



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Ben Buckley, Principal Planner, Benjamin.buckley@slc.gov
Date: September 9, 2026
Re: PLNPCM2026-00369 – 1395 W Van Buren Zoning Map Amendment

PROPERTY ADDRESSES: 1379 W Van Buren Ave, 1395 W Van Buren Ave, and 1384 W Harris Ave
PARCEL ID: 15-15-277-047, 15-15-277-050, 15-15-277-059
NEIGHBORHOOD PLAN: [Westside Plan](#)
CURRENT ZONING: [R-1/7,000](#) – Single-Family Residential District
PROPOSED ZONING: [RMF-30](#) – Low Density Multi-Family Residential District
COUNCIL DISTRICT: District 2, Alejandro Puy

REQUEST

Jonathan Marsh, one of the property owners and representing the other property owners, is requesting approval from the City to amend the zoning map for the properties located at 1379 and 1395 W Van Buren Ave and 1384 W Harris Ave from the R-1/7,000 Single-Family Residential District to the RMF-30 Low Density Multi-Family Residential District. If approved, the property owners intend to construct infill, affordable, for-sale housing on the property.

This request came before the Planning Commission on July 8, 2026, at which time staff recommended approval with conditions. During the meeting, the applicant proposed an alternative set of conditions of approval that conflicted with staff's original recommendation. Following the public hearing, the Planning Commission voted 3-1 to table the request, allowing the applicant and staff time to discuss the conditions of approval. **The Planning Commission Staff Report of July 8, 2026, may be found [here](#).**

STAFF RECOMMENDATION

Based on the information and findings in this report, staff recommends that the Planning Commission forwards a positive recommendation with the following conditions:

1. The development shall be limited to the density authorized by the RMF-30 zoning district (21A.24.120). Increases to density via the Affordable Housing Incentives (21A.52.050) shall not be granted.
2. 50% of the units or lots shall be for sale at 80% Area Median Income or less. 25% of the units or lots shall be for sale at 100% Area Median Income or less. The remaining 25% of the units or lots shall be for sale at 120% Area Median Income or less.
3. No new unit shall have fewer than two bedrooms.
4. The maximum height of new construction shall not exceed 30'. No flat roofs shall be permitted.

5. The overall lot coverage of the development shall not exceed 40%.
6. Parking shall be provided at the established rate of the zoning district per 21A.44.040. No reductions shall be granted.
7. The side and rear yards shall include a 10' wide landscape buffer per 21A.48. The site shall also provide the greater of one tree per unit or the landscape buffer tree standard per 21A.48.
8. The developer shall provide tenant relocation assistance to tenants displaced by the demolition of the residential dwelling unit at 1395 W Van Buren as specified in subsection 21A.50.050.D. In addition, the developer shall be subject to the housing unit replacement provisions in 21A.50.050.E.
9. If the existing home at 1379 W Van Buren is demolished, it shall be subject to 21A.50.050.D. and 21A.50.050.E.

ATTACHMENTS:

- A. [ATTACHMENT A: Updated Materials](#)
- B. [ATTACHMENT B: Comments Received Since July 8, 2026](#)

BACKGROUND

The primary issue the applicant identified with staff's recommended conditions at the July 8th meeting was that they wanted flexibility to pursue the Affordable Housing Incentives, if necessary, and concerns with the feasibility of requiring all units to be two or more bedrooms. Since that meeting, and following discussions with the applicant, the conditions now presented are largely the same as what staff originally proposed.

No specific development plans have been submitted. However, a revised narrative has been provided by the applicants that outlines their intended development and building elevations. In addition to retaining the owner-occupied home at 1379 W Van Buren, the applicant now intends to build within the scope of the RMF-30 district, without seeking additional density through the Affordable Housing Incentives, and has agreed to 100% of units being at least two bedrooms. However, the affordability threshold has been reduced slightly, as described below. The applicant has also agreed to development standards that are stricter than what the RMF-30 district would require, like reducing lot coverage from 50% to 40%. The intent of these additional standards is to ensure compatibility with the surrounding neighborhood while minimizing impacts of new development.

Additionally, staff had originally proposed requiring guest parking spaces. The applicant raised concerns about the feasibility of this and suggested limiting lot coverage instead. Planning staff has no concerns about this alternative, as each unit will still be required to meet the parking requirements of the RMF-30 zone, and no reductions will be granted, as reflected in the proposed conditions of approval.

Proposed Community Benefit

A notable modification has been made to recommended condition #2 regarding affordable housing, the applicants' proposed community benefit. The proposal has gone through various iterations:

1. Initial proposal
 - a. 100% of units at 80-100% Area Median Income (AMI)
 - b. 100% of units would be two or three bedrooms
2. Proposal at Planning Commission

- a. 20% of units at 60% AMI
 - b. 60% of units at 80% AMI
 - c. 20% of units at 100% AMI
 - d. 60% of units would be two or more bedrooms, 40% would be one bedroom
3. Current proposal
- a. 50% of units at 80% AMI
 - b. 25% of units at 100% AMI
 - c. 25% of units at 120% AMI
 - d. 100% of units would be two or more bedrooms

In exchange for a commitment to 100% two- or more bedroom units, the applicant is proposing to sell 25% of the new units at 120% AMI to allow the project to be financially feasible. While only 75% of units will be affordable under the new proposal, staff determined that the proposal still complies with Community Benefit A as the project will provide affordable, for-sale housing that includes at least two bedrooms. If the applicant were to utilize the Affordable Housing Incentives instead, only 50% of the units would need to be affordable at 100% AMI. The project includes an additional 25% at or under that threshold.

Development Potential

The R-1/7,000 zoning district has development standards such as lot area (7,000 sq. ft. per lot) and lot width (50ft per lot) that would allow the property owners to split the subject parcels into three conforming lots through the subdivision process. With the Affordable Housing Incentives (AHI) applied to those three lots, up to 12 units could be developed through the subdivision and AHI processes, both of which allow for administrative approval. While the lot area is enough to accommodate seven single-family lots, this would require planned development and subdivision approvals due to lot width and street frontage limitations. In addition, AHI would allow up to four units per lot with a maximum of 28 units across the seven potential 7,000 sq. ft. lots. In total, the properties could accommodate anywhere from three to 28 dwellings if all development requirements, such as fire access, can be met. It is important to note that the affordability requirements under AHI terminate after 30 years.

Under the requested RMF-30 zoning, between 1,500 square feet and 2,000 square feet of lot area is required depending on the building type. The district does not have a lot width minimum. This means that the properties could accommodate between 26 and 35 units, depending on the building type, plus one bonus unit for retaining the existing single-family home on 1379 W Van Buren. A planned development may be necessary to create lots without street frontage.

Planning Commission Discussion and Public Comments

At the July 8th Planning Commission meeting, many public comments were made. The comments centered around a few main topics:

1. Parking and traffic: many neighbors are concerned about parking and an increase in traffic. Recommended Condition #6 addresses parking concerns in that the development will need to provide parking at the established rate of the zoning district with no reductions or modifications. For single-family attached units, the established rate is two parking spaces per dwelling, regardless of bedroom count. Multi-family units with two or more bedrooms require 1.25 spaces per dwelling unit. Transportation did not have any concerns with the proposed development.

2. Utilities: as mentioned in the staff report and discussed during the meeting, utilities have been a major concern of the neighborhood. Public Utilities has made comments that the 4" water main will very likely need to be replaced to at least an 8" main. It should be noted that the cost of the replacement, even downstream replacement, will be the developer's cost to bear. The cost will not be passed on to the neighbors.
3. Loss of green space: many commenters mentioned how they would hate to see the loss of green space. However, it should be noted that the subject properties are private property, and the use and redevelopment of the properties are at the owners' discretion. Because the properties are private, the public holds no right to access or utilize the green space.
4. Trash: some concerns were raised by Planning Commission and the public about the potential of having numerous trash cans lining the street from the development. A development of this size would need to provide private trash pickup and could not utilize the city's cans, meaning there would be no cans from the development on the street.

Planning Commission's main concerns were about the differing set of proposed conditions of approval staff's recommended conditions for providing guest parking. After discussion amongst staff and the applicants, the applicants largely agreed with conditions similar to what staff initially proposed. Staff believes the original staff report's discussion of this zoning map amendment remains accurate and applicable when reviewing the proposal's compliance with general plan adherence, standards of approval, and community input. Please see the [staff report](#) for more information.

NEXT STEPS

The City Council has the final decision-making authority on all zoning map amendments. The zoning ordinance authorizes the Planning Commission to make recommendations to the City Council on zoning amendments. The Planning Commission may provide a positive or negative recommendation for the proposal and can request that changes be made to the proposal.

The recommendation and any modifications requested will be sent to the City Council, who will hold a briefing and an additional public hearing on the proposed changes. The City Council may adopt the proposed amendment, adopt the proposed amendment with modifications, or deny the proposed amendment.

If ultimately approved by the City Council, the changes would be incorporated into City zoning map.

ATTACHMENT A: Updated Materials

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THE GLEN POCKET COMMUNITY NARRATIVE

Zoning Map Amendment — R-1/7,000 to RMF-30
1379 & 1395 W Van Buren Avenue · Glendale · Salt Lake City, Utah

Introduction and Request

This rezone is not a request for more density. The site can already be developed under the existing R-1/7,000 zoning — including through the City’s Affordable Housing Incentives — at a home count identical to what is proposed here. The applicant is not asking the Commission for more homes. The applicant is asking for a zoning framework that allows those homes to be **better planned** and **permanently affordable**, and is excited to be bound to both.

Better site planning. RMF-30 lets the homes be configured around a shared common green rather than strung along a private alleyway with no common green spaces. It allows a broader mix of home sizes, cleaner site circulation and pedestrian connections, larger side yards, landscaped buffers at the property lines, and an urban forest requirement. The existing zoning facilitates none of this. Under R-1/7,000 there is no open space standard, no landscape buffer standard, no tree standard, and no home size mix — a existing zoning project could deliver a worse-planned site with the same number of homes.

Significantly improved affordability and attainability. The Affordable Housing Incentives applied to the existing zoning require half the homes at 100% of Area Median Income (AMI) for 30 years, with the rest at market rate. Technically, using market-standard-terminology, 100% AMI is not *Affordability*, but rather *Attainability*. Under our proposal, **every home is owner-occupied deed restricted for sale in perpetuity** — Half at 80% AMI or below — meeting the definition of affordable homeownership , and a quarter at 100% AMI or below, and a quarter at 120% AMI or below meeting attainability homeownership definitions. There is no market-rate component and no expiration date. These are for-sale, wealth-building homes at a depth and duration of affordability and attainability the existing zoning cannot produce.

Our goals for this pocket neighborhood are: building a community-oriented environment that is compatible with the surrounding homes, that is timeless in design and durable in construction, that is economical to build and maintain, and that is healthy for the homeowners and the planet.

What Existing Zoning Already Allows

We feel the commission should evaluate this request against what can already be built on this site. The land size permits 7 PUD lots to be created. Under the existing R-1/7,000 zoning, including Affordable Housing Incentives (Salt Lake City Code § 21A.52.050), the site could be developed up to 28 homes.

The existing entitlement would allow a development pattern with fewer limitations on landscaping and site design than the proposed conditioned rezone. It would allow buildings up to 28 feet in height at 40% lot coverage, with side yard setbacks as little as 6 feet, no required landscaping buffers, and no minimum or maximum home size. Parking would be required at only one stall per home — 28 stalls in total — regardless of how many bedrooms each home contains. The affordability obligation is modest: half the homes at 100% of Area Median Income (AMI), restricted for only 30 years, with the remainder at market rate. In short, the existing outcome is a development that is large in population, thin in parking, minimal in landscaping, and only briefly and shallowly affordable (attainable).

Responding to Neighbor's Concerns

The applicant has met with neighbors and has heard three concerns consistently: the water line to the neighborhood, parking, and neighborhood character. Each is a legitimate concern, and each is addressed by a binding condition rather than by assurance.

The water line. Neighbors have raised the age and capacity of the water line serving this block. The applicant agrees, and is paying to fix it. This project will **fund and construct a full replacement of the water line at an upsized diameter**, at a size and scope set by the Salt Lake City Department of Public Utilities, and will dedicate the completed line to the City. The added capacity stays in the ground and serves the surrounding properties permanently — it does not serve only this site. This is a concern that is resolved at the developer's expense.

Parking. Neighbors are concerned about on-street parking pressure. **This rezone doubles the parking required on this site.** Under existing R-1/7,000 with the Affordable Housing Incentives, the site would be required to provide one stall per home — 28 stalls — no matter how many bedrooms each home contains. Under the proposed conditions, parking is provided at the full RMF-30 district rate under § 21A.44.040 — two stalls for every home of two or more bedrooms — **with no reductions granted and any Affordable Housing Incentive parking reductions expressly waived.** More than double the parking is provided on site, which means less parking pressure on Van Buren Avenue than the as-zoned alternative would create.

Neighborhood character. Neighbors are concerned that a multi-family zone means buildings that do not belong on this street. This is completely understandable considering the massing and designs of recent projects in the area. The conditions are written to prevent exactly that. **Height is capped at 30 feet with pitched roofs only; flat roofs are prohibited** — the residential roof form of the surrounding blocks, and only two feet of pitch above what R-1/7,000 already permits. **Lot coverage is held to the same 40% as the existing zone.** Side yards are 10 feet — 66% larger than the 6-foot minimum available today — and the site adds 10-foot landscaped side and rear buffers plus at least one tree per home. The architecture is drawn from the existing Glendale housing fabric and is expressly not intended to replicate the townhome products built elsewhere in the area. In building height, bulk, setbacks, architecture, landscaping, and materials, these homes

are held to the character of the neighborhood — and they are held there by agreement, not by good intentions.

What This Means for Existing Neighbors

Beyond addressing concerns, this project delivers concrete value to the households already living on and around Van Buren Avenue.

A stronger property tax base for schools and infrastructure. Two aging essentially vacant parcels become a pocket neighborhood of well-built, individually owned homes. The resulting increase in assessed value — up to a hundredfold increase in property tax revenue from this land — flows to the school district and to the municipal capital program that funds streets, sidewalks, parks, and utilities on the west side. Neighbors get the benefit of that revenue without any increase in their own assessments driven by this project.

Starter homes for their children — and a place to downsize. Within a quarter mile of this site, 80% of the housing stock is three-to-five-bedroom homes and there are no one-bedroom homes at all. A family that has lived in Glendale for thirty years currently has no smaller home to move into and no entry-level home to point an adult child toward. This project creates both, at prices tied to what a working household actually earns, and keeps them at those prices permanently. And, the cool thing with the downsizing opportunity this community provides, it opens up the large empty-nest homes for large families to move into the neighborhood to continue the cycle of raising families in Glendale.

Investment that supports surrounding property values. Research on affordable housing consistently finds a neutral-to-positive effect on nearby property values, and affordable **homeownership** in particular has been shown to raise perceived values by signaling long-term community investment. That effect is amplified here: the alternative is not open space, it is either continued deferred maintenance on aging parcels or an as-zoned project with less landscaping, half the parking, and no design commitments. A well-planned pocket neighborhood with permanent owner-occupants, a common green, an urban forest, and a new water line is the outcome that best protects what neighbors have already invested in their own homes.

Community Benefits

In weighing a requested zoning map amendment, the City looks for identifiable public benefit — commonly in the form of open space, affordable or accessible housing, public infrastructure improvements, community facilities, or transportation improvements. Code 21A.50.050.C.1 lists the following Community Benefit Criteria in considering a rezone request. We are providing benefits in: a. Housing & c. Open Space.

Code 21A.50.050.C.1 Community Benefit. Each petition for a zoning amendment that is initiated by a private property owner shall identify a community benefit(s) provided by the proposal that would not otherwise be provided without the amendment as provided for in this section.

1. The proposed community benefit(s) shall be within any of the following categories:
 - a. Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase;
 - b. Providing commercial space for local businesses or charitable organizations;
 - c. Providing a dedication of public open space;
 - d. Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands;
 - e. Preserving historic structures not otherwise protected;
 - f. Expanding public infrastructure that expands capacity for future development.

Open Space The conditioned rezone dedicates common space equal to or exceeding 10% of the property — at least 5,400 square feet of usable green space — together with a nature walk loop around the circumference of the pocket neighborhood. The existing R-1/7,000 zoning contains no open space requirement whatsoever, and a PUD-AHI development would deliver none. The open space proposed here is not a residual setback area; it is the organizing element of the site plan, with home clusters oriented toward it and pedestrian-activated alleys connecting to it. Because it is carried in the development agreement rather than left to the site plan stage, it is a benefit the Commission can rely on.

Affordable and Accessible Housing Every new home in the pocket neighborhood would be deed restricted for ownership in perpetuity as well as allocated for a mix of workforce family incomes. The pocket neighborhood will have 50% at or below 80% AMI, 25% at or below 100% AMI, and 25% at or below 120% AMI. None of it is market rate. The mix is also built around stage of life, blending multiple home sizes including accessible homes and dynamic house plans so that households can remain in this community as their circumstances change rather than being sized or priced out of it. That is the home stock the Westside most conspicuously lacks: not simply houses, but homes a working household can buy and keep as their needs change.

***Tax Basis for Future Improvement** A Community Benefit that is not on the official list, but should be considered, is the development of vacant land into tax-generating primary residences. The proposed homes would increase the tax base for these parcels by nearly 1000% - providing substantial benefits to the school district & city funding - a boon to the neighborhood in infrastructure & services. And potentially lowering the need for bonding or tax increases.

Consistency with the Westside Master Plan

The Westside Master Plan identifies a housing stock that is roughly 89% detached single-family and calls directly for greater housing diversity — including cottage developments and other small-scale housing types — while protecting the character of stable, low-density blocks. The Plan finds “opportunity for incremental additions to density... within the Glendale and Poplar Grove neighborhoods,” and asks that new housing be compatible in building height, bulk, setbacks, architecture, landscaping, and building materials.

The conditioned RMF-30 proposal is precisely that incremental, compatible addition. We propose that height is held to 30 feet with pitched roofs only — the residential roof form of the surrounding blocks — and lot coverage is held to the same 40% as the existing zone. Side yards are 66% larger than the 6-foot minimum available today, and the site adds 10-foot landscaped side and rear buffers and an urban forest requirement of at least one tree per home. This pocket community will be an area that properly evokes the namesake - *The Glen*. A community space requirement of at least 10% of the property secures the common, usable green space that motivated this application and in addition we’re planning to do a “nature walk loop” around the entire circumference of the pocket neighborhood. These are the compatibility measures the Westside Master Plan asks for, made binding through the development agreement.

