buckley, Benjamin

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**From:** Charlie Bradley [REDACTED]  
**Sent:** Thursday, September 3, 2026 7:28 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake Planning Commission,

I'm a Salt Lake City resident writing in strong support of the Expanding Housing Options proposal. Over the past few years, I've watched friends and coworkers get priced out of the city they love — people who want to put down roots but can't find a home they can afford. The Expanding Housing Options proposal feels like a real step toward fixing that, and I hope you'll move it forward.

Expanding Housing Options can create homes in established neighborhoods with the amenities families need, expand ownership opportunities for teachers, healthcare workers, and young families, and grow our tax base — all while bending the housing cost curve.

Other cities like Houston, Portland, and Seattle have shown this can work: more homes got built, prices moderated, and local contractors got to be part of it, not just big developers. The key was pairing zoning reform with a few practical changes that made smaller, family-sized homes actually feasible to build.

Salt Lake City has a genuine opportunity here to bring back the kinds of modest, family-friendly homes that used to be common in our most beloved neighborhoods. I hope you'll take it. Salt Lake City just needs more homes that regular people can actually afford to buy.

Thank you for your time and your work on this.

Charles Bradley

[REDACTED]

## Buckley, Benjamin

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**From:** Kallin Glauser [REDACTED]  
**Sent:** Thursday, September 3, 2026 4:14 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Kallin Glauser

[REDACTED]

## Buckley, Benjamin

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**From:** Elsa Stewart [REDACTED]  
**Sent:** Thursday, September 3, 2026 6:28 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Elsa Stewart

[REDACTED]

## Buckley, Benjamin

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**From:** Kyle Spencer [REDACTED]  
**Sent:** Thursday, September 3, 2026 6:29 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Kyle Spencer

[REDACTED]

## Buckley, Benjamin

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**From:** Owen Watson [REDACTED]  
**Sent:** Thursday, September 3, 2026 6:38 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Owen Watson  
[REDACTED]

## Buckley, Benjamin

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**From:** Nick Glenn [REDACTED]  
**Sent:** Thursday, September 3, 2026 6:43 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

I'm a Salt Lake City resident writing in strong support of the Expanding Housing Options proposal. Over the past few years, I've watched friends and coworkers get priced out of the city they love — people who want to put down roots but can't find a home they can afford. The Expanding Housing Options proposal feels like a real step toward fixing that, and I hope you'll move it forward.

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I, myself am a young professional and father who wants to be able to buy a house in Salt Lake City in the near future, but the current cost of housing makes that prohibitive.

Other cities like Houston, Portland, and Seattle have shown this can work: more homes got built, prices moderated, and local contractors got to be part of it, not just big developers. The key was pairing zoning reform with a few practical changes that made smaller, family-sized homes actually feasible to build.

Salt Lake City has a genuine opportunity here to bring back the kinds of modest, family-friendly homes that used to be common in our most beloved neighborhoods. I hope you'll take it. Salt Lake City just needs more homes that regular people can actually afford to buy.

Thank you for your time and your work on this.

Nick Glenn  
[REDACTED]

## Buckley, Benjamin

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**From:** Thomas Cooper [REDACTED]  
**Sent:** Thursday, September 3, 2026 7:29 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Thomas Cooper

[REDACTED]

## Buckley, Benjamin

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**From:** David Vaughan [REDACTED]  
**Sent:** Thursday, September 3, 2026 7:37 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear SLC Planning Commission,

I'm a Salt Lake City resident writing in strong support of the Expanding Housing Options proposal. Over the past few years, I've watched friends and coworkers get priced out of the city they love — people who want to put down roots but can't find a home they can afford. The Expanding Housing Options proposal feels like a real step toward fixing that, and I hope you'll move it forward.

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Thank you for your time and your work on this

David Vaughan

## Buckley, Benjamin

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**From:** Charlotte E. Robinson [REDACTED]  
**Sent:** Thursday, September 3, 2026 8:14 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Charlotte E. Robinson

[REDACTED]

## Buckley, Benjamin

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**From:** Carol Chiu [REDACTED]  
**Sent:** Thursday, September 3, 2026 8:21 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Carol Chiu

[REDACTED]

## Buckley, Benjamin

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**From:** John Lewis [REDACTED]  
**Sent:** Thursday, September 3, 2026 8:54 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

I'm an architect specialized in deeply affordable and permanent supportive housing in Salt Lake City, and a downtown SLC resident. I'm writing in strong support of the Expanding Housing Options proposal. Over the nearly 30 years I've worked in SLC, I've watched restrictive zoning ordinances make housing unaffordable for my neighbors. Statistically, expensive housing is now the leading cause of homelessness in this region. The EHO, paired with other programs like the laudable Affordable Housing Incentives program, will not just help solve this affordability crisis. They will make our city more livable, lively, and enticing.

