



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
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Date: September 23, 2026
Re: PLNPCM2025-01184: Expanding Housing Options

Zoning Text Amendment

PROPERTY ADDRESSES: Citywide
ZONING DISTRICTS: [R-1/12,000](#) – Single-Family Residential District
[R-1/7,000](#) – Single-Family Residential District
[R-1/5,000](#) – Single-Family Residential District
[SR-1 and SR-1A](#) – Special Development Pattern Residential Districts
[R-2](#) – Single- and Two-Family Residential District

REQUEST

The Salt Lake City Council directed Planning staff to propose a zoning text amendment that would consolidate and simplify the R-1 residential districts, update the residential flag lot standards, and enable new housing options in the low-density residential districts. The text amendment gives property owners in these districts more options for how they use their property, making it possible to build more types of housing and removing restrictive zoning standards that limit what can currently be built. The amendment also creates a new land use, called “Small Lot Dwellings,” that would allow small single-family dwellings, duplexes, triplexes, fourplexes, and townhomes on smaller lots.

RECOMMENDATION

Planning Staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt the text amendment as proposed.

SEPTEMBER 9, 2026, PLANNING COMMISSION MEETING

The item was originally heard at the September 9, 2026, Planning Commission meeting. However, due to a public noticing error, the Planning Commission could not forward City Council a recommendation. Staff has made no modifications to the proposal since that time and everything in the staff report (below) remains accurate and unchanged. Comments received since the time of publishing the original staff report have been included.

ATTACHMENTS:

A. [ATTACHMENT A: Proposed Text Amendment](#)

- B. [ATTACHMENT B: Map of Impacted Zoning Districts](#)
- C. [ATTACHMENT C: Plan Areas by Capacity](#)
- D. [ATTACHMENT D: Zoning Text Amendment Standards](#)
- E. [ATTACHMENT E: Public Process and Comments](#)
- F. [ATTACHMENT F: Department Review Comments](#)
- G. [ATTACHMENT G: Petition to Initiate](#)

LINKS

Project Website:

- [Expanding Housing Options ShapeSLC Website](#)

Information Sheets:

- [Project Overview](#)
- [Small Lot Dwellings](#)
- [R-1 Zoning](#)
- [R-2 Zoning](#)
- [SR-1 & SR-1A Zoning](#)

Proposed Ordinance Drafts:

- [21A.24.010: Flag Lots](#)
- [21A.24.050: R-1 Residential Single-Family District](#)
- [21A.24.080: SR-1 and SR-1A Special Development Pattern Residential District](#)
- [21A.24.090: R-2 Single- and Two-Family Residential District](#)
- [21A.33.020: Table of Permitted and Conditional Uses for Residential Districts](#)
- [21A.36.370: Small Lot Dwellings](#)
- [21A.62.040: Definitions of Terms](#)

Previous Meetings & Reports:

- [Potential Approaches to Simplifying and Improving R-1 Districts](#)
- [2/11/25 City Council Work Session](#)
- [3/04/25 City Council Formal Meeting](#)
- [2/17/26 City Council Work Session](#)
- [3/11/26 Planning Commission Work Session](#)
- [6/10/26 Planning Commission Work Session](#)

BACKGROUND

Following a presentation during a Council work session on February 11, 2025, the Salt Lake City Council adopted the following legislative action on March 4, 2025:

Initiate a text amendment to consolidate and simplify the R-1 single-family residential districts, including updates to the residential flag lot standards, the addition of new housing options, and to the extent possible, eliminating barriers to homeownership and consider similar changes to the other low density districts such as the R-2, SR-1, and SR1-A zones.

The intent is to continue to study the benefits and impacts through the process of drafting, engaging the public, and finalizing a proposal leading to consideration by the Planning Commission and potential adoption by the Council. Specifically, the

Council wants to identify how these potential changes impact the affordable housing incentives and City goals related to housing, walkability, and water conservation.

A guiding principle of the Council is to increase home ownership opportunities for families in Salt Lake City. It is a priority of this Council to include affordable “missing middle” housing options along with family sized housing in any text amendment.

Since then, Planning staff coordinated with other City departments to refine the proposal based on feedback received. Staff also completed an extensive public engagement process that included a dedicated project website and email address, social media and email campaigns, multiple news interviews, and 13 online or in-person events. More details about public engagement can be found [here](#). Staff has produced various studies and reports, all of which can be found on [the table on the previous page](#). These studies and reports look at everything from the history of single-family zoning in Salt Lake City to options that City Council could consider, as well as an in-depth report on the public engagement phase of the project.

PROJECT DESCRIPTION

The proposal, collectively known as “Expanding Housing Options,” creates a new defined land use called “Small Lot Dwelling,” includes regulations for this land use, amends the R-1, R-2, and SR-1A zoning districts, and modifies the standards for flag lots. The following is a summary of the proposed amendments. See [Attachment A](#) for the proposed draft ordinances or the information sheets [linked on the previous page](#) for specific regulations.

Creation of a “Small Lot Dwelling” Ordinance

Expanding Housing Options proposes the creation of a new land use category called “Small Lot Dwellings,” which would be a permitted use in the R-1, R-2, SR-1, and SR-1A districts. The Small Lot Dwelling ordinance would allow new types of housing on smaller lots, subject to limits on the size and footprint of each building. Any applicable overlay district requirements, including those of the Historic Preservation Overlay District, would still be applicable.

Small Lot Dwellings: Lot Size, Footprint, and Floor Area

The Small Lot Dwelling proposal would allow new units to be built with a minimum lot area of 2,000 sq. ft. per unit. These units would be limited to a maximum building footprint of 1,000 sq. ft. for single-family dwellings and 850 sq. ft. per unit for other dwelling types. The gross floor area of each unit (which includes the internal space on every floor) would be limited to a maximum of 1,200 sq. ft. These limits are intended to allow new construction that is relatively less expensive than the median standard single-family dwelling in Salt Lake City ([\\$615,000 according to Kem C Gardner Policy Institute](#)) due to the smaller size and less land needed.

Small Lot Dwellings: Housing Types

The Small Lot Dwelling proposal would allow compact-sized duplexes, triplexes, fourplexes, and townhomes (containing no more than four units) in the R-1, R-2, SR-1, and SR-1A zones. These housing types are frequently referred to as “missing middle housing” and are currently allowed in the affected districts by the Affordable Housing Incentives, so no new building typologies are being introduced by this proposal. Before 1995, the zoning ordinance allowed duplexes in almost every neighborhood and small multi-family buildings in some residential areas.

Small Lot Dwellings: Building Regulations

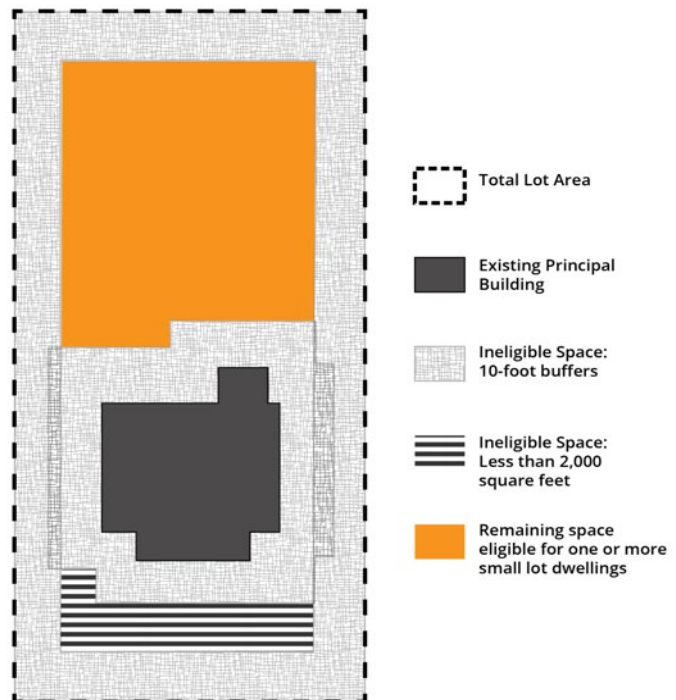
The Small Lot Dwelling ordinance would not replace the R-1, R-2, or SR zoning regulations. Instead, it would be a separate set of regulations allowing more units at a smaller scale within residential neighborhoods. These standards would apply only to new buildings that meet the specific size limits proposed. Property owners would still be able to build a larger single-family home or an addition to their existing house under the base zoning regulations.

Estimating Eligibility for Small Lot Dwelling Capacity

To estimate which parcels may have sufficient space to accommodate at least one small lot dwellings, staff conducted a basic spatial analysis comparing each parcel's lot area with the footprint of its existing principal building.

The analysis took the gross area of each lot within the subject zones and subtracted the footprint of the principal building. Accessory structures, such as detached garages and sheds, were not subtracted from the lot area. Staff then applied a 10-foot buffer around the principal building footprint to account for separation between buildings and personal open space. An additional 10 feet was removed from each side of the lot perimeter to exclude narrow areas along property lines that are unlikely to provide a practical building envelope.

After these adjustments, parcels with more than 2,000 sq. ft. of contiguous remaining open space were identified as potentially capable of accommodating additional small lot dwellings.



This analysis is intended to provide a high-level estimate rather than a firm determination of development eligibility. Several site-specific constraints could not be modeled, including mature trees, slope and topography, irregular lot configurations, utility infrastructure, fire access requirements, and other limitations. As a result, the estimated percentage of parcels that may be eligible should be interpreted as a rough indicator of potential capacity, not as a prediction of how many parcels would ultimately qualify for or develop small lot dwellings. The maps that show potential capacity may be found in [Attachment C](#).

Eligible Parcels and Potential Utilization

As illustrated in [Attachment C](#), approximately 35% of the 37,291 total properties in the impacted zoning districts meet the minimum lot area (2,000 sq. ft.) to accommodate at least one Small Lot Dwelling. By comparison, 100% of properties in these districts are eligible to add an Accessory Dwelling Unit (ADU) or additional units through the Affordable Housing Incentives (AHI) as there is no minimum lot size required for these units.

Since ADUs became permitted by right in 2023, 83 units have been completed (27.67 per year), a 0.22% utilization rate (the percentage of eligible properties that have built an ADU). Since 2024 when the AHI code was adopted, 19 units across five properties have been issued building permits, a 0.01% utilization rate. If we look even further back on ADUs to 2019, an additional 66 ADUs have been built, pushing the utilization rate to 0.4% of eligible properties since 2019.

A generous projection of a 1% utilization rate over five years for Small Lot Dwellings, more than double the combined utilization rate of ADUs and AHIs, would result in 373 properties adding Small Lot Dwellings. This would not happen all at once. Instead, it would be a slow, incremental addition to the housing stock, similar to the utilization of the updated ADU & AHI codes. While the number of dwellings built on those 373 properties would depend on various site factors and property owner desires, staff cannot accurately project a precise unit count, but it would be a minimum of 373 dwellings if each property added a single dwelling.

Furthermore, real world precedents also suggests that a 1% adoption rate is aggressive and unlikely. Durham, NC, saw 215 small lot dwellings built over a four-year period. Houston, TX, saw only 0.5% of single-family parcels redeveloped between 2007 and 2020 after adopting their aggressive housing reform.

It should be noted that Small Lot Dwellings would be a permitted use on all lots in the subject zones, so properties may also be able to add new Small Lot Dwellings through the building preservation density bonus or by demolishing an existing building. However, staff does not expect a large increase in demolitions because no notable increase in demolitions has resulted after the ADU and AHI ordinances were adopted. Other cities that implemented similar reforms also reported similar findings. Based on a financial analysis of the proposal, staff's expectation is that buildings would be more likely to be torn down if they are vacant, dilapidated, or boarded houses, but less likely for homes that are for sale for \$615,000. Based on this research, this proposal is not anticipated to significantly impact the number of dwellings that are demolished each year. If no changes are adopted, it should be expected that smaller homes on larger lots will continue to be targets for demolition and replacement with significantly larger, single-family homes.

Planned Developments and Small Lot Dwellings

Throughout the public engagement process, some concerns were raised regarding the ability to modify Small Lot Dwelling standards through the planned development process. This could potentially allow modifications to required yards, lot coverage maximums, and even the footprint and gross floor area limitations. These standards have been purposely set to be compatible with the low-density residential districts' regulations, including identical proposed side yards. Therefore, staff has updated the small lot dwelling ordinance to not allow planned developments to modify any standards found in its section of code. A common request through planned developments is to create lots without street frontage. As proposed, the small lot dwelling code would allow the creation of lots without street frontage without a planned development, which means there will be few, if any, valid requests for planned developments at this point.

R-1, R-2, SR-1, & SR-1A Amendments and Consolidation

The Expanding Housing Options proposal also includes amendments to the R-1, R-2, SR-1, and SR-1A districts. The proposal reorganizes the code so the R-1/5,000, R-1/7,000, and R-1/12,000 zoning

standards are all in one chapter with easy-to-read tables. This has been proposed to ensure that the same language and formatting remains consistent across each of the base zoning districts, with specific dimensional requirements being the only difference between the zones. The proposal would also reformat the R-2 and SR-1/SR-1A zones to include similar tables for consistency. Other proposed modifications to development standards include changes to building height, setbacks, lot width, and building coverage.

Setbacks

This proposal aims to simplify the code and reduce inconsistencies across similar zones. Side yard setbacks in all of the affected districts would be set at 4 feet on one side and 10 feet on the other. Front and corner yard setbacks would no longer be determined by averaging each of the yards on the block face. These requirements can be difficult for staff to explain to residents and can also be difficult, costly, and time-consuming for residents to comply with. Instead, front yards are proposed to be 20 feet or equal to one abutting front yard on the same block face in all districts. Corner side yards are proposed to be 10 feet in the R-1/5,000, R-2, SR-1, and SR-1A districts. The R-1/7,000 and R-1/12,000 districts would have a 20-foot corner side yard as proposed.

Building Coverage

Building coverage is proposed to be increased to a maximum 50% in each of the affected districts. Building coverage maximums limit a property owner's ability to build additions and accessory buildings, like garages and Accessory Dwelling Units. For example, a 5,000 sq. ft. lot with a 40% maximum building coverage requirement could only build up to 2,000 sq. ft. Increasing the maximum building coverage to 50% would allow an additional 500 sq. ft. of buildable area, or up to 2,500 sq. ft. total. Lot coverage restrictions can limit the ability to expand the main level of the home, which may be more economically feasible than adding a second story. This is intended to promote expansions of existing homes in a more economic manner and enabling homeowners the ability to expand as their household grows instead of moving out of their neighborhood or their city if they choose to stay.

Building Height

Another notable change proposed is an increase to the maximum building height allowed in the affected zones. The proposal would raise the maximum height in most zones to 30 feet for pitched roofs (+2 feet from existing) and 24 feet for flat roofs (+4 feet from existing). The decision to increase building height is aimed at giving property owners more options that may fit their needs and may promote more households with children living in the city.

Aligning with Neighboring Cities

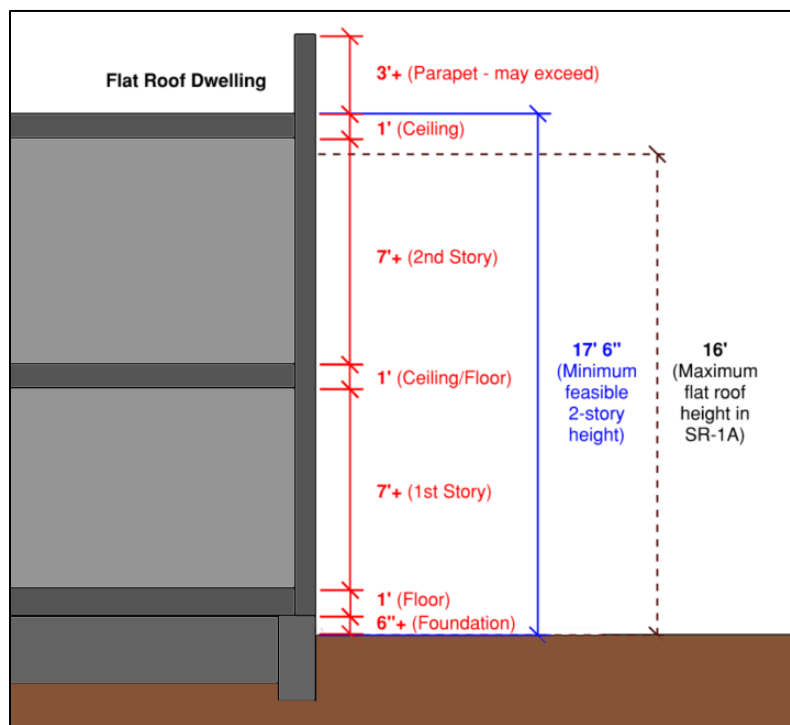
Salt Lake City's current maximum residential building height of 28 feet is lower than what is typically allowed in neighboring cities. Residential zones in neighboring municipalities generally allow maximum heights between 30-35 feet. South Salt Lake allows up to 35 feet (R1), Millcreek allows up to 30 feet (R-1-8) or 32 feet (R-1-21), West Valley City allows up to 30 feet (R-1-7) or 35 feet (R-2-8), and North Salt Lake allows up to 35 feet. Aligning the maximum height with surrounding municipalities may encourage more households to stay in Salt Lake City instead of relocating to a neighboring city that allows larger or taller homes in their residential districts. Staff is recommending a 30-foot maximum building height for consistency with neighboring cities, without exceeding what is currently allowed in other denser Salt Lake City residential zones, like FB-UN1 (Form Based Urban Neighborhood 1) and RMF-30 (Low Density Multi-Family Residential).

Reducing Noncompliance in the SR-1A District

In the SR-1A district, a district with lower building heights, heights have been increased to 25 feet for a pitched roof (+2 feet from existing) and 20 feet for flat roofs (+4 feet from existing). This proposed increase is consistent with what is proposed in the other affected zones. Staff used City GIS data to conduct a building height analysis for properties in the SR-1A District. The analysis demonstrated that 35% of the buildings located in the SR-1A district are noncomplying buildings, exceeding the 23-foot maximum height allowed in the district. The data did not differentiate between pitched and flat roof forms, so there could also be more noncompliant flat roof buildings, since the maximum for flat roof is only 16 feet.

Making Two Stories More Feasible

Increasing the maximum building heights would allow for two-story residential structures to be more feasible. For example, the current 16-foot maximum height for flat roof buildings in the SR-1A District prohibits a full two-story building after accounting for standard construction methods and building code requirements for foundations, floors, and ceilings. Typically, buildings must have foundation walls at least 6 inches above grade, then floors and ceilings need about 12 inches for joists and other construction materials. The minimum ceiling height allowed by building code is 7 feet, although 9 feet is more typical in new construction, so, even at the lowest possible ceiling height, a two-story flat roof building would need to be a minimum of 17.5 feet. The building code requirements are the minimum required by code and many builders prefer foundations to be more than 6 inches above grade, typically at least 12 inches. Even a pitched roof building is challenging to fit two stories within the maximum height allowed in the low density zoning districts. The sloping nature of many lots in the city add to challenge when one wall is multiple feet taller than the other walls because due to the slope.



(Diagram illustrating a two-story, flat roof dwelling)

Removing Wall Height Maximums

The proposal also includes the elimination of the maximum wall height standard. The current code limits both the overall height of the building as well as the height of the exterior walls. This standard can sometimes be difficult to understand and interpret. For example, it can be challenging to understand how to properly measure the height of a wall on a steep slope or a cross slope. Measuring walls can also be more complex for buildings depending on how the intersection of a wall and the roof structure is designed. Removing this standard would help to simplify the code and is less restrictive for people designing new homes or additions to existing homes. Without a wall height standard, the allowed height in each zone would still be regulated by the overall maximum building height regulations.

Roof Modifications

The maximum height requirement is different for buildings with pitched roofs and flat roofs. The zoning code defines a pitched roof as a 2-foot rise over a 12-foot run, so pitched roofs generally always result in exterior walls that are lower than the maximum building height. For example, a 30-foot-high building with a roof width of 36 feet would result in the exterior walls being approximately 27 feet high using the minimum roof pitch allowed.

Throughout the public feedback process, concerns were raised about the potential for taller exterior walls and the impact that those could have on neighbors and privacy. Under the current code, all roofs with a minimum 2:12 pitch are considered to be pitched roofs. If maximum wall height standards are removed as proposed, then new homes could potentially be built with very shallow pitched roofs with only one plane, and an exterior wall that extends to the maximum building height. These structures would have the appearance of a flat roof structure but would still be allowed the additional height for buildings with pitched roofs.

To address these concerns, a modification has been made to the definition of “pitched roof”. The proposal now requires at least two roof planes to have a pitch, and the roof pitch must angle down towards the exterior walls of the building. Requiring two planes that slope towards the exterior walls not only ensures a more traditional pitched roof design but also prevents new buildings from being designed with a single plane that slopes upwards towards a neighboring property.

Minimum Lot Area

Minimum lot areas in the R-1 districts have not been modified. What this means is that any new larger-sized, market-rate construction would still be required to meet the minimum lot size standards of the base zoning district, while more options would be available to new construction that is more affordable, whether as an Accessory Dwelling Unit, Affordable Housing Incentives development, or a Small Lot Dwelling.

In the SR-1 and R-2 districts, the minimum lot area for two-family and twin home dwellings has been reduced from 8,000 sq. ft. total to 5,000 sq. ft. Because 5,000 sq. ft. is the minimum lot size for single-family dwellings, many existing lots in the zone are too small to meet the current lot area requirements for a duplex. This reduction is intended to promote the development of duplexes in the R-2 and SR-1 districts, where they are already a permitted use. Any duplex would still have to comply with all other requirements of the base zoning district if the applicant is not proposing to use affordable housing incentives or the small lot dwelling provisions.

Minimum Lot Width

Removal of the minimum lot width removes a provision that has resulted in many lots being noncomplying and could make some existing noncomplying lots (due to less lot width than required) buildable. This was briefly discussed in [Potential Approaches to Simplifying and Improving R-1 Districts](#). Zoning currently requires between 50-100 feet of lot width depending on zoning district and land use. However, due to historical surveying practices and subdivision standards, there are many lots in the city that fall short by a mere couple feet of their specific required lot width, thus making them noncompliant. By removing the minimum lot width standards, all noncompliant lots due to lot width would become compliant and some lots that are currently unbuildable would become buildable.

There are other standards in the code that regulate the size of lots and the spacing between dwellings, so prescribing a minimum lot width may not be necessary. As detailed earlier, there are minimum setbacks that add up to 14 feet of lot width (10 feet on one side, and 4 feet on the other). After factoring in the width of a house and the minimum lot size, in addition to these required setbacks, it becomes apparent that lot width can operate as a self-regulating standard. If a property owner wants to divide their existing lot to create a new lot, the subdivision code requires a process to do so and requires the resulting lots to have a minimum building area and to comply with all other applicable zoning regulations. If the property is already in an existing subdivision, a subdivision amendment may be required.

Removal of Restrictive Language for Duplexes

In the land use tables, as well as within the R-2 zoning code, the following language is in place, restricting the development of duplexes and twin homes within the zone:

Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).

Zoning standards that restrict duplexes and twin homes in the districts intended to allow these housing types are not consistent with the City's goals related to housing. The proposal removes this restrictive language, allowing duplexes and twin-homes regardless of when the land was subdivided and existing development on the block face.

Flag Lot Modifications

Currently, flag lots are difficult to create as there are additional regulations that must be satisfied, such as additional lot area requirements and conditional use approval. Under this proposal, flag lots would be allowed by-right. The creation of a flag lot would still require a subdivision process, but it no longer would require a public hearing for a conditional use permit. The subdivision process to create a new flag lot requires a notice to those within a 300-foot radius of the property as well as a 10-day public comment period.

The additional lot area requirement for flag lots has been reduced from 150% to 100% of the zoning district's minimum lot size, excluding the access strip. This means that the flag lot has to meet the minimum lot area of the zoning district instead of having to be 50% greater than the minimum lot area. This is intended to simplify the requirements and streamline the process of creating flag lots for new housing. It would also align the flag lot standards with those of the base zoning district.

Another modification intended to remove barriers to flag lot development is a reduction to the 24-foot-wide access strip requirement. After consulting with the City’s Fire Code reviewers, staff proposes reducing the minimum width from 24 feet to 20 feet, which is the minimum width required for fire access, ensuring adequate emergency vehicle access to the property. Flag lot access strips must be approved by the Fire Department.

A flag lot is currently only able to be used for a single-family dwelling. This regulation has been removed, meaning that any permitted or conditional use in the base zoning district is allowed on flag lots, including Small Lot Dwellings.

WHY?

The City Council asked the Planning Division to prepare amendments to the single- and two-family zoning districts. These amendments are focused on two primary goals: making housing more attainable and providing more housing options for families at all stages of life. More discussion about the Council’s legislative intent is provided under [Key Consideration #2](#).

Shrinking Homeownership Opportunities

The City’s housing plan, [Housing SLC](#), says that “as housing costs increase, more households are priced out of homes on the market. With median home sale prices at \$490,000 (2021), 72.6% percent of all Salt Lake City households and 86.4% of renter households are unable to affordable the median priced home.” This trend is particularly impactful to younger generations, with only 14% of homeowners in Salt Lake City younger than 35 years old ([Axios](#), 2024). This means that many residents cannot enjoy the economic benefits and stability associated with homeownership unless they relocate to an area with lower cost of living. Throughout the public engagement process, many residents expressed frustration over the lack of homeownership opportunities in the city.

Rising Housing Costs

The cost of housing for both renters and homebuyers has increased significantly in the last 20 years. “From 2005 to 2021, median rent increased by 38% and median home values by 83% (adjusted for inflation). During this same period, median annual earnings from wages increased by only 19%” ([Housing SLC](#)). This trend has continued since 2021, with the median sales price of a single-family home in Salt Lake City increasing to \$615,000 by 2024, according to the [Kem C Gardner Policy Institute](#). The report goes on to state that a household income of \$162,230 would need to finance a median-priced home in Salt Lake County, more than double the current median household income. As the gap between home values and wages continues to grow, adding lower-cost housing options becomes increasingly more important.

Decline in Households with Children

Housing prices and availability are also impacting the number of families and first-time homeowners in the city. Salt Lake City has a declining proportion of households with children, decreasing from 24.8% in 2010 to 17.8% in 2021 ([Housing SLC](#)). Four elementary schools in the Salt Lake City School District, and Innovations Early College High School, have recently closed, in part because there are fewer children in our city. Other changes to various programs, including ending a magnet program and cutting Nibley Park School from K-8 to K-6 have recently taken place, too. More schools could also be closing [in the coming years](#). Families want to live in areas with access to parks, schools, and other

amenities. This proposal supports adding more housing in the neighborhoods where families want to live.

Missing Middle Homes are More Affordable

Missing middle housing is a commonly used term in urban planning that refers to a range of multi-unit or clustered housing types, like duplexes, triplexes, townhouses, and courtyard apartments that are similar sizes as detached single-family homes. These housing options are often missing from many communities.

The [Kem C Gardner Policy Institute](#) reported that the median sales price of condos, townhomes, and twin homes in Utah was approximately \$409,990, significantly less than that of a single-family home. Durham, NC, who adopted a similar small lot dwelling ordinance in 2019, provided reports on the cost of the new housing built. Their [final report](#), issued in 2023, states that the median sales price of a small lot dwelling was \$348,000, while the median sales price for a standard single-family house was \$605,000. Other cities that have adopted similar missing middle and small lot ordinances, such as [Portland, OR](#), have found that the new homes are up to \$300,000 less than typical market-rate single-family homes.

These examples demonstrate the allowing more housing types that are limited in size produces more opportunity for home ownership than what the current zoning allows. With the median price of a home in Salt Lake City at \$615,000, similar to the cities mentioned above, being able to build homes that are significantly less expensive to purchase is necessary to keep households with children in the city and in homes that they can afford without any additional subsidy.

Simplifying the Zoning Ordinance

It has been over 30 years since the last major update to the R-1 Zoning Districts. The City's recent efforts to reform the Commercial & Mixed Use (MU) Districts and Residential Multi-Family (RMF) Districts included changes intended to make the code more user-friendly by reducing the overall number of sections in the zoning ordinance and by organizing standards into easy-to-read tables. This project would make similar changes to the low-density districts by reformatting the R-1 zoning districts from three separate sections of code into one section and placing the bulk and height regulations into a simple table. Confusing standards, such as the front yard averaging requirements discussed above, have also been removed or simplified.

APPROVAL PROCESS AND COMMISSION AUTHORITY

This proposal is for a text amendment to Title 21A. The Planning Commission may make a recommendation to the City Council on this proposal. According to 21A.50.050, City Council has the final legislative authority on this type of proposal. Planning Commission may make modifications to the proposed text amendments, direct staff to make recommendations, or forward a recommendation to City Council.

KEY CONSIDERATIONS

Staff identified three key considerations during the analysis of the proposal:

1. [General Plan Compatibility](#)
2. [Council Legislative Intent](#)
3. [Public Input and Commission Direction](#)

Consideration 1: General Plan Compatibility

As detailed in 21A.50.050.A.1, the City Council should consider how a proposed zoning text amendment helps implement the purposes, goals, objectives, and policies of the city as stated through various adopted planning documents. These documents include [Plan Salt Lake \(2015\)](#), [Housing SLC \(2023\)](#), and [Thriving in Place \(2023\)](#).

Plan Salt Lake

The Housing Guiding Principle in Plan Salt Lake says the following:

Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.