Consistency with Housing SLC (2023–2027) and the Affordable Housing Incentives

Housing SLC, the City’s five-year housing plan, sets targets that include 10,000 entitled units, of which 4,000 are affordable, and — critically for this application — homeownership and wealth-building opportunities for at least 1,000 low-income households. The plan is explicit that the City’s affordability gap cannot be closed with rental homes alone; households need attainable paths to ownership. The most recent update provided on this goal is that the city has just over 150 wealth-building homes in progress in the first half of the initiative. Less than 15% Progress towards the city’s goal at the mid-point. With the proposed conditions, this rezone would increase that progress by almost in a single project.

This proposal goes materially beyond both Housing SLC’s baseline expectations and the Affordable Housing Incentives ordinance. Where § 21A.52.050 requires 30 years of affordability, every home in this pocket neighborhood is deed restricted in perpetuity. **Under the rezone, 50% of the homes will be sold at or below 100% AMI, 25% at or below 100% AMI, and 25% at or below 120% AMI**, all deed restricted in perpetuity. There is no market-rate component, and the affordability outlasts by an indefinite margin the 30-year floor the ordinance requires — for-sale, wealth-building homes at the depth of affordability Housing SLC prioritizes.

The Demographic Case: Matching Homes to Households

Salt Lake City's household composition has diverged sharply from its housing stock. Citywide, the average household is 2.14 people; 30% of households are single-person and 56% are non-family households. Children under 18 are 16.4% of the population (4.7% under five), residents over 65 are 12.5%, and only 30% of households include children. Yet within a quarter mile of this site, the housing stock is 80% three-to-five-bedroom homes, 15% two-bedroom, and 0% one-bedroom. The neighborhood offers essentially nothing for the majority of the city's starter-home households — singles, couples, and small families. In order to address the critical short-fall in starter homes, while providing much-needed income-restricted larger homes, the community will include **all two or more bedroom homes**.

Housing Loss Mitigation and Anti-Displacement

Consistent with Housing SLC's emphasis on preventing displacement, the applicant has incorporated the City's housing loss mitigation framework into the proposed conditions. Tenants displaced by demolition of the dwelling at 1395 W Van Buren will receive relocation assistance per § 21A.50.050.D, and the project is subject to the housing unit replacement provisions of § 21A.50.050.E — obligations that extend to 1379 W Van Buren should that home also be demolished, which is not intended to happen. The Glen Pocket Neighborhood replaces 1 existing aged dwelling with permanently affordable, for-sale homes.

Benefits of the Conditioned Rezone Over Existing Zoning

Standard	PUD + AHI <i>Existing R-1/7,000</i>	Limited Rezone <i>RMF-30 + Conditions</i>
Building height	28 feet	30 ft, pitched roofs only; flat roofs prohibited
Lot coverage	40%	40% <i>(20% Reduction)</i>
Side yards	As little as 6 feet	10-foot minimum <i>66% larger</i>
Landscape buffers	None required	10-foot landscaped side and rear buffers per Ch. 21A.48
Urban Forest	No requirement	Greater of 1 tree per home or Ch. 21A.48 buffer tree standards
Parking	1 stall per home (28 total)	2 stalls per 2+ bedroom home per § 21A.44.040; (Minimum of 56)
Community Open Space	No requirement	10% of the property — 5,400 sqft
Home Sizes	No minimum home size	All 2 Bedrooms or Larger
Affordability	None	50% at or below 80% AMI;
Attainability	Half the homes at 100% AMI for 30 years; Other half full market rate	25% at or below 100% AMI; 25% at or below 120% AMI; in perpetuity
Approximate Price Point	\$444K+	\$305K+
Approximate Household Income Range	\$136,200+	\$90,800+
Number of Homes	28	Limited to Same Number <i>(20% Reduction)</i>

Design Intent

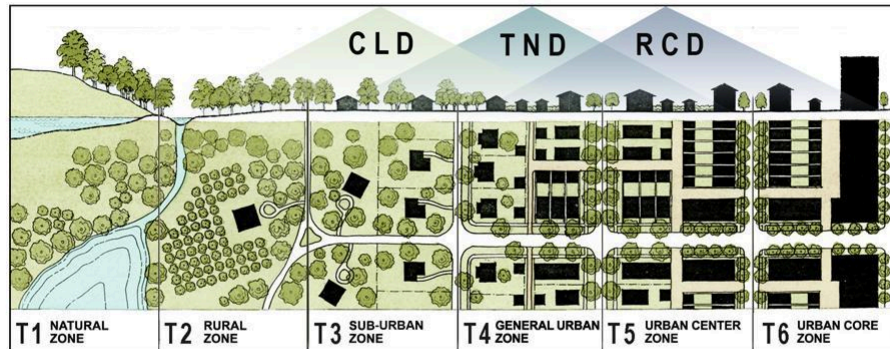
The proposed RMF-30 rezoning provides an opportunity to prioritize the best in community and home design principles for a traditional pocket neighborhood. The planning and architecture plans are designed to draw from history and local context to blend with the existing neighborhood.

We DO NOT want to replicate the recently built townhomes in the area!



New Urbanism & Transect-Based Planning.

This approach leads with the premise that neighborhoods should be walkable and diverse in both building type and household type. The design isn't meant to be a stylistic dressing, but the organizing logic for the whole site plan.



Site Organization & Planning

The site plan design focuses on shared open space to promote common circulation and interaction between residents. Each home cluster orients to pedestrian-activated European-style alleys with dual four-foot sidewalks or towards the nature walk loop to provide walkability throughout the neighborhood, while also providing privacy buffers to surrounding neighbors.

Home Mix & Stage of Life Housing Design

The Site & its home type mix aims to create within an existing neighborhood the unique opportunity to offer different home sizes including accessible designs, letting people stay in the same larger neighborhood as their household changes, rather than being pushed out. Regardless of home size, the architecture speaks to a cohesive & holistic approach to the neighborhood, both new and old.

Open Space & Landscape Framework

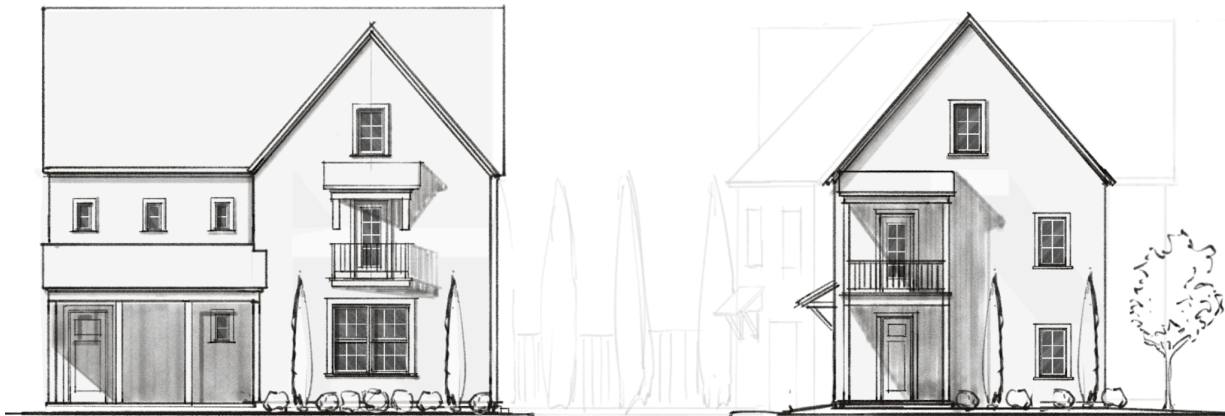
Within the RMF-30 zoning, the district exists to "reinforce the walkable nature of... neighborhoods." Porches engaging the street/common green, short walking distances between homes and the shared green, and minimized curb cuts are all designed to fit within the intent of the application.



*Preliminary Common Green & Open Space Concept.
Subject to change/approval due to design standards, site plan approval process, etc.*

Architectural Character & Materiality

The design language seeks to be a deliberate continuity with the existing Glendale housing fabric. This is in response to the Westside Master Plan's compatibility criteria (height, bulk, setbacks, architecture, landscaping, materials).



*Preliminary Street View Elevation on Van Buren Ave.
Subject to change/approval due to design standards, site plan approval process, etc.*

Construction Detail

The Pocket Neighborhood will feature all the technology and techniques to achieve a high performing extremely energy efficient community with high quality homes. The following will be included in our homes.

Each home will be pre-wired for solar

Making it easy and inexpensive for our customers to install solar or subscribe to a solar panel provider. They will also have the option to set up back up battery storage within their own homes.

2x6 exterior wall construction

By using 2'x6' exterior walls instead of conventional 2'x4' walls, and spacing studs 24" on center (instead of the standard 16" apart) we're able to make significant gains in insulation. Wood is a poor insulator, so by incorporating these innovations we're able to include more insulation and give homebuyers a higher performing house.

LowE Windows

Each home comes with Low-Emittance (low-E) windows. Low-E windows allow visible light to enter our homes while restricting summer heat from entering. During the winter months, the windows keep cold air outside while reflecting the heat produced from the home back into the home, keeping your home cooler in the summer and warmer in the winter.

Air Duct Sealing

All air ducts are sealed with an advanced sealant to provide a flexible air-tight seal. Advanced sealants can bend and flow while maintaining a durable bond.

Smart Thermostats

A smart thermostat allows the adjustment of the temperature of the home to be as efficient as possible. All homes are equipped with programmable thermostats as a standard feature.

Electrical Services

The homes will not have gas services, but have fully electric appliances, HVAC, & plumbing systems.

Individually tested and rated homes

Through the use of these techniques the homes built in the pocket neighborhood will have a superior HERS index score. The HERS score is the industry standard measure the energy efficiency of homes. Each home we build is tested and verified by an independent 3rd party rater. This ensures that we hold ourselves accountable to the claims that we are making. We anticipate the homes will have scores in the 40's-50's. A score of 0 means you are a zero energy home and are producing as much energy as you are consuming. A typical home built to code will score in the 80-100 range. When compared to a new home of similar size, ours would be almost twice as efficient, and compared with existing homes in the area, 4X as efficient.

Affordability

It may seem counterintuitive to introduce deed-restricted affordable homeownership as a way to stabilize the west side or create economic mobility for residents. Studies have shown that even extremely low-income rentals have a zero or positive impact on surrounding home values. (*Assessing the Impact of Affordable Housing*).

Affordable Homeownership has been shown to have an even larger positive impact on the surrounding neighborhood by improving perceived property values and showing community long-term investment. (*Who Wants Affordable Housing in their Backyard? An Equilibrium Analysis of Low Income Property Development*). And this is on top of the economic benefits to a neighborhood for the development of vacant or blighted land.

This pocket neighborhood is designed to maximize the positive impacts and, against existing practice, do so without any subsidy from the government in a sustainable impact model. The homeowners will have several benefits to their family in addition to the benefits to the wider neighborhood:

Workforce Stabilization and Longevity

Building homes for the local workforce is critical to bolstering economic activity for local businesses. Homeownership ensures that there is limited turnover to deal with - homeowners move far less than other housing types, and affordable homeowners even less.

Economic Stimulation

The local neighborhood economy is stimulated with additional homeownership opportunities. It provides additional customers for local businesses as well as up to a 100-fold increase in property tax revenues for the municipality to make local investments when compared with vacant land.

Family Stability & Outcomes

Affordable rental homes are important as a social-good. But to create family stability, homeownership is the clear pathway. Affordable Homeowners stay in their homes for the long-term - integrating into the community through work, service, and raising children. Affordable homeownership has been shown to increase school performance, higher education attainment, health outcomes, and generational wealth.

Family Economic Opportunity

Affordable homeownership provides significantly improved economic outcomes for the families it serves. After the initial income qualification families are able to improve their earning potential - something affordable rentals actually discourage. Families are qualified at and only pay up to 30% of their income towards their housing costs. This differential - market rate extracts up to 50% - immediately puts monthly money into their pockets to use for school costs, healthcare, food, and emergencies. Homeownership provides a savings-model for these families. Every mortgage payment includes a principal payment that is saving up money for these families in the form of equity in their home - completely absent in affordable rentals. And that initial and growing equity is able to grow along with the market. The deed-restricted-sales-price of the homes are tied to the earning potential of the AMI at the time of sale. This means, if the county's economy grows and wages rise, the owners can sell their homes for that much more in the future, if needed or desired, giving them capital investment wealth.

Conclusion

The proposed RMF-30 rezoning establishes a zoning framework that aligns with the long-term planning goals for the Glendale neighborhood. While the property could be developed under existing zoning, the applicant's analysis demonstrates that RMF-30 allows for a more thoughtful neighborhood design with improved site organization, greater usable open space, stronger landscape and buffering standards, needed home sizes, and permanently affordable homeownership opportunities.

The proposed RMF-30 zoning, together with the commitments outlined above, maintains compatible height and lot coverage while delivering concrete community benefits: dedicated common open space secured by agreement rather than left to promise at a later stage; and permanently affordable homeownership for every home on the site — 50% at 80% AMI, 25% at 100% AMI, and 25% at 120% AMI.

The rezone advances the Westside Master Plan's call for compatible, incremental housing diversity and directly serves Housing SLC's affordability, homeownership, and anti-displacement goals.

The applicant respectfully requests a positive recommendation.

References

1. Salt Lake City Planning Division, Westside Master Plan (adopted 2014). www.slcdocs.com/Planning/MasterPlansMaps/WSLMPA.pdf
2. Salt Lake City Corporation, Housing SLC: Five-Year Housing Plan 2023–2027 (adopted June 13, 2023). www.slc.gov/can/housing-slc/
3. Salt Lake City Code § 21A.52.050, Affordable Housing Incentives (Ord. No. 74 of 2023; effective April 30, 2024); Salt Lake City Planning Division, Guide to Affordable Housing Incentives (2024).
4. Salt Lake City Code, Chapter 21A.48 (Landscaping and Buffers); § 21A.44.040 (Required Off-Street Parking); § 21A.50.050.D–E (tenant relocation assistance and housing unit replacement).
5. Salt Lake City Planning Division, Definition of Family / Expanding Housing Options text amendment and associated proposed occupancy standards (PLNPCM2025-01184; Planning Commission positive recommendation, June 24, 2026).
6. U.S. Census Bureau, American Community Survey / QuickFacts, Salt Lake City, Utah — age distribution, household size, and household composition.
7. Neighborhood housing stock analysis, 0.25-mile radius of the subject property, Glendale, Salt Lake City (June 2026).
8. Assessing the Impact of Affordable Housing on Nearby Property Values in Alexandria, Virginia (<https://www.urban.org/sites/default/files/2022-04/Alexandria%20Affordable%20Housing%20Brief.pdf>)
9. Who Wants Affordable Housing in their Backyard? An Equilibrium Analysis of Low Income Property Development (<https://www.gsb.stanford.edu/faculty-research/working-papers/who-wants-affordable-housing-their-backyard-equilibrium-analysis-low>)
10. Salt Lake City Code, Chapter 21A.50 (Amendments) — standards for general amendments, including consideration of public benefit; and Salt Lake City development agreement practice regarding community benefits (see, e.g., Jordan River Fairpark District Development Agreement; Fleet Block Community Benefits Agreement).

Proposed Development Agreement Conditions

The applicant has worked with the city's planning staff to identify the following commitments to demonstrate compatibility with the surrounding Glendale neighborhood and to ensure the RMF-30 zoning results in the planning outcomes described above. The final form and mechanism for implementing these commitments will be determined in coordination with Salt Lake City.

1. 50% of the homes shall be restricted for sale at 80% AMI or less,
25% of the homes shall be for sale at 100% AMI or less, and
25% of the homes shall be at 120% AMI or less.
2. All will Be 2-Bedroom or larger
3. AHI shall not permit bonus density.
4. The maximum height from finished grade shall not exceed 30 feet for a pitched roof. Flat roofs are not permitted.
5. Overall lot coverage shall be restricted to 40%.
6. The side and rear yards shall include a 10-foot-wide landscape buffer per Chapter 21A.48.
7. The site shall provide the greater of one tree per home or the landscape buffer tree standards per Chapter 21A.48.
8. Parking shall be provided at the established rate of the zoning district per Section 21A.44.040, with no reductions granted.
9. The developer shall provide tenant relocation assistance to tenants displaced by the demolition of the residential dwelling unit at 1395 W Van Buren as specified in subsection 21A.50.050.D, and shall be subject to the housing unit replacement provisions of subsection 21A.50.050.E.
10. If the existing home at 1379 W Van Buren is demolished, it shall likewise be subject to subsections 21A.50.050.D and 21A.50.050.E.

ATTACHMENT B: Comments Received Since July 8, 2026

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UTAH HOUSE OF REPRESENTATIVES

MINORITY LEADER ANGELA ROMERO
DISTRICT 25

PO BOX 25732, SALT LAKE CITY,
UTAH, 84125

TEL: 801-722-4972



DISTRICT 25, SALT LAKE COUNTY

ANGELAROMERO@LE.UTAH.GOV

Dear Salt Lake City Planning Commission,

I am writing regarding the rezoning request for 1379 and 1395 W. Van Buren Ave. and 1384 W. Harris Ave. I will always support efforts to expand affordable housing opportunities in our community, but I have heard several concerns from neighbors near the proposed site.

Concerns have been raised about the scope of the project, including the potential strain on street parking and the possibility of increased utility costs for existing residents. While I have been assured that utility costs associated with the development will not be passed on to the surrounding community, I believe it would be beneficial to address these concerns directly and clarify any misinformation so residents have accurate information about the project.

I encourage you to address the concerns raised by neighboring residents during the Planning Commission's review of the application. The recommendations made in the staff report are a step towards listening to the community, especially regarding building height and parking needs. I hope that the planning commission will ensure their incorporation into the project. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela Romero". The signature is fluid and cursive.

Angela Romero
Utah House of Representatives Minority Leader
House District 25

Buckley, Benjamin

From: Cindy Spangler [REDACTED]
Sent: Friday, July 10, 2026 9:56 AM
To: Planning Public Comments; Buckley, Benjamin
Subject: (EXTERNAL) Public Comment on PLNPCM2026-00369 – Please enter into the official record

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

Dear Members of the Planning Commission and City Council,

Today I realized that our Glendale community has not made a good argument of why we are so opposed to this applicant's project. When we express our concerns about traffic, parked cars, and the impact on the existing neighbors, you look at this as an isolated, single request for a rezone.