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Thank you for your time and your work on this.

John Lewis  
[REDACTED]

## Buckley, Benjamin

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**From:** Allie Palmer [REDACTED]  
**Sent:** Thursday, September 3, 2026 10:16 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Allie Palmer

[REDACTED]

## Buckley, Benjamin

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**From:** Andrew Wing [REDACTED]  
**Sent:** Friday, September 4, 2026 8:36 AM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Andrew Wing  
[REDACTED]

## Buckley, Benjamin

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**From:** Warren Miterko [REDACTED]  
**Sent:** Friday, September 4, 2026 9:59 AM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Warren Miterko  
[REDACTED]

## Buckley, Benjamin

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**From:** Margaret Rockhill [REDACTED]  
**Sent:** Friday, September 4, 2026 10:04 AM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Margaret Rockhill  
[REDACTED]

## Buckley, Benjamin

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**From:** Sam Thomas [REDACTED]  
**Sent:** Friday, September 4, 2026 1:09 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Sam Thomas  
[REDACTED]

## Buckley, Benjamin

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**From:** Andreas Harkort [REDACTED]  
**Sent:** Sunday, September 6, 2026 11:54 AM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Andreas Harkort

[REDACTED]

## Buckley, Benjamin

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**From:** Clark, Aubrey  
**Sent:** Tuesday, September 8, 2026 8:45 AM  
**To:** housingoptions  
**Subject:** FW: (EXTERNAL) EHO



AUBREY CLARK | (She/Her)  
Office Facilitator II  
PLANNING DIVISION | SALT LAKE CITY CORPORATION  
Office: 801-535-7759 | Cell: 385-499-3402  
Email: [aubrey.clark@slc.gov](mailto:aubrey.clark@slc.gov)  
[WWW.SLC.GOV](http://WWW.SLC.GOV)

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**From:** Timothy Jeffries [REDACTED]  
**Sent:** Tuesday, September 8, 2026 8:42 AM  
**To:** Clark, Aubrey <[aubrey.clark@slc.gov](mailto:aubrey.clark@slc.gov)>  
**Subject:** (EXTERNAL) EHO

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I oppose the Expanding Housing Options.

Tim Jeffries  
[REDACTED]  
[REDACTED]

## Buckley, Benjamin

---

**From:** Christian Thomas Hearn <[REDACTED]>  
**Sent:** Tuesday, September 8, 2026 9:07 AM  
**To:** housingoptions  
**Subject:** (EXTERNAL) Reject R-1, R-2, SR-1 & SR-1A modification

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The passing of these modifications will result in a massive deterioration of the quality of life for residents. It will introduce detrimental elements to every corner of life in the city. I understand it is meant to do good - who isn't complaining about housing prices? - but this is not the way. More affordable housing in today's urban economy is a reactive measure that inevitably brings in low-quality populations. I have seen multiple cities degrade in my lifetime due to measures like this. Please, do not pass this into law!!!



**September 8, 2026**

Salt Lake City Planning Commission  
Salt Lake City Council  
451 South State Street  
Salt Lake City, Utah 84111

Dear Chair, Commissioners, and Council Members:

On behalf of Wasatch Advocates for Livable Communities (WALC), we write to follow up on our March 10, 2026 letter regarding the Expanding Housing Options (EHO) proposal, in which we recommended that the City waive parking requirements for new small-lot homes under EHO. We urge the Planning Commission and City Council to apply the City's own detached accessory dwelling unit (DADU) parking standard — [Salt Lake City Code § 21A.40.200.G](#) — to Small Lot Dwellings under EHO, beginning with the single-family detached homes where the case is strongest, and extending to the twin-home, row house, and multi-family building types the same ordinance also allows. Under that standard, one off-street parking space is required per unit unless the property is within a quarter-mile of a public transit stop, within a half-mile of a city-designated bicycle lane or path, or located in a zoning district that already carries no minimum parking requirement. Applying this same standard across Small Lot Dwellings would extend a parking framework the City has already found workable for DADUs to the full range of housing types EHO would legalize.

It is worth pausing on why DADU research is the right evidence to rely on here — at least for the single-family detached Small Lot Dwellings EHO would allow. Detached accessory dwelling units, freestanding, detached structures built on an existing residential lot, are close analogues to a small single-family home built on its own small lot: both are modest, detached homes fit onto infill parcels too small for a conventional single-family lot; both serve the same basic function of adding one additional home where one existed before; and both draw the same kind of household, smaller, more likely to own fewer cars, and drawn to compact, walkable living. Because DADUs and small-lot single-family homes share this same basic size and siting profile, the research on how DADU parking policy performs in practice, cited throughout this letter, is the most directly applicable evidence available for how these homes are likely to perform under a similar standard.