Expanding Housing Options helps accomplish this by providing the ability for property owners to develop small, missing middle housing on site. Various initiatives that EHO will contribute to include:

1. *Ensure access to affordable housing citywide.*
 - EHO allows smaller homes on smaller lots which would lead to naturally occurring affordable housing.
2. *Increase the number of medium density housing types and options.*
 - EHO would allow for up to four units in a building in a variety of different options and configurations. Requiring 2,000 sq. ft. of lot area per unit results in a moderately dense development.
3. *Encourage housing options that accommodate aging in place.*
 - Many empty-nesters and older generations have large homes that are difficult to keep up with, mainly because it would cost more to downsize than what they are paying currently. By allowing smaller homes to be built in neighborhoods across the city, residents would be able to downsize and stay in their desired neighborhoods, allowing them to continue to be a part of their community and age in place.
4. *Enable moderate density increases within existing neighborhoods where appropriate.*
 - As stated previously, allowing existing lots to accommodate more homes is a moderate density increase. Many of the SLC neighborhoods were developed prior to the current zoning standards when lot and bulk regulations were much more relaxed, meaning that smaller homes on smaller lots were previously accepted and appropriate in these neighborhoods.

EHO also complies with other various guiding principles found in Plan Salt Lake, including:

- *Growth: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.*
 - With the introduction of small lot dwellings, new homes could be built in neighborhoods that could not otherwise accommodate largescale housing development. This would allow for residents and prospective residents to find a place that works for them in the neighborhoods that they wish to be in.
- *Density: Density and compact development are important principles of sustainable growth, allowing for more affordable transportation options and creating vibrant and diverse places. Density near existing infrastructure, compatible development, and major transportation corridors, can help to accommodate future growth more efficiently. This type of compact*

development allows people to live closer to where they work, recreate, shop, and carry out their daily lives, resulting in less automobile dependency and greater mobility.

- Small lot development promotes gentle density and compact development. The permitted dwelling types are compatible with existing neighborhood development throughout the city and will allow for residents to live closer to where they work and play, allowing them to consider alternative modes of transportation.
- *Compatibility: Compatibility of development generally refers to how a development integrates into the existing scale and character of a neighborhood. New development should be context sensitive to the surrounding development, taking into account the existing character of the neighborhood while providing opportunities for new growth and to enhance the sense of place.*
 - The new development types permitted by Expanding Housing Options is compatible with existing standards and potential new standards. Building heights and setbacks are similar or identical to the base zoning standards while the permitted footprints are smaller than what is possible, meaning that the visual impact of the small lot dwellings should be minimized.

Housing SLC

Housing SLC includes three goals, all of which Expanding Housing Options contributes to:

- *Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.*
 - While EHO does not include in prescriptive affordability levels like the Affordable Housing Incentives do, smaller homes on less land will naturally be more affordable than larger homes on more land.
- *Increase housing stability throughout the city.*
 - The addition of new, missing middle housing can help stabilize the housing market in the city by offering more options for residents and prospective residents alike. It can also help increase housing stability for residents, particularly if the homes are for sale.
 - The modifications to the base zoning district could also allow more homeowners to stay in their homes as they look for ways to add more space. A reduction in side yards and increases in building heights and lot coverages would allow more flexibility for potential additions to existing homes.
- *Increase opportunities for homeownership and other wealth and equity building opportunities.*
 - A goal of the City Council for this project is to increase homeownership opportunities. While the proposal does not include any requirements that all units must be for-sale units, it is expected that at least some units produced under the small lot dwelling ordinance will be for sale.

Thriving in Place

Expanding Housing Options complies with Thriving in Place's third guiding principle, "increase housing everywhere." More specifically it says:

The City needs to support policies that help create more housing in every neighborhood, including new rental housing in neighborhoods where lower income people have been excluded, while stabilizing neighborhoods facing the highest displacement pressure.

A core aspect of EHO, and more particularly Small Lot Dwellings, is that it is permitted on all R-1, R-2, SR-1, and SR-1A properties. Small lot dwellings are allowed across the board in these districts, regardless of the precise neighborhood or location. It is not equitable to only allow small lot dwellings on the westside, where property owners are facing immense development pressures, and not on the eastside or in Sugar House, where property owners don't face the same pressures.

Consideration 2: Council Legislative Intent

In March 2025, the Salt Lake City Council adopted the following legislative intent:

Initiate a text amendment to consolidate and simplify the R-1 single-family residential districts, including updates to the residential flag lot standards, the addition of new housing options, and to the extent possible, eliminating barriers to homeownership and consider similar changes to the other low-density districts such as the R-2, SR-1, and SR1-A zones.

The intent is to continue to study the benefits and impacts through the process of drafting, engaging the public, and finalizing a proposal leading to consideration by the Planning Commission and potential adoption by the Council. Specifically, the Council wants to identify how these potential changes impact the affordable housing incentives and City goals related to housing, walkability, and water conservation.

A guiding principle of the Council is to increase home ownership opportunities for families in Salt Lake City. It is a priority of this Council to include affordable "missing middle" housing options along with family sized housing in any text amendment.

The proposal complies with the legislative intent, as it accomplishes the following:

1. The R-1 districts are consolidated into one section of the zoning code and simplified via the addition of easy to read tables.
2. Residential flag lot standards are updated with the removal of the conditional use requirement and lessening the regulations for flag lots, such as the required lot size and access strip width.
3. The Small Lot Dwelling ordinance provides new housing options in the low-density residential districts, including duplexes, triplexes, and fourplexes.
4. Homeownership barriers, to the extent possible, have been eliminated. Some barriers exist outside of staff's control. However, reductions in various lot and bulk regulations reduces the administrative red tape and can help lower housing prices. By allowing smaller homes on smaller lots, homeownership opportunities should increase as more homes are built.

Impact on Affordable Housing Incentives

The Affordable Housing Incentives (AHI) and Expanding Housing Options (EHO) are two different tools to encourage the production of more attainable housing in Salt Lake City. Both programs allow duplexes, triplexes, fourplexes, and townhomes (up to four units) in the low-density residential districts. However, that is where the similarities end. AHI is allowed in most zones throughout the Salt Lake City while EHO is proposed to only be allowed in the R-1, R-2, SR1 and SR-1A districts. AHI requires a planning petition, a restrictive covenant, and a yearly report to the Planning Director. EHO is proposed to require none of that.

The biggest difference, however, is the number of units possible and the size of the units. Under AHI, four units could be built on any legal lot in these districts, regardless of size. That means four units could be built on 2,000 sq. ft. while EHO would only permit one unit on that same lot. To achieve four units under EHO, the property would need to be at least 8,000 sq. ft. in size or 6,000 sq. ft. if an existing home is retained on site.

Furthermore, the size of the units built under AHI is not regulated. EHO proposes limitations on the footprint (how much space the building takes up on the ground) and the gross floor area (internal space). These maximums are expected to naturally create a more affordable home without the affordability being memorialized in a restrictive covenant recorded against the property. Restrictive covenants, and other additional processes like a required application, are additional hurdles that could hinder the production of small lot housing. Removing barriers to housing production is a key task in helping ease the housing crunch the city currently faces. Staff believes that the two programs can coexist in the low-density residential districts and that the potential adoption of EHO does not render AHI useless.

Walkability

Adopted city plans are clear that residents desire a more walkable city. However, when housing options in walkable neighborhoods are generally limited to low-density residential or high-density residential, with nothing in the middle of the two options, many people cannot afford to live in these neighborhoods as the demand far outpaces the supply. By allowing gentle density and missing middle housing in neighborhoods across the city, more people could find a spot to call home in a walkable neighborhood.

Furthermore, increasing density in these walkable neighborhoods can help local businesses thrive. With more residents nearby, the pool of possible customers and visitors increases. Walkability also has several other benefits, including health, financial, social, and environmental benefits.

Water Conservation & Environmental Health

Water conservation is a key topic, especially considering the ongoing drought. The Utah Division of Water Resources reported that 95% of indoor water is returned to the Great Salt Lake, while only 20% of outdoor water is returned to the lake. By replacing yard space with housing, whether that is new housing via the Small Lot Dwelling ordinance or through the reduced yard requirements in the base zoning districts, yards will be smaller and thus utilize less water. Based on water use data in the three R-1 zoning districts, smaller lots use less overall water than larger lots. Data provided by Salt Lake City Public Utilities over a five-year period and presented to the Planning Commission on April 23, 2025, showed that lots in the R-1/12,000 zone used between 300,000 and 375,000 gallons of water per year while lots in the R-1/5,000 zone used between 80,000 and 100,000 gallons per year. The same data showed that developments that contained between two and 10 dwellings used 40,000-55,000 gallons per year. Household size is also a factor in the amount of water used.

On a broader scale, zoning that encourages single-family development to sprawl into agricultural and natural areas can have a negative impact on the environment. When people must move further away to find housing that fits their needs, this creates longer commutes and leads to more pollution. Allowing more infill development options helps reduce commute times and alleviates the pressure to develop open spaces, which are critical for air and water quality.

Consideration 3: Public Input and Commission Direction

Throughout the public engagement process, staff gathered feedback, comments, and questions regarding Expanding Housing Options to assess the public's level of support for or opposition to the various elements of the proposal. Comments received in support of the proposal range from general support for more housing to wishing that the proposal would take more aggressive measures to allow greater density. Comments received in opposition to the proposal range from general opposition to believing that Expanding Housing Options will significantly reduce the quality of Salt Lake City neighborhoods.

Staff identified several common themes that emerged from the public engagement process to focus on for further consideration with Planning Commission. Staff reviewed these themes and asked the Commission for direction on these themes. The direction received from Planning Commission was to not make any modifications to the draft ordinances and to proceed forward with the drafts as currently written. A summary of each discussion topic is provided below. A more detailed discussion of each topic with examples of public comments and additional charts and diagrams is available in the staff memo for the [6/10/26 Planning Commission Work Session](#).

Floor Area & "Family Sized" Housing

As proposed, "Small Lot Dwelling" units may not exceed a certain size. These size limits are intended to allow new construction to be built at market rate that is still relatively less expensive than the average single-family dwelling, while also providing adequate space to accommodate families. Some residents asserted that the proposed size limitations were too small to accommodate larger families while others preferred the small homes, noting that they would likely be more attainable.

Real world precedents show that 1,200 sq. ft. of gross floor area (with some exceptions) can accommodate a three-bedroom, two-bathroom layout. Many studies also indicate that smaller homes on smaller lots provide more affordable homes than the standard single-family dwelling. U.S. Census data also shows that the city household sizes are shrinking, from 2.48 in 2000 to 2.14 in 2020. The number of households with five or more people represented 8% of all households. Planning staff asked the Commission whether the code should allow more square footage for homes with three or more bedrooms. The majority of the Planning Commission preferred to keep the proposal as is (1,200 sq. ft. maximum floor area for most Small Lot Dwellings).

Front Yard Setbacks

The proposal includes some changes to the front yard requirements in the base zoning districts and separate requirements for Small Lot Dwellings. Public feedback regarding the base zoning districts' front yard measurements was generally supportive, while the feedback on the Small Lot Dwelling front yard standard was split. Many believe that smaller setbacks for Small Lot Dwellings next to larger existing setbacks could negatively impact the neighborhood's streetscape. Other commenters noted that some people may not wish to have a large front yard or that smaller front yards use less water.

Model site plans of Small Lot Dwellings on 2,000 sq. ft. lots show that larger setbacks disproportionately impact smaller lots. Staff requested feedback from the Commission on the appropriate front yard requirements for both Small Lot Dwellings and homes in the base zoning districts. The Commission supported staff's proposal to keep the base zones at 20' (including the removal of front yard averaging) and setting Small Lot front yards at 10'.

Building Heights, Side Yard Setbacks, & Privacy

Under this proposal, the maximum building height for most buildings would increase by two feet, from 28 feet to 30 feet. Most of the side yard requirements would not change, but one interior side yard in the R-1/7,000 and R-1/12,000 districts would be reduced from 6 or 8 feet, respectively, to 4 feet. Opposition to the modifications to building heights and side yard setbacks largely focused on the perceived loss of privacy.

Staff noted that the building height modifications could make more second-story additions possible, while modifications to the side yards can allow for more buildable space. Staff also understand that impacts to privacy are minor and balanced appropriately with the goals of the project. The Planning Commission unanimously supported the modifications to building heights and side yard setbacks.

Off-Street Parking

No changes are proposed to the parking requirements in the base zoning districts, but Small Lot Dwellings would require one off-street parking space per dwelling unit. Public comments regarding parking were prevalent. Some residents commented that Small Lot Dwellings should provide two parking spaces per unit, while others stated that the minimum requirement of one space per unit is prohibitive and that minimums should be abolished.

The parking requirements for Small Lot Dwellings are currently aligned with the parking requirements for similar land uses, like Accessory Dwelling Units and Affordable Housing Incentives developments. Staff asked the Planning Commission for feedback on the appropriate off-street parking requirements for Small Lot Dwellings. The Planning Commission was split between keeping the parking requirement and eliminating it; therefore, no changes have been made to the proposed code.

Investor Ownership & Owner Occupancy

A frequent concern during public engagement was investor or corporate ownership of Small Lot Dwellings. Staff acknowledge that encouraging homeownership is a goal supported by the City, but owner occupancy requirements can act as a modern exclusionary tool. There are currently no owner occupancy requirements for standard single-family dwellings, so the proposal would keep smaller homes consistent with regulations for larger homes.

After consulting with the City Attorneys, staff has determined that regulating corporate ownership of Small Lot Dwellings is not legally or administratively feasible. However, owner-occupancy requirements, like those required in the City's current Accessory Dwelling Unit ordinance, are legal and enforceable and may be considered for inclusion in the ordinance. As the Planning Commission was split on this issue, no modifications to the draft code have been made.

Other Topics

Concerns about the potential demolition of existing dwellings, the affordability of Small Lot Dwellings, and the impacts on property values and taxes were raised during engagement. Data from other cities and from Salt Lake City's Affordable Housing Incentives and Accessory Dwelling Units suggest that zoning reforms in residential neighborhoods frequently lead to slow, incremental change rather than widespread razing and rebuilding. Data also overwhelmingly supports the finding that smaller homes on smaller lots are consistently more attainable than the standard single-family dwellings that dominate low-density neighborhoods. The Planning Commission did not wish to make changes to address these concerns.

STAFF RECOMMENDATION

Planning Staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt the text amendment as proposed.

NEXT STEPS

The City Council has the final decision-making authority on all zoning 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 requested changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed changes.

If ultimately approved by the City Council, the changes would be incorporated into the City Zoning code.

ATTACHMENT A: Proposed Text Amendment

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Project Title: Expanding Housing Options – Amendments to the Low-Density Residential Districts

Petition No.: PLNPCM2025-01184

Version: Planning Commission Draft

Date Prepared: September 3, 2026

APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>September 3, 2026</u> By: <u>Katherine D. Pasker</u> Katherine D. Pasker, <i>Senior City Attorney</i>

Planning Commission Action:

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

- Amends section 21A.24.010 to make flag lots a permitted use in all residential districts, including other changes intended to simplify the standards required for new flag lots.
- Amends the text of section 21A.24.050 (Single-Family Residential District) by consolidating the R-1/12,000; R-1/7,000; and R-1/5,000 zoning districts into a single section of code, moving all bulk and height regulations into a new table, and making other changes to the development standards.
- Deletes section 21A.24.060 (R-1/7,000 Single-Family Residential District)
- Deletes section 21A.24.070 (R-1/5,000 Single-Family Residential District)
- Amends the text of section 21A.24.080 (SR-1 and SR-1A Special Development Pattern Residential District) by moving all bulk and height regulations into a new table and making other changes to the development standards.
- Amends the text of section 21A.24.110 (R-2 Single- and Two-Family Residential District) by moving all bulk and height regulations into a new table and making other changes to the development standards.
- Amends the text of Table 21A.33.020 (Table of Permitted and Conditional Uses for Residential Districts) by adding “Dwelling, Small Lot” as a permitted use in the R-1, SR-1, and R-2 districts.
- Adds new section 21A.36.370 which establishes zoning standards for small lot dwellings.
- Amends the text of section 21A.62.040 by adding “Dwelling, Small Lot” as a defined term and amending the “Pitched Roof” definition.

Underlined text is new; text with ~~strikethrough~~ is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1. Amending Subsection 21A.24.010.G as follows:

G. Flag Lots In Residential Districts: Flag lots are a permitted use ~~only as part of a new subdivision in the FP, FR-1, FR-2 and FR-3 Districts. Flag lots in all other residential districts, unless being approved through the planned development process, may be allowed as a conditional use pursuant to chapter 21A.55 of this title, provided that the Planning Commission finds the flag lot proposal to be compatible with the existing pattern of property development of the surrounding area. The Planning Commission shall also make findings on subject to the standards listed in subsections G1 through G14 G8~~ of this section:

9 1. ~~In residential districts other than new subdivisions in the FP, FR-1, FR-2, FR-3 Districts, flag~~
10 ~~lots shall be approved only when one flag lot is proposed at the rear of an existing lot, unless being~~
11 ~~approved through the planned development process;~~

12 2. ~~Flag lots shall be used exclusively to provide lots for single family residential dwellings;~~

13 ~~1.3-~~ All lot and yard requirements applicable to flag lots shall apply to the main body of the flag
14 lot. For flag lots, the front yard shall begin at the point where the access strip joins the main body of the
15 lot;

16 ~~2.4-~~ Except for the special provisions contained in this subsection G, the creation of a flag lot
17 shall not result in a violation of required lot area, lot width, yards or other applicable provisions of this
18 title;

19 ~~5. Flag lots shall have a minimum lot depth of one hundred feet (100') measured from the point~~
20 ~~where the access strip joins the main body of the lot;~~

21 ~~3.6-~~ The flag lot access strip or access easement shall be unobstructed, have a minimum width of
22 ~~twenty four feet (24') 20 feet, and have of frontage on a public street. No portion of the flag lot access~~
23 ~~strip shall measure less than twenty four feet (24') in width between the street right of way line and main~~
24 ~~body of the lot. A minimum sixteen foot (16') wide hard surfaced driveway shall be provided along the~~
25 ~~entire length of the access strip. A four foot (4') minimum landscape yard shall be provided on each side~~
26 ~~of the driveway. (See illustration in chapter 21A.62 of this title.) Access to the flag lot is subject to~~
27 ~~approval by the fire official;~~

28 ~~4.7. Flag lots, including the access strip, shall be held in fee simple ownership. The flag lot access~~
29 ~~strip shall be held either in fee title as part of the flag lot, or the access may be evidenced by a recorded~~
30 ~~express, irrevocable easement for ingress and egress, benefiting the flag lot, over and across the original~~
31 ~~(front) lot. The easement must grant fire and emergency access to the City, as determined by the fire~~
32 ~~official;~~

33 ~~5.8-~~ The minimum lot area of a flag lot shall ~~not be less than 1.5 times be equal to the minimum~~
34 ~~lot area of the applicable district. The lot area calculation excludes the lot access strip;~~

35 ~~9. The minimum required side yard for a single story building on a flag lot is ten feet (10'). If any~~
36 ~~portion of the structure exceeds one story in height, all side yard setbacks shall meet the required rear~~
37 ~~yard setback of the underlying zoning district. The Planning Commission may increase the side or rear~~
38 ~~yard setback where there is a topographic change between lots;~~

39 ~~6.10-~~ Unless otherwise indicated in this section, ~~B~~both the flag lot and any remnant property
40 resulting from the creation of a flag lot (including existing buildings and structures) shall comply with all
41 applicable base zoning district and overlay zoning district standards and requirements~~meet the minimum~~
42 ~~lot area, width, frontage, yard setback, parking and all other applicable zoning requirements of the~~
43 ~~underlying zoning district;~~

44 ~~11. Any garage, whether attached to or detached from the main building, shall be located in the~~
45 ~~buildable area of the lot;~~

46 ~~12. Accessory buildings other than garages may be located in the rear yard area, however,~~
47 ~~Planning Commission approval is required for any accessory building that requires a building permit;~~

48 ~~13. A four foot (4') wide landscaped strip is required along both side property lines from the front~~
49 ~~to rear lot lines;~~

50 ~~7.14-~~ Reflective house numbers shall be posted at the front of the access strip;

51 ~~8.15-~~ In addition to any other provisions that may apply, the creation of a flag lot is considered a
52 subdivision and shall be subject to applicable subdivision regulations and processes.

53

54 2. *Amending Section 21A.24.050 as follows:*

55 21A.24.050: R-1/12,000 SINGLE-FAMILY RESIDENTIAL DISTRICTS:

56

57 A. Purpose Statement: The R-1 Single-Family Residential Districts include the R-1/5,000, R-1/7,000,
 58 and R-1/12,000 zoning districts. Their purpose of the R-1/12,000 Single-Family Residential District is
 59 to provide for single-family residential dwellings, and affordable housing incentives developments, with
 60 up to four units on lots twelve thousand (12,000) square feet in size or larger and small lot dwelling
 61 developments. This district is appropriate in areas of the city as identified in the applicable community
 62 master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood.
 63 The standards for the district are intended to provide for safe and comfortable places to live and play,
 64 promote sustainable and compatible development patterns and to preserve the existing character of the
 65 neighborhood.

66

67 B. Uses: Uses in the R-1/12,000 Single-Family Residential Districts, as specified in section
 68 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are
 69 permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

70 ~~C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district~~
 71 ~~are as follows:~~

72 C. Bulk and Height Regulations: The bulk and height regulations in these districts are as follows:

	<u>R-1/12,000</u>	<u>R-1/7,000</u>	<u>R-1/5,000</u>
<u>Maximum building height – Pitched roof</u>	<u>30 feet or equal to the average building height of the block face, whichever is greater</u>		
<u>Maximum building height – Flat roof</u>	<u>24 feet</u>		
<u>Minimum front yard</u>	<u>20 feet or the depth of an abutting front yard on the same block face, whichever is less</u>		
<u>Minimum corner side yard</u>	<u>20 feet or the depth of an abutting front yard on the same block face, whichever is less</u>		<u>10 feet or the depth of an abutting front yard on the same block face, whichever is less</u>
<u>Minimum interior side yard – Corner lot</u>	<u>4 feet</u>		
<u>Minimum interior side yard 1</u>	<u>4 feet</u>		
<u>Minimum interior side yard 2</u>	<u>10 feet</u>		
<u>Minimum rear yard</u>	<u>20% of lot depth or 25 feet, whichever is less</u>	<u>20% of lot depth or 20 feet, whichever is less</u>	

<u>Maximum building coverage</u>	<u>50%</u>
----------------------------------	------------

D. Standards for Lots and Parcels: All new lots and parcels or modifications to existing lots and parcels shall comply with the following standards:

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private Parks, open space, and natural areas	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family detached dwellings	<u>R-1/12,000: 12,000 square feet</u> <u>R-1/7,000: 7,000 square feet</u> <u>R-1/5,000: 5,000 square feet</u>	Interior: 80 feet Corner: 100 feet
<u>Small lot dwellings (see Section 21A.36.370 for use-specific requirements)</u>	<u>2,000 square feet per unit</u>	
Utility substations and buildings	12,000 square feet	Interior: 80 feet Corner: 100 feet
Other permitted or conditional uses as listed in <u>Section 21A.33.020 of this title</u>	<u>R-1/12,000: 12,000 square feet</u> <u>R-1/7,000: 7,000 square feet</u> <u>R-1/5,000: 5,000 square feet</u>	Interior: 80 feet Corner: 100 feet

E. Building Height Regulations: D. Maximum Building Height:

~~1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:~~

~~a. Twenty eight feet (28') measured to the ridge of the roof; or~~

~~b. The average height of other principal buildings on the block face.~~

~~2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').~~

~~3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may~~

increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

— a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

— b. Exceptions:

— (1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

— (2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

— (A) The width of a dormer is ten feet (10') or less; and

— (B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and

— (C) Dormers are spaced at least eighteen inches (18") apart.

1.4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in ~~chapter~~ Chapter 21A.62 of this title.

— 5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

2.6. Additional Principal Building Height: Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark commission which may grant such requests subject to the provisions of ~~section~~ Section 21A.34.020 of this title.

— E. Minimum Yard Requirements:

— 1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

— 2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.

— 3. Interior Side Yard:

— a. Corner lots: Eight feet (8').

— b. Interior lots: Eight feet (8') on one side and ten feet (10') on the other.

— 4. Rear Yard: Twenty five feet (25').

128 ~~5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located~~
129 ~~in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.~~

130 ~~F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall~~
131 ~~not exceed thirty five percent (35%) of the lot area.~~

132
133 ~~F.G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision~~
134 ~~amendments recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot~~
135 ~~shall not exceed eighteen thousand (18,000) square feet. The maximum lot area of a new lot shall not~~
136 ~~exceed 150% of the minimum lot area, if there is a minimum lot area listed in Table 21A.24.050.D. Lots~~
137 ~~in excess of the maximum lot size may be created through the subdivision process subject to the~~
138 ~~following standards:~~

- 139 1. The size of the new lot is compatible with other lots on the same block ~~face~~;
140 2. The configuration of the lot is compatible with other lots on the same block ~~face~~; and
141 3. The relationship of the lot width to the lot depth is compatible with other lots on the same block
142 ~~face~~.

143
144 ~~G.H. Standards for Attached Garages:~~

145 1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed
146 ~~fifty percent (50%)~~ of the width of the front facade of the house. The width of the garage is equal to the
147 width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage
148 door plus the width of any intervening wall elements between garage doors.

149 2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be
150 constructed forward of the "front line of the building" (as defined in ~~section Section~~ 21A.62.040 ~~of this~~
151 ~~title~~), unless:

152 a. A new garage is constructed to replace an existing garage that is forward of the "front line of the
153 building". In this case, the new garage shall be constructed in a similar location as the garage being
154 replaced with dimensions that do not increase the degree of noncompliance; or

155 b. At least ~~fifty percent (50%)~~ of the existing garages on the block face are located forward of the
156 "front line of the building".

157
158 3. *Deleting Section 21A.24.060 in its entirety, as follows:*

159 ~~21A.24.060: R-1/7,000 SINGLE FAMILY RESIDENTIAL DISTRICT:~~

160
161 ~~A. Purpose Statement: The purpose of the R-1/7,000 Single Family Residential District is to provide~~
162 ~~for single family residential dwellings and affordable housing incentives developments with up to four~~
163 ~~units on lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas~~
164 ~~of the city as identified in the applicable community master plan. Uses are intended to be compatible with~~
165 ~~the existing scale and intensity of the neighborhood. The standards for the district are intended to provide~~
166 ~~for safe and comfortable places to live and play, promote sustainable and compatible development~~
167 ~~patterns and to preserve the existing character of the neighborhood.~~

168 ~~B. Uses: Uses in the R-1/7,000 Single Family Residential District, as specified in section 21A.33.020,~~
169 ~~"Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to~~
170 ~~the general provisions set forth in section 21A.24.010 of this chapter and this section.~~

—C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single family detached dwellings	7,000 square feet	50 feet
Utility substations and buildings	7,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	7,000 square feet	50 feet

—D. Maximum Building Height:

—1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:

- a. Twenty eight feet (28') measured to the ridge of the roof; or
- b. The average height of other principal buildings on the block face.

—2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').

—3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

—a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

—b. Exceptions:

—(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

—(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

—(A) The width of a dormer is ten feet (10') or less; and

—(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and

~~———— (C) Dormers are spaced at least eighteen inches (18") apart.~~
~~4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.~~
~~5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').~~
~~6. Additional Principal Building Height: Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.~~
~~E. Minimum Yard Requirements:~~
~~1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.~~
~~2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be equal to the average of the existing buildings on the block face. Where there are no other existing buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.~~
~~3. Interior Side Yard:~~
~~a. Corner lots: Six feet (6').~~
~~b. Interior lots: Six feet (6') on one side and ten feet (10') on the other.~~
~~4. Rear Yard: Twenty five feet (25').~~
~~5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.~~
~~F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area.~~
~~G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed ten thousand five hundred (10,500) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:~~
~~1. The size of the new lot is compatible with other lots on the same block face;~~
~~2. The configuration of the lot is compatible with other lots on the same block face; and~~
~~3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.~~
~~H. Standards for Attached Garages:~~
~~1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.~~

~~2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:~~

~~a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or~~

~~b. At least fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building".~~

4. *Deleting Section 21A.24.070 in its entirety, as follows:*

~~21A.24.070: R 1/5,000 SINGLE FAMILY RESIDENTIAL DISTRICT:~~

~~A. Purpose Statement: The purpose of the R 1/5,000 Single Family Residential District is to provide for single family residential dwellings and affordable housing incentives developments with up to four units on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.~~

~~B. Uses: Uses in the R 1/5,000 Single Family Residential District, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.~~

~~C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:~~

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single family detached dwellings	5,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

~~D. Maximum Building Height:~~

~~1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:~~
~~a. Twenty eight feet (28') measured to the ridge of the roof; or~~
~~b. The average height of other principal buildings on the block face.~~
~~2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').~~
~~3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.~~
~~a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.~~
~~b. Exceptions:~~
~~(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.~~
~~(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:~~
~~(A) The width of a dormer is ten feet (10') or less; and~~
~~(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and~~
~~(C) Dormers are spaced at least eighteen inches (18") apart.~~
~~4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.~~
~~5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').~~
~~6. Additional Principal Building Height: Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.~~
~~E. Minimum Yard Requirements:~~
~~1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.~~
~~2. Corner Side Yard: Ten feet (10').~~
~~3. Interior Side Yard:~~

~~— a. Corner lots: Four feet (4').~~
~~— b. Interior lots: Four feet (4') on one side and ten feet (10') on the other.~~
~~— 4. Rear Yard: Twenty five percent (25%) of the lot depth, or twenty feet (20'), whichever is less.~~
~~— 5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.~~
~~— F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot.~~
~~— G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed seven thousand five hundred (7,500) square feet. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:~~
~~— 1. The size of the new lot is compatible with other lots on the same block face;~~
~~— 2. The configuration of the lot is compatible with other lots on the same block face; and~~
~~— 3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.~~
~~— H. Standards for Attached Garages:~~
~~— 1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.~~
~~— 2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:~~
~~— a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or~~
~~— b. At least fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building".~~

5. *Amending Section 21A.24.080 as follows:*

21A.24.080: SR-1 AND SR-1A SPECIAL DEVELOPMENT PATTERN RESIDENTIAL DISTRICT:

In this chapter and the associated zoning map, the SR-1 District is divided into two (2) subareas for the purpose of defining design criteria. In other portions of this text, the SR-1 and SR-1A are jointly referred to as the SR-1 District because all other standards in the zoning ordinance are the same.