We talk about walkability in the neighborhood, and yes, within a 10-minute walk I can be on the Jordan River Parkway or at a new regional park. But that walkability cuts both ways. Right now, in that same 10-minute walk, I can walk to three active rezoning requests. In 10 minutes, I can walk to three built, rezoned complexes. The Glendale community is experiencing a massive amount of change and a lot of growth, but without any of the economic growth or small business support you would expect to see with so many new housing developments. Salt Lake City has endless incentives for affordable housing, so why aren't there incentives for small business growth in our area? We are told it's a chicken-and-the-egg dilemma, but at what point is enough residential density enough to finally support true economic development?

If you review the lots along Van Buren Ave, you'll see that there are at least another 10 deep, oversized parcels where investors—just like these applicants—can come in and use Affordable Housing Incentives or rezoning to drastically change the single-family character of this community. We aren't just opposing this single project; we are opposing a precedent that signals the beginning of the end of our neighborhood as we know it.

One of our community members spoke about how the council would feel if this was happening in their own neighborhoods—something I don't think some council members truly understood. Let me reframe that question: What if why you chose to settle, invest, and make a home in a place was changed without your consent? What if where you bought a home so that you could have community—a specific community of gardeners, beekeepers, and canners—changed because one rectangular lot at a time, they became medium-density housing?

The Westside Master Plan explicitly states that adding multi-family density to single-family zones should be reserved for lots with "unique shapes" where the impact is naturally negligible. Page 5 of the staff report openly admits these properties *do not* have a unique shape. If this is approved despite failing that core metric, it just makes it easier and easier for investors to take away our chosen community. To take away what we love about Glendale.

Urban strategist Majora Carter advocates that true neighborhood revitalization relies on talent retention—giving hard-working, existing families the spatial stability to stay and grow deep roots. This

proposal does the opposite. I want to comment directly on the feasibility of this affordable housing and the proposal that these homes are great starter opportunities. Have you considered what happens when a single person or a couple purchases an affordable house with strict deed restrictions? What happens when they decide to grow their family? Because they can only sell at a capped percentage of AMI, and because broader housing costs will continue to outpace AMI, they will be completely trapped. They lose the opportunity to create true generational wealth and are forced right back into looking for another subsidized unit. This doesn't help families stay in a community long-term.

Furthermore, Glendale is facing this onslaught of development at a time when we have a severe structural vacuum—our community council currently lacks active, formal leadership and representation to advocate on our behalf. We have no institutional voice to counter the well-funded narratives of outside investors. Pushing through a high-density, precedent-setting rezone while our neighborhood is functionally unrepresented violates every standard of procedural equity.

While I appreciate the city's and the applicant's efforts to address housing, this proposal provides policy handouts to investors rather than providing incentives and protections to the residents working hard for a better life.

I request that these comments be entered into the official administrative record for PLNPCM2026-00369.

Sincerely,

Cindy Spangler

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

Glendale Resident

Buckley, Benjamin

From: [REDACTED]
Sent: Monday, July 13, 2026 12:49 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Support for Van Buren and California Ave rezone requests

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

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Hi Benjamin –

I wanted to reach out and offer my support for the rezone applications at 1379,1395 W Van Buren & 1384 W Harris and 1469 W. California Ave.

I'm a Glendale homeowner. And these are both reasonable proposals that will help combat the biggest issue facing our city: housing affordability.

Thanks for your time,
Jackson Murphy
[REDACTED]

Best,
Jackson

Buckley, Benjamin

From: cassie Anderson [REDACTED]
Sent: Sunday, July 19, 2026 12:17 PM
To: Planning Public Comments; Buckley, Benjamin; Mayor
Subject: (EXTERNAL) Petition number: PLNPCM2026-00369

Some people who received this message don't often get email from cass3336@hotmail.com. [Learn why this is important](#)

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Dear Commissioners,

My name is Cassie Harrison and I am writing to you today as a resident and homeowner in the Glendale neighborhood. My husband and I recently purchased our first home in this neighborhood, [REDACTED] investing not just our financial resources, but our future into this specific community. I am writing to formally express my strong opposition to the proposed rezoning of our area to low-density family housing. 1379 and 1395 w Van Buren and 1384 W Harris.

While I understand the complexities of city planning and development, I am deeply concerned about the negative impacts this specific zoning change will have on our established neighborhood. We chose to invest in this area precisely because of its unique character, architectural harmony, and existing density structure. Altering the zoning rules threatens to significantly compromise the aesthetics and historical feel that define our community.

Furthermore, as first-time homeowners, we are incredibly concerned about the financial implications of this decision. A sudden shift to low-density family housing risks disrupting the local housing market equilibrium and negatively impacting property values for existing homeowners who have worked hard to buy into this neighborhood.

A vibrant city relies on maintaining the distinct identity and stability of its residential pockets. I respectfully urge the commission to reject this rezoning proposal and protect the architectural integrity and property values of our community.

Thank you for your time, your consideration of my feedback, and your ongoing service to our city.

Cassie Harrison

Sent from my iPhone

Buckley, Benjamin

From: Del English [REDACTED]
Sent: Monday, July 20, 2026 4:59 PM
To: Planning Public Comments
Subject: (EXTERNAL) Housing project in SLC on Van Buren Avenue

Some people who received this message don't often get email from delenglish48@gmail.com. [Learn why this is important](#)

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Please say no to the housing project in our area that is trying to build a 24 unit housing complex on Van Buren Avenue. We need a few single family dwellings there not a big complex right in the middle of family housing and near a school that already makes those streets too busy. There are already too many apartments and condos in our area. Water would be a problem , and garbage pick up would be a problem. We are against this project, Del and Pam English.

Buckley, Benjamin

From: David Lykins [REDACTED]
Sent: Thursday, July 30, 2026 6:51 PM
To: housingoptions; De Leon, Alicia
Subject: (EXTERNAL) Van Buren Ave, Harris-Development-Expanding Housing Options

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

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Hi,

I thought the Mayors initiative for Expanding Housing Options sounded like a good plan, allowing homeowners to add a second home on their property. Until the Marshes a couple who are developers, took these new rules and submitted their plan to the Glendale Community Council, and said we can now build up to 28 to 34 homes because we own an acre and a half of land and the city per their new zoning laws allows this. The Glendale Community Council voted against this development.

The Marshes came into the neighbor bought a beautiful brick home, proceeded to demolish a beautiful brick home and detached garage, that was on 3/4 of an acre and then proceeded to buy backyards from two homeowners thus giving them one and one half acre of land to build up to 34 housing units. These new zoning rules do not care about existing neighborhoods, they are pretty words that allow developers who do not live or care for a neighborhood to come in, do whatever they want because they have money. They then build and take their money and run, leaving the residents to live with what the city has allowed to happened. Your new zoning plan and Housing Options are destroying our neighborhoods here in the Glendale area.

West Van Buren Ave in the Glendale area is an area of established homes and families. There is no way that putting a pocket community of 24 to 36 homes, into a block keeps the qualities of a neighborhood. Large townhomes that overlook neighbors' yards and into neighbors' windows, excessive cars, one bedroom homes with one bathroom- that do not allow for family growth in a family neighborhood, each home with two cars, dumpsters for garbage pick up behind other neighbors homes and all the problems associated with dumpsters in a family neighborhood.

Marshes informed the Glendale Community Council that they were only letting the Community Council know out of courtesy; this is their property and the city of Salt Lake allows this. The developers, the Marshes, completely ignored "while still preserving the character and unique qualities of each neighborhood", off of your website.

Lastly and maybe just as important it has been commented that what the city has chosen to do in the Glendale neighbor is just turning Glendale into Little Los Angeles.

The neighborhood and Glendale will continue to fight this at the planning commission meetings to keep our neighbor from becoming Little Los Angeles.

Thank you,
Frances Lykins

[REDACTED]



SAY NO TO THE REZONE!

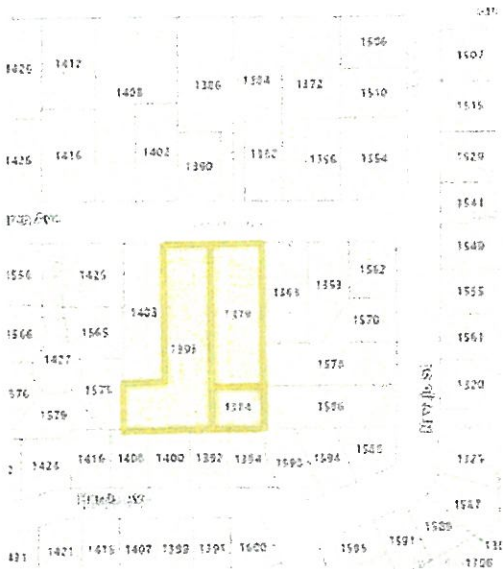
PROJECT 1379 & 1395 VAN BUREN /
LOCATION : 1384 HARRIS AVE

PETITION PLNPCM2026-00369
NUMBER:

A petition has been started to change the rezoning of a property in Glendale. If approved, it will set a precedent that will fill our neighborhood with high density housing including townhomes, rowhomes, etc. .

This specific development could include up to 36 units (more if approved with Affordable Housing Initiative) on 1.25 acres nestled deep within a single family housing neighborhood. This is in direct conflict with the Westside Masterplan, and will increase density and traffic inside an established neighborhood, rather than on the edges. This will drastically increase the traffic next to Glendale Middle, which is extremely overcrowded already.

Please support us in opposing the change!



Buckley, Benjamin

From: Lani Whitaker [REDACTED]
Sent: Sunday, August 30, 2026 12:53 PM
To: Buckley, Benjamin; De Leon, Alicia; Puy, Alejandro; Lolohea Jr, Vili; Gilmore, Kristina
Subject: (EXTERNAL) Van Buren Ave / Harris Ave Proposed Zoning Amendment

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To Whom It May Concern,

I truly hope this is concerning to someone. I just want to voice my opinion on the proposed zoning amendment at Van Buren Ave / Harris Ave. I hope during the time since the last meeting with the planning commission on July 8th, 2026 that members of the commission have taken the time to visit the site in question and the surrounding neighborhood. At the time of the last meeting, commissioner Sullivan was the only person who had taken the time to visit the area. In doing so, she was able to understand our concerns as a neighborhood and was in agreement with those of us who are opposed to this rezoning amendment. I appreciate her taking the time to see for herself how this would impact this neighborhood. I actually feel that it should be a requirement of all commissioners to put eyes on the sites in question. In my opinion, if any commissioner chooses not to do that, they are falling short in their duties and doing a disservice to their community.

I just want to try and explain once again how important it is to keep this neighborhood as single family homes. Especially on small side streets within the neighborhood. Me and my family have chosen to live in this neighborhood because it is single family homes. Homes with yards and neighbors who enjoy spending time in their yards, gardening, and getting to know their neighbors. If we wanted to live in a high-density neighborhood with no yards, we would have purchased our homes in that type of neighborhood. But we didn't. We specifically chose this type of neighborhood. We chose this specific street. It's not right, and it's not fair for Salt Lake City, Mayor Mendenhall, the planning board, the planning commission and the city council to take that away from us and completely change this neighborhood.

I have always loved living in Salt Lake City. I have lived here for 54 of my 57 years. I even work for the city. But this experience has opened my eyes, and I have become very disappointed in this city and those who are making decisions. I hope that the decision will be made to keep this street as single family homes. Those of us who live here deserve to have the neighborhood we chose to live in and not have it changed in this way. Money, tax dollars, and greed should not be the most important factor.

Sincerely,

Lani Whitaker
[REDACTED]

Salt Lake City, Utah 84104

Sent from [Outlook](#)

Buckley, Benjamin

From: Shellee Getts [REDACTED]
Sent: Monday, August 31, 2026 10:01 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Glendale Van Buren Rezone

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

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As a resident of the Glendale area since 1959, on the same street, I have seen a lifetime of changes in our area. Some have been good, but certainly a lot have not benefited our area or the residents.

This area was designed and built as a single-family home area. The area was full of families with children in almost every home. Children played outside all day, into the evening. The street lights were our sign that it was time to go in.

Since that time as a child, I wanted my children to enjoy that same lifestyle. Times have changed, and we could no longer let our kids play all over the neighborhood, with everyone looking out for each other. If my children wanted to play out front, I would be out with them for safety and protection. This was mainly due to the growth that the area had gone through since I was a child. The streets were no longer quiet, as the number of cars, motorcycles, etc. had soared. And daily I have cars go down my street, speeding at no less than 40-50 miles an hour. And now, as a grandmother, I fear for the children of our area.

The city has grown, our neighborhoods are bursting at the seams, and the number of cars on the road is astronomical. Cars line the streets. Cars fill driveways. The homeless are living in cars, RV's, trucks all over our neighborhood. What has this caused?? Very narrow streets where you have issues having two cars pass each other!!

The lanes on California Avenue have gone from 4 lanes (two each way) to 2 lanes (1 each way). This is a major roadway that is heavily congested!! The crossing guard on California has been hit 4 times!!

900 West, just like California Avenue, has been reduced to only 2 lanes (one each way). Again, heavily congested, major roadway. Both reduced to accommodate bike lanes!! Bike lanes that are rarely, if ever used!!

I have sat in the turn lane on 900 West, turning west on California Avenue, and have had to sit through 5 light patterns at 4:00 pm!!

In the last year, on 900 West, between 1700 South and California Avenue, there have been two large developments of townhomes. Obviously, this has greatly increased the population of our area, along with the number of cars that are parked on the street, and increased traffic on 900 West.

There is another HUGE development of townhomes/apartments going in between these two developments on 900 West, but this development has access from both 900 West and 1000 West. This one alone is now going to add a huge amount of traffic to 1000 West. All of these developments are wedged in between single-family homes.

There is also townhomes being built on Navajo Street and Glendale Drive. This, the last time I heard, was to be upwards of 50+ townhomes!! Directly across from an elementary school.

Have you been at this location during drop-off or pick-up at the school??? Cars are double and triple parked in every direction. Then add in at least 50-100 more residents, their cars, and their comings and goings as well. This is a disaster waiting to happen, and it's all due to the city's poor planning, and greed

to get as much in property taxes as possible. But will it be worth it when a child is hit and killed due to this greed and poor planning??

This area is already so packed; it is a total lack of respect to the residents of this area, to expect that we should just turn and look the other way, just so developers can build and make more money, The developers walk away, moving onto the next neighborhood destroying development, and leave our neighborhood congested even more than it is now, nowhere for the children of the neighborhood to play without having to travel, and the life we expected when purchasing our single-family homes.

These developments tend to become nothing but rentals, and then our neighborhood becomes transient rather than homeowners who work hard and have worked hard to have the single-home environment for their family.

These developments need to stop ruining neighborhoods. If developers want to build those type of dwellings, then they need to build out west where they can build those type of environments, and not think they can come in and ruin the neighborhoods that want the "neighborhood" life.

The city needs to be responsible to the citizens who have purchased these single-family homes, and keep our neighborhoods as single-family homes, and keep the developers out! The rights of residents need to come before developers who have no stake in the neighborhood!!

KEEP OUR NEIGHBORHOODS AS THEY ARE!!

--

As I get older, I just prefer to knit. - Tracy Ullman

Buckley, Benjamin

From: Jessie Lynn [REDACTED]
Sent: Tuesday, September 1, 2026 6:29 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) Van Buren and California Rezone

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

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Benjamin,

Thanks you for collecting commentary.

As a resident of the Glendale neighborhood, I am concerned about and opposed to the multilevel townhomes/condos/apartments that are being built in the area. My primary concern is parking and pedestrian safety. I've seen how these types of buildings are packed into small spaces without additional planning and space for a parking lot. The garage in the floor plan is not sufficient and cars end up lining the street making it hard for the established neighbors to find parking. Small children run in and out of these parked cars and onto the street and it is a safety issue. I'm especially concerned about the traffic and pedestrian safety near Mountain View and near DIA where a building project has already been approved and is partially completed. Thank you for including my comments in the collection.

Jessie Leavitt
1014 S 1500 W, Salt Lake City, UT 84104
801-857-7742

Buckley, Benjamin

From: Kevin Bell [REDACTED]
Sent: Tuesday, September 1, 2026 8:15 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) Van Buren rezone

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Zoning is a contract that a person makes with the city. You don't invest half a million dollars in an area that isn't what you want. Changing zoning after citizens have invested in a lifestyle and a breach of trust at least, much less a breach of a standing contract.

Maybe put in a 7-11 next to the Mayor's house next?

Kevin Bell

Voices: Salt Lake City's housing experiment could cause irreversible harm

If the City Council were genuinely committed to affordable housing, it would not gamble with decades-old established and thriving neighborhoods.



(Leah Hogsten | The Salt Lake Tribune) Older apartment buildings are shadowed by cranes on the downtown city skyline, Tuesday, July 12, 2022.

By Peter Wetzel | For The Salt Lake Tribune | Aug. 26, 2026, 6:05 a.m. | Updated: Aug. 27, 2026, 10:42 a.m.

Comment

Add as Preferred Source

When I first visited Salt Lake City in 2019 in search of a new hometown, I skipped the rental car. I took TRAX downtown, walked to the TREK store on 5th East, rented a bike and spent days crossing the city. What I found astonished me: modest homes, quiet streets, attractive blocks, and coherent, livable neighborhoods.

Salt Lake City's proposed Expanding Housing Options (EHO) zoning revision — especially its Small Lot Dwelling element — threatens neighborhood coherence by relying on an untested theory: that increasing density in established neighborhoods will deliver affordability.

Since the City Council launched the Legislative Action on March 4, 2025, the proposal has lacked transparency and broad public awareness.



My perspective is grounded in 35 years as a credentialed commercial construction executive and owner-manager of residential multi-unit properties, with experience in construction, development, practical understanding of zoning and building codes, and leadership roles in complex domestic and international construction projects.

During the April 13 planning division information session, I heard the staff presenter state more than once his “hope” that the EHO changes would achieve the city’s goals of affordability, family housing, walkability, water conservation and more. Hope is not a planning metric. Before altering the zoning ordinance impacting 77% of all residentially zoned land, the city owes residents definitive outcomes.

Planning Division staff have suggested that smaller homes in Durham, North Carolina, and Portland, Oregon, yielded purchase prices 40% below larger homes. Missing from their citations are long term effects on utility burden, property values, parking, civil code infractions and quality of life for existing residents.

Small Lot Dwellings, the proposal’s most consequential element, would allow one 1,200-square-foot dwelling per 2,000 square-feet of existing lot area. Depending on the lot size, up to six dwellings could be constructed on a lot currently developed with one single-family home. This would make affected neighborhoods prime teardown targets, and with no limits on commercial investors, many units would likely become rentals.