One might reasonably ask whether this same logic extends to the twin-home, row house, and multi-family building types the Small Lot Dwellings ordinance also allows. It does — but not because these buildings resemble a DADU. It is because the same two forces driving this letter's argument, construction cost and lot geometry, apply to these building types with equal or



greater force. A twin-home, row house, or small multi-family building on a Small Lot Dwelling parcel requires two, three, or four parking spaces rather than one, on a lot no larger than its single-family counterpart. If a single parking space can make a small lot too tight to build on, as the Geometry Problem section below demonstrates, two to four spaces make that math considerably harder. The case for parking flexibility on these building types does not depend on comparing them to a DADU; it depends on the same cost and geometry evidence that runs throughout this letter.

The evidence isn't hypothetical. Parking flexibility has helped unlock DADUs as a meaningful part of Salt Lake City's housing stock. The City therefore doesn't need to invent a new approach to parking or EHO – it already has the model. The Council's own DADU ordinance recognizes that a rigid, one-size-fits-all parking mandate does not serve every property, every neighborhood, or every housing type equally well. Applying that same standard to Small Lot Dwellings — beginning with single-family homes and extending to twin-homes, row houses, and multi-family buildings — under EHO would be a modest, consistent extension of a policy this Council has already found sound.

### **Salt Lake City Already Has the Right Model**

[Section 21A.40.200.G](#) of the City Code provides that one parking stall is required for a DADU, except where:

- The property is in a zoning district with no minimum off-street parking requirement;
- The property already contains at least one accessible stall above the minimum parking requirement for the principal use;
- The property is within a ¼ mile radius of a public transit stop; or
- The property is within ½ mile of a city-designated bicycle lane or path.

This framework already reflects the judgment that in a walkable, transit- and bikeway-connected city like Salt Lake City, a blanket parking mandate is unnecessary. WALC recommends that the Planning Commission and City Council apply this same standard, with the same four exceptions, to the housing types allowed under Expanding Housing Options. Given how much of Salt Lake City already sits within a quarter mile of transit or a half mile of a designated bike lane, adopting this standard would provide essential flexibility for EHO housing types across most of the city: precisely the outcome the evidence below supports.

### **The Cost of Parking Mandates Falls Hardest on Small Homes**

A February 2026 research synthesis from the UCLA Institute of Transportation Studies and the UCLA Center for Parking Policy, honoring the legacy of Professor Donald Shoup, quantifies



what parking mandates cost. Across 17 U.S. cities, structured parking now averages approximately \$52,000 per space aboveground and \$73,000 per space underground — a cost that has risen roughly 50 percent faster than inflation since 2012 ([Schwartz, 2026](#)).

These figures are for structured parking; the small-lot single-family homes, duplexes, and triplexes at issue under EHO will typically use far less expensive surface or driveway parking instead. But even surface parking is not free. Every stall is square footage a small, already-tight urban lot cannot use for homes — and in Salt Lake City, land itself, not just construction, is part of what makes new homes expensive. On a small lot, land devoted to a parking space is land not devoted to people.

Critically, this burden is not evenly distributed. For a 450 square foot studio, required parking represents 27 percent of construction costs underground and 20 percent aboveground; for a 1,100 square foot two-bedroom unit, that share drops to 17 percent and 12 percent, respectively ([Schwartz, 2026](#)). Parking minimums do not merely raise costs — they raise costs disproportionately on exactly the smaller, more attainable homes EHO is designed to unlock.

### **The Geometry Problem: Why Small Lots and Parking Mandates Don't Mix**

Daniel Parolek, who coined the term “missing middle housing,” has written that “requiring off-street parking has the biggest impact on small-lot residential infill.” The math is simple: accommodating four off-street parking spaces for a fourplex can require a parcel twice the size of the same fourplex built without mandatory parking (Parolek, Missing Middle Housing). On a small lot, there is often no way to fit both the home and the parking: so the housing does not get built.

Salt Lake City does not need to look far to see this dynamic in practice. When Kent, Washington studied its own DADU parking requirement, it found that 85 percent of single-detached homes in one neighborhood could not physically add the one parking space required for a DADU ([Gould, Sightline Institute, 2024](#)). The barrier was not demand, cost, or neighborhood opposition — it was geometry. While this example is tied to a DADU ordinance, the underlying principle for small lot dwellings remains: parking mandates kill small homes in the very places we need them.