A. Purpose Statement: The purpose of the SR-1 Special Development Pattern Residential District is to maintain the unique character of older predominantly single-family and two-family dwelling neighborhoods that display a variety of yards, lot sizes and bulk characteristics. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.

B. Uses: Uses in the SR-1 Special Development Pattern Residential District, as specified in ~~section~~ Section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in ~~section~~ Section 21A.24.010 of this chapter and this section.

C. Bulk and Height Regulations: The bulk and height regulations required in this district are as follows:

	<u>SR-1</u>	<u>SR-1A</u>
<u>Maximum building height - Pitched roof</u>	<u>30 feet or equal to the average building height of the block face, whichever is greater</u>	<u>25 feet or equal to the average building height of the block face, whichever is greater</u>
<u>Maximum building height - Flat roof</u>	<u>24 feet</u>	<u>20 feet</u>
<u>Minimum front yard¹</u>	<u>20 feet or the depth of an abutting front yard on the same block face, whichever is less</u>	
<u>Minimum corner side yard¹</u>	<u>10 feet</u>	
<u>Minimum interior side yard - Corner lot¹</u>	<u>4 feet</u>	
<u>Minimum interior side yard 1¹</u>	<u>10 feet</u>	
<u>Minimum interior side yard 2¹</u>	<u>4 feet</u>	
<u>Minimum rear yard¹</u>	<u>20% of lot depth or 15 feet, whichever is less</u>	
<u>Maximum building coverage</u>	<u>50%</u>	

Notes:

1. The minimum yard and landscape yard requirements shall be applied to the perimeter of the property.

~~C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required for specific uses in these districts are as follows:~~

D. Standards for Lots and Parcels: All new lots and parcels or modifications to existing lots and parcels shall comply with the following standards:

<u>Land Use</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
<u>Municipal service uses, including City utility uses and police and fire stations</u>	<u>No minimum</u>	<u>No minimum</u>
<u>Natural open space and conservation areas, public and private Parks, open space, and natural areas</u>	<u>No minimum</u>	<u>No minimum</u>
<u>Places of worship less than 4 acres in size</u>	<u>12,000 square feet</u>	<u>80 feet</u>
<u>Public pedestrian pathways, trails and greenways</u>	<u>No minimum</u>	<u>No minimum</u>

Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single- and two-family detached dwellings	5,000 square feet	50 feet
Small lot dwellings (see section 21A.36.370 for use-specific requirements)	2,000 square feet per dwelling	
Twin home dwellings	4,000-2,500 square feet per dwelling	25 feet
Two-family dwellings	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section Section 21A.33.020 of this title	5,000 square feet	50 feet

E. Building Height Regulations: ~~D. Maximum Building Height:~~ Maximum building height limits vary, depending upon the location. The following regulations apply for each area within the SR-1 district:

1. ~~Pitched Roofs:~~ The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:

a. ~~SR-1:~~ Twenty-eight feet (28') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

b. ~~SR-1A:~~ Twenty-three feet (23') measured to the ridge of the roof, or the average height of other principal buildings on the block face.

2. ~~Flat Roofs:~~ The maximum height of a flat roof building, as measured from the established grade, shall be:

a. ~~SR-1:~~ Twenty feet (20').

b. ~~SR-1A:~~ Sixteen feet (16').

3. ~~Exterior Walls:~~ Maximum exterior wall height adjacent to interior side yards:

a. ~~SR-1:~~ Twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.

b. ~~SR-1A:~~ Sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard.

c. ~~In both the SR-1 and SR-1A districts, the exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.~~

(1) ~~Cross Slopes:~~ For lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

(2) ~~Exceptions:~~

(A) ~~Gable Walls:~~ Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(B) ~~Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:~~

- ~~(i) The width of a dormer is ten feet (10') or less; and~~
- ~~(ii) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and~~
- ~~(iii) Dormers are spaced at least eighteen inches (18") apart.~~

1.4. Initial Construction: Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.

~~5-Stepped Buildings: Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').~~

2.6 Additional Building Height Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark commission which may grant such requests subject to the provisions of section Section 21A.34.020 of this title.

F. Narrow Lot Yard Reductions~~E. Minimum Yard Requirements:~~

1. Front Yard:

a. ~~SR-1: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.~~

b. ~~SR-1A: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are four (4) or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding one property with the smallest front yard setback and excluding the one property with the largest front yard setback. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard depth is specified in the recorded subdivision plat, the requirement specified therein shall prevail. For buildings legally existing on April 12, 1995, the required front yard depth shall be no greater than the established setback line of the existing building.~~

2. Corner Side Yard:

a. ~~SR-1: Ten feet (10'). For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.~~

b. ~~SR-1A: Ten feet (10').~~

3. Interior Side Yard:

a. ~~Twin Home Dwellings: No side yard is required along one side lot line while a ten foot (10') yard is required on the other.~~

b. ~~Other Uses:~~

~~(1) Corner lots: Four feet (4').~~

~~(2) Interior lots:~~

~~(A) SR-1: Four feet (4') on one side and ten feet (10') on the other.~~

(B) ~~SR-1A: Four feet (4') on one side and ten feet (10') on the other.~~

1.(i) Where the width of a lot is ~~forty-seven feet (47 feet')~~ or narrower, the total minimum side yard setbacks shall be equal to ~~thirty percent (30%)~~ of the lot width with one side being ~~four feet (4 feet')~~ and the other side being ~~thirty percent (30%)~~ of the lot width minus ~~four feet (4 feet')~~ rounded to the nearest whole number.

2.(ii) Where a lot is ~~twenty-seven feet (27 feet')~~ or narrower, required side yard setbacks shall be a minimum of ~~four feet (4 feet')~~ and ~~four feet (4 feet')~~.

3.(iii) Where required side yard setbacks are less than ~~four feet (4 feet')~~ and ~~ten feet (10 feet')~~ an addition, remodel or new construction shall be no closer than ~~ten feet (10 feet')~~ to a primary structure on an abutting property. The ~~ten-foot (10-foot')~~ separation standard applies only to the interior side yard that has been reduced from the base standard of ~~ten feet (10 feet')~~.

4. ~~Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').~~

G. Accessory Buildings and Structures in Yards:

1.5. ~~Accessory Buildings And Structures In Yards:~~ Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", and section 21A.40.050 of this title.

a. SR-1A:

(1) Maximum building coverage of all accessory buildings shall not exceed ~~six hundred (600)~~ 720 square feet.

(2) Primary accessory building: One accessory building may have up to the following dimensions:

(A) A footprint of up to ~~four hundred eighty (480)~~ 600 square feet, subject to compliance with subsection 21A.40.050B1 of this title.

(B) Roof peak/ridge height of up to ~~fourteen feet (14 feet')~~ above the existing grade.

(C) A flat roof height limit of ~~nine feet (9 feet')~~ above the existing grade.

(D) An exterior wall height of ~~nine feet (9 feet')~~ above the existing grade.

(i) Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by ~~one-half foot (0.5 feet')~~ for each ~~one foot (1-foot')~~ difference between the elevation of the average grades on the uphill and downhill faces of the building.

(3) Secondary accessory buildings: All other accessory buildings shall have the following dimensions:

(A) Roof peak/ridge height of up to ~~ten feet (10 feet')~~ above the existing grade.

(B) Flat roof height limit of ~~eight feet (8 feet')~~ above the existing grade.

(C) An exterior wall height of ~~eight feet (8 feet')~~ above the existing grade.

(D) Secondary accessory buildings may be attached to the primary accessory buildings so long as all buildings conform to the required wall and roof ridge height restrictions.

b. Exceptions: -If the accessory structure is an accessory dwelling unit that complies with section 21A.40.200, the ADU is exempt from the standards in 21A.24.080.G.1.a.

~~F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.~~

H.G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed eighteen thousand (18,000) square feet. The maximum lot area of a new lot shall not exceed 150% of the minimum lot area, if there is a minimum lot area listed in Table 21A. 24.080.D. Lots in excess of this maximum lot area may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block-face;
2. The configuration of the lot is compatible with other lots on the same block-face; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block-face.

I.H. Standards for Attached Garages:

1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in ~~section~~ Section 21A.62.040 of this title), unless:

- a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or
- b. At least fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building".

6. *Amending Section 21A.24.110 as follows:*

21A.24.110: R-2 SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT:

A. Purpose Statement: The purpose of the R-2 Single- and Two-Family Residential District is to preserve the character of existing neighborhoods which exhibit a mix of predominantly single- and two-family dwellings. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play and to promote sustainable and compatible development patterns.

B. Uses: Uses in the R-2 Single- and Two-Family Residential District, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

C. Bulk and Height Regulations: The bulk and height regulations required in this district are as follows:

	<u>R-2</u>
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<u>Maximum building height - Pitched roof</u>	<u>30 feet or equal to the average building height of the block face, whichever is greater</u>
<u>Maximum building height - Flat roof</u>	<u>24 feet</u>
<u>Minimum front yard</u>	<u>20 feet or the depth of an abutting front yard on the same block face, whichever is less</u>
<u>Minimum corner side yard</u>	<u>10 feet</u>
<u>Minimum interior side yard - Corner lot</u>	<u>4 feet</u>
<u>Minimum interior side yard 1</u>	<u>4 feet</u>
<u>Minimum interior side yard 2</u>	<u>10 feet</u>
<u>Minimum rear yard</u>	<u>20% of lot depth or 15 feet, whichever is less</u>
<u>Maximum building coverage</u>	<u>50%</u>

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528 D. Standards for Lots and Parcels: All new lots and parcels or modifications to existing lots and
529 parcels shall comply with the following standards:~~C. Minimum Lot Area And Lot Width: The minimum~~
530 ~~lot areas and lot widths required for specific uses in these districts are as follows:~~

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Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private <u>Parks, open space, and natural areas</u>	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single- and two-family detached dwellings	5,000 square feet	50 feet
<u>Small lot dwellings (see section 21A.36.370 for use-specific requirements)</u>	<u>2,000 square feet per dwelling</u>	
Twin home dwellings	4,000 <u>2,500</u> square feet per dwelling	25 feet
Two family dwellings[†]	8,000 square feet	50 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in <u>Ssection 21A.33.020 of this title</u>	5,000 square feet	50 feet

Qualifying provisions:

1. In subdivisions approved after April 12, 1995, no more than 2 lots may be used for such dwellings located adjacent to one another and no more than 3 such dwellings may be located on the same block face.

E. Building Height Regulations:~~D. Maximum Building Height:~~

1. The maximum height of buildings with pitched roofs shall be:

a. Twenty eight feet (28') measured to the ridge of the roof; or

b. The average height of other principal buildings on the block face.

2. The maximum height of a flat roof building shall be twenty feet (20').

3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

b. Exceptions:

(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

(A) The width of a dormer is ten feet (10') or less; and

(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and

(C) Dormers are spaced at least eighteen inches (18") apart.

1.4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

2.6. Additional Principal Building Height: Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark commission which may grant such requests subject to the provisions of section Section 21A.34.020 of this title.

E. Minimum Yard Requirements:

1. ~~Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.~~

2. ~~Corner Side Yard: Ten feet (10').~~

3. ~~Interior Side Yard:~~

a. ~~Twin home dwellings: No side yard is required along one side lot line. A ten foot (10') side yard is required along the other.~~

b. ~~Other uses: Four feet (4'); provided, that on interior lots one yard must be at least ten feet (10').~~

4. ~~Rear Yard: Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed twenty five feet (25').~~

5. ~~Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.~~

F. ~~Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall not exceed forty five percent (45%) of the lot for single family and two family uses. For lots with buildings legally existing on April 12, 1995, the coverage of existing buildings shall be considered legal conforming.~~

F.G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed one hundred fifty percent (150%) of the minimum lot size allowed by the base zoning district. The maximum lot area of a new lot shall not exceed 150% of the minimum lot area, if there is a minimum lot area listed in Table 21A.24.110.D. Lots in excess of the maximum lot size may be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with other lots on the same block ~~face~~;
2. The configuration of the lot is compatible with other lots on the same block ~~face~~; and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block ~~face~~.

G.H. Standards for Attached Garages:

1. Width of an Attached Garage: The width of an attached garage facing the street may not exceed ~~fifty percent (50%)~~ of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title), unless:

a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least ~~fifty percent~~ (50%) of the existing garages on the block face are located forward of the "front line of the building".

7. *Amending Table 21A.33.020 only for the purposes of including the use "Dwelling, small lot" in alphabetical order with other listed uses, as follows:*

Use	Permitted and Conditional Uses by District				
	R-1/12,000	R-1/7,000	R-1/5,000	SR-1	R-2
<u>Dwelling, small lot</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Dwelling, twin home				P	p ²
Dwelling, two-family				P	p ²

8. *Deleting Qualifying Provision number 2 to Table 21A.33.020, as follows:*

~~2. Provided that no more than 2 two-family buildings are located adjacent to one another and no more than 3 such dwellings are located along the same block face (within subdivisions approved after April 12, 1995).~~

9. *Enacting a new section 21A.36.370, as follows:*

21A.36.370: SMALL LOT DWELLINGS:

A. Applicability: The provisions in this section apply to all small lot dwellings. Unless specifically stated below, all other applicable provisions in the base zoning district or overlay districts shall apply.

B. Small Lot Dwelling Building Type Zoning Standards: The standards of this section shall apply to all small lot dwelling building types.

Table 21A.36.370.B

<u>Building Regulation</u>	<u>Building Type</u>				
	<u>Single-Family Dwelling</u>	<u>Two-Family and Twin-Home Dwelling</u>	<u>Multi-Family Dwelling</u>	<u>Row House</u>	<u>Sideways Row House</u>

<u>Maximum building height</u>	<u>District maximum</u>		
<u>Minimum front yard¹</u>	<u>10 feet</u>		
<u>Minimum corner side yard¹</u>	<u>10 feet</u>		
<u>Minimum interior side yard – Corner lot¹</u>	<u>4 feet</u>		
<u>Minimum interior side yard 1¹</u>	<u>4 feet</u>		
<u>Minimum interior side yard 2¹</u>	<u>10 feet</u>		
<u>Minimum rear yard¹</u>	<u>10 feet</u>		
<u>Minimum lot area</u>	<u>2,000 square feet per dwelling</u>		
<u>Maximum dwelling units per building type</u>	<u>1</u>	<u>2</u>	<u>4</u>
<u>Maximum building coverage</u>	<u>60%</u>		
<u>Maximum principal building footprint²</u>	<u>1,000 square feet per dwelling</u>	<u>850 square feet per dwelling</u>	
<u>Maximum principal building gross floor area</u>	<u>1,700 square feet per dwelling if the building is less than or equal to 17 feet in height.</u> <u>1,200 square feet per dwelling if the building is more than 17 feet in height.</u>		
<u>Required landscape yards¹</u>	<u>The front and corner side yards shall be maintained as landscape yards.</u>		
<u>Minimum parking required</u>	<u>1 off-street parking space per dwelling.</u>		

Notes:

1. The minimum yard and landscape yard requirements shall be applied to the perimeter of the development site and not to the individual principal buildings within the development site.
2. If the dwelling units are arranged in a manner where one unit is stacked on top of the other, the maximum footprint of the building shall be 1,200 square feet for each unit that is on the ground floor.

C. Small Lot Dwelling Lot Standards:

1. Designation of Small Lot Dwelling:

- a. If a subdivision is required, the final plat shall include a note indicating the utilization of small lot dwellings, specifying the building type permitted and associated regulations.
- b. If a subdivision is not required, the applicant shall submit a zoning verification application to the planning division. The zoning verification shall identify the use as a small lot dwelling, specify the small lot dwelling building type, and indicate that the development will comply with all applicable regulations.

2. Lots Without Public Street Frontage: Lots without public street frontage may be created to accommodate small lot dwellings without planned development approval subject to the following standards:

- a. Lot coverage shall be calculated for the overall development site as opposed to each individual lot within the development, except for single-family dwelling developments in which case coverage shall be calculated for each individual lot.

b. A final subdivision plat is required for any development or development site creating new lots without public street frontage. The final plat must document that the new lots have adequate access to a public street by way of easements, a shared driveway, or an alley.

D. Small Lot Dwelling Design Standards:

1. Arrangement of Dwelling Units:

a. Dwelling units may be arranged in any manner within the building.

b. Dwelling units may be located on the same lot, on separate lots, or as condominium units.

2. Building Entrances:

a. All dwelling units with public street frontage shall have a primary entrance on the ground floor of the street-fronting facade of the building with an entry feature as defined in 21A.37.050.

3. Attached Garages:

a. The width of an attached garage with public street frontage may not exceed 50% of the width of the front facade of the building. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

4. Off-Street Parking Location:

a. Required off street parking for a unit within the development site is permitted on any lot within the development site.

5. Small lot dwellings located within 15 feet of a public alley shall include the following:

a. An exterior light shall be located on the exterior wall of the small lot dwelling to illuminate portions of the alley adjacent to the small lot dwelling. The lighting fixture shall be shielded, oriented and designed to direct light down and avoid light pollution onto adjacent properties. All uplighting is prohibited.

b. A 4-foot-wide path from the alley to the entrance of the small lot dwelling shall be provided. If there is a fence between the small lot dwelling and the alley, a gate shall be provided, and the path shall lead to the gate. If the small lot dwelling is located within 15 feet of two or more public alleys, this requirement shall only apply to one of the alleys.

6. Additional Development Standards for Multi-Family Dwelling Building Forms:

a. All street-or alley facing building façades shall have a minimum 15% of glass.

7. Additional Development Standards for Sideways Row House Building Forms:

a. Garage doors are prohibited on the façade of the building that is parallel to, or located along, a public street.

b. The ground floor of all street-facing building façades shall have a use other than parking. The ground floor use shall extend a minimum of 10 feet into the building.

c. All street- or alley-facing primary façades shall have a minimum 15% of glass.

E. Preservation of a Principal Residential Building:

1. Density Bonus: To encourage the preservation of existing principal residential buildings, a bonus dwelling unit may be granted when an existing principal residential building is retained as part of a project that adds at least one additional dwelling unit, pursuant to the following:

a. A density bonus may only be requested at the time of filing for a subdivision plat or a zoning verification letter application to add at least one additional unit where that unit meets the minimum lot area requirement.

b. Only one bonus unit may be granted for the retention of an existing principal residential building.

c. A bonus unit may be added within or attached to the existing principal residential building or as a separate building provided that all other applicable zoning requirements are met. Bonus units are not subject to minimum lot area or lot coverage requirements.

d. The addition of a bonus unit to an existing principal residential building does not change the building type of the existing structure.

e. Bonus units are exempt from off-street parking requirements.

f. No more than 25% of the street facing façade and no more than 50% of the existing principal dwelling's exterior walls may be removed; however, architectural elements such as window openings and doorways may be modified; dormers may be added; and additions to the rear of the structure are allowed.

g. The building permit associated with the construction of the bonus unit shall indicate that this unit was established through the preservation of the existing principal dwelling structure on the site.

h. If the retained principal residential building is demolished, the subject property cannot rebuild a new dwelling on site. The small lot dwelling development site shall remain in full compliance. The subject lot shall be consolidated with an abutting lot within the development site.

i. Restrictive Covenant: An existing principal dwelling that is being retained for the purposes of 21A.36.370.E shall have a restrictive covenant filed against the property on which the retained principal dwelling is located, on a form approved by the city attorney, which restrictive covenant shall include the following provisions:

1. A description of the retained principal dwelling including the square footage of the dwelling.

2. A statement that the retained principal dwelling shall not be demolished for a period of 30 years from the date of recording.

3. A description of the remedies available to the city in the event that the principal residential building is not retained during the term of the covenant.

2. Small Lot Dwelling Regulations Waived: For lots where an existing principal residential building is retained as part of a small lot dwelling development, the following standards from Table 21A.36.370.B may be waived for the residential building that is retained:

a. Maximum principal building footprint

b. Principal building gross square footage

c. Maximum lot coverage

F. Planned Developments:

1. Lots approved through a planned development are required to submit a new planned development petition to use the small lot dwelling development standards.

2. No modifications to 21A.36.370 are authorized through the planned development process.

G. Use of Incentives: Small lot dwellings may not utilize the zoning incentives in 21A.52.

H. Definitions:

1. Development site, for the purposes of 21A.36.370, shall mean all of the contiguous lots or parcels in existence at the time of application for a small lot dwelling building type.

748 I. Use Regulations:

749 1. A small lot dwelling shall not be rented as a short term rental as defined in Section 21A.62.040.

750
751 10. *Amending Section 21A.62.040 to include a new definition of the term “dwelling, small lot”,*
752 *which shall be inserted into the list of terms in alphabetical order, and to amend the definition of the term*
753 *“pitched roof”, as follows:*

754 A. DWELLING, SMALL LOT: Any dwelling that has been approved pursuant to the provisions of
755 Chapter 21A.36.370.

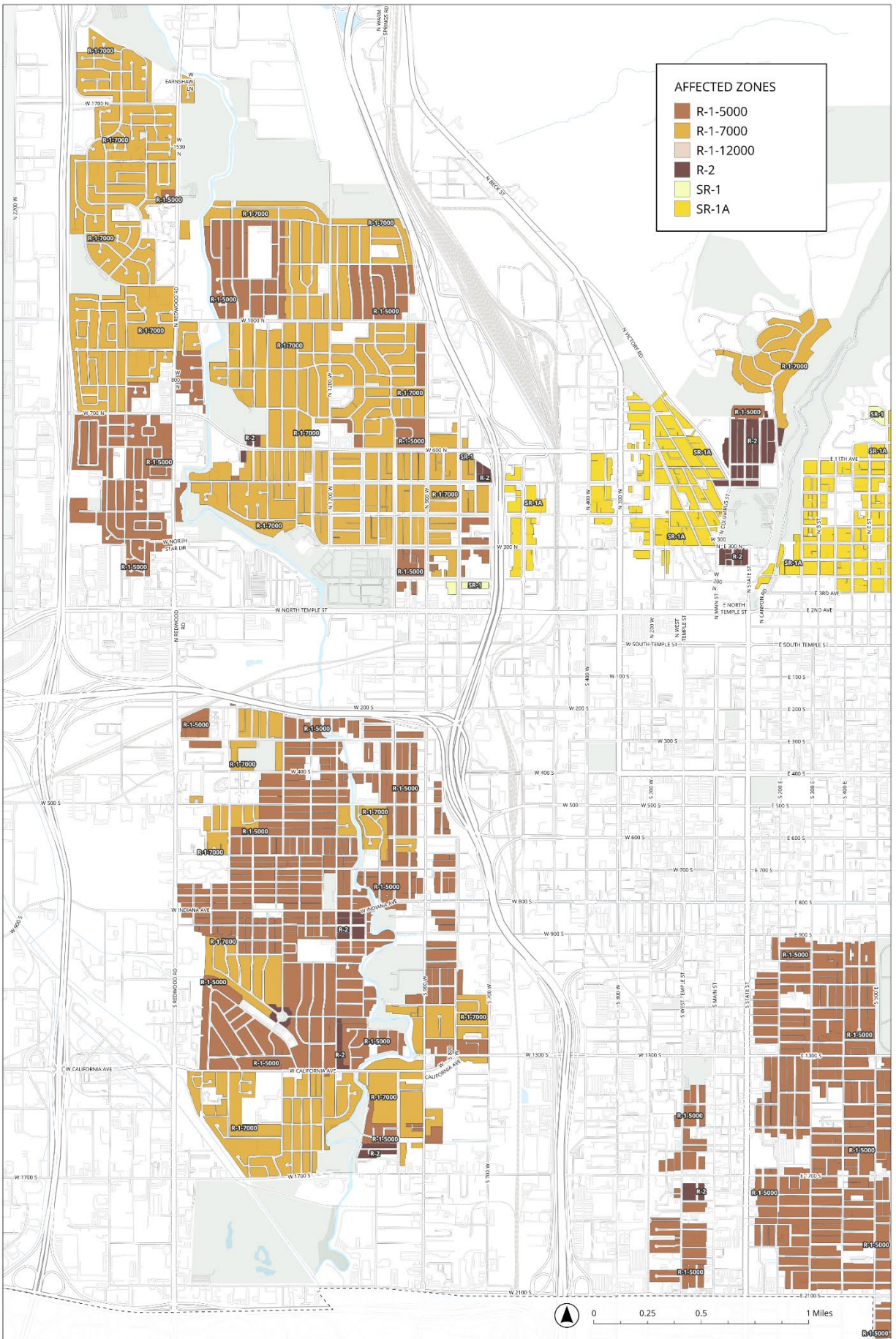
756
757 B. PITCHED ROOF: The covering on the top of a structure, serving to protect against rain, snow,
758 sunlight, wind, and extremes of temperature, having a minimum pitch or slope of a two foot (2')
759 rise over a twelve foot (12') run and at least two roof planes that slope downwards towards the
760 exterior walls. For purposes of establishing building height, any roof that does not meet this
761 definition shall be considered a flat roof.

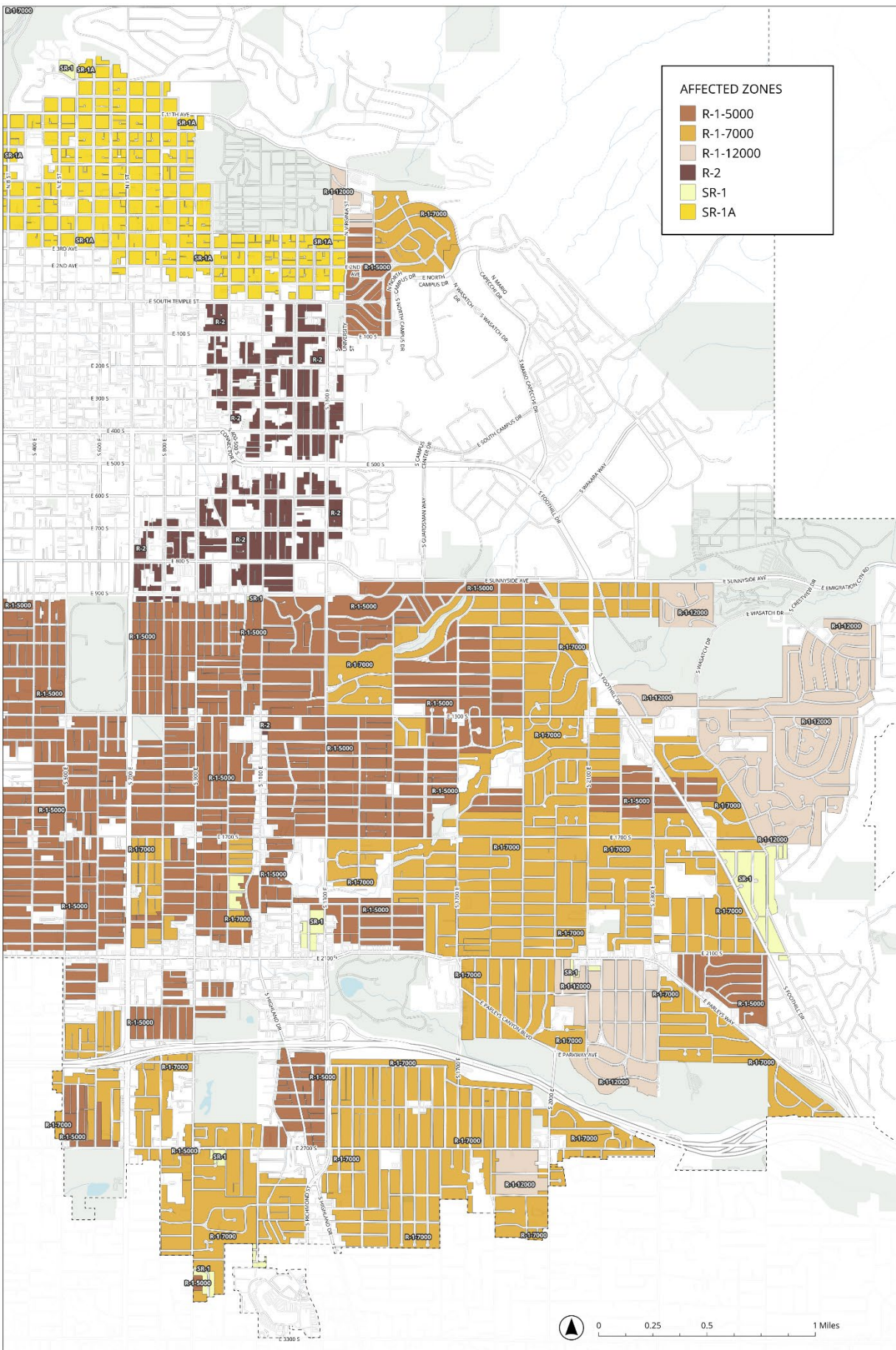
762
763
*Effective Date: This Ordinance shall take effect immediately after it has been published in accordance
with Utah Code § 10-3-711 and recorded in accordance with Utah Code § 10-3-713.*

[end]

ATTACHMENT B: Map of Impacted Zoning Districts

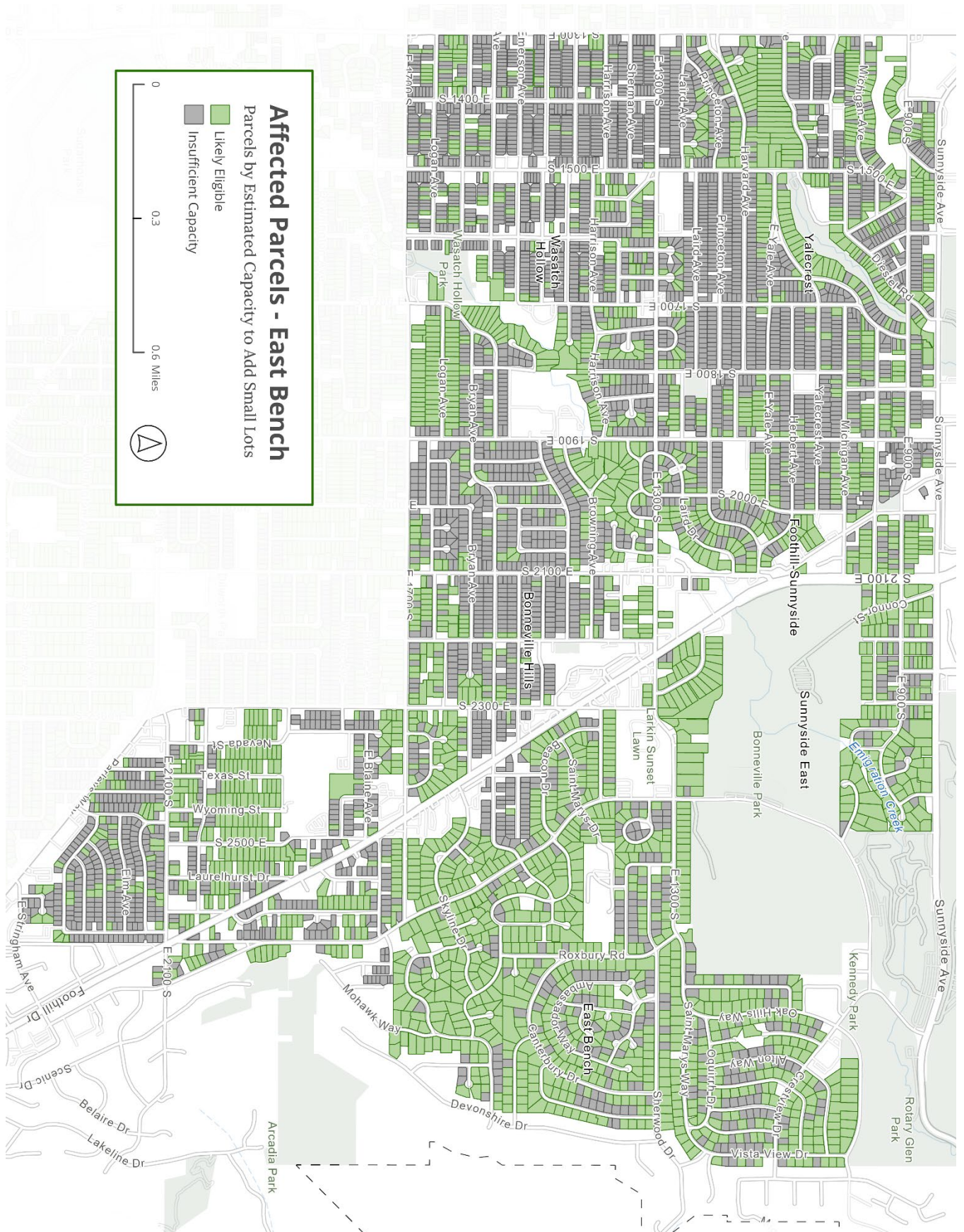
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ATTACHMENT C: Plan Areas by Capacity

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ATTACHMENT D: Zoning Text Amendment Standards

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

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Finding: Complies

Discussion: The proposal is consistent with the guiding principle of the housing chapter of Plan Salt Lake, which is *Access to a wide variety of housing types for all income levels, providing the basic human need for safety and responding to changing demographics*. The proposal furthers this goal by allowing a greater variety of housing types than were previously allowed in low-density districts and by proposing maximum gross floor area requirements, which will create opportunities for attainable housing for a wider variety of income levels.