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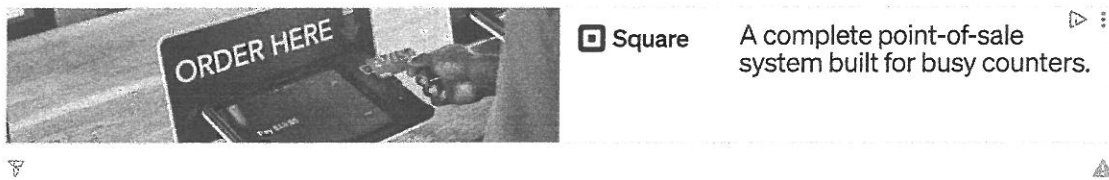
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The Planning Division claims these drastic changes won’t affect “the character and unique qualities of each neighborhood” and that Small Lot Dwellings will produce “gentle infill.” These claims collapse when compared to the ordinance’s actual provisions: slashing 20- to 35-foot front yard setbacks in single family zones to a mere 10 feet, and “dropping” 30-foot tall, 1,200-square-foot homes in the front and back yards of an existing lot currently developed with a 16-foot tall bungalow.

For a proposal of this magnitude and scope — impacting most Salt Lake City households — residents deserved a multi-media notification effort, including mailers, well-publicized forums and open give and take sessions with city leaders, not one-sided Planning Division presentations.

Instead, as discussed in the Feb. 17 City Council Working Session, the Planning Division said it lacked money for a mailer, and grass roots channels like community councils were not utilized to educate residents. Public events held

were sparsely attended.



I am not opposed to density. For 33 years, I lived in dense Chicago neighborhoods. My last home — a 38-foot-tall wood frame duplex, constructed in 1893 on a typical 25-foot x 125 foot (3,125 sf) “Chicago lot” — fit seamlessly into a block of single-family homes, duplexes and triplexes. With uniform front yard setbacks, it was difficult to distinguish among the varied housing types. My Chicago block had 20 dwellings per acre compared with six dwellings per acre of my Salt Lake City block.

The difference between Chicago and Salt Lake?

Nearly 200 years ago, Chicago was master planned for high-density. Salt Lake City was not. Forcing Chicago-style density onto neighborhoods never designed for it is not sound planning. If implemented, it will leave Salt Lake City’s fabric incongruous and aesthetically marred.

If the City Council were genuinely committed to its goals, it would not gamble with decades-old established and thriving neighborhoods. It would:

Focus on State Street and other blighted corridors.

Incentivize redevelopment where infrastructure already supports density.

Preserve naturally occurring affordable housing—older homes—that run the risk of being demolished under these proposed ordinance changes.

Seek alternative perspectives, not just those of the Planning Division.

Salt Lake City is largely built out. That is not a failure; it reflects a mature and desirable city. Attractive places often cost more, and that reality deserves careful attention. As such, it is worth asking why detached single-family homes — the housing type many young and growing families continue to prefer — are under increasing pressure by current planning proposals.

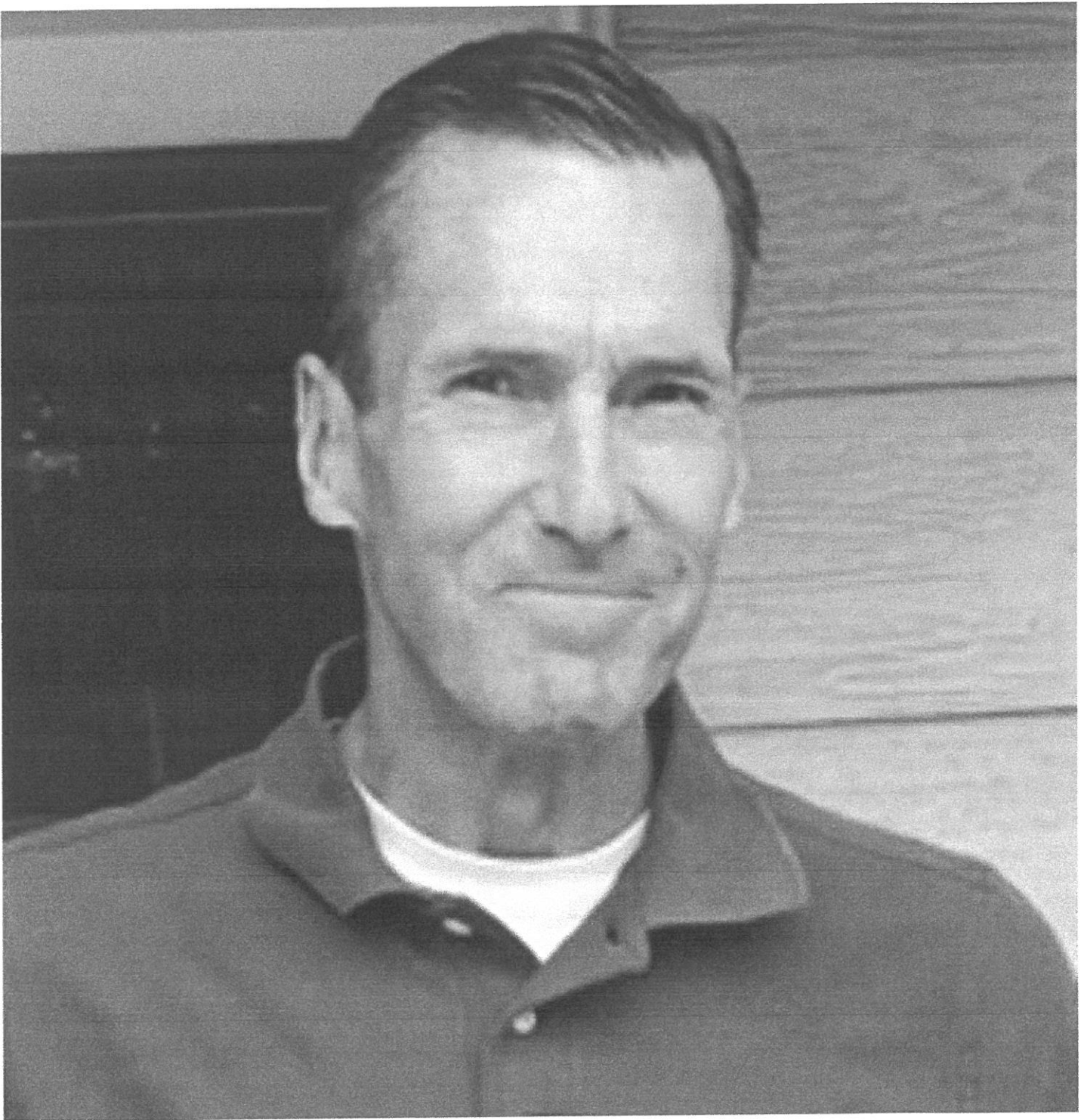
As families leave and schools close, the city should consider whether these policies are helping preserve the kinds of neighborhoods families need.



Salt Lake City must prioritize evidence over national narratives. Upzoning is not a magic wand. It is a tool that can cause irreversible harm when misused. Citizens expect continuity in development patterns. EHO discards that expectation.

The real question is simple: Can we meet the challenges of our growth without destroying the things that make Salt Lake City unique? Right now, the answer under EHO is no.

A coalition of residents is asking the City Council to pause EHO and related Planning Division initiatives until residents are fully informed, competing viewpoints are heard and neighborhood impacts are honestly debated. Learn more at www.neighborhoodhousingalliance.org.



(Peter Wetzel) Peter Wetzel worked in commercial construction for 35 years.

Peter Wetzel *lives in Salt Lake City. He has worked in commercial construction for 35 years.*

The Salt Lake Tribune *is committed to creating a space where Utahns can share ideas, perspectives and solutions that move our state forward. We rely on your insight to do this. Find out how to share your opinion [here](#), and email us at voices@sltrib.com.*

change.org

**Prevent zoning amendment on W Van Buren and
W Harris Ave**

Name	Location	Signed On
Lani Whitaker	United States	2026-05-24
Tracy diaz	Salt lake city, UT	2026-05-24
Nate Black	Salt Lake City, UT	2026-05-24
Roxanne Langi	Salt Lake City, UT	2026-05-25
Keri Taddie	Sandy, UT	2026-05-25
Sagan Gotberg	Salt Lake City, UT	2026-05-25
Vaiamoe langi	Glendale, UT	2026-05-25
Melianne lloa	Salt Lake City UT 84104, UT	2026-05-25
Angela Hansen	Salt lake, UT	2026-05-25
Atelaite Langi	Salt Lake City, UT	2026-05-25
Wyatt Lenhart	Hlghland, UT	2026-05-25
Portia Jones	Salt Lake City, UT	2026-05-25
Donna Lomoro	Stevenville, MI	2026-05-25
Ella gomez	West Valley City, UT	2026-05-25
Jazlyn Baldwin	West Jordan, NV	2026-05-25
Lisa Lutui	Salt Lake City, UT	2026-05-25
Pat Slade	Draper, UT	2026-05-25
Asinate Taumoepeau	Salt Lake City, UT	2026-05-25
Shellee Getts	Salt Lake City, UT	2026-05-25
Nathan Chambers	American Fork, UT	2026-05-25
Sia Lutui Fonua	Utah, UT	2026-05-25

Name	Location	Signed On
Deiliah Dragoona	Syracuse, UT	2026-05-25
Ercel taylor	Clearfield, UT	2026-05-25
Melany Guevara	Mcallen, TX	2026-05-25
Ana Maile	Salt Lake city, UT	2026-05-25
Ava zamora	Salt Lake City, UT	2026-05-25
Heather Nava	Salt Lake City, UT	2026-05-25
Mele Blake	Salt Lake City, UT	2026-05-25
Kristine Clifford	Salt Lake City, UT	2026-05-25
Angela Drakos	Salt Lake City, UT	2026-05-25
Lani latu	Salt lake city, UT	2026-05-25
Holly Duong	Provo, UT	2026-05-25
Fipe vai	Salt Lake City, UT	2026-05-25
Luisa Langi	Salt Lake City, UT	2026-05-25
Selu Tuifua	Salt Lake City, UT	2026-05-25
Juilina Motuiliki	Salt Lake City, UT	2026-05-25
Melaia Norton	Salt Lake City, UT	2026-05-25
Sarah Lutui	Salt Lake City, UT	2026-05-25
Luseane Halaufia	Salt Lake City, UT	2026-05-25
Mahina Folau	Salt Lake City, UT	2026-05-25
Finau Manu	Salt Lake City, UT	2026-05-25
Teresa Saez	Salt Lake City, UT	2026-05-25

Name	Location	Signed On
Maata Blake	Salt Lake City, UT	2026-05-25
Andrew Romero	Midvale, UT	2026-05-25
Rayes Sanchez	Salt Lake City, UT	2026-05-25
kris Chavez	Salt Lake City, UT	2026-05-25
Suzy tauai	Salt Lake City, UT	2026-05-25
Joanna Laupata	Salt Lake City, UT	2026-05-25
Limoni Teisina	Salt Lake City, UT	2026-05-25
Cecilia Teisina	West Valley City, UT	2026-05-25
Desiree howell	Delta, UT	2026-05-25
Vika Havili	SLC, UT	2026-05-25
Wendy Johnson	Park City, UT	2026-05-25
Jacob Torrey	Denver, CO	2026-05-25
Kimberly Desmond	West Jordan, UT	2026-05-25
Patricia Busath	Salt Lake City, UT	2026-05-25
Eden Wilde	South Jordan, UT	2026-05-25
Cole Townsend	Logan, UT	2026-05-25
Matthew Langi	Salt Lake City, UT	2026-05-25
Mark Cuvillier	Keokuk, IA	2026-05-25
Julie Irvine	Ogden, UT	2026-05-25
Eakalafi Brown	Glendale, UT	2026-05-25
Amber brown	Lehi, UT	2026-05-25

Name	Location	Signed On
Huni Brown	Salt Lake City, UT	2026-05-26
Stacey Iddiard	Salt Lake City, UT	2026-05-26
Aita Taula	Salt Lake City, UT	2026-05-26
Gina Blake	Salt Lake City, UT	2026-05-26
Keli Cammack	Salt Lake City, UT	2026-05-26
Cynthia Christensen	Syracuse, UT	2026-05-26
Brandy Barker	Salt Lake City, UT	2026-05-26
Moana Vai	Salt Lake City, UT	2026-05-26
Ana Slavoff	Salt Lake City, UT	2026-05-26
Uina bernard	Salt Lake City, UT	2026-05-26
sophia spencer	Centerville, UT	2026-05-26
Alicia Straight	Boise, ID	2026-05-26
Lex Johnson	Salt Lake City, UT	2026-05-26
debra Sanson	Tooele, UT	2026-05-26
Amber Gallacher	Draper, UT	2026-05-26
Christina Jensen	Salt Lake City, UT	2026-05-26
Daniel Simpson	Manti, UT	2026-05-26
Tansy Dennison	Farmington, UT	2026-05-26
Emeli Langi	Salt Lake City, UT	2026-05-26
Sandra Roskos	Salt Lake City, UT	2026-05-26
Niel Dennison	Bountiful, UT	2026-05-26

Name	Location	Signed On
Gina Manchego	Salt Lake City, UT	2026-05-27
Esther Widner	Salt Lake City, UT	2026-05-27
Alex Widner	Salt Lake City, UT	2026-05-27
rhonan gibson	Draper, United States	2026-05-27
Lawrence Manchego	Salt Lake City, UT	2026-05-27
Rachel Havens	Salt Lake City, UT	2026-05-27
Victoria Dawson	Salt Lake City, UT	2026-05-27
Sarah Shippobotham	Glendale, UT	2026-05-27
C Davis	Salt Lake City, UT	2026-05-27
Adam Bond	Salt Lake City, UT	2026-05-27
Rocky Manchego	Salt Lake City, UT	2026-05-27
Sean Gillane	Salt Lake City, UT	2026-05-27
Mia Meza	Salt Lake City, UT	2026-05-27
Nichole Blades	Springville, UT	2026-05-27
Bri Bird	Ogden, UT	2026-05-27
Halle Rasmussen	West Jordan, UT	2026-05-27
Jackson Eckley	Cedar City, UT	2026-05-27
Angie Cortes	Salt Lake City, UT	2026-05-27
K P	Salt Lake City, UT	2026-05-27
k k	hamburg, AL	2026-05-27
Juan Carlos Domínguez	Fort Lauderdale, FL	2026-05-27

Name	Location	Signed On
Makila Golightly	Roy, UT	2026-05-27
Alexandra Bond	Salt Lake City, UT	2026-05-27
Michele Anderson	Salt Lake City, UT	2026-05-27
Stephanie vierig	Salt Lake City, UT	2026-05-27
Aubrey Smith	Saint George, UT	2026-05-27
Jaden Stone	Orem, UT	2026-05-28
Shayla olson	West Jordan, UT	2026-05-28
Bianca Salazar	Los Angeles, CA	2026-05-28
Alonzo Alvarez	Salt Lake City, UT	2026-05-28
Alisha Delobel	Salt Lake City, UT	2026-05-28
Kellie Jones	Brigham City, UT	2026-05-28
Swasey Barney	Salt Lake City, UT	2026-05-28
Sosaia Lutui	Salt Lake City, UT	2026-05-28
Nedra Loyola	Salt Lake City, UT	2026-05-28
Stacey Lopez	Salt Lake City, UT	2026-05-28
Gildardo Lopez	Salt Lake City, UT	2026-05-28
Gildardo antonio lopez	1556 s Von baron place, UT	2026-05-28
Juan Ramirez	Salt Lake City, UT	2026-05-28
Andres Lopez	Salt Lake City, UT	2026-05-28
Penny Ramirez	West Valley City, UT	2026-05-28
Rosa Rios	Sandy, UT	2026-05-28

Name	Location	Signed On
Makenna Kruger	Draper, UT	2026-05-28
Damian Lopez	West Jordan, UT	2026-05-28
Jessica De La Cruz	Salt Lake City, UT	2026-05-28
Arie Jensen	Salt Lake City, UT	2026-05-28
Kim Coombs	south jordan, UT	2026-05-28
Linda Ruiz	Mount Sterling, KY	2026-05-28
Jaysen Melendez	Salt Lake City, UT	2026-05-28
Daniel Spight	Salt Lake City, UT	2026-05-28
Laura Lopez	Salt Lake City, UT	2026-05-28
Stephanie Lopez	Salt Lake City, UT	2026-05-28
Marco vasquez	West Valley City, UT	2026-05-28
Steven Lykins	Salt lake city, UT	2026-05-28
Ross Whitaker	Salt Lake City, UT	2026-05-29
Erika Quintero	Salt Lake City, UT	2026-05-29
Jazmynn Belknap	Salt Lake City, UT	2026-05-29
Whitney Anson	American Fork, UT	2026-05-29
Victoria wells	Draper, UT	2026-05-29
Cindy Spangler	Salt Lake City, UT	2026-05-30
Brandon Besser	Salt lake city, UT	2026-05-30
Cassie harrison	Salt Lake City, UT	2026-05-30
Allan Lykins	Salt Lake City, UT	2026-05-30

Name	Location	Signed On
Aurora wells	salt Lake, UT	2026-05-30
Ruth Wells	Salt Lake City, UT	2026-05-30
William Wells	Salt lake city, UT	2026-05-30
Russell Ware	Salt Lake City, UT	2026-05-30
Cynthia Ware	Salt Lake City, UT	2026-05-30
Maria Roestenburg	Sandy, UT	2026-05-30
Fernando Garcia	Draper, UT	2026-05-30
Wendy Turner	Salt Lake City, UT	2026-05-30
Burl Moimoi	Salt Lake City, UT	2026-05-30
Aleah Jensen	Saint George, UT	2026-05-30
Guillermo Ibanez	Salt Lake City, UT	2026-05-30
Isaac Doubek	Salt Lake City, UT	2026-05-30
Victoria feldman	Sandy, UT	2026-05-30
London Robert	Spanish Fork, UT	2026-05-30
Gloria Garcia	Mapleton, UT	2026-05-30
Iris Arteaga	Eagle Mountain, TX	2026-05-30
Cyndi Rowe	Salt Lake City, UT	2026-05-31
Kenton Spackman	Riverdale, UT	2026-05-31
Ameia Denos	Draper, UT	2026-05-31
Scott Cummins	TOOELE, UT	2026-05-31
Zac Anderson	Salt Lake City, UT	2026-05-31