### **Eliminating Parking Minimums Does Not Eliminate Parking — It Unlocks Housing**

A growing body of evidence from cities that have already reformed their parking mandates shows that the fear driving opposition to parking reform — that eliminating minimums will eliminate parking — is unfounded. The UCLA research synthesis is direct on this point:



“eliminating parking requirements does not eliminate parking. Developers generally continue to supply spaces, but usually fewer than the prior mandates required” ([Schwartz, 2026](#)).

**What reform does change is how much housing gets built:**

- After Seattle eliminated parking mandates for backyard cottages in 2019, DADU permit applications more than tripled ([Gould, Sightline Institute, 2024](#)).
- Between 2016 and 2022, after California limited cities’ ability to require parking for DADUs, statewide annual DADU permitting increased 15,334 percent, totaling 83,865 new units ([Gray, 2024, cited in Schwartz, 2026](#)).
- In Portland, where duplexes, triplexes, and fourplexes were legalized in 2021, 79 percent of new units permitted in the first year voluntarily went without off-street parking — including the vast majority of fourplexes ([Gould, Sightline Institute, 2024](#)).
- Minneapolis phased out its parking mandates in stages: eliminating them downtown in 2009, eliminating them for most buildings near high-frequency transit in 2015, and eliminating all citywide parking mandates in 2021. Cutting parking minimums near transit allowed new studio apartments to rent for under \$1,000 per month, down from the prevailing \$1,200 ([Spivak, Planning magazine, 2018](#)). Since the 2021 citywide elimination, the average number of parking spaces built per new multifamily unit has fallen from about one per unit to under 0.75, and a growing share of new buildings are built with very little parking or none at all ([Liang et al., Pew Charitable Trusts, 2024](#); [Yudhishtu, Metropolitan Abundance Project, 2024](#)).
- Buffalo (2017) and Hartford eliminated parking minimums citywide for residential development; more than 130 U.S. communities have reformed their parking minimums in some form ([Spivak, Planning magazine, 2018](#)).

Utah’s own 2021 legislative debate over DADU parking requirements drew on comparable data from elsewhere. In a legislative brief prepared for that debate, APA Utah cited findings from Seattle that even a 220 percent increase in DADU production would push on-street parking utilization to only 60 percent in Seattle neighborhoods — still well below the 85 percent threshold generally considered a sign of parking scarcity ([Sommerkorn, APA Utah, 2021, citing City of Seattle, 2018](#)). The same brief cited research finding that DADU households own roughly half as many cars as the average household — about 0.9 vehicles compared to a national average of 1.8 ([APA Utah, 2021](#)).

**Durham Confirms the Pattern**

As our March letter noted, Durham, North Carolina’s 2019 Expanding Housing Choices (EHC) ordinance, the model Salt Lake City planners used to shape EHO, legalized small-lot



single-family homes, duplexes, and accessory dwelling units citywide. The results were real: independent research identified roughly 129 qualifying small-lot homes sold in Durham since 2019, compared to seven in Raleigh and one in Chapel Hill, both of which retained more restrictive lot-size standards ([Lubeck, 2025](#)).

Durham went further in November 2023, when the City Council eliminated parking minimums citywide for all uses as part of a follow-on reform package. Aaron Lubeck, the same researcher and local builder cited above, helped shape that reform and described parking mandates as “ruinous to small businesses and small projects.” He pointed to a 7,000 square foot building near downtown Durham that could have supported a restaurant, but which would have required 70 parking spaces under the prior code, enough, he noted, that “you’d have to knock down six or seven homes around your restaurant just to comply.” Eliminating the mandate made Durham the ninth-largest U.S. city to remove parking minimums citywide, earning it a place on Strong Towns’ list of Housing-Ready Cities ([Mieleszko, Strong Towns, 2023](#)).

### **Our Recommendation**

WALC urges the Planning Commission and City Council to amend the Expanding Housing Options proposal to adopt Salt Lake City Code section 21A.40.200.G — in full, including all four existing exceptions — as the parking standard for Small Lot Dwellings under EHO. At minimum, this standard should apply to single-family detached Small Lot Dwellings, where the DADU parking precedent applies most directly. WALC further recommends extending the same standard to twin-home, row house, and multi-family Small Lot Dwellings, where the cost and geometry evidence in this letter applies with equal or greater force.

*Suggested Action: Apply the parking standard in Salt Lake City Code section 21A.40.200.G (the City’s existing DADU parking policy) to Small Lot Dwellings under EHO — at minimum to single-family detached homes, and ideally to twin-home, row house, and multi-family Small Lot Dwellings as well — including its exceptions for properties in no-minimum districts, properties with existing surplus parking, properties within ¼ mile of a public transit stop, and properties within ½ mile of a designated bicycle lane or path.*

This is not a novel or untested standard. It is the City’s own policy, already in force, already familiar to City staff and the development community, and already calibrated to Salt Lake City’s specific transit and bikeway network. Extending it to EHO housing types would bring parking policy into alignment with the City’s broader housing goals — without requiring the Commission or Council to evaluate an unfamiliar new framework.