The proposal is also consistent with the following objectives and policies outlined in **Plan Salt Lake**:

Sustainable Growth & Development

- **Density:** Density and compact development are important principles of sustainable growth, allowing for more affordable transportation options and creating vibrant and diverse places. Density near existing infrastructure, compatible development, and major transportation corridors, can help to accommodate future growth more efficiently. This type of compact development allows people to live closer to where they work, recreate, shop, and carry out their daily lives, resulting in less automobile dependency and greater mobility.
- **Compatibility:** Compatibility of development generally refers to how a development integrates into the existing scale and character of a neighborhood. New development should be context sensitive to the surrounding development, taking into account the existing character of the neighborhood while providing opportunities for new growth and to enhance the sense of place.

Guiding Principles

- **Growth:** Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.
- **Housing:** Access to a wide variety of housing types for all income levels, providing the basic human need for safety and responding to changing demographics.

The proposal also supports the following goals and policies outlined in **Housing SLC** and **Thriving in Place**:

Housing SLC

- Make progress toward closing the housing gap of 5,500 units of deeply affordable housing and increase the supply of housing at all levels of affordability.

- Increase housing stability throughout the city.
- Increase opportunities for homeownership and other wealth and equity building opportunities.

Thriving in Place

- Guiding Principle 3: The City needs to support policies that help create more housing in every neighborhood, including new rental housing in neighborhoods where lower income people have been excluded, while stabilizing neighborhoods facing the highest displacement pressure.
- Strategic Priority: Facilitate Creation of More Diverse Housing Choices Create More Diverse Housing Choices in All Areas so that people can find housing that meets their needs in locations that work for them.

More discussion about General Plan Compatibility is provided under [Key Consideration #1: General Plan Compatibility](#).

2. Whether a proposed text amendment furthers the applicable purpose statements of the zoning ordinance;

Finding: Complies

Discussion: The proposed amendments will continue to promote the health, safety, morals, convenience, order, prosperity, and welfare of present Salt Lake City residents. The amendments primarily serve the purpose of providing these opportunities for future inhabitants of the city by providing housing options that respond to changing demographics and economic needs. Existing homes are also given more opportunities for expansion due to the proposed modifications to the base zoning districts.

General Purpose and Intent of the Salt Lake City Zoning Ordinance

The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:

- A. Lessen congestion in the streets or roads;*
- B. Secure safety from fire and other dangers;*
- C. Provide adequate light and air;*
- D. Classify land uses and distribute land development and utilization;*
- E. Protect the tax base;*
- F. Secure economy in governmental expenditures;*
- G. Foster the city's industrial, business, and residential development; and*
- H. Protect the environment.*

General Purpose of the Zoning Amendments Process (21A.50.010)

The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

The purpose of the zoning amendments process is to “make adjustments necessary in light of changed conditions or changes in public policy.”

The existing R-1, R-2, and SR-1 zoning districts do not provide the development standards to implement the goals, strategies, and land use recommendations specified in Plan Salt Lake, Housing SLC, or the various neighborhood plans. The proposed amendments are intended to establish zoning districts that align with the goals, policies, future land use recommendations, and community vision to simplify the zoning code while also meeting the purpose of those zones, which is to “provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.”

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

Finding: Complies

Discussion: Some neighborhoods in the affected zones are located within local historic districts. The proposal will not alter any of the historic protections or standards pertaining to historic preservation. Other overlays that may apply to low-density residential properties include the Airport Flight Path Protection Overlay, the Capitol Hill Protective Area Overlay, the Groundwater Source Protection Overlay, the Lowland Conservancy Overlay, the Riparian Corridor Overlay, and the Yalecrest Compatible Infill Overlay. The proposal will not alter any of the standards in any of the applicable overlays.

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

Finding: Complies

Discussion: Planning staff conducted extensive research on best practices to expand housing options and affordability; analyzing case studies and lessons learned across the country, collaborating with local stakeholders including homebuilders, architects, and policy analysts, and studying current and emerging research on housing policy and economics. The proposal reflects findings from the research phase that were then carefully tailored to fit the needs of Salt Lake City’s current and future residents. More information about staff’s research into professional best practices can be found in the report: [Potential Approaches to Simplifying and Improving R-1 Districts](#).

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

Finding: Complies

Discussion: By allowing small lot dwellings to be developed by right without a planning process, the proposal will further the city’s housing goals while having minimal impact on staff capacity, time, and other city resources. This text amendment was reviewed by various City departments tasked with administering public facilities and services. None of the departments expressed concern about the proposal or the City’s ability to carry out necessary City functions or processes due to changes to the affected zoning regulations.

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

Finding: Complies

Discussion: Throughout the public engagement phase, a few residents cited potential impacts to privacy and viewsheds on properties subject to the proposal. While staff recognize there may be minor impacts on some affected properties, the proposal is designed to keep those impacts minimal. The

potential impacts are considered a worthwhile tradeoff for accomplishing the project goals. Impacts will not negatively affect the safety, health, prosperity, and welfare of existing residents and property owners.

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

Finding: Not Applicable

Discussion: Community benefits are only required when a private property owner submits a zoning text or zoning map amendment. Because this petition was initiated by City Council, this standard is not applicable.

ATTACHMENT E: Public Process and Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed text amendment since the petition was initiated:

- **Salt Lake Community Network Meeting** (January 15, 2026)
 - Staff presentation to the Chairs of the City’s Recognized Community Organizations.
- **Wasatch Advocates for Livable Communities (WALC)** (January 27, 2026)
 - Tabling opportunity at housing advocacy group policy preview event.
- **2026 State of the City Address** (January 27, 2026)
 - Mayor Mendenhall said that “in the months ahead, we will present a plan to expand housing options to our City Council. These changes give residents even more flexibility to add housing that fits their neighborhoods.”
- **The Watch Party** (February 6, 2026)
 - Tabling opportunity at the Winter Olympics Watch Party in Library Square.
- **Salt Lake Homebuilders Association** (February 10, 2026)
 - Staff presentation to industry experts at the Homebuilders Association’s Government Relations Meeting.
- **Your City Loves You!** (February 14, 2026)
 - Tabling opportunity at Casa Del Pollo, District 1 Valentine’s Day event.
- **Open House at Highland High School** (February 24, 2026)
 - Staff presentation was not possible due to technical issues. Another open house was scheduled at a different eastside location to make up for the missed presentation.
- **Winter Farmers Market** (March 7, 2026)
 - Tabling opportunity at The Leonardo.
- **Open House at Sorenson Unity Center** (March 12, 2026)
 - Staff presentation followed by public open house.
- **Affordable Housing Panel** (March 19, 2026)
 - Panel discussion on affordable housing at the University of Utah, hosted by U3 (Urbanists at the University of Utah).
- **District 5 Town Hall** (March 25, 2026)
 - Staff presentation to town hall meeting at Horizonte Instruction and Training Center.
- **Open House at the Salt Lake City Main Library** (March 31, 2026)
 - Staff presentation followed by public open house.
- **Open House at The Neighborhood Hive** (April 13, 2026)
 - Staff presentation followed by public open house.

Public Input

Many emails and comments were received during the engagement for this petition. The following pages include all comments received as of Wednesday, September 2, 2026.

Proposal Review & Public Input

Participation Metrics

Metric	Value
Visitors	2448
Phase participants	142
Participation rate	5.8%
Surveys submitted	152
Completion rate	88.4%

Participation over time



Demographics & Audience

What is your age?

① No reference census data is available yet for this demographic dimension. [Add it here](#) to understand how representative your data is.

Phase participants

18 or Younger



Household Income

① No reference census data is available yet for this demographic dimension. [Add it here](#) to understand how representative your data is.

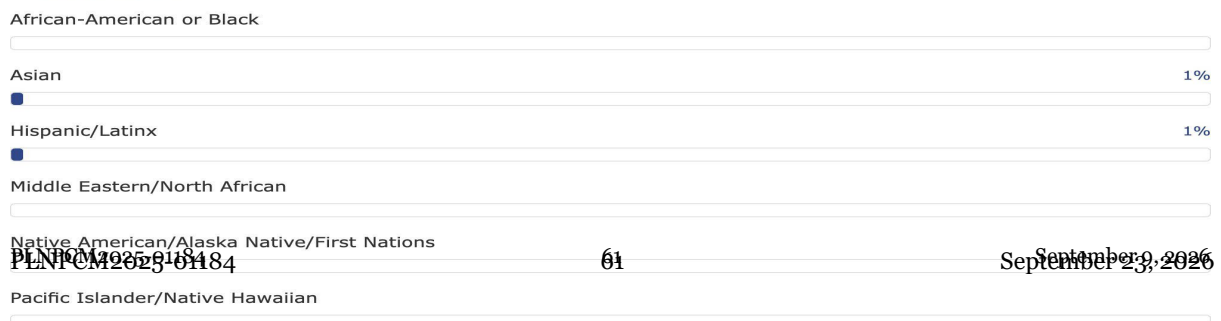
Phase participants



How would you describe your ethnicity?

① No reference census data is available yet for this demographic dimension. [Add it here](#) to understand how representative your data is.

Phase participants



Questions

Total 152 responses

Page 1: About the Proposal

71/152 responses

1. General Comments

71/152 responses

AI Summary: Concerns about real estate investors and corporate builders dominating new development and leading to characterless, unaffordable, or “cookie-cutter” housing were raised frequently. Several respondents worry that increasing density without protections against price gouging or investor-driven rentals will not address affordability or community longevity. There is support for expanding housing options and zoning changes, especially from homeowners who see personal and neighborhood benefits in being able to add units or work with local developers. Some specifically request relaxing lot size requirements to allow more infill development. Concerns about preserving neighborhood character and the impact of increased density on community cohesion and families were also common. Some respondents feel the proposals do not do enough to maintain the “low-density character” of neighborhoods, while others worry that allowing duplexes mid-block or small homes on small lots could disrupt established communities and make neighborhoods less attractive to families. There are suggestions to restrict duplexes to corner lots and to require home ownership rather than rentals to support community stability. Some respondents question the effectiveness of proposed size caps (e.g., 1,200 sq ft) and suggest these limits may not help meet the city’s goals. Overall, the main themes are: support for more flexible zoning and infill, strong concerns about investor-driven development and loss of neighborhood character, and questions about whether the proposed changes will truly address affordability and family needs.

Responses

Addressing affordability is a great idea. Yet it's too many steps into the future - who cares about affordability if the air is toxic from the death of the Great Salt Lake and if there is no water? Additionally, increasing population density without modifying/tightening noise ordinances first will only harm the health of all residents. Parking will undoubtedly be an issue and the city would be wise - after addressing water, noise, and air quality degradation problems that come with increasing populations - to make affected residential streets permitted parking only - and make some money off of this. Effective public transportation is a better long-term solution but it's clear public transit is not a priority anywhere let alone the west. It's a good idea but ill-conceived. Address the infrastructure problems first and then you can rezone/build. But otherwise? You're putting more people in the line of fire of toxic dust and noise pollution

An adu in my neighbors backyard would make my home unlivable and devalue my property. I didn't buy here over 40 years ago just to lose my privacy in order to pack in more people in a city that lacks the water and infrastructure to support it. I'm against allowing these proposed changes on existing homes in my neighborhood!

Any new housing is good - that means all kinds from new standalone houses, to mother-in-law apts or ADUs to apartment/condo complexes

Anything you can do to expand the amount of and type of housing in Salt Lake City, particularly in the avenues and east central neighborhoods would make this city more livable. Not everyone wants a big house with a yard. More options to buy and rent would benefit all renters and wannabe buyers. Thank you for proposing changes that make this reality more likely

As a homeowner in Fairpark this would be incredible, I have a large lot that currently sits empty with little potential for affordable housing. With this change I could work with a local infill developer who's already working in the neighborhood with similar projects to expand affordable housing in my neighborhood and help me benefit more than I would in a residential sale. This would be win-win-win for the Fairpark neighborhood, for me, and for the local small developer.

As a homeowner in Sugar House for the last 25 years, I am very much opposed to the amendments to the zoning. I purchased my house because I did not want to live next to a 3-plex or 4-plex, especially ones towering above my one-story home, eliminating my backyard privacy and sunlight.

As a renter, I greatly appreciate the ideas here to make it easier to build starter homes, and thus make it easier to buy a home! I really like some of the older housing types I see mixed in the older neighborhoods that were built before restrictive zoning was in place. I'd love for us to return back to common sense and let people do more with their land and let more neighbors live alongside us.

As a resident of this part of Salt Lake, I am strongly opposed to these proposed changes in zoning. These changes benefit developers in the short term, but do not benefit the community in the long term. Salt Lake City needs diverse zoning to ensure its continued appeal to residents within the community and those moving here. Adoption of these amendments will hurt Salt Lake City residents and not address the housing crisis its proponents suppose.

Don't let the NIMBY bastards ruin this.

For long-term health of the City and State we need to significantly increase our housing density.

Great plan!

How are we in a "severe housing shortage" when every available corner of the city has a new apartment complex popping up on it?

How would you feel if you were about to retire, wanted to rent out your family home, but felt like Salt Lake City was tying your hands? My husband and I would like to do volunteer service abroad. After a lifetime of living in and paying taxes in Salt Lake City, and raising four children to do the same, we are now faced with a miserable dilemma. Do we conform with SLC's outdated ordinance and not rent out our 6 bedroom, 3200 square foot home to more than three unrelated individuals? (The pool of people who can afford the rent under these circumstances is tiny.) Or do we disregard the city's policy and allow more than three people to rent our home? (This latter choice makes us feel bad for breaking the rules and also doesn't help SLC solve its housing shortage problem.) The time has come to change a dysfunctional policy.

I am a General Contractor and builder in Salt Lake City. I want to comment on the rooftop building heights. I am "for" the roof top ceiling heights to increase from 28 feet to 30 feet for pitched roofs and from 20 ft to 24 ft for flat roofs. This would allow more flexibility with architectural and design, meet the demands of consumers who now prefer higher interior ceilings (higher than what current code allows due to current rooftop height restrictions). If we logically think about building a house and add up the vertical height of the build: -1' of

foundation wall -16" of i-joist or floor trusses, -8.5 foot walls main level -16" of i-joist or floor trusses -8.5 foot walls second level -Another 1' of subfloor and top plates -Plus the pitch of the roof or flat ceiling - 6 feet give or take a foot depending on the pitch. -Total 22 feet plus 6 feet = 28 feet. As you can see with everything it's extremely tight to get under the 28 feet. Now days, Consumers prefer even higher ceilings of 9 ft. So the additional 2 ft would be a huge win for architects and Contractors and would give them more flexibility with design and build without the additional stress to keep it under 28 ft. Consumers on the other hand would have more modern houses and higher ceilings making their living space feel more open and larger. As for the flat roof, the same impact, however this would provide more flexibility for rooftop ammenties which are becoming more relevant particularly with smaller lots where outdoor space is limited. I have a current build on Lincoln street where the flat roof is 20 ft but as as soon as I add a railing, a parapet, fence or other safety structure of 3ft then that system becomes part of the roof system and it is not allowed because it exceeds the flat rooftop height limits. So, if we increase the flat roof to 24ft I hope that there is no fine print or exceptions that would exclude rooftops. So YES to increase rooftop heights in R-1 areas!

I am in favor of allowing more than three unrelated residents to live in a single rental unit. As long as you identify a reasonable amount of space per person, or a reasonable number of bedrooms per person, this seems like a good way to address SLC's housing shortage. It also prevents diligent landlords with larger homes from making the frustrating decision of whether to obey the city's policy or ignore it in order to make a reasonable return on their investment.

I am opposed to this measure. As a 19 yr resident of Rose Park area, the reduction in setbacks is outright dangerous for traffic. Example is the street exiting southerlands between apollo burger and hyve apts. Whoever approved these setbacks needs to rethink them. I've been to NYC and salt lake is making grave errors in city ordinances with setbacks. For higher density and foot traffic larger setbacks are needed so drivers can see around corners and so more people can use sidewalks. The surface roads in SLC have also become even smaller in the last 19 years and slower speed limits. This is creating a traffic chokehold making commutes longer especially on 1000N and 900W. These roads needs to be 4 lanes, not 2. I know we have this dream of bike friendly roads, but these aren't the roads to do this on. I see 2 bikes for every 1000 cars. SLC planning needs to get it in their heads that adding apartments and more houses will only make the traffic problems worse. I'm looking to move out of SLC for these very reasons. You can't blindly silo housing solutions into more dwelling units without making roads for them. The next issue will be sewer, gas, water lines, power, etc. The areas were designed for the number of houses built. At some point we need to admit that it's not worth the cost of infrastructure to piece meal houses or "infill" into existing housing. The city can allow 1000's of apartments to be built but this place is getting too crowded and it's only filling with single adults. The families are moving out and renters are moving in. Davis county is more reasonable and doesn't put crazy concrete all over in the residential roads nor do they lower speed limits to 25mph on secondary roads like 1000N. You guys are wasting money on bike lanes that choke traffic and making it so much less attractive to live here. Let the surrounding cities build apartments. SLC has done enough.

I am overall supportive of the initiative, but I would like to see even more aggressive action and wanted to express support for more density-friendly policies, less single-family zoning, as well as allowing up to 6 units on single-family lots. I think this plan is very conservative and not truly rooted in the character of SLC's neighborhoods, which were intended to be much denser originally.

I am very in favor of upzoning to allow for higher density housing. As someone who previously owned a single family home and who now lives in a 5 unit apartment in a

mostly single family home area, I think all are important and help with housing costs and add to community!

I applaud the ambitious proposal; however, i see some glaring issues that i believe should be addressed. Specifically capping gross floor area at 1200 Square feet. i am happy to explain in detail why i think this will backfire and not aid in the cities goals.

I don't agree with the proposals. It needs to be more controlled and restricted because developers will develop whatever they can regardless of the neighborhood input.

I fail to see where people will park their cars. I am a homeowner on a street zoned for single family occupancy and there is already an issue with few places to park on the street. Most homes have a single car width driveway and at most a one car garage. Some houses literally only have space for 1 car on their property. My understanding is that SLC allows 1 vehicle per licensed driver in a household to park on the street. Over half of the properties on my street only have space for one car to park in front of their house. We have already had issues with a neighbor who had more than 3 unrelated adults living in the home. That property does not have an ADU permit. At one point there were 9 vehicles connected to the house and the city wouldn't do anything about it. When larger numbers of roommates and/or more homes on a single property becomes permissible by the city code what will the city do to manage excessive vehicles? There is already a process for ADUs. Part of that process requires the homeowner or relative of the homeowner to reside in the home as well. This builds in accountability to the neighborhood and its occupants. Granting landlords the ability to have more tenants occupy a property removes that accountability while adding potential issues for homeowners and existing renters in the neighborhood. This also has the potential to reduce property value in the long term. I have seen what happens when too many college students are allowed to rent a home in our neighborhood, which normally would be cost prohibited were it not for a landlord allowing extra tenants than why is allowed by law. My wife and I will always be against these types of projects until vehicle management is addressed. We are not against more people, we are primarily against more cars. Other big cities that have this issue require parking permits for street parking and limit the number of permits per property. Other large cities also have better public transportation and biking infrastructure to support people not having a vehicle.

I fully support this! We need more attainable affordable housing in SLC. We need more density and condos/townhomes. This is a great step in the right direction. Abundance! Housing! Yes!

I have wanted to do something with my flag lot for years now, but the restrictions have always prevented me from being able to do anything. I would love to see you make it easier to build on flag lots.

I oppose the amendment to SR-1A and zoning that is protecting the opportunity to have single family dwellings and the ability to maintain character of what makes SLC unique. I realize that there is a balance between creating more opportunities for people to live, but also, SLC is NOT getting more affordable. Developers are buying the land and then planning communities with zero character and zero community and forcing people looking for homes to live in these developed homes that are still expensive. This appears to be a way for these developers to get around current zoning and maximize their own profits rather than solving housing shortages.

I support all of the zoning changes proposed and would encourage the city council to go even further with their rezoning efforts. It is incredibly unaffordable to purchase a home in SLC, especially as a younger adult. Since we are not able to increase wages through the power of local government, the next best thing is to implement policies and make changes to current laws and regulations in order to support housing affordability.

I support the proposed changes to the various residential and small lot zones in Salt Lake City.

I support zoning changes to allow people more options on what they build. My main concern is corporate builders coming in and taking advantage of the situation and building characterless building like the new stuff on 21 and 21.

I think SLC needs to go further and allow duplexes and triplexes citywide.

I think everywhere should be upzoned personally

I think the proposal is great and would a big difference in housing affordability in our city. Please adopt it!

I think this is a fantastic project and a common-sense approach to addressing rising costs of living.

I think this is a very bad idea. WE do not need to encourage more people to come here by providing more housing. WE DO NOT HAVE THE WATER TO SUPPORT THIS INCREASE IN HOUSING THUS INCREASE IN PEOPLE.

I wholeheartedly support these changes!

I would love to see Salt Lake City start allowing Tiny Home villages. For the older generations. I don't want to live with my adult children. I moved here to Utah from Oregon to be near my family. I am not going to be able to afford to retire.

I would strongly oppose a change in height limits if the new building would block valley views.

I'd love for the City to create some of the small lots in order to sell them to City Employees. There could be provisions that could require owners to allow the City have the right of first refusal when the home goes back on the market. I know many young City employees that aren't married and are making less than median income needed to buy homes. I also know many young married City employees that are still \$40,000 a year short of the needed median income needed to buy homes in Salt Lake City.

I'm excited to see this proposal overall and would be delighted to see any part of it passed!

In general, I support the amendment of zoning to support more varied housing types. More housing types will give more opportunities to rent or own for Salt Lakers in varying income brackets, especially because owning a home or property is becoming increasingly out of reach.

Increasing density with no action to mitigate price gouging by real estate culture (what this constituent believes to be a major player in the housing crisis) does very little for longevity. Multi-Unit homes can be a beautiful way to create community, but if the building is rushed (devoid of individuality and life) to meet a metrics demand, the culture of building a life and family (desires for the area) will be thwarted. Thank you.

I'm in favor of these changes, I have an ugly back yard that I can no longer upkeep. I have dual frontage but because of city's ordinances I can't.

Leave SLC alone. This mayor sucks

Lots in these areas are so incredibly small. It would make more sense to approach this in areas where there are bigger lots.

Love this effort. Keep it as simple as possible. Minimize restrictions and rules on property owners to maximize their flexibility to do what they want with THEIR land that THEY OWN as long as they are not violating building codes (safety risk) or building in setbacks near neighbors (fire spread risk). Be prepared for NIMBY neighbors to complain and ignore them as much as possible since those are the same hypocritical a-holes who would lose their minds if anyone tried to tell them what they can or can't do with their own homes and property that they own.

My concern is not allowing more than three unrelated people to live in a home. Having more brings too many cars to the neighborhood and too much noise and partying. It changes the character of family neighborhoods. It brings in people who are not invested in the neighborhood and often not good neighbors.

My only feedback at this point is that we have already seen an influx of new housing on the west side. Most of the new apartment complexes are not even near half occupancy. These apartments do not provide parking for all their tenants which has now made it difficult for the rest of us to find parking in front of our own homes. The increase of more cars parked on the streets has increased crime (vehicle break-ins) and litter/trash on the side of the streets. Instead of more housing on the west side, I want to start seeing more neighborhood restaurants, better grocery stores, convenience stores (like Maverik) and green space.

No more high density housing in single family neighborhoods

Not comfortable with this change at all.

Overall I strongly support this and consider myself a YIMBY. I love seeing palatable tweaks to zoning introduce the opportunity for a bit more density. One area I would love to see the city go a step further is scaling back minimum parking space requirements. Having lived in denser cities, finding parking in residential SLC is anecdotally very easy -- too easy. Even downtown at peak hours, I've never had to search for a parking spot for longer than a few minutes. Parking capacity is wasted potential that could be additional green space or housing.

Right now, housing is expanding at a break-neck pace without adequate thought to roads. Traffic becomes backed up. I see drivers run red lights on a DAILY BASIS because of the lack of thought put into the traffic arteries. What needs to be addressed is the lack of RELIABLE alternative transportation. I would gladly leave my vehicle parked and take UTA, but UTA is unresponsive to my needs. Bus lanes are a great start, but are only a bandaid on a problem that calls for major re-thinking on how to cut congestion. If you'd like some common-sense ideas that might solve the problem, email me.

Sugarhouse is suffering from too much building and has lost its village appeal that drew us here more than 40 years ago. With climate change and drought, where is all the water going to come from to accommodate all the people moving in to the apartments going up in Salt Lake City and these are not considered affordable housing. The traffic is another issue. The bus and trax system doesn't offer enough options to be able to not use a car. I don't want my neighbors building adu's in their backyard which will give me no privacy. My neighborhood is dense enough. We don't need or want more buildings.

Terrible idea with no long-term thinking about how this ruins single family housing -- which will never be able to be changed/reversed once this occurs. Salt Lake City cannot be everything for everyone -- there is a reason why for many SLC is not a great option and it is OK that people live in other parts of the SL Valley.

The front setback should be more in keeping with the character of the existing housing. A better code requirement would be the average of the block face setbacks minus -3 feet.

That way the new growth fits in better with the existing front setbacks and housing but does allow the new

The greatest single issue these neighborhoods face when talking about increasing density is off-street parking. It should be required first, before any other consideration.

The mainpage says, "The goal is to create gentle infill opportunities that fit in with the character of low-density Salt Lake City neighborhoods. "...but it is not giving any options that preserve the low-density character you highlight.

There are HUNDREDS of studio, one and two bedrooms listed on Zillow in the downtown area all the time. The reason they aren't filled and the actual vacancy rate is high, is due to affordability. The city needs to have more control over pricing. If vacancy rates are at a certain level, there needs to be an automatic rent rate drop - not leave it to big billionaire corps like DeAnza and others to decide when to drop rent prices. We should not have units left vacant just to keep rent rates high, that's not helping anyone except investors.

This is a great idea. As a resident of capitol hill I fully support this. I would like for my children to be able to live in my neighborhood and not have to drive to saratoga springs or tooele to be able to afford a house.

This is great but how do you keep them from becoming Airbnb? Recently some "missing middle" townhomes were built in my neighborhood and 2 of 4 of them are Airbnb. So it's nice that you want to increase housing but the lack of enforcement on short term rentals doesn't give a lot of hope that this will actually increase affordable housing options.

This is such a great idea. The evidence is there that it works and, as I understand it, nobody has to do anything. It is optional. Airbnbs are illegal in these zones so anybody that thinks this will just increase airbnbs can report any airbnb in these zones.