Name	Location	Signed On
Kare McManama-Kearin	Salt Lake City, UT	2026-05-31
Jack Abernathy	Murray, UT	2026-05-31
Belle Miller	American Fork, UT	2026-05-31
Sarita Prasad	The Bronx, NY	2026-05-31
Kate Yeates	American Fork, UT	2026-05-31
Alexandra Scott	Las Vegas, NV	2026-05-31
David Hamilton	Jacksonville, FL	2026-05-31
Trevan Young	Salt Lake City, UT	2026-05-31
Brian Baldwin	Clearfield, UT	2026-06-01
Kennedy Harris	St George, UT	2026-06-01
Courtney Carlson	South Jordan, UT	2026-06-01
Abigail islas	Kearns, UT	2026-06-01
Carrie Marsh	Salt Lake City, UT	2026-06-01
Trinity Powell	Ogden, UT	2026-06-01
Alexis Nez	St. George, UT	2026-06-01
Scott Dickson	Salt Lake City, UT	2026-06-01
Amanda Murray	Washington, UT	2026-06-01
Alyssa Means	Salt Lake City, UT	2026-06-01
Sarah Lykins	Slc, UT	2026-06-01
Deanne Conover	Draper, UT	2026-06-01
Sully nayeli Obeso	Spanish Fork, UT	2026-06-01

Name	Location	Signed On
Ron Hylton	Heber, UT	2026-06-01
Alec Wardell	Salt Lake City, UT	2026-06-01
Lisa Burkner	Salt Lake City, UT	2026-06-01
Klarah Lupeamannu	Salt Lake City, UT	2026-06-02
Grayson wickel	Salt Lake City, UT	2026-06-02
Frances Lykins	Salt Lake City, UT	2026-06-02
Jessica Rangel Olivera	West Valley City, UT	2026-06-02
Brian Stowe	South Jordan, UT	2026-06-02
Helen Black	Salt Lake City, UT	2026-06-02
Jennifer Marchant	Salt Lake City, UT	2026-06-02
Evelyn Cervantes	Salt Lake City, United States	2026-06-02
Cheryl Nicolosi	Heber City, UT	2026-06-02
Michele Harer	American Fork, UT	2026-06-02
Nancy Litchford	Ogden, UT	2026-06-02
Kristine Widner	Salt Lake City, UT	2026-06-02
Bonnie Marchant	Salt Lake City, UT	2026-06-02
Finn Lee	Salt Lake City, UT	2026-06-02
Kristofer Christensen	Provo, UT	2026-06-02
Juliana Anaya	Centerville, UT	2026-06-02
Track Arrington	Salt Lake City, UT	2026-06-02
Nate bellows	Orem, UT	2026-06-02

Name	Location	Signed On
catherine watson	MAPLETON, UT	2026-06-02
Sandra Garcia	Salt Lake City, UT	2026-06-02
Jana oman	Midvale, UT	2026-06-03
Melini Tukuafu	Salt Lake City, UT	2026-06-03
Samuel Mills	Salt lake city, UT	2026-06-03
alok vardhan	Salt Lake City, UT	2026-06-03
Jenessa Fields	Salt Lake City, UT	2026-06-03
Leslie Stratton	Salt Lake City, UT	2026-06-03
Erica Skillings	Salt Lake City, UT	2026-06-03
Joemalone Kaufusi	Salt Lake City, UT	2026-06-03
Dwayne finau	South Jordan, UT	2026-06-03
Martina hinojosa	Salt Lake City, UT	2026-06-03
Aubrie Maxwell	Salt Lake City, UT	2026-06-03
James Maxwell	Salt Lake City, UT	2026-06-03
Jacob Myers	Salt Lake City, UT	2026-06-03
Kevin Bell	Salt Lake City, UT	2026-06-03
Etina Tuiono	Salt Lake City, UT	2026-06-03
Michéal Johnson	Salt Lake City, UT	2026-06-03
Veronica Valdez	Salt Lake City, UT	2026-06-03
Litia Rasmussen	Salt Lake City, NV	2026-06-03
Lynne Robison	Salt Lake City, UT	2026-06-03

Name	Location	Signed On
Sunny Park	Salt Lake City, UT	2026-06-03
Kathy Nelson	Salt Lake City, UT	2026-06-03
Julie Whitaker	Mapleton, UT	2026-06-03
Stefanie Robison	Salt Lake City, UT	2026-06-03
David Workman	Salt Lake City, UT	2026-06-03
Rae workman	Salt Lake City, UT	2026-06-03
Marlene Little	Salt Lake City, UT	2026-06-04
Priscilla wilcox	Salt Lake City, UT	2026-06-04
tala paapme	West Valley City, UT	2026-06-04
lyndee workman	salt lake city, UT	2026-06-04
Dorian Diaemus	Salt Lake City, UT	2026-06-04
Rick Lund	Salt Lake, UT	2026-06-04
Shawn Byles	Salt Lake City, UT	2026-06-04
Penny Peterson	South Jordan, UT	2026-06-04
Mitchell Beauchaine'	Salt Lake City, UT	2026-06-04
Colleen Brady	Utah, UT	2026-06-05
J. R. Bess	West Jordan, UT	2026-06-05
Pam VanCura	Salt Lake City, UT	2026-06-05
Meridian Garcia	Salt Lake City, UT	2026-06-05
Pat Annoni	Midvale, UT	2026-06-06
Linda Hooper	Glendale, UT	2026-06-09

Name	Location	Signed On
Lilian perez	salt lake city, UT	2026-06-11
Vera Hardenbrook	Salt Lake City, UT	2026-06-11
Claudette Merino Flanders	Salt Lake City, UT	2026-06-11
Cynthia tafolla	Salt Lake City, UT	2026-06-11
Lus tafolla	Salt Lake City, UT	2026-06-11
Tina Robinson	Salt Lake City, UT	2026-06-11
Daniel Montoya	Salt Lake City, UT	2026-06-11
Kj Anderson	Orem, United States	2026-06-11
rylie shepherd	Salt Lake City, UT	2026-06-11
Muhammad Rashid	Brooklyn, NY	2026-06-11
Amelie garay	Salt Lake City, UT	2026-06-11
mary cheney	Centerville, UT	2026-06-11
Robert Harris	Morgan, UT	2026-06-11
Tiffany Maw	Ogden, UT	2026-06-11
Dennis Olsen	Salt Lake City, UT	2026-06-11
Yeimy Perez	Taylorsville, UT	2026-06-12
Anthony Black	W VALLEY CITY, UT	2026-06-13
Jesse Baker	Mesquite, NV	2026-06-13
River Whitaker	Salt Lake City, UT	2026-06-13
Samson KALONI	Salt Lake City, UT	2026-06-16
Zach Hartlyn	SLC, UT	2026-06-17

Name	Location	Signed On
dmestek@msn.com dmestek@msn.com	Salt Lake City, UT	2026-06-17
Sandra Buendia	Salt Lake City, UT	2026-06-18
Evelyn Carter	Salt Lake City, UT	2026-06-18
Keira Shinabery	New Philadelphia, OH	2026-06-18
Kara Henderson	Salt Lake City, UT	2026-06-18
Rachel Carpenter	American Fork, UT	2026-06-18
Kaz Alvera	Salt Lake City, UT	2026-06-18
Michael Haslam	Salt Lake City, UT	2026-06-18
Kari Marty	Salt Lake City, UT	2026-06-19
Kaedyn marty	Salt Lake City, UT	2026-06-19
Angie Dangerfield	Taylorsville, UT	2026-06-19
Lindsay McKay	Salt Lake City, UT	2026-06-19
Lindsay McKay	Salt Lake City, UT	2026-06-19
Latisha Hensley	Salt Lake City, UT	2026-06-19
Crysta alsop	Salt Lake City, UT	2026-06-19
Onil Louis	Orlando, FL	2026-06-19
Deanna Reyes	Waco, TX	2026-06-19
Oakleigh Cuda	Layton, UT	2026-06-19
jit jit	Santa Barbara, CA	2026-06-19
Rachel Horne	Lehi, UT	2026-06-19
Elaine layton	Salt Lake City, UT	2026-06-20

Name	Location	Signed On
Ana Narvaez	Salt Lake City, UT	2026-06-20
Babita Landes	Salt Lake City, UT	2026-06-20
Richatd Grow	Salt Lake City, UT	2026-06-20
Diana Grow	Salt Lake City, UT	2026-06-20
Jenna Anderson	Salt Lake City, UT	2026-06-21
Jesus Mota	Salt Lake City, UT	2026-06-21
pedro solorio	Salt Lake City, UT	2026-06-21
Erik Mota	Salt Lake City, UT	2026-06-21
Emma mota	Salt Lake City, UT	2026-06-21
Nancy delgado	Salt Lake City, UT	2026-06-21
Victoria perez	Salt lake city, UT	2026-06-21
Valerie Gomez	Kearns, UT	2026-06-21
Jennifer Delgado	Salt Lake City, UT	2026-06-21
Carlos Gutierrez	Millcreek, UT	2026-06-21
Katie Figueroa	West Valley City, UT	2026-06-21
Pedro Martinez	Provo, UT	2026-06-21
Victor Martinez	Sandy, UT	2026-06-21
Lorena Gonzalez	Utah, UT	2026-06-21
Leonardo Acosta	1541 van buren circle Salt Lake City, UT	2026-06-21
Melissa Nuttall	Salt Lake, UT	2026-06-21
Duane Jess	Murray, UT	2026-06-21

Name	Location	Signed On
marisol Landa	Salt Lake City, UT	2026-06-21
fernando landa	Salt Lake City, UT	2026-06-21
? Shawnalee McDonough ?	Layton, UT	2026-06-21
April gill	slc, UT	2026-06-21
Sandy Osborn	Sandy, UT	2026-06-21
Julie Nuccitelli	South Jordan, UT	2026-06-21
David Gally	Dallas, TX	2026-06-21
Meghan Zach	Salt Lake City, UT	2026-06-22
Jaimie Sparks	Saratoga Springs, UT	2026-06-22
Wendy Garcia	Roy, UT	2026-06-22
Carey Valentine	West Valley City, UT	2026-06-22
Brianna Rossetti	Salt Lake City, UT	2026-06-23
Patricia Lake	Salt Lake City, UT	2026-06-24
Brenda DeJong	Salt Lake City, UT	2026-06-24
Chris Lopez	Salt Lake City, UT	2026-06-25
Brooklyn Hixson	West Valley City, UT	2026-06-26
Pablo Abarca	Salt Lake City, UT	2026-06-26
Dallas Bailey	Salt Lake City, UT	2026-06-26
Leslie Hernandez	Salt Lake City, UT	2026-06-27
Monica Whitaker	Layton, UT	2026-06-27
Anne Pierce	Kaysville, UT, UT	2026-06-28

Name	Location	Signed On
Jose Hernandez	Salt Lake City, UT	2026-06-28
Mary Hernandez	Tooele, UT	2026-06-28
Rosalba Hernandez	Salt Lake City, UT	2026-06-28
Felisha Hernandez	Salt Lake City, UT	2026-06-28
Laura Hernandez	Midvale, UT	2026-06-28
Silvia Luna	Saratoga Springs, UT	2026-06-28
Margarita Ruiz	Salt Lake City, UT	2026-06-29
Ana R.	Salt Lake City, UT	2026-06-29
Michael Dunn	Salt Lake City, UT	2026-06-29
ximena hernandez salguero	West Valley City, UT	2026-07-02
Jeanne Hayes	South Jordan, UT	2026-07-03
Amy Reed	Salt Lake City, UT	2026-07-03
Ashley German	West Valley City, UT	2026-07-03
Kunga yarper	Salt Lake City, UT	2026-07-03
Melissa Parker	Kearns, UT	2026-07-04
Julie Davis	Salt Lake City, UT	2026-07-04
Kimberly Wheeler Koalenz	Fruit Heights, UT	2026-07-05
Eileen Johannesmeyer	Salt Lake City, UT	2026-07-06
Patrick burt	Farmington, UT	2026-07-06
Robyn Veater	Glendale, UT	2026-07-06
Joe Veater	Salt Lake City, UT	2026-07-06

Name	Location	Signed On
Kim Kenner	Sandy, UT	2026-07-06
Gilian K	Midvale, UT	2026-07-06
Jodie Judd	Salt Lake City, UT	2026-07-07
Apri Walkenhorst	Logan, UT	2026-07-07
Anna Moser	West Jordan, UT	2026-07-07
Dakota Cloward	West Valley City, UT	2026-07-10
Daisy Magdaleno Garcia	Slc, UT	2026-07-11
Daniela Sanchez	West Valley City, UT	2026-07-11
Ann Avery	Salt Lake City, UT	2026-07-12
Virginia Campbell	Salt Lake City, UT	2026-07-13
Diego Sanchez Magdaleno	Salt Lake City, UT	2026-07-13
Kristen McDermid	Salt Lake City, UT	2026-07-16
Britney Evans	Salt Lake City, UT	2026-07-16
Jesse Glines	Glendale, UT	2026-07-16
peyton evans	Salt Lake City, UT	2026-07-16
Janet Rehanek	Warrenton, VA	2026-07-16
Mikenna Blanchard	Salt Lake City, UT	2026-07-16
Noe Marin	Salt Lake City, UT	2026-07-16
Irma Cornejo	Salt Lake City, UT	2026-07-16
Gabriel marin	Salt Lake City, UT	2026-07-16
Denisse Marin	Salt Lake City, UT	2026-07-16

Name	Location	Signed On
Josh Kersey	Salt Lake City, UT	2026-07-17
Lucy TSO	Salt Lake City, UT	2026-07-17
Nick Ketterer	West Valley City, UT	2026-07-17
Pamela Anderson	West Valley City, UT	2026-07-17
Priscilla Alsop	Salt Lake City, UT	2026-07-17
Cindy Gines	American Fork, UT	2026-07-17
Suzanne Edwards	Oakley, UT	2026-07-17
Tonya Perry	West Jordan, UT	2026-07-17
Xiaofan Gu	Salt Lake City, UT	2026-07-17
Maria marin	Salt Lake City, UT	2026-07-17
Sandra Moran	Salt Lake City, UT	2026-07-17
Erica sanchez	Salt Lake City, UT	2026-07-18
Juanita domingez	Salt Lake City, UT	2026-07-18
Chantel Cole	Lansing, MI	2026-07-18
Emma kelly	Salt Lake City, UT	2026-07-18
Leslie vargas	Salt Lake City, UT	2026-07-18
Durango Neugebauer	Salt Lake City, UT	2026-07-18
Eva Black	Salt Lake City, UT	2026-07-18
Sam Wickham	Murray, UT	2026-07-19
Terelle Wickham	Ogden, UT	2026-07-19
Jose Lopez Jr	salt lake city, UT	2026-07-19

Name	Location	Signed On
Isabel Lopez	salt lake city, UT	2026-07-19
Kelly Chiodo	Salt Lake City, UT	2026-07-19
Britni Wickham	Salt Lake City, UT	2026-07-19
Ajah Shamir	Salt Lake City, UT	2026-07-19
America Ramirez	Salt Lake City, UT	2026-07-20
Jake Heiner	Salt Lake City, UT	2026-07-20
Liliana Reyes	Salt Lake City, UT	2026-07-20
Kevin Bigelow	Salt Lake City, UT	2026-07-21
adele Jimenez	Las Vegas, NV	2026-07-21
Jennifer Knott	Salt Lake City, UT	2026-07-21
Julie Knott	Farmington, UT	2026-07-21
Tyler Erickson	Salt Lake City, UT	2026-07-21
Kimberly landeros	South Salt Lake, UT	2026-07-21
Nickolas Burns	Salt Lake City, UT	2026-07-21
Michelle Moore	Salt Lake City, UT	2026-07-21
Liliana Gutierrez	Salt Lake City, UT	2026-07-21
Gabriela Jimenez	Salt Lake City, UT	2026-07-21
Angelica Plasencia	Salt Lake City, UT	2026-07-21
Jose Gutierrez	Salt Lake City, UT	2026-07-21
Maria Chacon	Salt Lake City, UT	2026-07-22
Isileli hopoate	Salt Lake City, UT	2026-07-22

Name	Location	Signed On
Silia Satini	Salt Lake City, UT	2026-07-22
Sosaia Fuapau	Salt Lake City, UT	2026-07-22
Arturo Marin	Salt Lake City, UT	2026-07-22
Isileli Fehoko	Salt Lake City, UT	2026-07-22
Edith Wolfram	Riverton, UT	2026-07-22
Seisela Lutui	Salt Lake City, UT	2026-07-22
Kymberlee Lutui	Riverton, UT	2026-07-22
Elijah Lutui	Riverton, UT	2026-07-22
Ofa Vake	Salt Lake City, UT	2026-07-22
Heilala Fuapau Leka	Salt Lake City, UT	2026-07-22
Pauline Afu	Salt Lake City, UT	2026-07-22
Ahtyana Afu	Salt Lake City, UT	2026-07-22
Maiyah Afu	Salt Lake City, UT	2026-07-22
Olivia Uesi	Salt Lake City, UT	2026-07-22
Tevita Afu	Salt Lake City, UT	2026-07-22
Siosua Uesi	Salt Lake City, UT	2026-07-22
EmJay Gibson	Bountiful, UT	2026-07-22
Rachel Gibson	Bountiful, UT	2026-07-22
Charles Wagner	Salt Lake City, UT	2026-07-22
Sasha white	Farmington, UT	2026-07-22
Hale moimoi	Salt Lake City, UT	2026-07-22

Name	Location	Signed On
Akesa Fuapau	Salt Lake City, UT	2026-07-22
Syl Knowles	Clearfield, UT	2026-07-22
Orion Saunders	Clearfield, UT	2026-07-22
Kaylee Cappello	Salt Lake City, UT	2026-07-22
Rachel Cappello	Salt Lake City, UT	2026-07-22
Susana vake	South Salt Lake, UT	2026-07-22
Anelupe Lea'aemanu	Tooele, UT	2026-07-22
cody oliver	Salt Lake City, UT	2026-07-22
Eloise Holley	Bountiful, UT	2026-07-22
Conan Clements	Millcreek, UT	2026-07-22
Alosno Pineda	Salt Lake City, UT	2026-07-22
Morgan Conley	Salt Lake City, UT	2026-07-22
Rebecca Jackson	Holladay, UT	2026-07-22
Jonquille bond	Salt Lake City, UT	2026-07-22
Vika Guttenbeil	Salt Lake City, UT	2026-07-22
Jo quist	Ogden, UT	2026-07-22
Mele Puletau	Salt Lake City, UT	2026-07-22
ava lude	Salt Lake City, UT	2026-07-22
Kat Wood	Salt Lake City, UT	2026-07-22
Ernesto colocado	South Jordan, UT	2026-07-22
Ray?? will	West Valley City, UT	2026-07-22