### **Conclusion**



The evidence is consistent across cities of every size: parking mandates raise the cost of housing, fall hardest on the small, attainable homes families most need, and — because of basic lot geometry — can make small-lot infill physically impossible regardless of demand or design. Salt Lake City has already reached this conclusion once, when the City Council reformed parking requirements for DADUs. Expanding Housing Options is the opportunity to reach it again, consistently, for every home type the proposal would newly allow.

WALC strongly urges the Planning Commission and City Council to incorporate this recommendation into the Expanding Housing Options proposal. We appreciate your continued leadership and stand ready to provide additional analysis as you continue your deliberations.

Thank you,  
Lauren Cole  
Policy Manager  
Wasatch Advocates for Livable Communities (WALC)

Turner Bitton  
Executive Director  
Wasatch Advocates for Livable Communities (WALC)

## **References**

[APA Utah \(Sommerkorn, W.\). \(2021\). DADUs and Parking. Legislative Update, American Planning Association Utah Chapter.](#)

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[U.S. Environmental Protection Agency. \(2006\). Parking Spaces / Community Places: Finding the Balance through Smart Growth Solutions.](#)

[Yudhishtu, Z. \(2024\). Parking Reform Is Working in Minneapolis. Metropolitan Abundance Project.](#)

## Buckley, Benjamin

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**From:** Mohith Reppale [REDACTED]  
**Sent:** Tuesday, September 8, 2026 10:33 AM  
**To:** housingoptions  
**Subject:** (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

As a lifelong resident who attended Skyline High School and the University of Utah, I am writing to express my strong support for the Expanding Housing Options proposal. Growing up and going to school here, I built deep roots in this community. Yet, I continually watch my former classmates, peers, and hardworking neighbors get priced out of the city they love and prefer to call home.

Making housing more accessible and affordable is not just a benefit for first-time buyers—it benefits every single resident in Salt Lake City. When housing costs remain manageable, key workers like teachers, healthcare personnel, and local entrepreneurs can afford to live in the communities they serve. This stability keeps local businesses thriving, retains talent within our workforce, strengthens our public schools, and broadens our tax base to support essential city services and infrastructure for everyone.

By introducing more modest, family-friendly housing options into our established neighborhoods, we can create a more balanced, resilient city. Salt Lake City has a crucial opportunity to ensure that the people who grew up here and contribute to our local economy can actually afford to stay.

I urge you to support this proposal to keep Salt Lake City vibrant and accessible for generations to come. Thank you for your time, leadership, and dedication to our community.

Mohith Reppale

[REDACTED]

## Buckley, Benjamin

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**From:** Christian Johnston [REDACTED]  
**Sent:** Tuesday, September 8, 2026 10:34 AM  
**To:** housingoptions; Council Comments; Hulka, Andrew; Seeley, Alicia  
**Subject:** (EXTERNAL) Public comment: PLNPCM2025-01184 Expanding Housing Options

Some people who received this message don't often get email from christianjohnston34@gmail.com. [Learn why this is important](#)

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

I am writing about petition PLNPCM2025-01184, Expanding Housing Options. I live in West Jordan, so I am not a Salt Lake City resident, but I do work in Salt Lake City. I am still asking you to heavily consider the implications of this amendment, because the decision will shape housing in the middle of the county of which I am a resident, as well as impact the future of housing in Salt Lake City.

Utah does not mainly need more opportunities for apartment complexes and condos. It needs houses a family can buy and stay in. The Governor set a goal of 35,000 starter homes by 2028 and put real money behind it. The Legislature funded water and sewer so approved lots can actually get built. The bill that would have made smaller starter-home lots easier did not pass. Salt Lake City should not fill that hole by making it simple to tear down a house in an R-1, R-2, SR-1, or SR-1A neighborhood and drop four small rentals on the same lot.

Please look at the measurements. These "small lot dwellings" can sit on 2,000 square feet of land, with about 1,200 square feet of living space, one parking stall, 10-foot front and rear yards, and side yards as tight as four feet. Coverage can go as high as 60 percent. That is not a yard a kid can play in. It is barely room for one car. Most listed homes in Utah are around 2,300 to 2,400 square feet. A 1,200-square-foot rental with one parking space is a roommate unit. It is not a place to raise children and grow a family.