This project raises several concerns: Duplexes which are typically built on corners would now be allowed on mid-blocks of single family communities. That will be very disruptive to neighborhood cohesiveness. Please restrict duplexes to corners.; allowing 1,200SF homes on 2,000 SF lots doesn't attract more families to SLC which is already renter-centric. What demographic would rent or buy a 1,200SF dwelling? It could generally accommodate 2 people. Doubtful it would appeal to 2 adults and 2 children. Families form the backbone of thriving communities. Losing families leads to closing schools, reduced tax revenue, weakened community cohesion and youth organizations. Established single family neighborhoods generally have less crime.; Under this proposed code, real estate investors could purchase a single family property and flip it into an investment portfolio --- restricting home ownership and only allowing renters. And rents would be controlled by investors instead of having a fixed mortgage. This does not wealth generating tool for the next generation or any generation. Add a provision requiring home ownership on these properties. The draft proposal describes the policy as "gentle infill." For many it represents "intense density." Didn't SLC's new ADU code try to do what this new code would do? Doesn't the city already have the tool it needs for these kinds of mini dwellings in neighborhoods. It look redundant.

This proposal would be a great way to help increase more affordable housing options for Salt Lake City residents-- I'm amazed at the innovation of this proposal and the idea of zoning amendments that could make profound impacts for generations to come. In just the last 5 years, the cost of housing has skyrocketed and SLC is always on the top 10 lists of the most affordable housing.

Ug-- y'all this is not the way!

Very good

We have a decent sized lot in capitol hill that is just below the size to split. We would love for lot size requirements to be smaller so we can built a new home at the top of our lot. Thus opening more housing in SLC!

We should absolutely do this

Why don't you just build big buildings up and down State Street. Shops on the first floor, restaurants on the corners, offices on the second floor, studios (low income housing) on the third floors, the next couple floors can be one and two bedroom units, with fabulous penthouse is on top. A free trolley car can run up and down the street. Leave the historic neighborhoods alone.

Why not deal with existing homes sitting for sale and priced too high, home flippers still undercutting the market by buying homes through cash offers before they can hit the MLS, city buy some of these properties and create duplexes?

YES! Love this proposal. We are only going to have more affordable housing if we build more housing. And with the lake and the mountains, there isn't much expansion space. Makes sense to encourage people to build up. Land value tax could also support this

You must require OFF-STREET PARKING for at least two additional vehicles, for each new additional housing unit.

do not overpopulate nice neighborhoods

the main drawback or problem with these ideas is the increase in on-street parking which is a safety hazard and visually negative. Parking space should definitely be a part of the approval for additional units. But I think that overall, it can be a net positive to have these building options.

why would a flag lot need a 20 driveway. most driveways in the city are significantly narrower than this. 12 feet seems like plenty of concrete to support a single house.

Page 2: Creation of a Small Lot Development Ordinance

70/152 responses

2. Share Your Comments

70/152 responses

AI Summary: Several respondents emphasized concerns about the proposed restrictions on housing size and height. The most common issue raised was opposition to the 1,200 sq. ft. maximum home size, with arguments that it would make family-sized homes scarcer, drive up prices, and push families out of neighborhoods. There was also criticism that the size cap would result in developments that do not match the existing neighborhood character, especially in areas where homes are typically much larger. Another frequently mentioned point was the need to reevaluate the 17 ft. height limit, with concerns that it would prevent the construction of quality housing. Some respondents expressed strong support for increasing flexibility for property owners to add housing units, seeing it as a positive step toward expanding housing options. However, the overall trend in the responses was a call for more flexibility in both home size and design to better accommodate families and maintain neighborhood character.

Responses

1,200 square feet is definitely adequate! We live in 900sqft, 2br/1b with a child and an extra 300sqft sounds incredible. Not everybody desires to have a McMansion, and that's okay!

A much needed change in the zoning code. Single family homes are not a sustainable housing method and as a city we need to adapt to growth and increase density.

Adding 3 plexes and 4 plexes and reducing front setbacks in R-1 and R-2 neighborhoods will destroy the attractiveness and reduce the value of the remaining single-family homes. This is NOT a good change.

Addressing affordability is a great idea. Yet it's too many steps into the future - who cares about affordability if the air is toxic from the death of the Great Salt Lake and if there is no water? Additionally, increasing population density without modifying/tightening noise ordinances first will only harm the health of all residents. Parking will undoubtedly be an issue and the city would be wise - after addressing water, noise, and air quality degradation problems that come with increasing populations - to make affected residential streets permitted parking only - and make some money off of this. Effective public transportation is a better long-term solution but it's clear public transit is not a priority anywhere let alone the west. It's a good idea but ill-conceived. Address the infrastructure problems first and then you can rezone/build. But otherwise? You're putting more people in the line of fire of toxic dust and noise pollution

Again this is a bad idea. We do not need more people living in Salt Lake City since we are really at capacity now. There are fewer than 20 residential lots for sale in Salt Lake City at present and the cost of those lots is over \$700,000.00 which is unaffordable to most individuals. A number of those lots are on steep slopes which would not be conducive to building multi-family units and still allow for driveways and garages. WHERE ARE YOU GOING TO GET THE WATER FOR THESE PEOPLE? And will this not contribute to the already bad air quality many of us suffer from all year.

As an SLC resident looking to move soon, I am very supportive of allowing more housing types (duplexes, townhomes, etc) to allow people like me to be able to stay in the city.

As stated previously, what demographic will a 1,000SF or 850SF dwelling accommodate? Certainly not families. The city has already added tens of thousands of apartments that would suit a demographic looking to live in these tiny spaces. Is the city's intent to add more rentals? The city should be focusing on ways to bring more families here. This doesn't appear to be the right tool. How many single family homes have been built in SLC in the last 5 years?

Don't let the NIMBY bastards ruin it.

Feels very crowded especially with parking and increased view of living space due to decreased minimums from the sidewalk or road.

Front setback should fit better with existing setbacks. Take an average and subtract 3' so it can add some, but really needs to fit in from the front better.

Fully support this!

Good

Great idea, to encourage infill development.

I am highly in favor of allowing owners this flexibility with their property to add housing units as described if they would like to.

I am so over the City saying they can help housing become more affordable. YOU CANT CONTROL THE MARKET. If you want to help make some rent controlled apartments. Developers are a wrecking a ball for certain neighborhoods. KICK OUT ALL THE AIRBNB's-- they have taken away 30 + homes in my neighborhood that could be single family homes.

I am very concerned about the modification to front setbacks for small lot developments. Allowing a 10' setback in the existing R-1 zones will have a substantial impact on the appearance of the streetscape to anyone walking down the street. In my East Liberty Park neighborhood, the existing duplexes and quads (some of which appear to be from the 1960s) generally managed to followed the prevailing setback of other homes on the street, so it is difficult to understand why that should be changed for development now. While the drawings you have provided show the potential layout from above, at pedestrian level it will be difficult to avoid a "sawtooth" appearance if new construction is 10' from the sidewalk while the rest of the housing is 20' back. It is hard to see how new construction that is already going to be a different style and size from the surrounding homes will blend in if it is also thrust noticeably forward from the rest of the homes on the street.

I disagree. This creates very dense housing. I think that it is appropriate in some neighborhoods and some circumstances. It doesn't fit in all cases.

I do not support this proposal

I don't have time to read all of these drafts, but triplexes and fourplexes are definitely inappropriate! That totally changes the look and feel and the congestion in a single family home neighborhood.

I don't want Salt Lake City to start looking like South America any more than it already is. You are already building way too close to the street with big square ugly condos that limit visibility and crowd too many people into a small area. This idea of putting more houses in an already small area is very distasteful and will ruin the feeling even more than you already have. Look at Sugarhouse!!!! I won't even go down there anymore because you have destroyed the area!!!

I don't think setback requirements are necessary or could be made smaller

I find duplexes and cottages to be more palatable than townhomes and rowhomes. I'm curious if any policies are designed to encourage housing diversity/limit take over of complexes. Is their anything stopping a housing corporation from buying 4 lots and placing 4 identical fourplexes in the space?

I greatly appreciate all of the new building types - which by the way are actually old building types that we made illegal more recently, and now proposed to be legal again. Is there any way to allow exceptions or special uses to reduce the parking requirements? I don't own a car and would rather have yard or garden space than more asphalt. There is plenty of old housing that isn't up to current parking requirements. Where there have been retrofits, most of the lot has been paved over for parking, making the neighborhood less livable with less green space / more dysfunctional space. And less parking would make it cheaper to buy.

I like small lot development and enabling a lot size of 2000 sq ft. I'd like to see the footprint, floor area, and height increase in proportion with the lot. The floor area limitations incentivize basements, but many areas, especially on the west side of SLC cannot build full basements. Many homes are split entry because of this. Slab on grade generally reduces building cost, but you don't see that cost savings when you can't feasibly do a second level.it's very difficult to get two floors with a 17' height limitation. Most split entry homes are 20-25 feet high. The 500 sq lost by going over 17 feet (floor

area limited to 1200 sq ft for 17' vs 1700 sq ft for under 17') makes a second level substantially less feasible. If the footprint is already limited, why does the floor area need to be further limited? Also a two level multi-unit would be limited to 600 sq ft on each floor and a stacked duplex would be a 600 sq ft unit on each floor. I think this works well for denser areas for infill and works for smaller families that may typically live in an apartment, but in neighborhoods you may want to enable slightly larger floor areas or footprints so 3 bd units can be built. Another challenge is parking. Garages are an easy way to get parking on site and provide a value to the people who live there. But parking outside of an individual unit vs building it in can be an added challenge. This may be something that could be accounted for somehow. Parking in a garage increases the building footprint and floor area, but reduces the need for additional hard surfaces elsewhere on a property.

I like the flexibility for people to build different housing types in neighborhoods where we need more diverse housing options. Smaller lots gives larger parcels more opportunities to subdivide - infill development is challenging due to irregularly sized properties and having to make sure there is fire access. Many people want smaller lots with less yard maintenance. Smaller lots also reduce outdoor water use. Smaller lots also enable smaller structures. Less land and smaller homes are two ways to increase affordability.

I see many Eastside neighborhoods not being on board with these amendments even though many duplexes, triplexes, fourplexes, and townhomes already exist in these areas. I love the idea of being able to add more housing in these areas. I would love for them to be for sale instead of the more common for rent.

I support more housing options, but I strongly oppose the 1,200 sq. ft. maximum home size. The City's own data shows households with children have dropped from 24.8% in 2010 to 17.8% in 2023—a clear sign families are being pushed out. By capping new homes at 1,200 sq. ft., the City will make larger family homes even scarcer, which will only drive their prices higher as demand continues to grow. In east-bench R-1 neighborhoods like mine, homes average 3,000–5,000 sq. ft., so multiple 1,200 sq. ft. units on large lots would look like rows of ADUs and would not match existing neighborhood scale. On my 20,000+ sq. ft. lot, the proposal would allow four tiny homes but not two or three reasonably sized family homes, pushing families to buy and demolish existing bungalows instead of moving into well-planned subdivisions. A better model already exists: the cul-de-sac developments on 1700 S between 1800–1900 E and 2100–2300 E, where 15 family-sized homes were added on two parcels, giving families real options without tearing down 15 existing houses. The City should allow a mix of home sizes, especially on large lots, to support families, maintain neighborhood character, and reduce pressure on existing small homes.

I support the creation of a small lot development ordinance. I believe this change will increase the housing supply, increase housing density, and give home owners more autonomy over their residence, all of which will help improve housing affordability.

I support the creation of the small lot development ordinance. I think this change will increase the housing supply and housing density. This should help make housing more affordable in Salt Lake City.

I support these changes.

I think letting people build stuff on their own property would be a fantastic thing, we could double the density of the suburbs while keeping them suburban

I think smaller lots and smaller homes make sense and are the future as our population grows - we need to take up less space, use fewer resources, and maintain healthy natural environments and land to grow food for people.

I think this is a huge leap forward and I love the concept. I support all the housing types that are allowed in this concept and would be happy to see them in my neighborhood. I ardently wish there had been more housing options like this available when I was searching for a house, and this would open up tons of opportunities for my friends and family who want to buy but don't want (and can't afford) a single-family home on a big lot. My first critique is that the minimum lot size should still be smaller. 2,000sf is more than necessary for a cottage or row home, and especially for a fourplex. My second critique is that an across-the-board requirement of one off-street parking space per unit is too strict. Look in your own renderings at how much of the lot needs to be paved over under this scenario! Both in terms of parking and lot size, I think the small lot ordinance should just match the current ADU ordinance. As it stands I could build a second structure with no parking on my 3,400sf lot if I called it an ADU, but it would be forbidden under these rules, which doesn't make much sense. Many of our most desirable and dynamic neighborhoods have small lots like mine that would remain unbuildable under this proposal. I think you should allow projects that would be permitted under the ADU ordinance in cases where the ADU rules would be more permissive - so no minimum lot size as long as setback requirements and 50% coverage maximum are met, and no parking requirement near high-frequency transit and bike paths.

I think this is great to help with affordability and to help Salt Lake become a more mature city. One comment I'd give is higher building heights should be allowed for "missing middle"/higher density.

I'm generally in favor of this change, and if anything the one area that would be worth considering is also easing up on the height and setback requirements to encourage more density and visually interesting neighborhoods. Imagine if these residential neighborhoods had a few more buildings that could accommodate some commerce like bodegas and cafes or boutiques.

If the lots were smaller, but there were more single family infills this could be a benefit to the city. Unfortunately, this just seems to be a way to sell really expensive townhomes and shred 'community'

Love it!

Love this effort. Keep it as simple as possible. Minimize restrictions and rules on property owners to maximize their flexibility to do what they want with THEIR land that THEY OWN as long as they are not violating building codes (safety risk) or building in setbacks near neighbors (fire spread risk). Be prepared for NIMBY neighbors to complain and ignore them as much as possible since those are the same hypocritical a-holes who would lose their minds if anyone tried to tell them what they can or can't do with their own homes and property that they own.

Love this idea-- we don't all need massive homes and developers have pushed to increase profits by building too large houses. We need more pragmatic housing options that are affordable

No

No adus in our neighborhood!

Please do not allow additional dwellings on R1-5000 lots. These neighborhoods are already very "intimate". Increasing density will inevitably increase conflict between neighbors over noise, privacy, parking. The increased density will not be occupied by people who care about our neighborhood.

Please focus on larger lots. We don't need to be packed like sardines in these smaller lots

Reevaluate the height limit. At 17 ft max, we wont be building quality housing

SAVE the single family neighborhoods.

Should only be allowed where actually feasible. The cul de sac next to my house has so many people, so many cars, they are paving their front yards illegally and now parking junked, unregistered vehicles into my cul de sac. It's absurd. Way too many adults living in each household illegally. It reduces the quality of life for everyone when ordinances are not enforced.

Stacking more housing into already crowded neighborhoods is just going to increase noise, reduce parking options and present code enforcement issues. The city already struggles to enforce existing regulations.

Strongly favor. As a renter in Salt Lake City, I strongly support changes to zoning that could increase the overall housing stock, and particularly through smaller lot developments that tend to be affordable to first-time homebuyers.

Terrible idea. We have expereinced this in our area where special permits were granted to build on existing lots. For example the lot on the north east corner of downington and 1900 East. A small home was added to an existing lot. THis has an ipmact on neighborhood parking, congestion,and blight. Additional evident in the approval of duplexes on the north side of Sylvan Ave between 1700 and 1800 east. These were put inthe middle of a quiet residential area. I would disapprove of adding any more "small homes" to district 7.

The 10' setback for new buildings is a problem/interferes with building ADUs.

The building height of 30 ft is high, that would tower over all the houses in my neighborhood. I wish the height was limited to the highest existing house on the street.

The current process is so application driven with unreachable qualifications, how would another administratively heavy project help this lack of available affordable housing.

The first two bullet points look great. However, I do not support maintaining the height and perimeter setbacks similar to those required for a typical single-family home. I feel like this is completely arbitrary and discourages investment in our neighborhoods. I do not support limiting the size of new buildings to encourage housing attainability. I do not see how this inherently encourages housing attainability, and it forces a low-dense feel in areas where existing infrastructure is built for a significantly higher density. I believe we need less restrictions on size, setbacks, etc. We should encourage development and investment in our city.

The more we can allow middle housing alternatives as permitted as-of-right uses, the better.

The single family homes on my Bonneville Hills block have a typical front yard setback of 35 feet. The proposed small lot development ordinance calls for a 10-foot front yard setback. How is this 25-foot difference (sawtooth configuration) in keeping with the proposed ordinance language: THE STANDARDS FOR THE DISTRICT ARE INTENDED TO PROVIDE.....DEVELOPMENT PATTERNS AND TO PRESERVE THE EXISTING CHARACTER OF THE NEIGHBORHOOD?

There needs to be restriction upon PE (private equity) purchasing the single-unit homes that are built. Requiring individuals/couples/actual people purchase them could be a small way to: close the gap between corporate ownership and people trying to start their lives; ensure they are lived in by committed, longterm property taxpayers. I believe this poses an issue with the multi-unit, as they would require a "landlord", which, culture states, are

business-/money- minded people and not in the industry of hospitality or service, which is what providing a home to others should be, firstandforemost. The Values of this project should be guided by the Values of Utah (which should not be scoffed at because they may feel 'religious', for the most religious values are the ones opposite of Money God). Thank you again for this opportunity to blerb haa

There's already a problem with parking on the street and people using the street to park their 5th wheel trailers, flatbeds, etc in my area. More houses mean even more cars on the street. Have you been to the newer areas of Vinyard, UT? Do you really want that kind of situation? I don't.

This is a good start, but the size and perimeter setbacks seem too restrictive. This won't permit new housing in enough neighborhoods. In my R-1/7000 neighborhood, for example, how could townhomes be built if they required 4'/10' side yards on each lot? Unless this proposal includes the possibility of acquiring adjacent lots and combining them into a single lot, there won't be any new housing allowed on any street like mine.

This is good, but you need to remove parking requirements. This will severely hamper development of these lots.

This looks absolutely horrible. If I lived near one of these small lots I'd be horrified. We are turning nice neighborhoods into crap and it will have absolutely no impact on affordability. There aren't enough of these to impact prices, but enough to ruin a street, neighbors and neighborhood.

This mayor sucks

This seems great and should move forward. The only issue I see is the front yard set back. At only 10 feet it seems like these building will jut out too much into the neighborhood.

This would be wonderful if it was affordable.

Unsure what "limiting the size of new buildings" means and how that would apply for like a four plex, but overall, highly support

We would love more townhomes and affordable living options in our current neighborhood. Despite our higher income now after completing school and training, we lived for years on a tight budget and don't have enough savings to afford a home in our current neighborhood.

YES!

Yeah! Let's make SLC more like LA!

Yes supportive!

do not overpopulate nice neighborhoods

this is encouraging!

Page 3: Amendments to the R-1 Zones

49/152 responses

3. Share Your Comments

49/152 responses

AI Summary: Most respondents expressed support for simplifying zoning regulations and consolidating tables, with several noting that these changes would make the process clearer and more accessible. There was also general approval for aligning height standards with county norms. Some respondents emphasized the importance of reducing lot widths and setbacks to allow for more flexible housing options. Concerns were raised about the impact of increased density on parking and neighborhood congestion, especially in areas with narrow streets. The retention of current front yard setbacks was seen as a positive feature, but there was worry about side setbacks potentially reaching the sidewalk and the resulting effects on street parking. One respondent questioned whether smaller property sizes would be desirable for families, suggesting that decision-makers should consider the lived experience of residents. Overall, the most common themes were support for zoning simplification and concern about parking and neighborhood impacts.

Responses

4' setbacks are a good option. It may be possible to increase the lot coverage by more than 50% if you change the paving requirements to allow more permeable paving options.

Addressing affordability is a great idea. Yet it's too many steps into the future - who cares about affordability if the air is toxic from the death of the Great Salt Lake and if there is no water? Additionally, increasing population density without modifying/tightening noise ordinances first will only harm the health of all residents. Parking will undoubtedly be an issue and the city would be wise - after addressing water, noise, and air quality degradation problems that come with increasing populations - to make affected residential streets permitted parking only - and make some money off of this. Effective public transportation is a better long-term solution but it's clear public transit is not a priority anywhere let alone the west. It's a good idea but ill-conceived. Address the infrastructure problems first and then you can rezone/build. But otherwise? You're putting more people in the line of fire of toxic dust and noise pollution

Consider reducing the side setbacks. 10' on one side and 4' on the other creates a specific outcome and reduces the housing types that can be built. At a minimum, there should be clear, and not overly burdensome process to get setback reductions. I would suggest 4' on each interior side yad.

Creating more livable space on a smaller footprint makes sense.

Cutting red tape that is not directly safety related is always a good thing

Don't let the NIMBY bastards ruin it.

Focus on larger lots. Smaller lots don't make sense.

Front setback needs to fit in better with the existing housing and should be the average of the housing block face setbacks minus 3 feet. That way it doesn't stick out and make all the neighbors unhappy.

Good

Great cleanup and standardization.

I am a General Contractor and builder in Salt Lake City. I want to comment on the rooftop building heights. I am "for" the roof top ceiling heights to increase from 28 feet to 30 feet for pitched roofs and from 20 ft to 24 ft for flat roofs. This would allow more flexibility with architectural and design, meet the demands of consumers who now prefer higher interior ceilings (higher than what current code allows due to current rooftop height restrictions). If we logically think about building a house and add up the vertical height of the build: -1' of foundation wall -16" of i-joist or floor trusses, -8.5 foot walls main level -16" of i-joist or

floor trusses -8.5 foot walls second level -Another 1' of subfloor and top plates -Plus the pitch of the roof or flat ceiling - 6 feet give or take a foot depending on the pitch. -Total 22 feet plus 6 feet = 28 feet. As you can see with everything it's extremely tight to get under the 28 feet. Now days, Consumers prefer even higher ceilings of 9 ft. So the additional 2 ft would be a huge win for architects and Contractors and would give them more flexibility with design and build without the additional stress to keep it under 28 ft. Consumers on the other hand would have more modern houses and higher ceilings making their living space feel more open and larger. As for the flat roof, the same impact, however this would provide more flexibility for rooftop ammenties which are becoming more relevant particularly with smaller lots where outdoor space is limited. I have a current build on Lincoln street where the flat roof is 20 ft but as as soon as I add a railing, a parapet, fence or other safety structure of 3ft then that system becomes part of the roof system and it is not allowed because it exceeds the flat rooftop height limits. So, if we increase the flat roof to 24ft I hope that there is no fine print or exceptions that would exclude rooftops. So YES to increase rooftop heights in R-1 areas!

I believe that new construction should be required to use water-wise / drought tolerant landscaping. We need to save the Great Salt Lake and watering grass yards is not a sufficiently beneficial use of water to justify the resulting air pollution and threats to health. I don't know if zoning is a place to make this requirement, vs. statute.

I disagree. This seems to benefit developers.

I do not support this proposal

I don't feel this is needed. Letting home be bigger doesn't solve the housing crisis, it just makes houses less affordable.

I like being able to understand things!

I love the elimination of minimum lot widths. This will free up many lots that are currently unbuildable. But you have to be kidding with the requirement for TWO off-street parking spaces. In my neighborhood in Fairpark there are plenty of one-car households, including my own. There are also plenty of lots with zero off-street parking, including my own. And yet it works fine! Again, please consider including exceptions for lots near high-frequency transit. PLEASE do not let parking crybabies stand in the way of real reform.

I love this idea. Based on what has happened in Minneapolis where they got rid of single family housing altogether, there are not sudden dramatic changes that will alter the character of SLC. The changes were actually quite modest. Changes in zoning can be incremental and adjust as needed to changing demographic needs in the region.

I support the amendments to the R-1 zones. I believe this change will increase the housing supply, increase housing density, and give home owners more autonomy over their residence, all of which will help improve housing affordability.

I support the changes to the R-1 zone. I think this change will increase the housing supply and housing density. This should help make housing more affordable in Salt Lake City.

I support these changes.

I support this

I think these updates make a lot of sense! I live in an old small home on a <5k sq foot lot that would be non-conforming by current zoning and have always thought it was silly that it could not be built today.

I think this simplification of the zoning code is great, and I hope required lot widths and setbacks are greatly reduced.

I'm on board with these changes and only wonder if we're not going far enough. We need drastic changes for immediate relief.

Love the clarity

Love this effort. Keep it as simple as possible. Minimize restrictions and rules on property owners to maximize their flexibility to do what they want with THEIR land that THEY OWN as long as they are not violating building codes (safety risk) or building in setbacks near neighbors (fire spread risk). Be prepared for NIMBY neighbors to complain and ignore them as much as possible since those are the same hypocritical a-holes who would lose their minds if anyone tried to tell them what they can or can't do with their own homes and property that they own.

Making it easier to read and understand the Zoning is a good thing. Doing so to allow for more dense building is not.

Making property smaller is good for Individuals who want to own a home. This must be the intention from the start, as asking a family of 4 to live in what feels like a tiny home is not the life or culture 'the people at the top' would want for themselves, so.. what factors are reinforcing their belief that this would be desirable of Westside Residents..

My concern with side yard restrictions being reduced is mainly a safety issue. This reduces free spaces and visibility. I am worried about kids playing in their already too small yards. An additional problem is obviously privacy. The smaller the side yards the closer to the neighbors.

No Seems like a gain for developers and offsite landlords to benefit. Afraid it will also perpetuate the lack of yard care/upkeep and increase of waste and sewer demands.

Right now, no matter what we do to build more housing, the situation is hopeless. Let's just wait for the GSL to dry up. That will drive people away, creating housing opportunities for those who brave the new normal. Yeah, I'm being cynical. Our problem is with transportation, not housing...that and having adequate water for the thirsty masses as well as the GSL.

Simplify zoning yes!

Strongly agree

Strongly favor. I don't know as much about this, but I believe in efficient government, and I want the zoning code to be simple and understandable.

Thank you for the service to Salt Lake City and for the opportunity to express comments regarding the above proposal. I understand the goal of this proposal is to expand owner-occupied affordable housing options for lower- and middle-income families in the City, while preserving the unique character of the City's many residential districts. Some aspects of the proposal do not accomplish this goal and, in my view, even detract from the goal. Here are my concerns: 1. The 1,200 square foot maximum home size conflicts with existing neighborhood patterns and does not support adequate living space for a family of 3-5 individuals. In addition, this size limitation does not fit with current market demand for larger homes; 2. The proposed additional housing does not need to be "owner occupied housing" thus changing the fundamental character of many neighborhoods by permitting additional "rental units" with the attendant issues of absentee ownership, noise, excess congestion and traffic. 3. Front yard setbacks should not be less than abutting front yard setbacks. The current proposal offers an option of 20' or abutting front yard setbacks. Thus, if abutting front yards have a 40' front yard setback, the proposal would permit a home to be constructed closer to the curb than the abutting properties, resulting in a hodgepodge look to the block / neighborhood and detracting from

the visual appearance of the street. 4. Existing infrastructure (i.e. water, streets, sewer, power, etc.) is already stressed or at capacity in many neighborhoods and may not permit more housing without substantial upgrades. The proposal does not address this issue, nor require any infrastructure upgrades as preconditions to the zoning change. 5.

There does not appear to be any analysis or study of how many existing lots in the City could accommodate additional housing under the proposed zoning change or where those lots are located. Such an analysis should be completed before any zoning change is initiated. If there are a minimal number of existing lots that would be impacted, then the effort may not be cost effective.

Thanks for simplifying the code and making adjustments that will allow for more housing to fit in. The increase in max building coverage will be huge to allow for more housing, especially on larger lots. Definitely support this!

The best feature of this proposal is retention of current front yard setbacks. If the illustrations are being interpreted correctly it appears that side setbacks would be allowed to reach the sidewalk --on one side. The other major concern -- a consequence of this density -- is there are 2 spaces for parking but additional cars would be pushed to the street. This will cause volatility and congestion. Since not all neighborhoods across the city are the same -- some neighborhoods with narrow streets - many on the eastside -- will be heavily impacted.

The city is taking these incremental steps (adding ADUs); increasing building footprints etc. to slowly erode the quality of life R-1 homeowners enjoy and to set the stage for major zoning changes to allow apartment buildings in R-1 zones. This is a pattern in other cities across the country. If we really wanted to increase housing options this change isn't going to do it.

The simplification makes the zoning code much more understandable and easy to read. The small changes to height, coverage, and setbacks make a noticeable difference in what can be built, but with very little impact compared to existing standards and may not even be noticeable on a pedestrian level. I think that going to a 32 foot building height wouldn't have a significant impact vs the proposed 30 foot height. On a pitched roof it's not likely to get a full floor, but could enable a more usable attic space. In areas where basements aren't doable, like in a lot of the west side, this extra space in height would be really helpful for families.

These are very reasonable adjustments. Especially given the drought situation, I personally think the space allotted to yards could be even less.

These proposed amendments are great (and long overdue) - look forward to the formal adoption. Just a heads up that the diagrams juxtapose the side yard dimensions (C and D) with the wrong dimension assigned to each.

This mayor sucks

This would allow 5 units to be my neighbor instead of the one house that is there. I get we want to increase density, but it would greatly impact noise on my street. A street I purposely chose because of the lack of noise. I would be fine if the max was 3 units, but 5 is too many.

Yes

Yes! I'm all for simple zoning, good step.

building heights are too high as it is

do not overpopulate nice neighborhoods

i think the consolidation of tables makes sense. the 30 foot height matches county standards and many other municipalities.

Page 4: Amendments to the R-2, SR-1 & SR-1A Zones

51/152 responses

4. Share Your Comments

51/152 responses

AI Summary: Parking concerns were mentioned multiple times, with respondents worried that limited on-property parking will lead to increased street congestion and frustration in communities. Issues of privacy, yard space, and architectural design freedom were also raised, with some expressing that these aspects are compromised in denser housing options. There is concern that "more affordable" housing could reinforce class divides and negative social dynamics, especially in communities already experiencing social or cultural tensions. On the positive side, some respondents supported expanding housing options, such as permitting duplexes by right and reducing minimum lot sizes for certain zones (R2), seeing these as beneficial steps. Overall, the main trends are support for increased housing flexibility, but significant concerns about parking, neighborhood character, and potential social impacts.