Name	Location	Signed On
lili argyle	Elk Ridge, UT	2026-07-22
Sebastian huertas	Park City, UT	2026-07-22
Mary Vai	Salt Lake City, UT	2026-07-22
Anna Vai	Salt Lake City, UT	2026-07-22
Audrey bridan	Salt Lake City, UT	2026-07-22
Marin Allen	Salt Lake City, UT	2026-07-22
Thomas vai	Salt Lake City, UT	2026-07-22
Elisiva Uluave	Salt Lake City, UT	2026-07-22
Mary Vai	Salt Lake City, UT	2026-07-22
Isileli Seni Tuiaki	Cedar City, UT	2026-07-22
Quinn Mellem	South Salt Lake, UT	2026-07-22
Amelia Wilson	Kaysville, UT	2026-07-22
Mathias Moreno-Bric	South Salt Lake, UT	2026-07-22
Alice Collins	Farmington, UT	2026-07-22
Zach Foote	Saratoga Springs, UT	2026-07-22
Siokapesi Hafoka	Salt Lake City, UT	2026-07-22
Siupeli Latu	Tooele, UT	2026-07-22
Noli Brennan	West Jordan, UT	2026-07-23
Sarah vai	South Jordan, UT	2026-07-23
Ono Tafisi	Phoenix, AZ	2026-07-23
Kerry Jo Finney	Salt Lake City, UT	2026-07-23

Name	Location	Signed On
Christine nerod	Salt lake city, UT	2026-07-23
Navelly Vazquez	salt lake city, UT	2026-07-23
xavier blake	Salt Lake City, UT	2026-07-23
Kaedence Springer	Sandy, UT	2026-07-23
Rylee Henderson	Millcreek, UT	2026-07-23
Veronica Camarena	Salt lake city, UT	2026-07-23
Diana Bustamante	Salt Lake City, UT	2026-07-23
Leah JARAMILLO	Plymouth, UT	2026-07-23
Ilse Hidalgo	Syracuse, UT	2026-07-23
BENJAMIN A CASTANEDA	Syracuse, UT	2026-07-23
Viliarni tuungaa	Salt Lake City, UT	2026-07-24
Cristina Salto	Salt Lake City, UT	2026-07-24
Cecilia Salto	Salt Lake City, UT	2026-07-24
Noe Cortes	Salt Lake City, UT	2026-07-24
Julio Gonzalez	Salt Lake City, UT	2026-07-24
Yerania Contreras	Salt Lake City, UT	2026-07-24
Jack Hale	Salt Lake City, UT	2026-07-24
jade simons	Spanish Fork, UT	2026-07-24
Osaiasi Tuifua	Salt Lake City, UT	2026-07-24
Neida vargas	West Jordan, UT	2026-07-25
Fane Puletau	Salt Lake City, UT	2026-07-25

Name	Location	Signed On
Rosalyn Vaikeli	Las Vegas, NV	2026-07-25
Katie Mafua	Salt Lake City, UT	2026-07-25
Joshua Dabb	Salt Lake City, UT	2026-07-25
Mindy cardenas	Salt Lake City, UT	2026-07-25
Anthony Sapa	West Valley City, UT	2026-07-25
Sione Tonga	West Valley City, UT	2026-07-25
Tivinia Tonga	Salt Lake City, CO	2026-07-25
Siosifa Fetuao	Eagle Mountain, UT	2026-07-25
Aaron Cardenas-Paredes	Salt Lake City, UT	2026-07-25
Connie Waters	Salt Lake City, UT	2026-07-25
Jerry VandelMerwe	Salt Lake City, UT	2026-07-25
Ane Malia	Taylorville, UT	2026-07-25
Jennifer Zuelli	Salt Lake City, UT	2026-07-25
Daniel Vargas	Salt Lake City, UT	2026-07-25
Katelyn quichocho	Salt Lake City, UT	2026-07-25
Bryan Alvarez	Salt Lake City, UT	2026-07-26
Jesus alvarez	Salt Lake city, UT	2026-07-26
Yaimara Sanchez	Salt Lake City, UT	2026-07-26
Lawren malohi	West Valley City, UT	2026-07-26
Helen Makoni	Salt Lake City, UT	2026-07-26
Leiani Unsworth	Salt Lake City, UT	2026-07-27

Name	Location	Signed On
Siaosi Lapuaho	Salt Lake City, UT	2026-07-27
Scott Christensen	Salt Lake City, UT	2026-07-27
Ryan McEuen	Salt Lake City, UT	2026-07-27
Tipasa Lapuaho	West Jordan, UT	2026-07-27
Kevin banick	West Valley City, UT	2026-07-27
Vaise Faumui	West valley, UT	2026-07-27
Magdalena Garza	Salt Lake City, UT	2026-07-27
Dorinda LaRock	Salt Lake City, UT	2026-07-28
Rosanna Torres	Salt Lake City, UT	2026-07-28
Delilah Musick	Salt Lake City, UT	2026-07-28
Steve Hand	Salt Lake City, UT	2026-07-28
Anayeli Salto	Salt Lake City, UT	2026-07-28
Scott Hathaway	Salt Lake City, UT	2026-07-28
Russell oyler	Salt Lake City, UT	2026-07-28
Prince Tuakalau	Salt Lake City, UT	2026-07-29
Nathan Robinson	Salt Lake City, UT	2026-07-29
Jaysini Fifta	Salt Lake City, UT	2026-07-29
Jake Marett	Salt Lake City, UT	2026-07-29
Francisco Garcia	Salt Lake City, UT	2026-07-29
James Zoani	Salt Lake City, UT	2026-07-29
Flori Flores	Salt Lake City, UT	2026-07-29

Name	Location	Signed On
Tony Christiansen	Salt Lake City, UT	2026-07-29
Janette Liborio	Salt lake city, UT	2026-07-29
Taylor Gurule	Salt Lake City, UT	2026-07-29
Bobbijo Liborio	Salt Lake City, UT	2026-07-29
Sara Slaughtner	Salt Lake City, UT	2026-07-29
Terry Allred	Salt Lake City, UT	2026-07-29
Nevaeh alexander	Layton, UT	2026-07-29
Shiloh Slaughtner	Salt Lake City, UT	2026-07-30
Jessica Kimble	Eagle Mountain, UT	2026-07-30
Yom Dornel	Salt Lake City, UT	2026-07-30
Terri Knudsen	West Jordan, UT	2026-07-30
Kilisitina Usle	Taylorsville, UT	2026-07-30
Liliana Martinez	Kearns, UT	2026-07-30
Korby Patterson	Roy, UT	2026-07-30
Rafael Rodriguez	Heber, UT	2026-07-30
Pam J White	Salt Lake City, UT	2026-07-30
Ian Hanson	Salt Lake City, UT	2026-07-30
Sandi Quick	Fruit Heights, UT	2026-07-30
Teresa Tate	West Valley City, UT	2026-07-30
Destiny Robinson	South Salt Lake, UT	2026-07-30
Pam English	Salt Lake City, UT	2026-07-30

Name	Location	Signed On
Brandin Hansen	Salt Lake City, UT	2026-07-30
Katie Kleinman	Salt Lake City, UT	2026-07-31
Lauren Colby	Boise, ID	2026-07-31
Silvanna Lezcano	West Valley City, UT	2026-07-31
Jessica Easton	Salt Lake, UT	2026-07-31
Chaim barkany	West Jordan, UT	2026-07-31
Blair Howell	Salt Lake City, UT	2026-07-31
Kristof kozaczek	Salt Lake City, UT	2026-07-31
jayde salas	Ogden, UT	2026-07-31
Himinai Tausinga	West Jordan, UT	2026-07-31
Chance Hanzon	Salt Lake City, UT	2026-07-31
Brandy Gregersen-Nielson	West Valley City, UT	2026-07-31
Brittany Holtz	Salt Lake City, UT	2026-07-31
leonardo hernandez	Salt Lake City, UT	2026-07-31
Elena Hernandez	Salt Lake City, UT	2026-07-31
Maricela puerta	Salt Lake City, UT	2026-07-31
David caraher	Idaho Falls, ID	2026-08-01
Averi Jackson	Boise, ID	2026-08-01
Zelda R	Salt Lake City, UT	2026-08-01
Scott Criner	United States	2026-08-01
Grace Wason	Salt Lake City, UT	2026-08-01

Name	Location	Signed On
Holley Carranza	Salt Lake City, UT	2026-08-01
Kaitlyn Jones	Layton, UT	2026-08-01
Pamela Winters	Jackson, WY	2026-08-01
Anthony christensen	Magna, UT	2026-08-01
Dennis Canham	Salt Lake City, UT	2026-08-01
Kessa Servoss	Farmington, UT	2026-08-01
Anyelina Contreras	Miami, FL	2026-08-01
Tyler Carter	Salt Lake City, UT	2026-08-02
Maryllyn Bennett	Salt Lake City, UT	2026-08-02
Brian Hergenreder	Salt Lake City, UT	2026-08-02
Tara Claffey	Salt Lake City, UT	2026-08-02
Soileti Hoko	Salt Lake City, UT	2026-08-02
Ashley Hernandez	Heber, UT	2026-08-02
Carly Dyer	Ogden, UT	2026-08-02
Trudy Whitehead	Salt Lake City, UT	2026-08-03
Judy Jimenez	Goleta, CA	2026-08-03
Jose garcia	Holladay, UT	2026-08-04
Caralee Hand	Salt Lake City, UT	2026-08-04
Celene Anderson	Salt Lake City, UT	2026-08-04
Mary Jo Cates	Salt Lake City, UT	2026-08-04
Jeri Helland	Ogden, UT	2026-08-04

Name	Location	Signed On
Letisia Gonzales	West Valley City, UT	2026-08-04
Sheena Tuakoi	Salt Lake City, UT	2026-08-04
Mele Tuakoi	Salt Lake City, UT	2026-08-04
Salote Tuakoi	Bountiful, UT	2026-08-04
Aaliyah Tuakoi	Salt Lake City, UT	2026-08-04
ti motuliki	Salt Lake City, UT	2026-08-04
Mekeili Levao	Herriman, UT	2026-08-04
Polu Tuakoi	Salt Lake City, UT	2026-08-04
Iole Noa Fifita	Salt Lake City, UT	2026-08-04
Toa Motuliki	Salt Lake City, UT	2026-08-04
Melesisi Pauu	Salt Lake City, UT	2026-08-04
Kurtis Mckissick	Salt Lake City, UT	2026-08-04
Liliana Fifita	Salt Lake City, UT	2026-08-04
Conley Susuga	West Valley City, UT	2026-08-04
Manase Tuakoi	Bountiful, UT	2026-08-05
Sila Tu'akoi	Bountiful, UT	2026-08-05
Tyler Pierce	Stansbury Park, UT	2026-08-05
Nerky Nguyen	Salt Lake City, UT	2026-08-05
Email Malohi	Salt Lake City, UT	2026-08-05
Langakali malohi	Salt Lake City, UT	2026-08-05
Tina Tuakoi	Salt Lake City, UT	2026-08-05

Name	Location	Signed On
Peata Tamoua	Salt Lake City, UT	2026-08-05
Sie Tuiaki	Draper, UT	2026-08-05
Susan Perry	Saratoga Springs, UT	2026-08-05
Analeah Fisiipeau	Bluffdale, UT	2026-08-05
Lilliana Brown	Salt Lake City, UT	2026-08-05
Alex Jensen	Sandy, UT	2026-08-05
Malia Falemaka	Salt Lake City, UT	2026-08-05
Tangivale Tuiaki	Draper, UT	2026-08-05
Vika tuiaki	West Valley City, UT	2026-08-05
Taina Sekona	Salt Lake City, UT	2026-08-05
Lisa Brown	Salt Lake City, UT	2026-08-05
Tapulululu Latu	West Valley City, UT	2026-08-05
Stephanie Silva	Salt Lake City, UT	2026-08-05
Emily Walker	Salt Lake City, UT	2026-08-05
Cameron Barnett	Salt Lake City, UT	2026-08-05
Wendy Valenzuela	Salt Lake City, UT	2026-08-05
Grace B	Salt Lake City, UT	2026-08-06
Luke rowell	Salt Lake City, UT	2026-08-06
Oleg Tamaradze	West Jordan, UT	2026-08-06
Gregg Anderton	Salt Lake City, UT	2026-08-06
Fen Lendo	Layton, UT	2026-08-06

Name	Location	Signed On
Krissi Miller	Salt Lake City, UT	2026-08-06
Alex York	Tooele, UT	2026-08-06
Kelly wallace	Midvale, UT	2026-08-06
Anthony Martinez	Carson, CA	2026-08-06
Billie Prather	Tooele, UT	2026-08-06
tupou manatau	West Valley City, UT	2026-08-06
Jason Robb	Salt Lake City, UT	2026-08-07
ariany aragao	American Fork, UT	2026-08-07
Xesix Zwihs	United States	2026-08-07
Isaiah Clements	Tooele, UT	2026-08-07
Madison Peterson	Grantsville, UT	2026-08-07
Jennifer Maxwell	Byron Center, MI	2026-08-07
Ryan Rich	Salt Lake City, UT	2026-08-07
Heilala Vai	Salt Lake City, UT	2026-08-07
Russell Stevens	Tooele, UT	2026-08-07
Jasmine Marx	Midvale, UT	2026-08-07
'Inoke Hafoka	Salt Lake City, UT	2026-08-07
Faid Hassan	South Salt Lake City, UT	2026-08-07
Wendy Hatch	Salt lake City Utah, UT	2026-08-07
Tetiana Yukhnovych	Rochester, NY	2026-08-07
Chatawn Munsen	Salt Lake City, UT	2026-08-08

Name	Location	Signed On
Di Bristol	Salt Lake City, UT	2026-08-08
Athena Romero	Salt Lake City, UT	2026-08-08
Adriel Romero	Salt Lake City, UT	2026-08-08
Azrael Romero	Salt Lake City, UT	2026-08-08
LegacyCivicSupport ...	United States	2026-08-08
Rachel Webb	Roy, UT	2026-08-08
Melanie Johnke	San Francisco, CA	2026-08-08
Levi Hampton	Magna, UT	2026-08-08
Yakelin echeverria	Salt Lake City, UT	2026-08-08
Traci Mascarenas	Salt Lake City, UT	2026-08-08
Olivia Fisher	West Haven, UT	2026-08-08
Jorge Vera-Lopez	Salt Lake City, UT	2026-08-08
Nichole Villalobos	West Jordan, UT	2026-08-08
Michael McLeavy	Meridian, ID	2026-08-09
Jeremy Ellenberger	United States	2026-08-09
Larissa LaPierre	Killdeer, ND	2026-08-09
Maata Lutui	Tooele, UT	2026-08-09
Elena Tauasosi	Fremont, CA	2026-08-09
Judith Baquero	Vernal, UT	2026-08-09
Olha Hlovatska	Salt Lake City, UT	2026-08-09
Sam Garrard	Salt Lake City, UT	2026-08-09

Name	Location	Signed On
Andrea Reza	Salt Lake City, UT	2026-08-09
Teresa Molina	Salt Lake City, UT	2026-08-10
Dominic morrison	South Jordan, UT	2026-08-10
Alecia Cenaruzabeitia	South Salt Lake, UT	2026-08-10
Steven Kvamme	United States	2026-08-10
Olivia Hunkin	West Valley City, UT	2026-08-10
Gwendolyn Julian	Millcreek, UT	2026-08-10
Lori Gallear	Henderson, NV	2026-08-11
Aidan gale	Salt Lake City, UT	2026-08-11
Kendyl Boozier-Taylor	Draper, UT	2026-08-11
Kent Croftd	Utah	2026-08-11
Laureen Fulton	Duck Creek Village, UT	2026-08-11
Katherine Christensen	Seattle, WA	2026-08-11
Winn Clements	Salt Lake City, UT	2026-08-11
Anthony Torres	Salt Lake City, UT	2026-08-12
Francisco Lopez	Salt Lake City, UT	2026-08-12
Jordie Boyd	melba, ID	2026-08-12
Stefan Niederauer	Salt Lake City, UT	2026-08-13
Sergio Marticorena	Salt Lake City, UT	2026-08-13
Deserae Aguirre	Salt Lake City, UT	2026-08-13
Peter Wetzel	Salt Lake City, UT	2026-08-13

Name	Location	Signed On
Maria Bagmer	Salt Lake City, UT	2026-08-13
Scott Goudie	Salt Lake City, UT	2026-08-13
Mina Garcia	Salt Lake City, UT	2026-08-13
Renee Goudie	Salt Lake City, UT	2026-08-13
Andrea Bair	Taylorville, UT	2026-08-13
Bryant Sandoval	Salt Lake City, UT	2026-08-13
Gabriela Sessions	Salt Lake City, UT	2026-08-13
Shai Tuha	Salt Lake City, UT	2026-08-14
crista mota	Salt Lake City, UT	2026-08-14
Mercedes Winn	Salt Lake City, UT	2026-08-14
Kylee Sainabury	Salt Lake City, UT	2026-08-14
James Frampton	Magna, UT	2026-08-15
Christopher Arellano	Tooele, UT	2026-08-15
Jerzey Johnson	Salt Lake City, UT	2026-08-15
Tajhaunna Johnson	West Valley City, UT	2026-08-15
Lea Hawke	West Valley City, UT	2026-08-15
Stanley Wilson	Tooele, UT	2026-08-15
Michael Dale	Salt Lake City, UT	2026-08-15
Renee Dale	Salt Lake City, UT	2026-08-15
Cortney Kefu	Salt Lake City, UT	2026-08-16
Adelaide Andra	Salt Lake City, UT	2026-08-16

Name	Location	Signed On
Liana Kinder	Sandy, UT	2026-08-16
Morgan Sanders	Ivins, UT	2026-08-16
Justine Sanders	Ivins, UT	2026-08-16
Tiffany Heflin	Salt Lake City, UT	2026-08-16
Dim Hung	Salt Lake City, UT	2026-08-17
Abraham Gamboa	Salt Lake City, UT	2026-08-17
Lucy nem	Salt Lake City, UT	2026-08-17
Thalia ardenas	South Jordan, UT	2026-08-17
Gary Smith	Salt Lake City, UT	2026-08-17
Joseph Gross	Ballwin, MO	2026-08-17
Alisha Chavez	Clearfield, UT	2026-08-17
Tsuzumi Ishimaru	West Valley City, UT	2026-08-18
Robert Smith	Herriman, UT	2026-08-18
Taylor Cram	Orem, UT	2026-08-18
Yandel Hernandez	Salt Lake City, UT	2026-08-18
Alexander hernandez Puerta	Salt Lake City, UT	2026-08-18
Shelby Reynoso	Salt Lake City, UT	2026-08-18
Larz Petersen	Kearns, UT	2026-08-18
RoseAnn Whitaker	South Jordan, UT	2026-08-18
Camily Gonzalez	Sandy, UT	2026-08-18
Nanette Shepherd	Salt Lake City, UT	2026-08-19