Staff will say no one is forced to build this. And that's correct. But that misses the incentive. Salt Lake City already allows one ADU and requires the owner to live in the main house or the ADU. This proposal takes that protection away. Someone who does not live there can buy the house, demolish it, and rent four units. The city even offers a bonus if the original house is kept. That bonus only makes sense if staff already knows tearing the house down is more profitable.

Salt Lake City has already been adding a lot of units. The School District added more than 26,000 housing units since 2010, most of them multifamily, and lost about 5,600 students. From 2020 to 2024, about 9,100 new units produced only about 270 students. The district's own report says the obvious thing: studios and one-bedrooms do not bring kids. Family-sized units do. If the city keeps approving small rentals, it should not be surprised when families keep leaving. Isn't that who we should be supporting?

There are better ways to add housing:

Use commercial streets, leftover CRA land, empty offices, and sites near transit first. The city is already doing that around Ballpark and the Depot District. Finish that work before rewriting the rules on blocks that are already family streets.

Build starter homes on smaller lots in new subdivisions. A 4,000- to 5,400-square-foot lot with a detached house, two parking spaces, and a period of owner occupancy is the product the state has been trying to get. A stacked fourplex on a street of single-family houses is not.

If anything extra is allowed on an existing house lot, keep the main house and allow one limited ADU, with owner occupancy on the title. Do not make demolition-and-replace fourplexes a by-right use.

If extra units are allowed at all, make them family housing: three bedrooms, two parking spaces, a usable yard, and a unit someone can buy. Utah keeps saying it wants ownership. The financing system still defaults to rentals. The city does not have to follow that default.

And cut the cost of building the houses people actually want. Faster permits, more predictable impact fees, and infrastructure for lots that are already approved will do more for families than a citywide fourplex entitlement. Raising utility fees on one hand and loosening neighborhood zoning on the other does not add up.

If the city wants to support Utahns to be able to raise a family, then more housing should mean more places where people can settle down, buy a home, and raise kids. That takes bedrooms, a second parking space, a yard, and a path to ownership. It does not take four compact rentals on a lot that used to hold one family house that will without a doubt be taken advantage of by property owners who are just after their next bottom line. Please reject the citywide Small Lot Dwelling rules in existing single-family districts and put new supply on commercial land, leftover sites, and real starter-home subdivisions.

Respectfully,  
Christian Johnston  
Resident of Salt Lake County

## Buckley, Benjamin

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**From:** Edgar Thornton [REDACTED]  
**Sent:** Tuesday, September 8, 2026 3:44 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) Support for Expanding Housing Options: PLNPCM2025-01184

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

Dear Planning Commissioners,

I rent in Salt Lake City, and I strongly support Expanding Housing Options. Please forward a positive recommendation to the City Council.

We need more homes that young people and families can afford. With school enrollment declining and elementary schools closing, making room for the next generation should be a priority. Modest homes, duplexes, and townhomes give more people a chance to put down roots here.

Adding supply helps ease housing costs. We're already seeing new apartments compete for renters. Let's build on that work by offering more choice in homes to rent and increasing opportunities for renters to become homeowners.

Please also keep the rules simple enough to work. The staff report counts just 83 completed ADUs since the 2023 reform. Success should mean homes actually built.

Please move this proposal forward.

Edgar T. Thornton IV  
[REDACTED]

## Buckley, Benjamin

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**From:** [REDACTED]  
**Sent:** Tuesday, September 8, 2026 4:39 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) Strong Opposition to Expanding Housing Options - PLNPCM2025-01184

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

Dear Mr. Hulka and Members of the Salt Lake City Planning Commission,

I am writing to express my strong opposition to Petition PLNPCM2025-01184, the proposed “Expanding Housing Options” zoning amendment.

I have lived in and around Salt Lake City for many years, and I care deeply about this community and what happens to it in the future. I am not opposed to housing. I am not opposed to responsible development. And I recognize that Salt Lake City, like communities throughout Utah, is experiencing significant population growth and pressure on housing costs.

But I strongly disagree with the assumption that the appropriate response is to substantially increase residential density throughout established low-density neighborhoods.

The proposal would affect the R-1, R-2, SR-1 and SR-1A zoning districts, which include large portions of Salt Lake City's established residential neighborhoods. The proposed changes would create significantly greater opportunities for small-lot development and multiple dwelling units, including buildings containing up to four units.

That is not a minor change.

It represents a fundamental change in the development pattern of established neighborhoods, and I believe the City has an obligation to understand the consequences before granting these additional development rights.

My principal concern is infrastructure.

Where is the comprehensive analysis showing that Salt Lake City can accommodate the cumulative impact of substantially increasing the number of people and vehicles in these neighborhoods?