Responses

Addressing affordability is a great idea. Yet it's too many steps into the future - who cares about affordability if the air is toxic from the death of the Great Salt Lake and if there is no water? Additionally, increasing population density without modifying/tightening noise ordinances first will only harm the health of all residents. Parking will undoubtedly be an issue and the city would be wise - after addressing water, noise, and air quality degradation problems that come with increasing populations - to make affected residential streets permitted parking only - and make some money off of this. Effective public transportation is a better long-term solution but it's clear public transit is not a priority anywhere let alone the west. It's a good idea but ill-conceived. Address the infrastructure problems first and then you can rezone/build. But otherwise? You're putting more people in the line of fire of toxic dust and noise pollution

Again, all in favor of these changes and just wish we could be more aggressive with them.

Again, same feedback in previous posts. Barriers for the zoning exist for a good reason. Endless townhouse developments on parcels of land shred any level of uniqueness of SLC and just allow for maximization of profits.

Again, side yard issues, see previous. Privacy, safety and visibility. The height might be a problem. mostly asthetic, blocking views, etc.

By making it possible to have smaller yards you reduce the space where trees could be planted which would help clean the pollution from our bad air. People need green space to have quality of life and good mental health. Are you going to require parks within walking distance of every resident of Salt Lake City? I thought not.

Concerned that limited parking on the property will fill streets and lead to more congestion in communities.

Depending on infrastructure availability, amount of "greenfield" development potential and the level of density you are looking for, consider doing maximum lot sizes, instead of

minimum. Subdivisions therefore have to create small lots. This would, over time, increase density to desired levels significantly.

Don't let the NIMBY bastards ruin it.

Focus on large lots

Great! Anything that makes zoning code easier to understand and helps with incremental density is fantastic

I disagree. This benefits developers too much.

I do not support this proposal

I like the ability to add more duplexes

I support the amendments to the R-2, SR-1, and SR-1A zones. I believe this change will increase the housing supply, increase housing density, and give home owners more autonomy over their residence, all of which will help improve housing affordability.

I support the changes to the R-2, SR-1, and SR-1A zones. I think these changes will increase the housing supply and housing density. This should help make housing more affordable in Salt Lake City.

I support these changes.

I support these updates. As a slightly denser zoning type, could there be more building coverage? No mention of parking, I'd like to see less parking and more green space to balance out the additional housing and make the area more livable.

I think allowing duplexes by right is great. But this parking stuff keeps getting crazier! FOUR off-street parking spaces for a duplex?? No exceptions even if you're right on a TRAX line? I can't imagine there are many lots where that would pencil out. And do we really want to incentivize paving over green space?

I think building heights should be higher. Why not zone based on form rather than specific measurements? Like why not zone for 3 floors? Would certainly help with townhome development.

I think development standards, including building height, setbacks, lot width, and building coverage should be less stringent than proposed.

I think it's great to add more flexibility for more duplexes in highly desirable areas that are walkable.

I think this is great, especially permitting duplexes as a right to each property owner who would like to create one.

I understand homes are desirable but we already have so many units especially apartments that are empty - we need better cost management not bigger and more places to leave empty. The number of complexes and housing developments are already overwhelming.

In my ideal world, ADUs would be the primary way we build out to increase homes for families. Our school districts lose students because families don't want 2-5 children living in an apartment, or townhome. They want their own space to make a home out of.

Let's pack people in like sardines in a can. More housing does not solve the problem. It just makes developers richer at the expense of the huddled masses.

Limited privacy, yard space, architectural design freedom, and PARKING! (>< always a talking point at community meetups) is not the greatest for GSL communities that have strong division (and derision) across class, culture, and beliefs so some efforts to provide relief to communities with strained social/civic situations should be done first before construction stress kicks off whatever culture will be created. Being 'more affordable' comes at the cost of a bad (or "poor") taste in the mouth because it is associated with the struggle to afford, and increases emphasis on class divides. I worry the unspoken dynamic that builds up assumptions around needing to have less because you have less, subconsciously translating to being less, yet needing more [help, being helpless and needy, which you can say translates to more government reliance if that'll flip switches heh :'/].

Love it!

Love this effort. Keep it as simple as possible. Minimize restrictions and rules on property owners to maximize their flexibility to do what they want with THEIR land that THEY OWN as long as they are not violating building codes (safety risk) or building in setbacks near neighbors (fire spread risk). Be prepared for NIMBY neighbors to complain and ignore them as much as possible since those are the same hypocritical a-holes who would lose their minds if anyone tried to tell them what they can or can't do with their own homes and property that they own.

Making the code easier to read is important!

No ADUs in existing neighborhoods!

No comment

Please add SR3

Setbacks and parking are significant obstacles to overcome for infill developments. Maybe allow limited retail uses on some streets and corners.

Setbacks should fit better with the existing housing. Average block face setbacks minus 3 feet seems more reasonable.

Sharing the purpose of removing the minimum parcel width would be helpful. That doesn't seem like a beneficial standard to remove.

Smaller lot sizes for R2 please

Strongly agree

Strongly favor. I think removing barriers to duplex construction could really help someone like me who is 34 years old and still cannot afford to own a home.

Thank you for the service to Salt Lake City and for the opportunity to express comments regarding the above proposal. I understand the goal of this proposal is to expand owner-occupied affordable housing options for lower- and middle-income families in the City, while preserving the unique character of the City's many residential districts. Some aspects of the proposal do not accomplish this goal and, in my view, even detract from the goal. Here are my concerns: 1. The 1,200 square foot maximum home size conflicts with existing neighborhood patterns and does not support adequate living space for a family of 3-5 individuals. In addition, this size limitation does not fit with current market demand for larger homes; 2. The proposed additional housing does not need to be "owner occupied housing" thus changing the fundamental character of many neighborhoods by permitting additional "rental units" with the attendant issues of absentee ownership, noise, excess congestion and traffic. 3. Front yard setbacks should not be less than abutting front yard setbacks. The current proposal offers an option of 20' or

abutting front yard setbacks. Thus, if abutting front yards have a 40' front yard setback, the proposal would permit a home to be constructed closer to the curb than the abutting properties, resulting in a hodgepodge look to the block / neighborhood and detracting from the visual appearance of the street. 4. Existing infrastructure (i.e. water, streets, sewer, power, etc.) is already stressed or at capacity in many neighborhoods and may not permit more housing without substantial upgrades. The proposal does not address this issue, nor require any infrastructure upgrades as preconditions to the zoning change. 5.

There does not appear to be any analysis or study of how many existing lots in the City could accommodate additional housing under the proposed zoning change or where those lots are located. Such an analysis should be completed before any zoning change is initiated. If there are a minimal number of existing lots that would be impacted, then the effort may not be cost effective.

The tables are great for easily communicating standards. Increased height would be helpful for usable attic space, critical for families in homes where basements aren't doable.

This is basically changing an R-2 residential district to an R-4 and I am opposed to this.

This is good, but the parking needs to be less. 1 stall per units seems appropriate.

This mayor sucks

Yeah let the free market do it's thing

Yes

Yes!

also makes sense

ditto

do not overpopulate nice neighborhoods

no more duplexes or high density housing

sr1a is typically in the historic district so they're already able to modify their building height. But there are some sr1a properties that are not historic and do not have the ability to modify heights via the historic commission. This gives them more ability to build what fits their needs and promotes equity in the city.

Page 5: Amendments to the Flag Lot Standards

43/152 responses

5. Share Your Comments

43/152 responses

AI Summary: Most respondents strongly support expanding housing options, particularly through the use of flag lots and residential infill, emphasizing the need for increased density and additional amenities. Several responses express enthusiasm for making flag lot standards easier and more practical, with one noting current standards are problematic and should be improved. There is broad agreement that changes would allow more housing to be built. A minority of respondents express neutral or uncertain opinions, suggesting that flag lots might be better used for multifamily redevelopment or combined with existing lots for more efficient land use. Overall, the trend is strong support for measures that increase housing supply and flexibility.

Responses

20 feet still feels too large. Most SFR in SLC have a 12' or narrower driveway. If the flag lot is only serving a single unit, 12' feet should be plenty.

Addressing affordability is a great idea. Yet it's too many steps into the future - who cares about affordability if the air is toxic from the death of the Great Salt Lake and if there is no water? Additionally, increasing population density without modifying/tightening noise ordinances first will only harm the health of all residents. Parking will undoubtedly be an issue and the city would be wise - after addressing water, noise, and air quality degradation problems that come with increasing populations - to make affected residential streets permitted parking only - and make some money off of this. Effective public transportation is a better long-term solution but it's clear public transit is not a priority anywhere let alone the west. It's a good idea but ill-conceived. Address the infrastructure problems first and then you can rezone/build. But otherwise? You're putting more people in the line of fire of toxic dust and noise pollution

All for it if it allowed more housing to be built!

All for more flag lots. Let's get that residential in-fill, baby! Density AND additional services and amenities! But anyway, yes to easier flag lots.

Also love this

Focus on large lots

Good

Good cutting red tape

I agree.

I do not support this proposal

I don't understand this.

I feel neutral about this. Flag lots could perhaps better function as multifamily redevelopments combined with the lot they are behind for better land use.

I like this. Don't see any issues

I love these changes. I now may decide to finally do something with my flag lot. Thank you.

I support the amendments to the flag lot standards. I believe this change will increase the housing supply, increase housing density, and give home owners more autonomy over their residence, all of which will help improve housing affordability.

I support the changes to the flag lot standards. I think this change will increase the housing supply and housing density. This should help make housing more affordable in Salt Lake City.

I support these changes.

I think this is a great idea! There are a number of houses with this shape in my neighborhood, and they all seem like great places to live. I think it's great to make sure we can use all the land available in Salt Lake.

I think you should have a clause that says all abutting and adjacent lot owners to the flag lot to be developed, if the lot isn't for single family use, must give written consent for the intended development.

Impeach Mendenhall
Leave it as is
Looks good.
Love this effort. Keep it as simple as possible. Minimize restrictions and rules on property owners to maximize their flexibility to do what they want with THEIR land that THEY OWN as long as they are not violating building codes (safety risk) or building in setbacks near neighbors (fire spread risk). Be prepared for NIMBY neighbors to complain and ignore them as much as possible since those are the same hypocritical a-holes who would lose their minds if anyone tried to tell them what they can or can't do with their own homes and property that they own. NIMBYs and our broken process for land use decisions are the #1 reason why we have a massive housing affordability crisis in America.
More dense housing is going to add to the air pollution we already suffer from. And AGAIN, where are you going to get the water for all this housing?
My head cannot take much more of this gibberish.
Opposed
Ownership is key to housing growth so the lot should be able to be subdivided and be owned by different owners.
Reduce the minimum required size even smaller! Why should we have a 7,000sqft lot in the back so long as they comply with setbacks and other standards.
Simplifying flag lots is great and helps infill on deeper lots.
Sounds great!
Strongly agree
The garage provision (line 45) should be left in. I can see people using it being removed as a way to place the garage right on the property line.
The restrictions on flag lots have been there for a reason, they are not compatible with neighborhoods comprised of single family homes. No homeowner wants to live next to a 3 unit structure on a flag lot.
This is amazing
This sounds like an access nightmare and could easily be abused by lot owners in favor of their residence or main property over the flag lot and residents. Also, as a property owner, it feels like a logistical nightmare with permits and emergency services to even set it up.
We have a flag lot on our street and the current owner already has a rental duplex on the property. The person wants to be able to build another house AND an ADU on this lot--we could have 10-12 cars on our street from one property--the flag lot changes will impact the quality of life on our street. The "one off-street parking space" rule is a joke, when you have 3 people per unit (and often, illegally 4-5 unrelated persons living in one unit). These changes are a de facto major rezone of R-1 neighborhoods.
Yes
Yes to flag lots if you can find a big enough lot!
Yes!
do not allow housing in backyards

do not overpopulate nice neighborhoods
idk, seems great!
the current flag lot standards are a mess and i support cleaning them up and making it practical to incorporate.

Page 6: About you

124/152 responses

6. Connection to SLC

124/152 responses

Answer	Count
I live in Salt Lake City	114
I work in Salt Lake City	41
I play in Salt Lake City	40
-	28

7. What is your age?

119/152 responses

Answer	Count
-	33
65 or older	23
30 - 34	17
35 - 39	15
40 - 44	13
45 - 49	13
25 - 29	12
55 - 59	10
50 - 54	7
60 - 64	4
19 - 24	3
Prefer not to disclose	2
18 or Younger	0

8. Household Income

101/152 responses

Answer	Count
-	51
\$50,000–\$100,000	35
\$100,000–\$200,000	33
\$200,000–\$500,000	15
Prefer not to say	7
\$25,000–\$50,000	6
Less than \$25,000	3
No income	1
More than \$500,000	1

9. Year of birth

81/152 responses

Responses
1989
1980
1982
1965
1980
1986
1967
1978
1990
1978
1985
1967
1983
1981
1998
1946
1990
1995
1960
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1963
1982
1982
1996
1953
-1
1969
1981
1997
1953
1990
1990
1986
1991
1987
1987
1992
2002

10. Place of residence

109/152 responses

Answer	Count
-	43
District 7 (Sugar House)	30

District 6 (Foothill/East Bench)	23
District 4 (Downtown/East Central)	14
District 1 (Rose Park/Jordan Meadows)	11
District 3 (Greater Avenues/Capitol Hill)	8
District 5 (Ballpark/Liberty Wells)	8
Outside of Salt Lake City	8
District 2 (Glendale/Poplar Grove)	6
Somewhere else	1

11. How would you describe your ethnicity?

101/152 responses

Answer	Count
White	85
-	51
Prefer not to say	12
Hispanic/Latinx	2
Asian	1
Prefer to describe	1
African-American or Black	0
Middle Eastern/North African	0
Native American/Alaska Native/First Nations	0
Pacific Islander/Native Hawaiian	0



31 April 2026

RE: Expanding Housing Options – ELPCO Response

Dear Salt Lake City Planning Commissioners:

This letter from ELPCO, the East Liberty Park Community Organization, is in reference to the Expanding Housing Options proposed zoning text amendments. ELPCO has been closely following the developments on this topic for several years. The text amendments, as ultimately proposed and released late last year, impact essentially every area zoned residential within the City. In ELPCO's boundaries, the current zoning is predominantly R-1-5,000, and the proposed changes have elicited considerable concern from the community. We have tried to capture the full range of these concerns in the table attached to this letter as Appendix A.

While the proposed amendments make minor changes to the existing provisions governing single-family residences, it is the small lot dwelling provisions that have created the greatest concern. The fear is that allowing the subdivision of current lots into 2000 ft² lots will encourage developers to buy up existing homes, demolish them, and replace them with two to four Small Lot Dwellings throughout the neighborhoods. If this behavior were to occur frequently, it would completely change the character of the neighborhoods within ELPCO and every area zoned R-1 within the City. If such behavior makes economic sense for developers, there is nothing in the zoning amendments to prevent it from happening on every residential lot in the City or limiting its impact in any way.

The Planning Division's overview summary states that: "The goal is to create gentle infill opportunities that fit in with the character of low-density Salt Lake City neighborhoods." Has the Planning Division done any modeling or pricing calculations to determine whether these zoning amendments are likely to produce a significant number of teardowns within the City? We hope that the Planning Division has given this some detailed consideration and analysis that it could share with the public. Our residents are much more likely to be concerned if this becomes a general practice within their neighborhoods, rather than something confined to vacant lots or run-down houses.

Many other concerns articulated by residents are highly dependent on the answer to the frequency question. Worries regarding utility capabilities, parking impacts and water impacts all turn heavily on whether this something that happens often, via teardowns, or occasionally, by means of construction on open lots or the demolition of dilapidated houses. If the Planning Division's analysis fails to provide comfort that these changes will not result in frequent

demolitions within our neighborhoods, the Commission should consider following the methodology suggested in Appendix B, attached to this letter, of running a pilot program to properly gauge the neighborhood impacts. As now drafted, these changes would amount to a radical experiment allowing what amounts to spot zoning in the bulk of the City's residential neighborhoods. If the Planning Division's assessment is wrong and wholesale teardowns ensue, the City's character will be changed forever.

We must also mention, at least in passing, that the combination of numerous teardowns and the separately proposed redefinition of the term "Family" within the zoning ordinances, raises fears that the City's currently desirable residential neighborhoods could devolve into areas overrun by numerous two-bedroom residences (unsuitable for all but the smallest families) with the remaining larger homes becoming de facto boarding houses. We would appreciate it if the Planning Division could explain why it regards this scenario as improbable.

As a general matter, ELPCO is supportive of reasonable efforts to increase density within the City. Our neighborhoods are predominantly zoned R-1-5000, but include many duplexes and a number of fourplexes on their streets, without appearing to suffer much in the way of unpleasant side effects. It should be noted that the existing duplexes and fourplexes conform to the current front yard setback requirements and so do not intrude into the pedestrian streetscape to any greater extent than other structures on the street. If such multi-family dwellings were able to be built within the existing setback requirements in the past, it raises the question as to why the front setback requirement should be reduced from 20 to 10 feet for Small Lot Dwellings. ELPCO is concerned that this change will create an unattractive "sawtooth" effect on the streetscape: not only will the new structures be of different styles and materials, but they will now extend halfway to the sidewalk. It does not strike us that this will promote "gentle infill opportunities that fit in with the character of low-density Salt Lake City neighborhoods." We believe that the Small Lot Dwelling provisions should be amended to require that they adhere to existing front setback requirements to avoid this problem.

In summary, ELPCO is prepared to support the proposed zoning changes if the Planning Division can demonstrate, with a high level of confidence, that such changes will not result in the wholesale destruction of the residential neighborhoods that have made Salt Lake City such a desirable home for many of its residents.

Thank you for your consideration.

Sincerely,

ELPCO (East Liberty Park Community Organization) - www.eastlibertypark.org - elpcosl@gmail.com

East Liberty Park Community Organization:

Kristina Robb – ELPCO Chair

Jeff Larsen – ELPCO Vice-Chair

Jeanette Young – ELPCO Secretary/Treasurer

J. Alan Crittenden – ELPCO Land Use Committee Chair

Judi Short – ELPCO Land Use Advisor

Marshall Baillie – ELPCO Sustainability Coordinator

James Birchler – ELPCO Board Member

Michael Mayo – ELPCO Board Member

David Jones – ELPCO Board Member

Janet Wade – 9th and 9th Business Liaison

About ELPCO

ELPCO is the East Liberty Park Community Organization—a local, city-sanctioned community organization that represents the residents and businesses in the East Liberty Park area of Salt Lake City. The area covered by ELPCO is defined by the boundaries of Liberty Park, 700 E to 1300 E and 800 S to 1700 S. ELPCO meets online on the fourth Thursday of every month starting at 7:00 p.m..

ELPCO (East Liberty Park Community Organization) - www.eastlibertypark.org - elpcoslc@gmail.com

APPENDIX A Concerns/Issues	Potential Impacts	Community Recommendations	Questions
		James' Lean Start Up methodology https://docs.google.com/document/d/1KFD-GIns3pP_FpW_fkxorEr0zyK4N3GUWAaFdqeCNEg/edit?tab=t.0	
Widespread use of the small lot dwelling provisions developers to tear down existing homes and build multiple units in their place.	Could have implications for utilities, and the general quality of the neighborhood		Will it be economically attractive for developers to buy houses, tear them down and build small lot dwellings. Have they done any modeling to indicate whether tear-downs are likely to be a problem or not? What are their new construction cost assumptions? The limitation on the size of the dwelling to either 2000 or 1700 ft², depending on the height, is explicitly intended to prevent the construction of expensive housing. There is probably a practical limit as to how much anyone is willing to pay for a 2,000 ft² house, which is significantly smaller than the current average new construction.
Regarding Building Coverage: Increased density with less space for yards could create more hotspots in the city			

Regarding Building Coverage: More building coverage means more impervious surface and less permeable ground. This directly contradicts two other active city initiatives: the Water Conservation Plan (which identifies supply shortfalls and calls for reduced consumption) and Climate Forward SLC (which identifies SLC as having the most intense urban heat island among 50 major cities studied, with temperatures rising roughly 2.6x faster than the national average). The R-1/12,000 jump from 35% to 50% is a 43% increase in allowable impervious surface. No cross-departmental analysis of these contradictions appears in this memo.

Whether smaller units will actually be priced affordably and who will buy them.

Without ownership mechanisms, upzoning produces market-rate units that are disproportionately acquired by investors, not first-time homebuyers.

Regarding Flag Lots: Has staff modeled how many existing lots in ELPCO become eligible for flag lot subdivision under the relaxed standards? Was anything beyond fire access (trash collection, moving trucks, daily two-way vehicle traffic) evaluated in approving the 20-foot access strip? A 20' strip with two parked cars has zero clearance for a fire truck — is parking on access strips prohibited?

Regarding Impacts on AHI: The Durham/Portland comparison compares small lot units to larger new construction — not to what current renters can actually afford. A unit that is \$250K–\$300K less than a \$615K median home is still \$315K–\$365K, which remains out of reach for most SLC renters. Has staff analyzed what price points these units would actually reach in Salt Lake City's market?

The phrase [in the memo from planning] “relatively less expensive” is doing significant work here. A unit that costs less than \$615K is not necessarily affordable. With approximately 88% of Utah renters priced out of homeownership (Kem C. Gardner Policy Institute, 2025; see also KSL, April 1, 2026, reporting that SLC estimates nearly 9 in 10 renters are priced out), “cheaper than median” does not equal “affordable.” The relevant question is: affordable to whom?

The framing that “no new building typologies are being introduced” is technically accurate but potentially misleading. Under AHJ, these building types require affordability deed restrictions. Under the Small Lot Dwelling proposal, they do not. Same building types, fundamentally different affordability outcomes.

The memo presents each change individually but does not analyze their combined effect. A flag lot fourplex at 50% coverage, 24’ flat roof, 4’ side setback, and no wall height limit is a built outcome that does not exist anywhere in these zones today. Has staff modeled the combined effect of all proposed changes on any specific block or neighborhood? Without cumulative impact analysis, the Planning Commission is being asked to evaluate each relaxation in isolation while the development community will apply them in combination. Additionally, the coverage increases interact directly with the city’s Water Conservation Plan and Climate Forward SLC goals in ways that no cross-departmental analysis has addressed.

Regarding setbacks: Block face averaging preserves the spatial rhythm of established streetscapes. Replacing it with “equal to one abutting” means a new build only needs to match its closest neighbor, not the block’s overall pattern. In Historic Gilmer Park (National Register listed), where setback consistency is part of the documented historic character, this change could undermine the very qualities the historic overlay is meant to protect. The justification — that averaging is “difficult for staff to explain” — is an administrative convenience argument, not a planning rationale.

Using noncompliance rates to justify raising limits is an argument for legalizing existing violations rather than enforcing existing standards. If 35% of buildings exceed the current maximum, the question should be: why wasn’t this enforced? This mirrors the deferral pattern identified in the Sugar House Hotel staff report — when standards prove inconvenient, the response is to weaken the standard rather than uphold it.

The elimination of the wall height standard is arguably the most significant dimensional change in this proposal. Currently the code regulates both overall height and wall height — removing wall height means a flat-roofed building could present a full 24-foot vertical face to neighboring properties. Combined with the side setback reduction to 4 feet (down from 6–8 feet), this creates a dramatically different massing experience. The justification — again — is that it’s “difficult for staff to explain.” Administrative

convenience is not a planning rationale for eliminating a dimensional control that directly affects livability.

Regarding Removal of Restrictive Language for Duplexes: The adjacency and block face concentration limits were adopted for a reason — to prevent entire blocks from converting to duplexes and to maintain neighborhood variety. Removing them without analyzing the potential for concentrated conversion on specific blocks is another instance of presenting a change in isolation without cumulative impact analysis.

Regarding Flag Lot Modifications: These four changes compound: (1) no conditional use hearing, (2) less lot area needed, (3) narrower access, (4) multi-unit buildings now permitted. The cumulative effect is that what was a difficult, publicly reviewed process for a single-family home on a rear lot becomes a streamlined administrative path to a fourplex behind an existing home.

“Naturally occurring affordable housing” is an aspirational framing, not a guarantee. Without deed restrictions, nothing prevents a 1,200 sq ft unit on a small lot from selling at market rate to an investor. AHL limits price and guarantees affordability; Small Lot Dwellings limit size and guarantee nothing. The Council’s initiating language called for “home ownership opportunities” and “affordable missing middle housing” — the staff proposal does not deliver mechanisms to ensure either.

APPENDIX B A Note on Methodology

Lean Startup Methodology Applied to Land Use Reform

April 2026

Prepared by James Birchler, Historic Gilmer Park Representative, ELPCO Board

A proven approach to policy under uncertainty

The Expanding Housing Options proposal would change the development standards for 77% of Salt Lake City's residential land. It is an ambitious proposal with important goals. It also rests on several assumptions that have not yet been tested in Salt Lake City's specific market: Will smaller units be priced affordably? Will they be owner-occupied or investor-acquired? How will increased building coverage interact with water conservation and urban heat? These are answerable questions — and there is a well-established methodology for answering them while still moving forward.

In many fields — software development, product design, public health, organizational management — practitioners have learned that large-scale initiatives succeed more often when they are tested and refined through structured cycles of learning before being deployed at full scale. This methodology, formalized by Eric Ries as Lean Startup (Ries, 2011), offers a practical framework for making progress on complex problems where the outcomes are uncertain and the stakes are high. Land use policy fits that description precisely.

Build-Measure-Learn: continuous improvement, not one-and-done

The core of Lean Startup is the Build-Measure-Learn cycle — and critically, it is a *continuous* process, not a single test followed by a single decision. Each cycle builds on the learning from the previous one:

Build: Implement the smallest version that tests your most important assumptions. In this context, that means deploying the Small Lot Dwelling ordinance in a few willing neighborhoods, with ownership mechanisms informed by peer-reviewed research. (Urban Institute, 2023; NC State University, 2023)

Measure: Collect real-world data on the questions that matter. What price points do the units reach? Who buys them — owner-occupants or investors? (Federal Reserve Bank of Richmond, 2024) What happens to permeable surface area? What do the buildings look like on real blocks?

Learn: Analyze the results and apply them. Then start the next cycle — refining the approach based on what the data revealed, testing the next set of questions, and building on what works.

This cycle repeats. With each iteration, the policy gets stronger because it is informed by real outcomes rather than projections. Early cycles might focus on pricing and buyer profiles; later cycles might examine neighborhood compatibility, infrastructure capacity, or environmental performance. The learning compounds over time, producing a policy that has been validated at every stage of its development.

At defined milestones, the City makes a conscious decision based on the accumulated learning: **persevere** (scale what's working because the evidence supports it), **pivot** (modify the approach based on what the data revealed — perhaps adjusting ownership ratios, dimensional standards, or investor protections), or **stop** a specific element (if a particular assumption was clearly disconfirmed). These are evidence-based decisions, not political ones — and that makes them more durable.

Start from what's known, test what's unknown

A Lean Startup approach does not mean starting from scratch. Peer-reviewed evidence already tells us a great deal about what works and what doesn't in housing density reform: upzoning without affordability mechanisms tends to produce units at the upper end of the price spectrum (Urban Institute, 2023); builders price to market demand rather than construction cost (NC State University,

Page 1

2023); and investors disproportionately acquire lower-cost homes. (Federal Reserve Bank of Richmond, 2024) The city should use this evidence base to inform the design of any pilot — for example, by including ownership mechanisms from the start.

What remains are the SLC-specific questions that no national study can answer. These are the hypotheses worth testing locally:

Hypothesis 1: Smaller units on smaller lots will be priced affordably in SLC's market.

Hypothesis 2: Small Lot Dwellings will be owner-occupied rather than investor-acquired.

Hypothesis 3: Increased building coverage will not materially worsen stormwater, heat island, or water conservation outcomes.

Hypothesis 4: The combined effect of setback, height, coverage, and flag lot changes will be compatible with existing neighborhood character.

What this looks like in practice

A pilot in 2–3 willing neighborhoods or council districts, structured as a series of Build-Measure-Learn cycles. The first cycle focuses on the highest-risk assumptions — pricing and buyer profiles. Subsequent cycles examine infrastructure, environmental performance, and neighborhood compatibility. After each cycle, the City reviews the data, refines the approach, and decides how to proceed. Over 2–3 years, this produces a well-tested policy informed by local evidence, ready for confident citywide adoption.

Salt Lake City has shown openness to this kind of structured evaluation. When the City Council updated the ADU ordinance in 2023, it built in a three-year review cycle to assess whether the changes were producing the intended outcomes. Applying that same instinct — structured evaluation with defined measurement points — to the most significant residential zoning change in decades would produce a stronger, more durable result.

The opportunity

A Lean Startup approach is a tool for proponents of housing reform, not an obstacle to it. If the policy works as intended, the pilot produces the evidence to demonstrate it — and citywide adoption becomes an evidence-based decision with broad support. If adjustments are needed, the pilot reveals them early, when they're inexpensive to make. Either way, the City ends up with a stronger, more durable policy than one adopted on projections alone.

The question is not whether to act. It is how to act in a way that produces the best outcomes. Lean Startup methodology offers a proven path.

Applying Lean Startup to land use: important considerations

Lean Startup methodology was developed for software and product design, where iterations are fast and reversible. Land use policy operates differently in several important ways, and applying this methodology thoughtfully means acknowledging those differences.

Physical outcomes are permanent. In software, a failed feature can be rolled back in a day. In land use, a building constructed during a pilot is there for 50–100 years regardless of what subsequent data reveals. This means the pilot must be designed carefully from the start — informed by existing peer-reviewed evidence, not treated as a low-stakes experiment. The stakes for each individual building are high even if the policy is still being refined. This is precisely why starting from what’s known (rather than from scratch) matters so much in this context.

Developers need regulatory stability. A continuously shifting code would freeze investment rather than enable it — the opposite of the goal. Developers plan projects months or years in advance and need predictable rules to secure financing, design buildings, and manage risk. A well-designed pilot addresses this by establishing clear, stable rules within the pilot area for a defined period, then evaluating outcomes at a planned milestone — not by changing the rules mid-cycle.