Name	Location	Signed On
Samantha Bradshaw	layton, UT	2026-08-19
Sarah Wiltbank	Orem, UT	2026-08-19
Ashley Lane	Salt Lake City, UT	2026-08-19
Hani Bhatt	Plantation, FL	2026-08-19
kara Williams	Salt Lake City, UT	2026-08-20
Jenifer Arnold	Magna, UT	2026-08-20
Elisha Badger	Salt Lake City, UT	2026-08-20
Kalvin Pearson	Salt Lake City, UT	2026-08-20
Ralphie Beam	Cumberland, MD	2026-08-20
Mari Bickmore	Salt Lake City, UT	2026-08-21
Marshall McDonald	Salt Lake City, UT	2026-08-21
Ronnie Smith	Midvale, UT	2026-08-21
Yazmin ruiz	West Jordan, UT	2026-08-21
Reba Reiser	Salt Lake City, UT	2026-08-21
Flor Lee	Salt Lake City, UT	2026-08-21
Erica Vigil	Salt Lake City, UT	2026-08-22
Ariana Rodriguez	South Salt Lake, UT	2026-08-22
Alicia Carlson	Sandy, UT	2026-08-22
Roza Orea	Salt Lake City, UT	2026-08-22
Rachel Vigil	Salt Lake City, UT	2026-08-22
Richard Bunker	Murray, UT	2026-08-22

Name	Location	Signed On
Jeffrina Maestas	West Valley City, UT	2026-08-22
Patricia garcia	Salt Lake City, UT	2026-08-22
Tyler Mestek	Salt Lake City, UT	2026-08-22
Michelle Walkingshaw	Midvale, UT	2026-08-22
Crystal Baum	Tooele, UT	2026-08-22
Talavion contreras	Millcreek, UT	2026-08-22
Miranda Barlow	Hildale, UT	2026-08-22
Andrew Mestek	Salt Lake City, UT	2026-08-22
karen thompson	Layton, UT	2026-08-22
Evelyn Lerner	Park City, UT	2026-08-23
Millie Apadaca	Salt Lake City, UT	2026-08-23
Barbara Edwards	Salt Lake City, UT	2026-08-23
Autumn Duff	St George, UT	2026-08-23
Josh Rogers	Salt Lake City, UT	2026-08-23
Scott Layon	West Jordan, UT	2026-08-23
Jonathan Campbell	Salt Lake City, UT	2026-08-23
Forest Solt	Salt Lake City, UT	2026-08-23
Cloee Wallace	Herriman, UT	2026-08-24
Marquita Valdez cruze	United States	2026-08-24
Ellie Marsh	Holladay, United States	2026-08-24
Janet Hemming	Salt Lake City, UT	2026-08-24

Name	Location	Signed On
Rebecca Davis	Salt Lake City, UT	2026-08-24
Lynn Pershing	Salt Lake City, UT	2026-08-24
Alyssa Torres	Salt Lake City, UT	2026-08-24
Brandon hebert	Cleveland, OH	2026-08-24
Sasija Ray	Orem, UT	2026-08-25
Lindi Burmingham	Salt Lake City, UT	2026-08-25
Alana Parry	Provo, UT	2026-08-25
Christopher Johnson	Grantsville, UT	2026-08-26
Maricruz Aragon	Salt Lake City, UT	2026-08-26
Jeff Ivie	Sunnyside, UT	2026-08-26
Meagan R	Middleton, ID	2026-08-26
Arlene Duncan	West Valley City, UT	2026-08-26
Kimberlee Walters	SARATOGA SPRINGS, UT	2026-08-26
Manessa Adams	Salt Lake City, UT	2026-08-26
Mibi Harp	Laie, HI	2026-08-26
David Leta	Salt Lake City, UT	2026-08-26
KAREN COLLETT	BOUNTIFUL, UT	2026-08-26
Janet Larson	Eureka, UT	2026-08-26
Jade Kimmont	American Fork, UT	2026-08-27
Burke Johansen	Provo, UT	2026-08-27
Maribel Palacios	Santaquin, UT	2026-08-27

Name	Location	Signed On
Olivia Bates	Centerville, UT	2026-08-27
Emerald Phoenix	Salt Lake City, UT	2026-08-28
Tracie Jackson	Robersonville, NC	2026-08-28
Sarah Nunez	Provo, United States	2026-08-28
Annalysa Bertoch	Salt Lake City, UT	2026-08-28
Neon Nethers	West Jordan, UT	2026-08-28
Anastasia Proshutinskaia	Salt Lake City, UT	2026-08-28
Jordan Miller	Salt Lake City, UT	2026-08-28
Aberdeen Robbins-Martinez	West Jordan, UT	2026-08-28
Stetson Holm	Salt Lake City, UT	2026-08-28
Ashley Ludwig	West Jordan, UT	2026-08-28
Lao Briones	Salt Lake City, UT	2026-08-29
Daniel Adams	West Valley City, UT	2026-08-29
Daniel Butler	Salt Lake City, UT	2026-08-29
Jayden Seech	Salt Lake City, UT	2026-08-29
Charlotte Erickson	Salt Lake City, UT	2026-08-29
Finn Errazo	Eagle Mountain, UT	2026-08-29
Marina Mendoza	Salt Lake City, UT	2026-08-29
Riley Harris	South Jordan, UT	2026-08-29
Russell De Jong	Salt Lake City, UT	2026-08-30
K? Barlow	Orem, UT	2026-08-30

change.org

Prevent zoning amendment on W Van Buren and W Harris Ave

Name	Location	Commented Date	Comment
Russell Ware	Salt Lake City, UT	2026-05-30	Adding this many homes in a small area like this is going to cause a number of problems for this community. Primarily there will not be enough parking and with the number of single family homes that have already been bought and turned into rental units where people can just rent a room the water pressure has already been negatively affected. This is not a well thought out plan and should not be approved. Another major factor is that the person trying to get this approved is a city employee and that should definitely be considered.
Cynthia Sprau	Layton, UT	2026-05-30	Please sign this petition to keep them from tearing down one house and building 24 in its place.

Name	Location	Commented Date	Comment
Carrie Marsh	Glendale, UT	2026-06-01	I am not against the rezone, and am supportive of new housing. I thought I would provide some information since there tends to be some misinformation provided by the petition starter, despite offering to talk to Mr. Whitaker directly about the project and who I am. First, I do not work for Salt Lake City. I do have a master's degree in urban planning and an undergraduate degree in sustainability. I am a private resident who has extensive professional knowledge of zoning ordinances, like many people who work in this field, and the subdivision process. I've never subdivided property I own and would not call myself a developer by any means. I am very aware of what constitutes a conflict of interest and my obligation to report it. There is none in this case, which the City Attorney can verify. I don't know any decision makers and am not involved in this process at all except as the property owner. I am happy to answer questions anyone may have about the project. Everything being done will follow all city codes. Water lines are required to be upgraded for any new development to ensure water delivery to new homes, at the cost of the developer. There will be a fire turnaround installed. All required parking will be provided on site. I am passionate about affordable housing, missing middle housing, and enabling home ownership. I want people to be able to buy their first home. I purchased the property over a year ago specifically to subdivide it and build affordable housing. The city already allows up to 4 units on any lot including attached homes, so long as half of them are affordable. This can be done without a rezone. The project is about 1.5 acres and

Name	Location	Commented Date	Comment
Kristine Widner	Salt Lake City, UT	2026-06-02	This is a great single family home neighborhood with property pride. We do not want apartment houses right in the middle of it!!!
Kathy Nelson	Salt Lake City, UT	2026-06-03	There is not enough sewer system to support this and we do not want it in our neighborhood, it will bring down the value of our homes and this is a single family neighborhood.
Linda Hooper	United States	2026-06-09	It'll be ugly and the parking will be a nightmare.
Josh Kersey	Salt Lake City, UT	2026-07-17	Really, we do not need more overpriced apartments and town houses in Glendale. Too much has been built in the last 2-10 years. It will be low income, but that is not the point. No more in my community. Our mayor has ruined our city.
Nick Ketterer	Salt Lake City, United States	2026-07-17	The fact that purchaser of these properties chose to demolish the homes before having a community meeting shows they clearly weren't interested or willing to consider the community feedback. They came to the meeting and passively aggressively denied conversations that had any tone of upset and told one community member to "be civil" over a question that was not inappropriate in any way. The concerns about infrastructure, parking, strain on school district aside. Their poor presentation/lecture rather than open forum meeting... has led to this reaction from the community. I strongly disagree with a rezone.

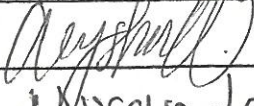
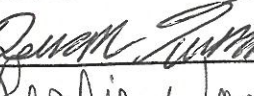
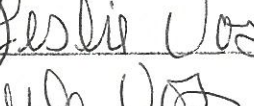
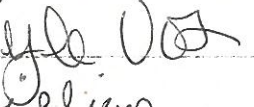
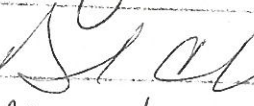
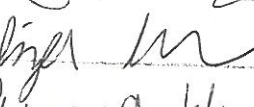
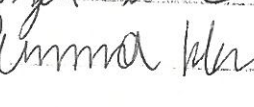
Name	Location	Commented Date	Comment
Anna Vai	Salt Lake City, UT	2026-07-22	I am writing to express my strong opposition to the proposed zoning amendment on W Van Buren and W... as it will negatively impact our neighborhood's quality of life.
Thomas vai	Salt Lake City, UT	2026-07-22	There is plenty of land surrounding Glendale why not build there? These new developers or people from the city wanting to change how things are should go into there own neighborhoods first before coming to Glendale with that bs.
Helen Makoni	Salt Lake City, UT	2026-07-26	Living is hard enough with the constant apartment complexes surrounding our neighborhood red lining us. We're good without it.
Chance Hanzon	Salt Lake City, UT	2026-07-31	This neighborhood has always been full of great people that all seem to know one another, who care about there land and take care of each other, the last thing this town needs is a bunch of townhomes clogging up the pipes.
Caralee Hand	Salt Lake City, UT	2026-08-04	There are apartment buildings going up all over the city. We do not need them here. Not to mention the increase of traffic and the parking nightmares. This is a very bad idea.
Sarah Vai	South Jordan, UT	2026-08-07	this is our home, our community, stop trying to tear down our homes we built w/ hard work and sweat!

Name	Location	Commented Date	Comment
Athena Romero	Salt Lake City, UT	2026-08-08	There's already so many we really do not need anymore. They are so incredibly expensive and at that they don't get to own it why wouldn't you want to instead save up and OWN a house that you and your family can happy live in...
Ian Hanson	Salt Lake City, UT	2026-08-24	Im not exactly opposed to adding new housing to the area. With that being said. The grand scale of these developments , have to make you wonder how the local infrastructure is going to handle such an increase in population. We should be investing these resources into upgrading the current infrastructure as it is already at a deficit. Let the locals speak. Perhaps there is a better solution to come from these new housing developments. And what can be invested into these communities.

SIGN THE PETITION

Subject of Petition: **Prevent Rezoning on Van Buren Ave and Harris Ave.**

We, the undersigned, are writing to express our collective opposition to rezoning from R-1/7,000 Single Family Residential District to the RMF-30 Low Density Multi-Family Residential District. Our signatures below represent our commitment to this cause and our shared belief in the importance of addressing this issue for the benefit of the community.

Name	Signature	Address	Date
Summer Brown-Turner		1305 W 1400s ^{SLC UT} 84104	6-20-2026
Aeysha Whitmore		1329 California Ave ^{SLC UT} 84104	6-20-2026
Miranda De La Cruz	Miranda	1474 Schegennest SLC	6-20-26
Devan Turner		1305 W 1400s ^{SLC} 84104	6-20-26
Leslie Vos		1282 W California Ave	6-21-26
Kyle Vos		1282 W California Ave	6-21-26
William Pham	William	1529 South Riverside drive	6-22-26
Chantel Archuleta		1057 W. California Ave	6/22/24
Alyssa Antolin		1218 S Stewart St	6-22-26
Raymond Gonzales		1282 W California Ave	6-22-26
Shanae Clark		613 S Senate cir	6-23-26
DAVID CALDERON		1113 S SENATE CIR	6-23-26
Eliza Harden		11600 S Navajo St	6-24-26
Emma Harden		11600 S Navajo St	6-24-26

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Name	Signature	Address	Date
Fernando Tepox		1394 S Utah St	06/19/26
Richard Romero		1374 DOKOS Ln	06/14/26
JESUS Villa		1374 DOKOS Ln	06/14/26
DIOSETH Romero-paredes		1374 SDOKOS LN	06/19/26
Victor Delgado		1628 W Marshall Ave.	06/19/26
Cassandra Veloz		1628 W Marshall Ave.	06/19/26
Ruby Campy		1620 W Marshall Ave	6-19-26
Sheherazada Robles		1377 South Utah St.	06/19/26
Jesus Martinez-Rodriguez		1114 S 1200 W SLC UT	8/14/26
Fredy #don		1583 DOKO View	6/19/26
Diana Lizardra		1568 DOKO View	6/19/26
Armando LOPEZ		1568 DOKO View	6/19/26
Lorana Torres		1568 DOKO View	6/19/26
JOSE A REYNAGA		1572 W DOKOS View Ct	8/10/26
Ana Reynaga		1572 W DOKOS View Ct	8/10/26
DAVID GARCIA		1439 W CALIFORNIA AVE	8/14/26
Penny Belgard		1439 W CALIFORNIA AVE	8/14/26

6-23
2026 84104

SIGN THE PETITION

Subject of Petition: **Prevent Rezoning on Van Buren Ave and Harris Ave.**

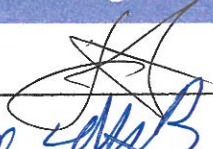
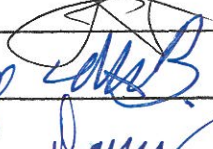
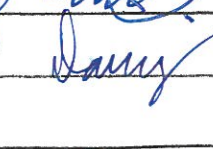
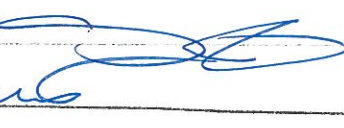
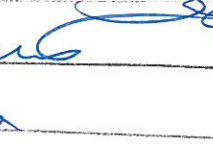
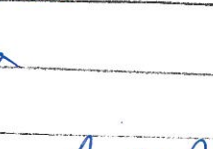
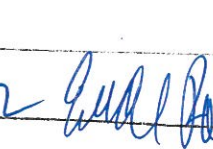
We, the undersigned, are writing to express our collective opposition to rezoning from R-1/7,000 Single Family Residential District to the RMF-30 Low Density Multi-Family Residential District. Our signatures below represent our commitment to this cause and our shared belief in the importance of addressing this issue for the benefit of the community.

Name	Signature	Address	Date
BIG R	14415 S	Cheyenne St	6/16/26
Ashley Wilson	Ashley	1328 W Pacific	6/16/26
Juan R Aguirre	J Aguirre	1328 W Pacific	6/16/26
Sandi Brachan	1357	Cheyenne St	6/16/26
Stoko	1400	Cheyenne St	6/16/26
Stoko	"	"	"
Cristian Nava	1103	Cheyenne St	6/16/26
Paul Nava	1103	Cheyenne St	6/16/26
Leticia Nava	1103	Cheyenne St	6/16/26
Elizabeth Nava	1403	Cheyenne St	6/16/26
Karima Lingura	812	Jefferson St	6/17/26
Rita Hayward	1567	High Ave	6/17/26
Jose Juan	1580 W	High Ave	6/17/26
Thomas B.	1416 S.	Utah St	06/22/26
Jose Lopez	1394 S.	Utah St	06/19/26
Lizbeth Lopez	1394 S.	Utah St	06/19/26
Araceli Mendez	1394 S.	Utah St	06/17/26

SIGN THE PETITION

Subject of Petition: **Prevent Rezoning on Van Buren Ave and Harris Ave.**

We, the undersigned, are writing to express our collective opposition to rezoning from R-1/7,000 Single Family Residential District to the RMF-30 Low Density Multi-Family Residential District. Our signatures below represent our commitment to this cause and our shared belief in the importance of addressing this issue for the benefit of the community.

Name	Signature	Address	Date
Jose Zarate		1142 W California	6/22/26
Mike Belgard		1439 W California	6-23-26
Danny Maken		1441 California Ave	6-23-26
A S C		1350 Stewart St	6-23-26
Gricelda Cortes	Gricelda C.	1350 Stewart St	6-23-26
Amy Jordan		1366 S Stewart St	6/23/26
Danny Colon		1465 Anthony Circle	6/23/26
Alexander Chao		1442 W Anthony Cir	6/23/26
Eric Rodriguez		1452 Anthony Circle	6/23/2026
		1448 W Anthony Cir	6/23/2026

Buckley, Benjamin

From: [REDACTED]
Sent: Tuesday, September 1, 2026 4:57 PM
To: Buckley, Benjamin
Subject: (EXTERNAL) Zoning Map Amendment 1379,1395 W Van Buren & 1384 W Harris
Attachments: PW Consolidated Comments - EHO.pdf

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

Good afternoon, Benjamin.

For reasons similar to my opposition to the Expanding Housing Options proposal (see attached), I oppose the Zoning Map Amendment 1379,1395 W Van Buren & 1384 W Harris.

Best regards,

Peter Wetzel
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Peter Wetzel

From: Peter Wetzel [REDACTED]
Sent: Wednesday, April 15, 2026 9:18 AM
To: 'housingoptions@slc.gov'
Subject: Comments on Proposed Expanding Housing Options

I recently read in Building Salt Lake and other publications about the Salt Lake City **Expanding Housing Options**

Proposal. Reading these articles prompted me to:

1. Visit the SLC Planning Division website on the subject and study the information offered.
2. View the video of the February 17, 2026, City Council Working Session in which the Planning Division made a presentation on the proposed ordinance modification.
3. Attend a Planning Division information session Thursday, March 12 at the Sorenson Unity Center where I was able to ask SLC Planning Manager John Anderson questions. I also attended Planning Division Information sessions March 25 and April 13.