It is easy to look at one individual property and conclude that adding another dwelling unit or two will have little impact. But that is not the relevant question.

The relevant question is:

**What happens if thousands of property owners throughout the affected zoning districts eventually exercise these new development rights?**

That is the scenario the City should be planning for.

Every additional household potentially means additional vehicles, additional trips, additional demand for water, additional wastewater, additional garbage collection, additional emergency-service calls and additional demand on other public infrastructure.

Our transportation infrastructure is already under significant pressure. Traffic congestion throughout the Salt Lake Valley is becoming increasingly difficult. Our major highways and arterial roads have finite capacity. Simply adding more residents and vehicles to an already congested urban area does not make the underlying transportation problem disappear.

The same principle applies to water.

Utah is an arid state. Water is not an unlimited resource that can simply be assumed to accommodate whatever population growth zoning policy encourages. If the City intends to substantially increase the number of people who can live on existing residential land, then it should demonstrate that the necessary water and wastewater capacity exists—not just today, but under the projected build-out of the proposed zoning changes.

The City should also examine the cumulative effect on parking, police and fire protection, emergency response times, schools, parks, stormwater systems, utilities and neighborhood streets.

I am particularly concerned that the discussion seems to focus on the number of additional housing units that could theoretically be created without giving equal attention to the physical infrastructure required to support those additional residents.

There is another issue that deserves consideration: **the character of Salt Lake City's established neighborhoods.**

The reason Salt Lake City is an attractive place to live is not simply that there are houses here. It is the combination of neighborhoods, mature trees, streets, parks, open space, architecture and relatively lower-density residential areas that gives the city much of its character.

Once that character is changed, it cannot easily be restored.

If the new zoning makes it economically attractive to tear down existing homes and replace them with multiple smaller units, that transformation could happen gradually and property by property. The City could wake up several years from now and discover that the cumulative result is a very different city.

That is not necessarily what existing residents want, and it is not something that should happen simply because the zoning code made it possible.

I also question whether Salt Lake City should be attempting to solve what is fundamentally a **regional housing and growth problem solely within the existing footprint of the city.**

The Salt Lake metropolitan area extends well beyond the City's boundaries. There are communities throughout the Wasatch Front where additional housing can be planned and developed in conjunction with the roads, water systems, sewer systems, schools and other infrastructure necessary to support that growth.

Rather than simply putting more and more people into the same established neighborhoods, I believe we should be thinking about where growth can occur most intelligently.

There is nothing inherently wrong with higher-density housing. In appropriate locations, near transit, employment centers and major transportation corridors, higher density can make considerable sense.

But there is a major difference between concentrating density where the infrastructure and surrounding land uses are designed to support it and broadly increasing development intensity throughout established low-density neighborhoods.

The City should not treat those two situations as though they are equivalent.

I am also concerned about the argument that these zoning changes will necessarily make housing more affordable.

Increasing the number of units that can theoretically be constructed on a parcel does not automatically mean that housing will become affordable to existing residents. At the same time, increasing the redevelopment value of existing properties can create strong financial incentives to demolish existing homes and replace them with denser development.

The people who already live in these neighborhoods bear the consequences of that transformation whether or not they ever choose to redevelop their own property.

Before making a change of this magnitude, I believe the City should answer several basic questions:

1. What is the projected increase in population if the affected properties are substantially redeveloped under the proposed regulations?
2. What is the projected increase in vehicle trips and traffic congestion?
3. What analysis has been performed on the cumulative impact to Salt Lake City's streets and the regional highway system?
4. Does the City have sufficient water and wastewater capacity to support the potential increase in population?
5. What additional costs will be imposed on police, fire, emergency medical services, parks, utilities and other public services?
6. What will happen to parking demand and neighborhood streets?
7. What percentage of existing properties would have to be redeveloped before infrastructure deficiencies become significant?
8. Who will pay for the infrastructure improvements required to accommodate the additional density?

And perhaps most importantly:

**Has the City modeled the realistic cumulative outcome if these new development rights are exercised across the entire affected area?**

I believe those questions should be answered with actual data before this proposal is approved.

Salt Lake City does not have to choose between having housing and preserving livable neighborhoods. We can do both.

We can encourage responsible development in locations where infrastructure can support it. We can encourage housing near transit and employment centers. We can work with surrounding communities on a regional growth strategy. And we can build new neighborhoods where roads, water, sewer and public services can be designed from the beginning to accommodate the population being added.

What we should not do is assume that increasing density throughout established neighborhoods is the easiest or best answer simply because the zoning code makes it possible.

Salt Lake City is already a wonderful place to live. We should be extremely careful about changing the characteristics that made it that way.