Page 2

The methodology applies to policy design, not to the built environment. The Build-Measure-Learn cycles refine the ordinance — the dimensional standards, ownership ratios, affordability mechanisms, and investor protections — before it becomes permanent citywide policy. The goal is to get the policy right through structured learning, so that when it is adopted at scale, the rules are stable, evidence-based, and durable. The iteration happens in the policy design phase; the implementation phase that follows should be as predictable as any other zoning standard.

These considerations do not diminish the value of the approach — they sharpen it. A Lean Startup pilot in land use is not a sandbox where anything goes. It is a disciplined process that takes the permanence of physical outcomes seriously, respects developers’ need for stability, and uses structured learning to produce a stronger, more durable policy than one adopted without local evidence.

Sources

Ries, 2011: Ries, E. *The Lean Startup: How Today’s Entrepreneurs Use Continuous Innovation to Create Radically Successful Businesses*. Crown Business.

SLC Planning Commission Memo, 2026: Hulka, A. & Seeley, A. “PLNPCM2025-01184 – Expanding Housing Options.” Memorandum to Salt Lake City Planning Commission, March 11, 2026. **Urban Institute, 2023:** Stacy, C., et al. “Land-Use Reforms and Housing Costs.” *Urban Studies*. 180 reforms across 1,136 cities (2000–2019).

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University, 2023: Taylor, E. & Allen, S. “Do ‘Missing Middle’ Policies Increase Housing Affordability?” Poole College of Management.

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Federal Reserve Bank of Richmond, 2024: “The Roles of Single-Family Housing Investors, Big and Small, in the Fifth District.” *Econ Focus*, Q4 2024.

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April 17, 2026

To whom it may concern,

We are submitting this written comment in response to the proposed *Expanding Housing Options* zoning code changes put forth by Salt Lake City. Our community council recognizes the need to increase housing density in our growing city and supports thoughtful approaches to meeting this demand. We believe these goals can be achieved while still preserving the unique character, walkability, and neighborhood cohesion that define our community.

Our council acknowledges that accommodating growth will require creative solutions. As outlined in a [statement published on our website](#), we support increased “Missing Middle” or gentle-density housing which the proposed code change also aims to promote. A foundational principle of Missing Middle development is that additional density should integrate seamlessly into the existing neighborhood fabric. Liberty Wells already reflects this approach, with duplexes and triplexes interspersed among single-family homes throughout our district. We do not, however, support “sideways townhomes” or slot homes that do not face the street. These designs do not promote walkability or safety and can create physical and social barriers between neighbors. We encourage the Planning Commission and City Council to consider the body of research on slot homes and to establish clear guardrails to prevent their proliferation, particularly within the interior blocks of residential neighborhoods in Salt Lake City.

While we support the overarching goals of the *Expanding Housing Options* proposal, we would also like to raise several specific concerns for consideration:

- **Housing affordability:** Although a primary objective of the rezone is to improve affordability, the proposal does not include provisions, such as requirements for owner-occupied units, that encourage the development of for-sale housing rather than rentals. This omission may limit opportunities for long-term homeownership, family friendly development, and community stability.
- **Historic districts:** The proposed language related to local historic districts does not provide sufficient clarity regarding whether nonconforming or noncontributing historic structures could be targets for demolition under the revised code.
- **Parking impacts:** We anticipate that parking challenges may arise, particularly on the narrow streets common in Liberty Wells. The proposal’s requirement of one parking space per unit does not adequately account for households with multiple drivers and vehicles.

- **Spot rezoning:** Finally, while we recognize that the proposal applies to a limited set of zones, we remain concerned about the potential for spot rezoning within the core of established residential neighborhoods. In alignment with our support for Missing Middle housing, we do not believe that high-density zoning is appropriate in areas surrounded by one-story, single-family homes.

Thank you for considering our perspective and for your continued work to balance housing needs with neighborhood character and livability.

Sincerely,

Margaret G. Coppin
Chair, Liberty Wells Community Council

cc. Liberty Wells Community Council



May 4, 2026

TO: Salt Lake City Planning Commission

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

RE: Expanding Housing Options

This is a good idea, but if it isn't done right, it will be about as successful as accessible dwelling units have been. Finishing 15 ADU's a year for 8 years is not what we would call a success story.

If one of the goals is to build wealth among the younger generation, you must make home ownership a priority in this plan. However, it is hard to see that as a goal right now. There is nothing to keep investor developers from buying up land and building rental homes or apartments. We want to see home ownership as a priority before we can think about approving this plan. There should be a deed restriction that dwelling needs to be owner-occupied. I' I' .. !:

Parking and transportation are big problems in our city. We know most houses with more than one bedroom have 4-6 renters, and each has a car. If we had a decent transportation plan, that would make a big difference. Looking at a transit map, it looks pretty good. But if you try to use it, you spend a lot of time waiting for the transit to get to your stop. Trying to get from A to B and then C in about the same time as driving a car is a joke. We need a transit system with good connections, so we don't have to wait 20 minutes between every transfer. If a bus or train came every 10 minutes, more people would ride. If more people ride, UTA would have more revenue to buy more buses or trains.

What about focusing on areas that have alleys, if the alleys are wide enough to meet the fire code? Maybe that is a better place to start because they can park more cars off the street and the rear homes will have a way to access the parking, rather than parking on the street, or using a lot of the buildable land filled with driveways. Everyone I talk to says that for the most part, every parking stall in a neighborhood on the street is filled up by evening. We have to put parking on the parcel to make this liveable. And then we have less land on which to build.

These homes are small. Perhaps they will attract first-time home buyers, but what happens when they want to add children to the family? One child could go in the second bedroom, if there is one, but the second child probably pushes the family to look for something larger. That means either very expensive or outside of Salt Lake City. For that reason, this project needs to have options for families with children built into the mix. Demand for larger homes will not go away, just because you don't build it. The proposal highlights the need for family housing, yet doesn't include any mechanism to make sure these new dwellings meet that need. The plan could emphasize three-bedroom units or homes with a livable basement that won't take additional land but would provide a larger unit.

The reduction of setbacks means homes will be much closer together. Maybe the only saving grace is that they must have a driveway. That might make the space between houses wider. Will they be able to maintain their house, such as painting the 28' wall between their neighbor's house? Can they get their garbage can from the back to the curb on garbage day? Can they mow their weeds?

Salt Lake City/Housing Policy/SHCC Letter to PC Expanding Housing Options #2.docx

Figure out a way to control the number of homes being torn down and newly built on a block in any given year. We don't want a massive overhaul of an entire neighborhood. Incentivize additions, rather than teardowns. Nothing in this plan prevents one block from being heavily redeveloped all at once. Eventually, this will alter the city irreversibly,

Removing green space and trees doesn't make a neighborhood more livable. This needs some written requirements. If we do away with trees and green space, the area gets hotter, which makes people not want to live there. How about tree preservation requirements, could that be incentivized?

Design review should still be a part of the approval process. We know that uses up staff time, but we don't want to end up with neighborhoods with cheap box homes that don't add any character to a neighborhood. It is pretty easy to walk around and identify the buildings with no design review.

We have talked about flag lots. The hard part is having a car go down your driveway close to your house twice a day, every day. They should be configured to avoid that, if possible. Keeping the alleys would help with that. And be careful about tall houses from the property line next door. I've seen some pretty onei-ous ones, because their upper windows look right down into your tiny back yard or directly in your windows. People stop using their back yard, which is a shame.

The elephant in the room is affordable housing. We haven't said a word about it, but I'm told Council members and staff are worried about that. We all spent a lot of time studying this issue when that ordinance was written. [I leave attached page that planner Andy Hrilka provided that was t*iven to the Slamming Commission foi tflei Ulrich 1 1, 2.02G, meetiiJe,](#) which helps to explain how the two ordinances can work together.

In conclusion, there are a lot of details that have to play well together to make this a success.

- Home ownership needs to really be a priority, so that buyers can build up equity. If the property owner is renting everything, it might provide more affordable housing, but it won't provide any long-term gain to the person paying the rent.
- Public transit needs to expand. A good transit system would redUce the need for cars, which could make more available land on which to build.
- Alleys could be maintained and more usable, to provide access to back yards for parking for additional units.
- Build larger units for families. Emphasize a basement for extra bedrooms without using more land.
- Spell out the need for green space and make it a written requirement. We need trees to cool the air if the houses are so close together.
- Emphasize the Affordable Housing Initiatives, that needs to be part of this. If we don't have affordable units, we get more Air BnB's and developers building for profit, not to help the citizens.

RE: (EXTERNAL) Affordable Housing Incentives

Hulka, Andrew <Andrew.Hulka@sic.gov>
To: Judi Short [REDACTED]

Mon, Apr 27, 2026 at 2:52 PM

Hi Judi,

Do you have a specific question or concern about the Affordable Housing Incentives? We've been including a discussion about the differences between the proposal and the other housing types that are already allowed (ADUs and AHI developments) to help explain the differences. Here is an excerpt of what we provided to the Planning Commission during their March 11 meeting:

impacts on Affordable Housing Incentives

One key concern that both Council and staff share is the potential impact the Small Lot Dwelling proposal could have on the recently adapted Affordable Housing Incentives. The Affordable Housing Incentives ordinance allows the construction of up to 4 units on a residential lot, but only 1 or 2 of the units are so/d orrenfedbe/or market rete. This incentive is a good option for homebuilders who have experience with affordable housing, but the process can be complex for less experienced builders or average homeowners.

Small Lot Dwellings are an additional strategy to encourage new construction that is relatively more affordable than what is currently available. The Small Lot Dwelling proposal stipulates that new housing types must have a limited footprint and floor area. This is an effort to encourage new construction that is relatively more affordable than a larger residential building without inquiring the additional complexity of a below-market-rate project. This approach is similar to what has recently been implemented in Durham, NC, and Portland, OR. These cities have demonstrated that missing middle housing types and smaller homes on smaller lots were between \$250,000-\$300,000 less expensive than larger new construction single-family homes.

The primary difference between the two options is that Affordable Housing Incentives limits price and Small Lot Dwellings limit its size. Under the Affordable Housing Incentives code, new buildings and units can be any size, subject to the base zoning standards. Under the Small Lot Dwelling code, the maximum footprint and floor area regulations would limit the size of the building while no deed restriction is required to limit the price of each unit. In addition to the Affordable Housing Incentives required deed restrictions, there are also yearly reports that the property owner must file with the Planning Division in order to verify compliance with the affordability standard. Small Lot Dwellings would not require deed restrictions or yearly reports, easing the burden on property owners and reducing the administrative resources and costs for the city.

Both ordinances are intended to increase production of affordable housing, but the ordinances differ in the route getting there. There is data that supports the claim that smaller homes on smaller lots cost less. The Small Lot Dwelling ordinance could be considered a form of naturally occurring affordable housing.

Thanks,

ANDY HULKA, AICP | (He/Him)
Senior Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-6608
Email:

From: Judi Short <[REDACTED]>
Sent: Monday, April 27, 2026 2:05 PM
To: Hulka, Andrew <
Subject: (EXTERNAL) Affordable Housing Incentives

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

Why is it there is not a word about this in the EHO? Makes no sense to me?

Makes it sound like someone has to do one or the other?

Judi Short, First-Vice Chair and Land Use Chair

Sugar House Community Council

801.864.7387

[REDACTED]

RE: (EXTERNAL) Affordable Housing Incentives

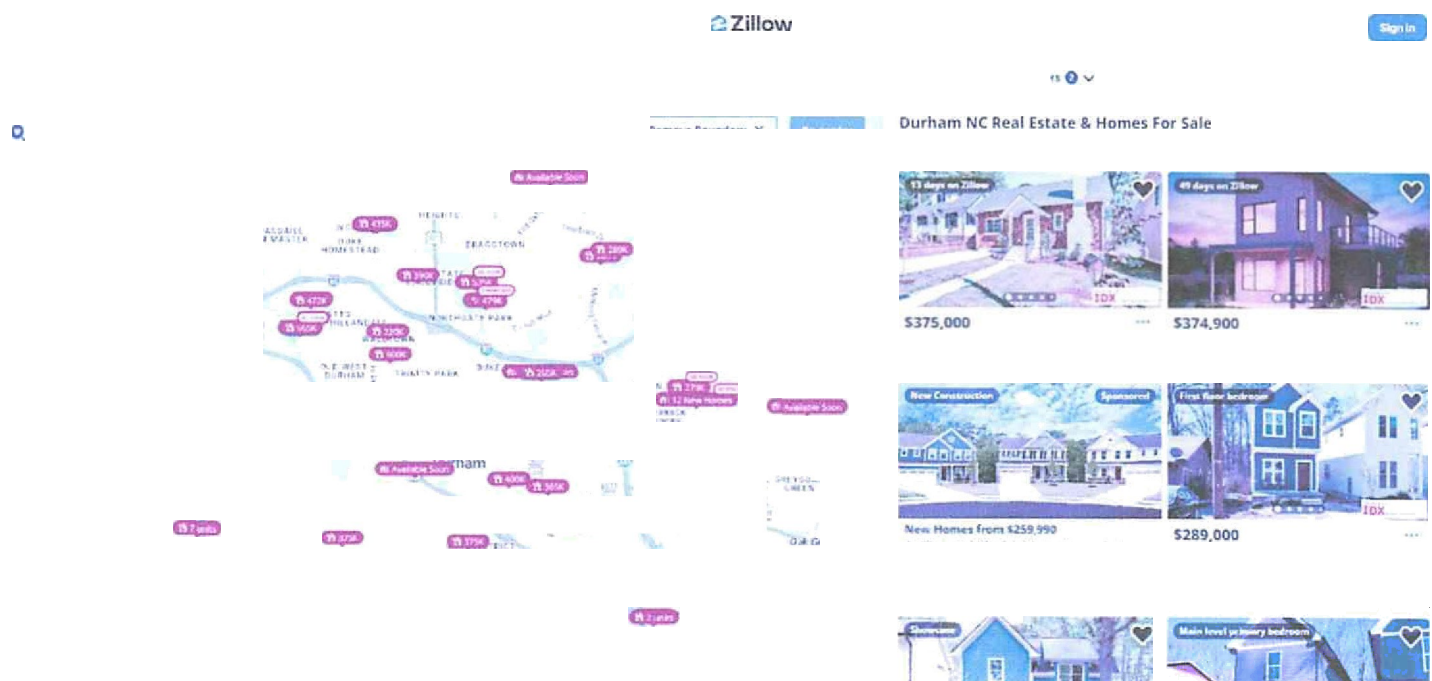
Hulka, Andrew And ka s o
To: Judi **Show**

Wed, Apr 29, 2026 at 11:35 AM

Judi,

I think when we spoke at the open house, I may have mentioned why the Durham, NC example was so noteworthy to our team. Their city adopted similar changes to allow more units to be built, so long as the new units met certain size limits. Similar to the SLC proposal, their code aimed to achieve affordability through limiting the size rather than the price directly. They found that the new units built under this code were considerably more affordable than the average priced home in the area.

If you visit a real estate listing website like [Zillow](#), it's possible to filter your search results to only show new construction that is under 1,250 sq. ft. What you will see is that most listings are in the \$300k or \$400k range, with a few listings above or below those price ranges.



Research out of Durham found that those small homes sold for about \$250,000 less than the median home price in the area. This relative affordability is something that we hope to replicate in Salt Lake.

[Quoted text hidden]

Thoughts on my position leher?

Anthony Wright

To: Judi Short [REDACTED] Jan Hemming [REDACTED]

Fri, Jan 16, 2026 at 11:48 AM

These comments are my own and not a position of the EBCC board.

Dear Planning Staff,

Thank you for the opportunity to comment on the *Expanding Housing Options* (EHO) proposal currently under consideration by Salt Lake City. After reviewing the official proposal, including the EHO Overview document and associated planning materials, I would like to express several concerns, particularly regarding the proposed maximum home size of 1,200 sq. ft. under the Small Lot Development ordinance. I respectfully request that the City reconsider this cap due to the implications for family housing, neighborhood character, and long-term affordability.

1. The 1,200 sq. ft. maximum **home size conflicts with existing neighborhood** patterns

The EHO Overview outlines that Small Lot Dwellings would allow “small homes (up to 1,200 sq. ft.) on small lots (as small as 2,000 sq. ft.)”.

While I understand the City's goal of expanding attainable housing, this size limitation does not align with actual conditions in many R-1 neighborhoods, particularly on the east bench. In St. Mary's and similar areas, single-family homes routinely range from 3,000—5,000 sq. ft. The introduction of multiple 1,200 sq. ft. structures on large lots would represent a significant departure from the established built environment and could create a “string of ADUs” effect behind existing homes.

For example, on my own lot of over 20,000 sq. ft., the proposal would theoretically allow four (4) tiny homes, each roughly a quarter the size of the surrounding homes, resulting in an outcome that looks and feels inconsistent with neighborhood norms. This directly contradicts the stated goal that new housing should “fit the scale of the neighborhood”.

2. The proposal does not adequately consider the needs of families with children

The City notes an ongoing decline in households with children, with only 17.8% of SLC households having kids in 2023, down from 24.8% in 2010. Salt lake city has less children in the public school system than we did in the 1960s. The EHO Overview highlights this statistic as part of the rationale for expanding housing options.

However, the proposed 1,200 sq. ft. maximum does *not* support the needs of growing families who require more space. Many families, including my own, seek larger homes when planning for children. My friends with young children who currently live in 1,500—1,800 sq. ft. bungalows are actively trying to upsize, not downsize.

If Salt Lake City wants to retain families, it must provide *both* smaller attainable homes *and* larger family-friendly options. Imposing a blanket 1,200 sq. ft. cap on new small-lot homes inadvertently:

- reduces the supply of appropriately sized family housing,
 - pushes families to demolish older homes on full-size lots to build larger replacements,
 - and accelerates the trend of families leaving the city for surrounding suburbs where larger homes are available.
-

3. Larger homes on subdivided lots can protect existing small homes, not eliminate them

The City emphasizes that missing-middle housing and small homes tend to cost less and therefore increase attainability, noting examples where small-lot and missing-middle units sell for **\$150,000-\$300,000** less than typical single-family homes.

While this could be true citywide, the east bench's teardown trend demonstrates that demand for larger homes is not going away. Allowing only tiny homes in these neighborhoods may unintentionally create the *opposite* of the intended effect:

Scenario A — Under the proposed rules:

A large lot (like mine) can only host 1,200 sq. ft. homes —• families who want 2,500—4,000 sq. ft. homes must instead buy older bungalows on standard lots, demolish them, and rebuild much larger homes.

Scenario B — If larger homes were allowed **on subdivided** parcels:

Those same families could instead buy larger new homes built on appropriately subdivided large parcels, reducing pressure on smaller existing homes and limiting demolitions in established neighborhoods.

A real-life example exists on 1700 S between 1800—1900 E and between 2100-2300 E, where cul-de-sac developments added roughly 15 family-sized homes on 2 parcels. These developments successfully introduced more families without requiring the demolition of 15 individual bungalows. This is a model worth preserving.

4. The proposed approach may unintentionally decrease affordability for families

The EHO Overview highlights that median home prices have increased more than 83% since 2005 and that 72.6% of households cannot afford the median home.

While increasing unit count can help affordability in the aggregate, limiting new construction in high-demand neighborhoods to only 1,200 sq. ft. homes may make *larger* homes even scarcer, and therefore even more expensive.

Scarcity of family-sized homes leads to:

- higher prices for the few that exist,
- more aggressive competition,
- increased displacement of smaller homes through teardown activity,

- and more families leaving the city altogether.

This runs counter to the City's goal of providing "more housing options for families at all stages of life".

5. A more flexible framework would better serve the City's goals

I strongly support the City's desire to diversify housing types and provide attainable options. However, a one-size-fits-all 1,200 sq. ft. cap is too restrictive.

I encourage the City to consider:

Recommended Adjustments

- Allow a *range of* unit sizes on subdivided lots rather than a single maximum.
- Permit larger homes on large lots where doing so aligns with existing neighborhood character.
- Implement design standards to ensure compatibility without restricting size so severely.
- Limit total units per parcel based on size and access—but not individual unit size.
- Provide pathways for creating multi-home subdivisions similar to the 1700 S examples, which successfully expanded family housing stock.

This balanced approach would allow:

- more attainable small homes,
 - more appropriately sized family homes,
 - fewer teardowns,
 - more stability for existing neighborhoods, and
 - more families choosing (and affording) to stay within Salt Lake City.
-

Conclusion

Salt Lake City's EHO initiative has admirable goals and many thoughtful components. However, the 1,200 sq. ft. maximum home size is too restrictive and could undermine the City's ambitions to support families, maintain neighborhood character, and provide a range of attainable housing choices.

I respectfully request that the City reconsider this limit and adopt a more flexible, context-sensitive approach that reflects the diversity of Salt Lake's neighborhoods and housing needs.

Thank you for considering my comments.

Sincerely,
Anthony Wright

Fw: (EXTERNAL) Fw: EHO effort-low density zones

cindy crome

Mon, Jan 26, 2026 at 11:17 AM

[REDACTED]

All-The planners working on the EHO effort (Expanding Housing Options) presented at the last meeting of The Network. Their presentation should be available from Jasmine's posting. At the meeting, I expressed my concern that the new proposal to increase density could undermine the incentives for less expensive housing which require deed restrictions for 30 years. I have not followed up on that comment. Meanwhile, the City has distributed 45- day notices to community organizations. In Central City, most of the zoning is multi-family, except on the interiors of blocks. Because the EHO proposal includes the SR-1 and SR-1A zones, I want to look at the potential impacts on these wonderful enclaves.

The timing on this proposal is unfortunate. We don't have water for the density that the City leaders are insisting on generating: Welcome to Utah; please bring your own water.

Please do not hit Reply All. If you have suggestions/ideas, I am willing to collect them and then forward the bundle. Relentlessly, cindy c

From: cindy crome [REDACTED]
Sent: Monday, January 26, 2026 10:55 AM
To: Hulka, Andrew <>;
Subject: Re: (EXTERNAL) Fw: EHO effort

Andy and Ben-Thanks for the message. I am dealing with a half dozen or so land use proposals from Northpoint to the hotel in SH. I haven't gotten to the EHO effort. i did receive an e mail from a community council chair about the 45-day notice and urged her to request a presentation.

I will look for a presentation in the Central Community and forward your message to the CCNC team. Our housing on the interiors of blocks is the most family-oriented we have and the least unapproachable in terms of price. I do not want to see it gobbled up by townhomes or bigger/more single-family houses. The interiors of these blocks are perfect as is.
Back to you asap, cindy c

From: Hulka, Andrew <>
Sent: Monday, January 26, 2026 10:36 AM
To: [REDACTED]
Cc: Buckley, Benjamin <Benjamin.Buckley@slc>
Subject: RE: (EXTERNAL) Fw: Impact fees drive up costs to build affordable housing in CA

Hi Cindy,

Ruedi passed along your message below about the Expanding Housing Options proposal. We'd be more than happy to chat with you about the project and answer any questions you might have. I know you mentioned that you wanted to take some time reviewing the project website before reaching out again, so just let us know if you'd like to set something up. I'm happy to talk over the phone or we could schedule a time to meet in-person.

We are also in the process of scheduling several open houses for the public to learn more about the project and provide feedback. We will have one somewhere in the Central City area sometime in February or March. Once that is confirmed, we will reach out to each of the community organizations so you can help spread the word.

Thank you,



ANDY HULKA, AICP *Hu/Hini j*

Senior Planner

PLANNING DIVISION SALT LAKE CITY CORPORATION

Office: (801) 535-6608

Email: andy.hulka@slc.gov

WWW.SLC.GOV

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

cindy cromer

Mon, Jan 26, 2026 at 12:15 PM

Just heard from Ben Buckley about the City's plans for multi-neighborhood meetings. See highlighting. The email for the project is ben.buckley@slc.gov.

Apologies for the clutter; please remember, "No" to Reply All. Onward, c

Benjamin <Ben.amin.Buckley@slc.gov>

You; Hulka, Andrew; housingoptions

Hi Cindy,

We know that there will be interest from each of the Recognized Community Organizations, so our team is working to schedule joint open houses throughout the months of February and March that CCNC can attend. These will be combined open houses open to multiple community organizations.

We are working with the Main Library and the Leonardo to see which venue has availability to host a large community open house for the city's central neighborhoods. Once the open house dates are confirmed, we will reach out to you again so you can notify your community members. Feel free to contact us anytime for more updates.

Thanks,

Ben Buckley I (*He/Him/His*)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7142
Email: Benjamin.buckley@slcgov
www.slc.gov www.slc.gov

From: cindy.crome

Sent: Monday, January 26, 2026 11:17 AM

Subject: FW: (EXTERNAL) FW: ETO effort low density zones

[Sugar House Community Council] Please moderate: "EXPANDING HOUSING OPTIONS"

WordPress

Wed, Apr 22, 2026 at 12:10 PM

To:

A new comment on the post "EXPANDING HOUSING OPTIONS" is waiting for your approval
<https://sugarhousecouncil.org/articles/current-petitions/expanding-housing-options/>

Author: Rebecca Davis (IP address: 136.36.94.29,

et)

Email:

URL:

Comment:

I own my home at [REDACTED] and have lived here for almost 38 years. I am opposed to the proposed Expanded Housing Options.

Reducing the driveway width for a flag lot from 24' to 20' is a fire safety issue. The lots on my street don't have street or alley access that would provide access to multiple dwellings on our lots, except for one flag lot that has a driveway access from 1600 East that is 19.6 feet in width, not 20 feet. The proposal for driveway width for flag lots to be reduced from 24 feet to 20 feet is a safety hazard. The fire trucks need sufficient width to maneuver to access burning buildings on flag lots to keep the fire from spreading to neighboring houses. If the neighboring lots now have multiple dwellings built on them, the potential losses from a fire increase dramatically.

The houses on my street are eight to 10 feet apart, which doesn't allow access for construction equipment to get between the houses to build more homes behind the existing homes. To build varied dwellings on our lots, existing homes must be demolished. The loss of these homes will absolutely change the character of our street.

Parking requirements will be a problem on our street. Our current homes have driveways that are wide enough for two cars to park side by side. Because our backyards don't have street access, the front yards of our property will have to be adjusted to accommodate parking spots for the multiple dwellings on our property. That will also negatively impact the character of the neighborhood.

The reduction of setbacks and increases in height allowances means that taller homes will be built closer to existing homes. As homes are sold by current owners, there is a strong possibility lots will be bought by investors wanting to maximize profits by building as many homes as possible on lots as close to the property lines as possible. It's likely the new dwellings will be rental units rather than owner occupied because there are no deed restrictions to require owner occupancy. The thought of multiple, tall dwellings being built on the lots next door to me, close to my property line, is very upsetting to me. My lot is a little more than 1/2 acre, I will lose the peace and quiet in my yard that I currently enjoy.

This proposal will increase density but there is no guarantee that it will increase affordability or owner occupancy. If investors buy up the properties this will drive up the prices of the new homes. The members of our community that this plan is supposed to help won't be able to afford the new homes.

Approve it: <https://sugarhousecouncil.org/wp-admin.^comirent.php?action=approve&c=465#wpbody-content>

Trash it: <https://sugarhousecouncil.org/wp-admin/comment.php?action=trash&c=465#wpbody-content>

Spam it: <https://sugarhousecouncil.org/wp-admin/comment.php?action=spam&c=465#wpbody-content>

Currently 1 comment is waiting for approval. Please visit the moderation panel:

<https://sugarhousecouncil.org/wp-admin/comment.php?action=moderate&c=465#wpbody-content>

feedback, expanding housing options

keith alleman
To: Judi Short

Thu, Apr 23, 2026 at 12:10 PM

Judi,

I was at the Sugar House Community Council Land Use and Zoning meeting on the 20th. Following the meeting I tried to think of practicable suggestions to improve the expanding housing options proposal. I should start by saying that on balance I think this proposal is good. I think it improves, versus the status quo.

With that out of the way, I did try to brainstorm some particulars, which are below.

I support the removal of restrictions on how many duplexes can be on a block face (R-2, Slide 14 of 31 in the associated presentation) and if any similar restrictions on duplex/triplex/quadplex per block face still exist for other zones, I would remove them, too.

I do wish there were a way to make increased density more onerous on a block face that already has high density and more appealing on a block face that currently has low density. I understand the concern that the Council might create something seen as a "taking" of property rights. But all the same, I just wish there were a way in policy to reflect the fact that if there are two block faces of the same length, the one that is already occupied by fifteen residential units has less capacity to absorb a new triplex (in terms of noise, onstreet parking, etc.) than the one that *is* only occupied by eight residential units.

Additionally, at the meeting there was a concern among other attendees that a neighborhood would suddenly change in "character." They were looking for a practical way to limit the rate of change. One possibility is that if currently there really is an R-2 limit on number of duplexes per block face, then there could be something like that, covering all these housing options and applied to all these zones, that escalates over time, to force any change to be gradual. This would also make it so that the block faces that already have high density would be the last ones where more could be added, in keeping with my previous paragraph.

Actually, I wish there were an overall density index that was used to guide how appealing or onerous an additional change to a property would be, taking into account how much of these other things already exist on that block face: nondetached (duplexes, triplexes, townhomes/terraces [or "row houses"]) housing, private market short-term rental (or whatever I'm supposed to say instead of a brand name), and ADUs. Personally I'd also include the conditions of the block face across the street, too, if it's also residential, since their impact on the commons (parking, congestion, "character") is so commingled.

The proposed setback distances for front, rear, and corner side yards all seem fine to me. At the meeting people seemed concerned about decreasing the narrower requirement for interior side yards (like from 8' or 6' to 4' for R-1). I know that if I were a resident and my next-door neighbor was building a new building right near my property line, my first concern would be how tall is that wall going to be. Out of all of the qualities of the new construction, height of that wall would matter more than any other quality (more than the number of units, or the width of the building, or its color, or anything else). So maybe the interior side setback could be a function of the height of the building? For example it could be 4' for buildings less than or equal to 17' in height, and stay at 6' or 8' for anything taller—akin to the way (Slide 12) that principal building maximum gross floor area per unit is a function of building height.