The proposal includes multiple elements, some worthy of consideration. The **Small Lot Development** element, however, I oppose. My initial (and still developing) reasons are as follows:

1. Increased density and loads on infrastructure capacity will have unknown and unstudied consequences to storm, sanitary, water, electrical, natural gas, and telecommunications systems.
2. With the potential for a property to grow from one household to three or four households, property values will drop, as the tranquility attribute of the neighborhood will be diminished. An academic argument is made for the loss of property value, or "Welfare Loss" by Joseph Gyourko and Sean E. McCulloch in their 2024 paper "The Distaste for Housing Density," NBER Working Paper.
3. Once developers determine the "formula" for profiting from the ordinance, tear downs will become the norm and despite the ordinance provision that provides a bonus dwelling for retaining the existing dwelling, construction of the allowed higher-density structures will follow.
4. The new structures will have a natural inclination to become rentals, and since non-owners lack a long view (for the neighborhood), the neighborhood will lose its existing character and property values will decline further as documented by Gyourko and McCulloch in the above referenced report.
5. Despite the one off-street parking place per dwelling requirement, street parking, already a problem, will increase as will infractions against SLC Municipal (street parking) codes.
6. SLC currently has a problem with nuisance properties (discussed during the February 17 City Council meeting). This proposal will expand that problem with infractions against SLC Municipal codes (noise, outdoor storage, improper use, etc).
7. Despite the city literature stating that the **character and unique qualities of each neighborhood will be preserved**, changes that will increase density and building height, reduce front yard setbacks, without regulating (aesthetic) design and material selections (which would be a difficult undertaking), the construction of a single triplex on a block where a 70 to 100 year old existing home once stood will irreversibly compromise the character and unique qualities of a block. Allowed to be implemented city-wide, it will leave the city's fabric incongruous and aesthetically marred.
8. Although the city staff report cites that a similar approach (constructing smaller homes) in Durham, NC and Portland, OR yielded a 40% lower purchase price than that of larger homes (obviously), the staff reports no statistics on the long term effects (existing home values, parking, civil code infractions, crime, or the difficult to measure element of quality of life) of this approach on the established neighborhoods in which it was implemented.
9. There are 703 R-1-7000 properties which represents 30% of the overall affected properties. Because the R-1-7000 square footage maximizes the number of Small Lot Dwellings allowed to be built, i.e. - 1 dwelling per 2,000 sf, the R-1-7000 properties, disproportionately to the other zoning classifications will be identified by developers as optimum for redevelopment (with triplexes). Above edits were made due to a correction of the stats by the Planning Division
10. Why is Salt Lake City pursuing a central planning solution for a perceived problem that will ultimately be corrected by market forces? See the following:
 - a. SLC apartment vacancy rates
 - i. 2021 – 2%
 - ii. Current – 7-8%
 - iii. Context
 1. Low (rate) - < 3%
 2. Optimum (rate) – 5–8%

b. Salt Lake Housing Market Has Cooled Considerably

- SLC has fallen from top 5 (of 127 markets) in 2019 and 2020 to 35 in 2022 and 88 in 2026
Ref: Deseret News, April 10, 2026 (Source: Construction Coverage – a Construction Industry Research entity, 1111 Sixth Ave, San Diego, CA 92101)

11. Referencing an exchange between the City Council and the Planning Division staff during the February 17 City Council working session, the importance of ensuring the citizens are aware of the proposed changes was discussed. In reply, the Planning Division staff offered that social media, email and other notifications had been initiated, but that a city-wide mailer had not been undertaken due to lack of funding.

I suggest the City Council find the funding for such a mailer. In the interest of a balanced message, I also suggest that individuals with views on the proposal different from the Planning Division be allowed to provide input on the mailer content.

After the mailer has been distributed, additional information sessions should be scheduled with equal time allotted for historical perspectives on property rights and markets. These presentations should be followed by (time) limited public comment / Q&A.

The information sessions to date have presented one perspective and discouraged open Q&A in favor of one-on-one Q&A following the presentation. Such an approach stifles essential political discourse.

12. Also referencing an exchange between the City Council and the Planning Division staff during the February 17 City Council working session, Councilman Alejandro Puy asked that the Planning Division staff provide a count of how many individuals attended the information sessions and report back to the City Council. This information should be in the public record.

In closing, I offer the following for the SLC Planning Division and City Council to consider:

When property is purchased by citizens, the decision to do so is based partly on what the citizen expects the neighborhood to be like for years to come. Zoning rules have traditionally provided some predictability about what could be built nearby. Should the **Small Lot Development** ordinance pass, the city fabric will be irreversibly changed – not for the better. Affected property owners with means will have the luxury to sell their property at a loss and relocate where their neighborhood tranquility will be restored. Those without means will be trapped.

Best regards,

Peter Wetzel

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

Buckley, Benjamin

From: Lawrence manchego [REDACTED]
Sent: Wednesday, September 2, 2026 8:37 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) Prevent Zoning Amendment on 1395 W Van Buren Ave and Harris Ave SLC UT 84104

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

People are speaking up now because they feel their voices weren't being heard or valued. They are seeking fairness, accountability, and a sense of stability that they feel has been lost.

Many have worked hard, met their responsibilities, and trusted the system in place but now they are questioning whether those systems truly work for them.

Look at the 6 people who are in the city council that work for us and how many of us that are speaking out which is not working for the people by the people.

We are right next to this and are taking the brunt of all the problems.

Sincerely,

Lawrence and Gina Manchego

[REDACTED]
[REDACTED]

Buckley, Benjamin

From: Cindy Spangler [REDACTED]
Sent: Wednesday, September 2, 2026 11:20 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) Opposition to Petition PLNPCM2026-00369 (Re-zoning at 1379 & 1395 W Van Buren Ave & 1384 W Harris Ave)

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

Date: Sept 2, 2026

To: Ben Buckley, Principal Planner

Email: benjamin.buckley@slc.gov

Re: Opposition to Petition PLNPCM2026-00369 (Re-zoning at 1379 & 1395 W Van Buren Ave & 1384 W Harris Ave)

Dear Mr. Buckley,

I am writing to express my strong opposition to Petition PLNPCM2026-00369, which proposes changing the zoning on Van Buren and Harris Avenue from single-family (R-1/7,000) to multi-family (RMF-30).

We understand that Salt Lake City is growing and that infill development is going to happen. However, pushing an RMF-30 zone into the middle of our quiet, single-family block is completely out of scale. I urge the city to deny this request for the following reasons:

- **No Real Public Comment or Forum:** An online open house where we just type comments into a box doesn't feel like real community engagement. The neighbors directly impacted by this change deserve an actual conversation about what is being planned for our street, not just a digital form.
- **Doubling the Density:** Adding this many units on these combined lots will essentially double the number of residences on this stretch of the street. That isn't gentle infill—it completely changes the feel, scale, and character of our neighborhood overnight.
- **Severe Parking and Traffic Impacts:** The reality is that new residents are going to bring cars. Doubling the density means dozens of extra vehicles trying to park, turn around, and navigate Van Buren and Harris. Our street simply wasn't built to handle that kind of daily congestion, visitor parking, and delivery traffic.
- **Setting a Bad Precedent:** This proposal sets a dangerous example for the rest of the block. There are at least 10 other lots on this street that could easily face the exact same high-density redevelopment if this goes through. Approving spot-zoning here invites developers to buy up lots piecemeal, tearing apart the single-family neighborhood existing homeowners invested in.

This project is simply too big and too fast for this street. Please pass along a recommendation of **DENIAL** to the Planning Commission for Petition PLNPCM2026-00369.

Sincerely,

Cindy Spangler

[REDACTED]

[REDACTED]

September 2, 2026

To whom it may concern with the Salt Lake City Planning Commission and Staff:

My name is Jennifer Madrigal- **I am the current Chair of the Glendale Neighborhood Council. Unfortunately I will not be able to give public comment for the rezone agenda item of the Van Buren rezone, but I will be present if anyone on the Planning Commission has questions for me.**

Here is the summation of my personal verbal comment from the July 9th Planning Commission meeting regarding the Van Buren Rezone, Petition Number PLNPCM2026-00369:

- 1- This is an inappropriate location for higher-density infill.
- 2- The one-off manner of approval of this application and others, in the deep interior of our neighborhood, in direct contradiction to the location recommendations of the Westside Master Plan, and without a study on the impact of the recent continuous one-off infill approvals, is inappropriate.
- 3- I am concerned about the applicants' mindsets toward my neighbors, environment, and the City.
- 4- Neither Glendale nor District 2 have any representation on the Planning Commission.
- 5- Approving this level of density after the large amount of public backlash will only further the literal and figurative divides between the city and Glendale.

I have already provided public comment and comment from the Glendale Neighborhood Council, both in written form, which I hope the Planning Commission will review before the meeting on Wednesday September 9th, but to summarize, **the Glendale Neighborhood Council does not support a rezone to RMF-30 unless this rezone is deed-restricted to 8-10 units.** I had initially supported this view, as I understand that Glendale is a prime place for the addition of gentle, family-friendly infill in Salt Lake City. However, **as additional information has come to light, I am now personally outright opposing this rezone.**

The disrespectful way in which the applicants have treated my Glendale neighbors leaves me with little confidence that they will follow through with a decent and thoughtful development that will benefit our community. The applicant has already demolished a fully functional 3 BR home, garage, and driveway (15-15-277-050-0000). In the original plans the applicant claimed to plan to keep the remaining currently-occupied 4 bedroom home (parcel 15-15-277-047-0000), but in the applicants' revised document sent last week it appears that they are now planning to potentially demolish that 4 BR home as well to account for the 10' perimeter buffer that the planning staff recommended at the last meeting. This would also allow them to infill as many units as possible to make the development profitable if they lose 4 ft 3.5 in (survey says 3 ft 3 in) of space along the N-S boundary with the Western neighbor. This goes against the City's plan for Thriving in Place to preserve existing housing. **If the applicants are destroying 3 and 4 BR**

homes they should be required to replace that footprint with additional 3 and 4 BR homes and associated parking structures.

At the aforementioned boundary line with the Western neighbor, a fence and utilities, including a utility pole have denoted the boundary line for roughly 100 years (since the 1930's). However, **the applicant claims that an additional 4 feet beyond this property line is their property.** I have heard directly from this Western neighbor that **the applicant has threatened to sue said neighbor and take their home and land if they attempt to dispute this property boundary line. They have threatened to put this neighbor in jail** if he goes onto their property, including the portion in dispute. Ironically, the back portion of the applicant's lot originally belonged to this Western neighbor, but was sold to the previous owner of the applicant's property for a small sum of \$5000 in order to expand garden space- a space that both neighbors had amicably shared (see area in red outline in image below). **Without this additional space, and without a lot consolidation to combine the 3 properties, the applicant would not be able to subdivide the space under R1-7000 to the number of 28 units claimed.** Under the applicants' proposed restrictions, they would be able to put up to 35 units on the property after the rezone.



The Western neighbor has investigated this dispute and believes that the right of acquiescence means that this property up to the fence line is theirs, as the right of acquiescence overrides the

survey done by the applicants. Although probably not legal evidence, the county assessor's website also maintains the boundary line claimed by the Western neighbor (see image above). The Western neighbor had a sign up, including a portion overlapping the disputed property, and one the 28th of August at around 1 PM it appears that the applicant removed the sign from this property. From what I understand, this sign was torn up.

Neighbors are already having to deal with infestations of raccoons and skunks thanks to the killing of these beautiful trees and destruction of their habitat. Pets are at risk and being sprayed, but the applicants will not take responsibility for this fallout. In fact, a neighbor has caught another raccoon just this morning (Wednesday Sept 2):



I do not appreciate intimidation, actions, and inflammatory comments toward Westside residents by the applicants. Along with the demolition of a usable family home and over half a dozen mature trees before even getting permission for a rezone, **I have real concerns over the quality of decent civic engagement by the applicants toward the residents** in Glendale going forward, and I cannot support a rezone which should not even be considered at this level within the interior of this neighborhood, as it completely contradicts the Westside Master Plan's guidance to generate infill at external-neighborhood boundary nodes. The applicants have touted the project as promoting housing for aging residents, with no guarantee that any of the units will be ADA accessible. In addition, **there is not a single RMF-30 zone within the neighborhood boundaries** on either side of the two bodies of water that surround this neighborhood. This rezone will result in a drastic change to the community, and is the reason for the huge backlash when other rezones have been much less controversial.

This is not necessarily something that can be fixed by the Planning Commission, but I am disappointed in the city's procedural protocol which allows the applicants to submit a new list of rezone conditions without adequate time for the public to read and comment on. **The applicant's list of counter-offer conditions was presented by the applicant during the meeting on July 8th immediately preceding public comment, but no additional public comments addressing these counter-offer conditions are allowed at this upcoming meeting on September 9th.** This information was not posted on the online Open House, and I had to inquire with staff to find this information at all. The lack of transparency is frustrating.

I am also disappointed that **there is still no District 2 representative on the Planning Commission** and no one to be the dedicated voice of Glendale residents for this rezone. Using GIS boundary areas, District 2 makes up an area of roughly 27.1 square miles, while Salt Lake City is a total of roughly 110.3 square miles. **That makes District 2 approximately 25.0% of Salt Lake City's total land area.** This is also the area with some of the most rapid housing development in recent years, yet we have no representation to advocate for the needs of the residents here. Over 800 people have signed a petition against this rezone, but there is no one on the Planning Commission to represent these people.

Approving this level of requested density, or that of even 15 units, after the large amount of backlash from residents, in a historically disenfranchised neighborhood with historically low levels of local engagement, while knowing that Glendale has a history of distrust with the city, will only further the literal and figurative divides with the city. Residents are already concerned that the required water upgrades will result in some costs passed off to residents, regardless of intentions by the planning staff to put the onus on the applicant to redo the entire water system. A 2-bathroom requirement also does not seem necessary for this project, considering the aging infrastructure and the concern about the drying of the Great Salt Lake.

I have spoken to many of the residents surrounding this area. **They are not opposed to some level of infill.** A deed restriction of 8-10 detached 3+ bedroom units, yard space for each unit, parking that reflects the nature of this working population (in which 80% of residents drive outside the neighborhood to work, and everyone needs a car to access things like healthcare and groceries), **a mixed-income requirement** to provide our neighborhood with residents with disposable income to promote our neighborhood economy, and a requirement to sell for-sale **owner-occupied** housing, is something I believe most all of us can get behind. But as proposed, this rezone is not acceptable to our community.

Again, I will be at the Planning Commission meeting if needed for any comment during the meeting.

Jennifer Madrigal
Chair, Glendale Neighborhood Council
chair@glendaleslc.org

Buckley, Benjamin

From: Brandon Besser [REDACTED]
Sent: Wednesday, September 2, 2026 11:54 AM
To: Buckley, Benjamin
Cc: De Leon, Alicia; alegjandro.puy@slc.gov
Subject: (EXTERNAL) Van Buren Rezone

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

Ben,

I have reviewed the updated Van Buren Rezone materials and I am still strongly opposed to this development being crammed into our neighborhood.

I still feel that allowing this rezone and development will set a dangerous precedence for our neighborhood. There are quite a few additional parcels in this neighborhood with single family homes on large lots. Our fear is that approving this site, along with the other developments already active in this area, will give developers the green light to come into areas where they don't live and fundamentally change the neighborhood. During the previous meeting one of our community members spoke about how the council would feel if it was happening in their neighborhood - something that I don't think some council members understood. a better way to pose this question - What if why you chose to settle and make a home in a place, then had outside developers come in and fundamentally change it? What if the area you bought a home so that you had community - a community of gardeners, bee keepers, canners - changed because one lot at a time, they became medium to high density housing? If this is approved, it just makes it easier and easier for investors to take away our chosen community. To take away what we love about Glendale.

The rezone materials note many ways the developer is trying to sell this as a benefit for improved layout of the site and improved requirements. If the site can already support these improvements, then why do they need the rezone to begin with? If they are doing this out of the goodness of their hearts as the materials imply, then why not hold themselves to this higher standard and implement these changes without the rezone?

The materials note that the water infrastructure will be paid for by the developer. It is my understanding that our main water is located on Van Buren in the north park strip, or immediately adjacent to it. This park strip has many mature trees lining the street. How is the developer planning to address the replacement of these trees and impacts they are making to the landscaping of our neighborhood?

It is unclear from the additional materials how many units they are now proposing. 28 Units is mentioned several times throughout the materials - an increase of 4 more units than what was previously proposed. Is this how many they want to build, or is this a scare tactic saying this is what they will do if they don't get the rezone? They talk a lot about the buffers and form the development would take, but have provided minimal reference materials. A proposed site layout and elevations would go a long way in trying to get community support for an already very unpopular development.

Thanks

-BRANDON BESSER

"He who breaks a thing to find out what it is, has lost the path of wisdom" - Gandalf

Buckley, Benjamin

From: Cindy Spangler <[REDACTED]>
Sent: Wednesday, September 2, 2026 11:41 AM
To: Buckley, Benjamin
Subject: Re: (EXTERNAL) Opposition to Petition PLNPCM2026-00369 (Re-zoning at 1379 & 1395 W Van Buren Ave & 1384 W Harris Ave)

I really hope you'll take a close look at the applicant's narrative materials before finalizing your report to the commission. The deeper you read, the more the math and arguments just fall apart. They claim in one breath that 80% of the homes nearby are large 3-5 bedrooms and that our area has zero 1-bedroom starter options—and then in their binding conditions, they turn right around and ban 1-bedrooms entirely from their own project! They also claim this isn't a density increase and talk about a "20% reduction" in units, but then ask for 28 homes—which is the absolute maximum cap under the code. On top of that, their affordability percentages literally contradict themselves page to page (50% at 80% AMI in the conditions vs 100% AMI in the body text), and they claim they are doubling parking to 56 spots while promising 10% open green space, landscape buffers, and 40% lot coverage on a tight parcel where that footprint physically doesn't fit.

What's even more upsetting is that they haven't even provided actual site plans or a real layout for us to look at. We're being asked to accept a major rezone blindly without actually knowing what is being proposed on our street until after the density is locked in.

I know planners have to parse through a lot of fluff in these applications, but this narrative relies on contradictions to sound good on paper. Please don't let these gaping holes slip through as "community benefits" when evaluating this under § 21A.50.050. Thanks for taking the time to read through all of this, I really do appreciate your work on our neighborhood.

Thank you,

Cindy