I therefore respectfully ask the Planning Commission to reject Petition PLNPCM2025-01184 in its current form.

At a minimum, I believe action should be delayed until the City has completed and publicly presented a comprehensive analysis of the potential cumulative impacts on transportation, water, wastewater, parking, emergency services and other infrastructure under a realistic build-out scenario.

Growth should be managed, not simply maximized.

We owe it to the current residents of Salt Lake City—and to the people who will live here in the future—to make sure that the city we create is actually capable of supporting the population we are encouraging.

Thank you for considering my comments.

Sincerely,

Franz Amussen

## Buckley, Benjamin

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**From:** David Krizaj [REDACTED]  
**Sent:** Tuesday, September 8, 2026 9:52 PM  
**To:** housingoptions  
**Subject:** (EXTERNAL) Zoning change

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

Hi,

I'd like to protest in strongest possible terms against the proposed rework of SLC zoning.

It will destroy the city as we know it, ignore homeowners' rights and degrade our quality of life in order to fulfill political agendas of city administrators.

Please reject the proposed initiative.

Thanks,

David Krizaj

## Buckley, Benjamin

---

**From:** Clark, Aubrey  
**Sent:** Wednesday, September 9, 2026 8:47 AM  
**To:** Buckley, Benjamin; Hulka, Andrew  
**Subject:** FW: (EXTERNAL) SLC's Expanding Housing Options--CONCERNS --DO NOT APPROVE

AUBREY CLARK | (She/Her)

Office Facilitator II

PLANNING DIVISION | SALT LAKE CITY CORPORATION

Office: 801-535-7759 | Cell: [REDACTED]

Email: aubrey.clark@slc.gov

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.slc.gov%2F&data=05%7C02%7CBenjamin.Buckley%40slc.gov%7C31d4eaaf4cc342dd40ee08df0e81231b%7C9fa2c952dd504b06ba6a4b9bd7adda03%7C0%7C0%7C639245619927422995%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMjIsIkFOIjoITWFpbCIsIlIdUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=1SbEIAi%2BQ3DS0JWjanI2LZ9zg4SyyCZO%2BNrHgZFqRCs%3D&reserved=0>

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

**From:** Sarah Woolsey and Mike Rubin [REDACTED] >  
**Sent:** Tuesday, September 8, 2026 5:57 PM  
**To:** Nelson, Vanessa <vanessa.nelson@slc.gov>; Clark, Aubrey <aubrey.clark@slc.gov>  
**Subject:** (EXTERNAL) SLC's Expanding Housing Options--CONCERNS --DO NOT APPROVE

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Dear colleagues,

I am a homeowner in a rapidly gentrifying neighborhood in Sugar House. I want to oppose the quick approval of the EHO policy while we look at the impacts, the concerns, and accountability elements of the policy. Please vote NO.

Many in the community are NOT AWARE of this proposal and I just learned about it.

I worry that without proper policing or oversight, this will be abused by developers to the detriment of our neighborhoods. I have personal experience with the development of 2 ADUs on a Sugar House property, one build on the property line, not to code, the other a converted garage that never was approved formally but is now a rental. The neighbors asked questions and it appears that the inspectors NEVER looked at this until it was built. After it was built no revisions were enforced. It is so sad and has really made me worry that the city can handle all the developments and that the rules are followed. We have already been told by planners at a recent meeting on the EHO an example of planners missing communications to developers missing communications to contractor/ construction company staff leading to roof lines that were too high. Revisions were enforced, we think, but so many are missed.

I have a neighbor that has renters living above a garage, it has led to excess trash as they do not report the rental and pay for extra garbage cans to hold the trash, led to excess cars on the streets, and it has never been inspected or assessed. They are cheating your system. No new taxes or fees generated. City property used with no oversight.

I have no trust that this will actually work.

Please pause, let's add some measurement, some accountability, some feedback mechanisms. I am happy to brainstorm what that might look like.

Thank you

Sarah Woolsey [REDACTED]

**Buckley, Benjamin**

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**From:** Jack Lawrence [REDACTED]  
**Sent:** Wednesday, September 9, 2026 11:14 AM  
**To:** housingoptions  
**Subject:** (EXTERNAL) Public Comment on EHO

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Howdy planning commissioners,

I oppose the Expanding Housing Options proposal (PLNPCM2025-01184). Broadly increasing density in established low-density neighborhoods would change their character, strain roads, parking, utilities, and other infrastructure, and reduce housing options for families who prefer traditional neighborhoods. Higher-density development should be targeted to areas designed to support it rather than broadly imposed across existing neighborhoods. Please reject and substantially narrow this proposal.

Thanks,  
Jack Lawrence