For small lot dwellings, I think that single-family dwellings should be allowed to have at least up to 60% building coverage (Slide 12). Right now if I'm interpreting it correctly that is not possible, If a lot has to be at least 2000sf and a footprint (for single-family) can't be more than 1000sf, then the coverage can't be more than 50%..that's if I'm guessing right about how building coverage is calculated.

Thanks for your time,
Keith Alleman

EXPANDING HOUSING OPTIONS

theJillZimlin

All:

Here are the concerns that a group of us recorded while meeting Friday.

Major concerns about new zoning codes.

4.10.26

1. Duplexes can be built anywhere. They are usually restricted to end caps. This means duplexes are allowed at mid-block. Could have solar impacts and massing impacts as well as “out of character” impacts on existing neighborhoods.
2. Unlike the ADU codes, there is no home ownership provision which opens the door to investment developers flipping the property for rentals.
3. Need clarification about how this applies in historic districts. Appears it would not impact LHDs, but the language is confusing and suggests that non-forming or non-contributing homes are candidates for high-density zones and could be built within existing LHDs or historic districts.
4. Despite what the study says, how can the city say adding more housing density does not impact — or increase -- the city's total use of water, or add cost burdens to sewer and utility infrastructure?
5. Great skepticism that this zoning code will achieve the goal of attracting more families because the so-called homes are limited to very small sized lots and a small 1,200 gross SF footprint.
6. Planning staff was asked how many units this new code might contribute to SLC's housing inventory. They could not provide an estimate.
7. This project needs a professional market analysis to determine the real impact of this zoning code on SLC's housing. Too much guesswork. We've already seen this with ADU's. According to the head of Planning, only 118 ADUs have been completed since 2018 (January 2026 email) — despite a myriad of projections that it would trigger a housing renaissance.
8. Basic flaw: Trying to solve a civic/sociological issue with technocratic tools.
9. Parking issues could easily arise, especially in neighborhoods with narrow roadways. The code only requires one parking spot per unit. Doesn't account for a unit that may include multiple drivers with multiple cars.
10. What other alternatives can the city consider?

PLNPCM2025-01484

Screenshot 2026-04-13 at 08.28.26.png
56K

Fwd: Text zoning amendment.

Sheila O'Driscoll [REDACTED]
To: Judi Short [REDACTED]

Tue, Mar 10, 2026 at 11:36 AM

Judi,
As usual I'm running to get things done in the 11th hour.
I'm forwarding to you an email I sent to Jason Berntson in the city about the rezone.
I hope it's ok.
I have a number of mixed feelings. One that I didn't address to him, is that I just don't see any affordable housing coming out of this, at least as far as "granny flats" or ADU's in my neighborhood anyway.
There are actually very few lots around me that I think EOU'd legitimately qualify.
(Unless they do a second story.)
We have had 4 deaths in our local ward in the last two weeks
One was the 95 yr. old lady who's house we own. I've had a number of things drawing my attention away from this rezone issue
Thanks for all you do!
Sheila O'Driscoll
Sent from my iPhone

Begin forwarded message:

From: Sheila O'Driscoll [REDACTED]
Date: March 10, 2026 at 10:53:23 AM MDT
To: Janet Hopkins [REDACTED]
Subject: Fwd: Text zoning amendment.

This the letter i sent to the planning commission about the rezone,
I hope I didn't make too many grammar and spelling errors!
Do I sound like a lunatic?
Sheila
Sent from my iPhone

Begin forwarded message:

From: Sheila O'Driscoll [REDACTED]
Date: March 10, 2026 at 10:17:22 AM MDT
To:
Subject: Text zoning amendment.

Sent from my iPhone
Mr, Berntson:
I'm grateful for the opportunity to respond to you regarding the proposed zoning text amendments
I attended the SHCC LUZ meeting in February to hear issues and concerns and opinions from those more up to date than I on this issue.
Sarah Young, Judi Short among other SHCC trustees and Soren Simonson and I were in attendance. In total about 10 people.
I attended the open house the next night at HHS.
I want to thank the staff for their preparation. The maps and handouts were very helpful. It

was disappointing that the AV equipment was not available to add to the discussion. The staff was kind and hospitable.

My personal concerns now do not differ from what they were at the LUZ sub committee meeting.

They are as follows:

1. Many of my neighbors and I purchased residential property in a well established neighborhood that had an established sense of community and lifestyle.

That's what many I speak to want to maintain.

Concerns include:

a. Added traffic and parking issues.

b. How will the city actually be able to monitor and keep potential landlords renting to too many people in a single family home or apt.?

c. How will the city be able to make sure that new construction meets zoning requirements.

d. What potential negatives to residential property values be?

(instead of living next to another single family home with a nominal amount of people, the potential for college kid renters and parties that are noisy , late and often littered with debris afterwards). Disrupting the established peace and quiet that has existed for decades?... this has happened a number of times up my street as single family homes have become rentals.)

e. Safety: there is hardly room for a large emergency vehicle to pass safely on our residential streets in my neighborhood with vehicles parked legally on both sides of the street.

It is already virtually impossible for two small vehicles to pass safely each other with legally parked vehicles on the street, let alone an SUV, large truck or a delivery van.

f. I believe adequate notice should be given to those who have to put up with new construction and the safety and disruption that construction vehicles and their supplies before the construction begins because of the negative issues that arise from it.

g. While I genuinely appreciate the open house options, the HHS effort was an epic fail. I doubt there were 50 locals there besides those who had already attended the LUZ mtg the night before.

This is NOT a legitimate successful effort to inform the people who live in my neighborhood and own residential property of permanent potential options and negatives to the proposed zoning changes.

It may have completed a check on a required list of to do's required before a decision is made, but it did not reach any reasonable amount of people to get valid and reliable data on the public support or rejection of this rezoning!

Notices to local public and private schools via their SCC and to local churches and on public bulletin boards at local businesses would vastly improve the public notice.

We need at least hundreds of people attending the HHS open house and to fill up the auditorium to get even a fraction of notice to the abutting community and their feelings about the proposal!

Finally, I did speak with 3 other people attending the open house. All three had reservations mostly regarding the potential negative impacts to their established neighborhoods and the lack of the city's ability to regulate the new zoning if approved. My question was: What do you know about the proposal and how do you you feel about

I served from 1994 to 2014 as a trustee and interested resident of my neighborhood on the SHCC.

Virtually no one I speak to has any idea about this proposal. I have tried to point them to the LUZ sub committee of the SHCC for information.

Sincerely,
Sheila M. Escobedo


Meeting tonight

Breanne Clement [REDACTED]

Mon, Apr 20, 2026 at 3:47 PM

To: Judi Short [REDACTED]

Hi Judi,

It turns out I will be able to attend the meeting tonight. This is my overall first impression of the proposal's problems and possible solutions. I'm not sure if this has already been addressed so I wanted to share it to avoid discussing already covered topics.

The City states that one of its primary goals is to "ensure compatibility with existing neighborhoods" yet the proposal is too broad and flexible to achieve this goal. Overall this proposal is good for housing production but does not provide the safeguards that would ensure compatibility with existing neighborhoods.

Issue 1:

This proposal provides a strong financial incentive to tear down existing homes and rebuild at max density by::

- Allowing 4 units per lot
- Reducing lot sizes to 2,000 sq ft per unit
- Increasing building coverage up to 60°/

Possible Solutions:

- Add demolition review thresholds
- Incentivize conversions within existing structures
- Incentivize additions vs full teardown

Issue 2:

The proposal reduces parking requirements but does not include a corresponding neighborhood parking management strategy.

- Requires only 1 parking space per unit
- States that reducing parking is intentional to support walkability. This assumes behavior changes faster than reality, especially in neighborhoods without strong transit.

Possible Solutions:

- Tie parking minimums to transit access and walkability scores
- Require more robust parking plans for multi-unit developments.

Issue 3:

The proposal provides no protections against rapid, clustered redevelopment. Nothing prevents one block from being heavily redeveloped all at once.

- Proposal does not address this at all

Possible Solutions:

- Phase in implementation geographically
- Limit number of new multi-unit permits per block per year

Issue 4:

The proposal highlights the need for family housing, but does not include mechanisms to ensure that new units meet those needs.

- Nowhere in the proposal does it require family-sized units.

Possible solutions:

- Require 3 bedroom units
- Require ground-level units for families
- Require open space and usable outdoor areas

Issue 5:

The proposal assumes affordability but does not guarantee affordability

- Smaller units may cost less, but there is no data to support that.
- No affordability requirements

Possible solutions:

- Create incentives for income-restricted units
- Have a tracking measurement for actual affordability outcomes

Issue 6:

The proposal does not preserve tree canopy and green space that contribute to neighborhood livability

- It encourages more density for water savings by increasing lot coverage to 60%, but has no actual numbers on whether this would make a big difference.

Possible Solutions:

- Tree preservation requirements
- Minimum open space requirements

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Draft Letter to Planning Commission On Proposed Residential Zoning Changes

Jeff Larsen

Sat, Apr 25, 2026 at 6:47 PM

Alan and all,

I think this letter does a great job of listing out the concerns.

I've included one sentence from the letter with an added highlighted word, that is the only grammar/typing update that I would suggest to the letter's text.

"Our residents are much more likely to be concerned if this becomes a general practice within their neighborhoods, rather than something confined to vacant lots or run-down houses. "

Finally - everything in the paragraph below is implied, or alluded to in the letter... but here's my nutshell/summary of my concerns, that I would love to see somehow incorporated in the letter, to "wrap a bow around it"...

My overarching concern is that this creates the opportunity to make changes that only consider the "micro-view" without looking at the "macro-view" In the past the City has been against spot zoning that creates irregularities in the character of neighborhoods. These changes effectively create and endorse opportunities to do exactly that. The real issues aren't about smooth effects or changing setbacks, and measures to increase density. But with increased overall density there should be some trade-offs - For instance, with decreased setbacks and an increase to the number of buildings per lot/parcel, if those are looked at in the macro view, across city blocks or larger subdivision plats, there can be plans for trade offs to those measures, that would still allow for an overall increase density. Things like creating open or greenspaces with parks or community gardens, within that larger plan. Overall, density could be increased, even substantially, where it's appropriate, while maintaining a consistent character and feel through the neighborhood. Increasing density in these micro views doesn't allow for any of that to come into consideration. Salt Lake City's overall character and quality of life has been created in no small part, by primarily looking at the macro-view of planning, and limiting the exceptions where the micro-view takes priority. These changes seem like they flip all that history on its head, just at a moment when density is poised to increase faster than ever, rather than keeping with the principles that have built an overall exceptional experience, living in Salt Lake City.

Jeff

[Quoted text hidden]

Expanding Housing Options Proposal

Peter Wetzel

To: Judi Short

Wed, Apr 22, 2026 at 2:18 PM

Thanks for the correspondence, Judi.

Yes, I am very interested in speaking with you. In the interim I offer the following short comments:

- 24 individuals on my block (of 20 houses) cosigned my April 6 letter of opposition to Councilman Dugan.
- I am inclined to believe my block is not a statistical outlier, i.e. - with proper explanation of the proposed Small Lot Development (SLD) ordinance to the property-owning citizens of SLC, I believe we would find city-wide opposition similar to that on my block.
- We have representative government - council members need to represent (and vote) the positions of their constituents.
- I watched the February 17 City Council working session during which the Planning Division made the presentation of the proposed zoning changes. During this meeting, Councilman Chris Wharton (3rd) voiced his opposition. Council Erika Carlson (5) asked smart questions about mass teardowns of existing SFH's. Victoria Petro voiced her approval. Dan Dugan asked, "On a 6000 square foot lot, 3 dwellings could be built?" Was he asking this question to make a point, or was it a genuine inquiry? I'm hoping he was being "dumb like a fox".
- I'm not beating my chest, but I believe you will find the documents I sent to you with my arguments against Small Lot Development - at this point - are probably the best articulated to date. I have more arguments I am developing - including SLD to be a (regulatory) Taking as written in the 5th Amendment of the United States Constitution.

I'd be happy to meet with you to review my writings if you believe that would be helpful.

Best regards,

PETER

Petei Wetzel



From: Judi Short <[REDACTED]>
Sent: Wednesday, April 22, 2026 12:29 PM
To: Peter Wetzel <[REDACTED]>
Subject: Re: EX|3Ü f*rJi0 FIOIJS"Í fJ [ütlUfJS ÜrogoStJl

I'm not ignoring you, just trying to catch up with too many things to do. I'm hoping to read everyone's comments in the next day or two. then maybe we can talk. No one thinks This is great, but Sarah says the Council Members are all in favor, Maybe we can figure out a way to make it less bad.

Judi Short



[Quoted text hidden]

Comments on EHO proposal

- 1) Despite the optimism in the proposal that seems to imply that homeowners will be able to build additional housing in their lots, it is clear to everyone that developers will be the agents of building most new units. The concept that owner occupancy is not required and that units can be sold invites the development of crass, cheap, and tacky buildings thrown up for profit only, with little regard to the feel of the street and neighborhood. With no design review and over the counter permitting, it gives carte blanche to developers who are not invested in our community, who may even be from out of state. This issue needs to be very carefully considered.
- 2) There needs to be a limit on the number of multifamily units or rowhouses on a block to prevent a monolithic appearance completely out of character for a neighborhood.
- 3) Fourplexes should not be allowed, period. Triplexes and sideways rowhouses on blocks that are almost entirely composed of single-story houses should be subject **to design review** to prevent the construction of architecturally rogue units looming over neighbors' homes and yards.
- 4) The requirement for only 1 parking space per unit is problematic as always, particularly with multifamily dwellings.
- 5) It will be a positive benefit if increased infill can reduce lawn water use without creating heat islands and barren cement mini-villages.
- 6) Any design review should put the kabosh on builders using more than 2 colors of panels on the sides of buildings, thereby reducing the tacky, *preschool* effect.
- 7) **Finally, and most importantly**, there should be pilot projects—2 or 3 zones chosen to launch, instead of throwing the whole city to the wolves at once. There is precedent for this as it was done for ADUs. There could be a 1 or 2 year pilot period, with design review, to give the best chance of implementing this for a positive result. Since it is anticipated that it will be a slow roll-out, there is surely no harm in doing the utmost to ensure the purported “gentle infill.”

I do appreciate the Planning Division's efforts to increase housing, and encourage further and careful tinkering with the proposed plan.

EHO Proposal.

Lynn Schwarz

To: Judi Short

Rebecca

David

Yvonne

Sun, Apr 19, 2026 at 3:49 PM

Martinez

Duplexes, twin homes, 2-family homes, townhomes and cottage homes on existing lot sizes and with present interior side lot setbacks are missing middle housing types that are compatible with existing neighborhoods and should be encouraged with down payment assistance and mortgage rate buy down programs.

Smaller lot sizes and sideways facing triplexes and quadplexes are not a compatible missing middle housing solution. While there are existing sideways facing triplexes and quadplexes that were built before 1995, their potential to overwhelm neighboring single family houses are mitigated by lower building heights, many times with first floors 1/2 below grade and larger than proposed interior side yard setbacks. Without these mitigating factors, a looming presence next to neighboring single family houses is assured.

There is a great likelihood that this proposal will negatively compete with the AHI program. While the EHO proposal would mandate smaller dwellings, but with possible multi-unit projects, they would be exempt from affordability deed restrictions and much more attractive to a developer. This is especially true on smaller lots. Also, when you include a density bonus for retaining an existing dwelling, using the AHI program is a less desirable option for the same amount of units.

Would smaller units of 850-1200 square feet be attractive for larger families, which is the stated target population for this program? It seems the reasonable maximum number of bedrooms for 850 square feet is 2 bedrooms (or 3 really, really small ones) and 3 bedrooms (or 4 really small ones) for 1200 square feet.

The median price of a house in many Salt Lake City neighborhoods is \$700,000-800,000. Would decreasing the price by approximately \$300,000 (yet to be proven feasible for a new build) really make the new dwellings affordable? With an income of 575000, an affordable price is \$250,000, with rent at \$1875. With an income of 595000, an affordable price is 5350.000-400,000, with affordable rent at \$2100-2375. Decreasing \$700,000 -800000 by approximately 5300,000 will realistically not meet these limits. In other words, will this program give you affordable units for larger families or incentivize institutional investors to buy up existing housing and replace single family homes with the maximum number of non- compatible smaller multi- unit dwellings?

Not generated by AI

March 20, 2026

Councilman Dan Dugan
Salt Lake City Council District 6 Representative
451 South State Street, Rm 304
Salt Lake City, UT 84111

RE: Expanding Housing Options Proposal

Dear Councilman Dugan:

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, 2024, city Council Working Session in which the Planning Division made a presentation on the proposed ordinance modification to the city council.
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 a series of questions.

As you know, 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:

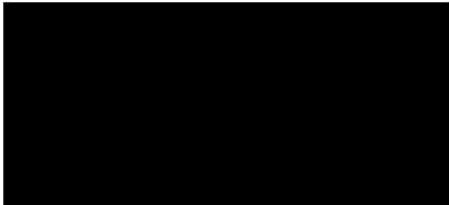
1. Density and infrastructure capacity.
2. With the potential for a property to grow from one household to three or four households, property values will drop, as the tranquility attribute of the neighborhood will be changed.
3. Once developers determine the "formula" for profiting from the ordinance, and despite the ordinance provision that provides a bonus dwelling for retaining the existing dwelling, tear downs will become the norm and construction of the allowed higher-density structures will follow.
4. The new structures will have a natural inclination to become rentals. Without owner residency, and since the renters lack a long view (for the neighborhood), the neighborhood will lose its existing character.
5. Despite the one off-street parking place per dwelling requirement, street parking 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 (the obvious) that a similar approach (constructing smaller homes) in Durham, NC and Portland, OR yielded a 40% lower purchase price than that of larger homes, 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. The R-1-7000 properties comprise 703 in number and 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 2000 sf, the R-1-7000 properties, disproportionately to the other zoning classifications will be identified by developers as optimum for redevelopment (with triplexes).

For the above reasons I am asking you not to support the Small Lot Development element of the proposal.

I've shared my complete research on the proposal with my neighbors and included those in agreement as co-signers to this correspondence

At your convenience, I'd like to meet with you in your office, or in the neighborhood.

Best regards.



Cosigned by:

Name(s)	Name(s)	Name(s)
Address	Address	Address
Signature(s)	Signature(s)	Signature(s)
Name(s)	Name(s)	Name(s)
Address	Address	Address
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Letter to Councilman Dan Dugan

March 20, 2026

*9• 3 of 3

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the stated goals are not achievable under any proposal. This undertaking calls for a degree of humility, not qualified hubris.

5. 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.

Citizens must be notified through a multi-media undertaking, i.e. — social media, email, USPS (mail), local publications, broadcast news, etc.

After such a multi-media effort, 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.

6. 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. Likely, Councilman Puy had the same Concern about making sure the citizens are informed.

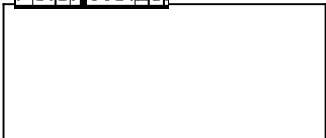
The Expanding Housing Options proposal and in particular the Small Lot Development element is a significant proffer. The outreach to the citizens as measured in the information session attendance (and I am guessing by the quantity of comments submitted through the city weD portal [Al's s n c a o on](#) has been anemic. This issue requires more:

- Public input
- Deliberation
- Diversity of proposed solutions, and
- Open public debate

As my local representative, I'm asking that you judiciously consider the above comments and discuss with your fellow City Council members.

Best regards,

Peter Wetzel



PW comment to the Small Lot Development proposal through the Learn More and Engage web page https://slc.gov/en/projects/housing_options/surveys/new_hase_id=e1h3a89c-4fee-4578-97aa1494aa623e80 on April 15, 2026

The single family homes on my Bonneville Hills block have a typical front yard setback of 35 feet. The proposed small lot development ordinance calls for a 10-foot front yard setback. How is this 25-foot difference (sawtooth configuration) in keeping with the proposed ordinance language: The standards for the district are intended to provide....development patterns and to **preserve the *existing* character of the neighborhood** .

COMMENT CARD



PLANNING
DIVISION

Project Expanding Housing Options

Name Cathy Free-Weeks Date 2/23/24

Email [REDACTED]

Would you like to receive e-mail updates? ☒ Yes ☐ No

Address [REDACTED]

City [REDACTED]

Write your comments on the back of this card.

I don't want this! These are small lots in Sugarhouse and we have very little parking. I don't want additional homes going up in my neighbors' backyards. I didn't move into this neighborhood and pay a high price for my house, so that I could see new construction going up everywhere. I want privacy and quiet - not extra traffic and more people. Come up with a new plan - instead of leaving this on homeowners!

COMMENT CARD



PLANNING
DIVISION

Project Exp8zzding Housing Options

Name Soren Simonsen

Date 2/24/2026

Email

Would you like to receive e-mail updates?

Yes ☐ No ☒

Address

City

Write your comments on the back of this card.

Specific suggestions —

1. Increase building height to 32'.
this could allow a full attic space that could be a future loft expansion.
2. Corner side yard — 15' - 12'. We have great examples of smaller corner sides already ~~at~~ in many areas of SEC.
3. 18' front yards — these yards are mostly unused, and reduced setbacks would use land and resources more effectively without major

character changes.

COMMENT CARD



PLANNING
DIVISION

Project Expanding Housing Options

Name Soren Simonsen

Date 2/24/2026

OPTIONAL

Email

Would you like to receive e-mail updates?

Yes ☐ No ☒

Address

City

Write your comments on the back of this card.

I really like this zoning amendment proposal. I hope it is supported by the final decision makers. We need more housing and more housing options, and this is a great proposal to do that. Thank you!

COMMENT CARD



PLANNING
DIVISION

Project Exp8fsdng Housing Options

Name Jana Ward Date 2/24/26

Email [REDACTED]

Would you like to receive e-mail updates? ☐ Yes ☒ No

Address [REDACTED]

City [REDACTED] Zip Code [REDACTED]

Write your comments on the back of this card.

I Support the changes.
I would support a max
height of 35' to match the
architectural style of higher
ceilings. ~~We~~ could even add a
2 story max to ~~to~~ keep people
happy.

COMMENT CARD



PLANNING
DIVISION

Project Expanding Housing Options

Name Natalie Brooks Date 2/24/26

Email [REDACTED]

Would you like to receive e-mail updates? ☒ Yes ☐ No

Address Liberty Wells

City _____ Zip Code _____

Write your comments on the back of this card.

No slot homes. No out of place architecture. Developers need to match the surrounding style and historic charm, identity and personality of the city. I welcome housing that gives middle income people a chance to buy. People care about the community more when they have a chance to own. Do high density housing that can be sold to people. Not rented gettys.

* I think the block of SFH at approx 1624 S. + 400 E - Blair is a perfect example of small SFH. *

- shared courtyards
- du- tri- quadplexes, cottage bungalow style.

Thank you!

COMMENT CARD



PLANNING
DIVISION

Project Expanding Housing Options

Name

WANG

Date

2/24/26

Email

Would you like to receive e-mail updates?

Yes



No

Address

City

Zip Code

Write your comments on the back of this card.

This is a great idea and
I hope it happens!

Would love to hear stories
about how this idea worked in NC.
and projections on how this potential
densification changes housing costs
and population distribution



Project E andi H u in 0 ti n

Name

Date

2/24/26

Email

Would you like to receive e-mail updates? Yes

No

Address

City

Zip Code

Write your comments on the back of this card.

I think this is a great idea and effective way to gently increase density in our single-family neighborhoods. It would be great to have "office hours" where citizens could come with potential projects and workshop what is possible in the backyards. Thanks for all your work!

Would love to see precedent for how this worked in other cities!

COMMENT CARD



PLANNING
DIVISION

Project EXPanding Housing Options

Name CHRISTOPHER CHARLES Date 03.07.2026

Email

Would you like to receive e-mail updates? ☒ Yes ☐ No

Address

City

Write your comments on the back of this card.

REMAINING THROUGH THE FIVE FLYERS
SENT ME DOWN A 'HAMMIT HOLE'....
REMAINING ALL FIVE AOCs.

ALL LOOKS GOOD.

AS SIXTH POINTED OUT - ONE OF
MY INTEREST WOULD BE BUILDING
~~GOING~~ ISSUES - ON HEALTH -
ON STORMWATER MANAGEMENT.
WITH MORE LOT COVERAGE I
THINK THE ECOLOGICAL FOOTPRINTS
SHOULD BE REDUCED (EASILY DONE)
PASSIVE HOUSE STANDARDS, ON SITE
STORMWATER MANAGEMENT, ETC.
IT WOULD BE HELPFUL TO SEE
SOME EXAMPLES OF 4 UNIT PLANS
ON A SINGLE LOT. ALSO, WITH
REDUCED SIDEYARDS, GREEN BUFFER
EXAMPLES.



Project Expanding Housing Options

Name Alicia Miller

3/11/12

Email

Would you like to receive e-mail updates? Yes No

Address

City

Zip Code

Write your comments on the back of this card.

I feel that this
will de-value homes
and not improve
the  landscape
of the city. People
live here because
of the character of
the city and this
proposal will diminish
the character

Project E n d n H o u s e

Name

Date

4-13-2016

OPTIONAL

Email

Would you like to receive e-mail updates? Yes No

Address

City

Zip Code

Write your comments on the back of this card.

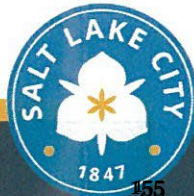
The city hasn't provide enough information to the public
to allow for an informed discussion on this topic
therefore stop! before you all make a mess of this
I feel as though this is in response to the state
take over of city streets & the lack of leadership
within the city. As the city becomes so loaded
due to lack of property taxes, this seems like
a quick fix for that. Again stop to think
instead of pure head bang without a plan.
JP

Share your feedback!

Name Mark Kittball

Email

- Keep up w/ moving toward density & transit (multi-mode)!
- Great work!



Share your feedback!

Name Jordan

Email [REDACTED]

I would love for more opportunities for young people to buy homes, especially with yards. I've been in small apartments, so size isn't an issue. I would love to be able to own and have a reasonable cost. I like the idea of cottages and rowhouses. Affordability is the most important aspect, especially equivalent to the average public servant salary.



Share your feedback!

Name *Mami*

Email

*Smaller affordable size family home
Townhome also good but no exhibit HOA's.*



Share your feedback!

Name *Margu*

Email



I feel this is a great Idea



Share your feedback!

Name

Austin Whitehead

Email



Love small lots! I live on a 4,000 sq foot lot
in a house built in 1920 - it's silly we couldn't build that
same house today.



Share your feedback!

Name *Gustav Fredrikson*

Email



I love more land use and native landscaping programs. Keep keeping your people/public informed!

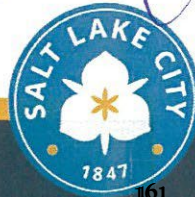


Share your feedback!

Name

Email

NO HOA then
all type is acceptable
if NO HOA
Bridgette



Share your feedback!

Name ~~Mark~~ Mark Stein

Email



As long as the housing is done tastefully
and not forced. I live in a single family
house in the Aves. Thank you



From: [REDACTED]
To: [Buckley, Benjamin](#); [Hulka, Andrew](#); [housingoptions](#)
Cc: [REDACTED]
Subject: (EXTERNAL) Poll Results: Strong Voter Support for Expanding Housing Options
Date: Tuesday, April 28, 2026 11:54:06 AM

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

Hey Ben and Andy,

Hope you're both doing well! Lauren Cole here with [Wasatch Advocates for Livable Communities \(WALC\)](#) reaching out to share some exciting new poll results that demonstrate strong public support for the Expanding Housing Options initiative. Thank you for your work on this! WALC is eager to build visible support for EHO: we commissioned [Embold Research](#), a San Francisco-based polling firm, to conduct this survey, receiving 616 responses from registered Salt Lake City voters between March 30 and April 7.

At a glance:

- **Three in four** SLC voters do not believe there is enough housing to meet the city's needs, and a similar share report being "extremely" or "very" concerned about housing affordability. This sentiment spans all demographics, including homeowners and higher-income households, but is especially pronounced among younger residents and renters.
- Nearly three-quarters (**72%**) do not think the City has done enough to create more affordable housing options. When asked to prioritize, voters favor creating more housing options (**62%**) over protecting neighborhood character (26%).
- **A majority of voters support the proposed zoning reforms.** Support is strongest for allowing homes to be built on smaller lots (**72%**), while allowing greater parking flexibility receives the lowest support (53%), with a notable share of undecided voters (15%) on that question.

For a deeper look at all questions, topline, and crosstabs, you can find the full results here: <https://drive.google.com/drive/folders/1BcE7suwRle-HJDZBFbPaID0NDJHTAjHM>. Please let me know if you have any issues accessing.

Additionally, the Salt Lake Tribune also published an article today covering the findings: <https://www.sltrib.com/news/2026/04/28/new-poll-finds-most-slc-residents/>. Passing along for you to share with your networks.

As a final FYI: WALC is hosting a virtual [Lunch & Learn](#) tomorrow, where we plan to take a deeper dive into the proposal, WALC's recommended refinements drawing on lessons from Houston, Durham, Portland, and Seattle, and gathering sign-ons from individuals and community organizations.

Please don't hesitate to reach out if you'd like to discuss any of this further. We're grateful for your continued work to remove barriers to housing choice, advance affordability, and build more inclusive, connected neighborhoods in Salt Lake City!

All the best,
--

Lauren Cole, J.D.
Policy Manager



April 13, 2026

TO:	Interested Parties
FROM:	Trenton Marlar, PhD, Embold Research
RE:	Salt Lake City Housing & Affordability Poll Results

A new survey¹ by Embold Research shows deep concern among Salt Lake City residents about housing affordability and a widespread belief that the city is not doing enough. Residents believe the city should prioritize creating more housing options that more people can afford, and they support proposals to allow denser housing in residential neighborhoods and building homes on smaller lots, among other reforms.

Salt Lake City Residents Are Feeling the Housing Affordability Crisis

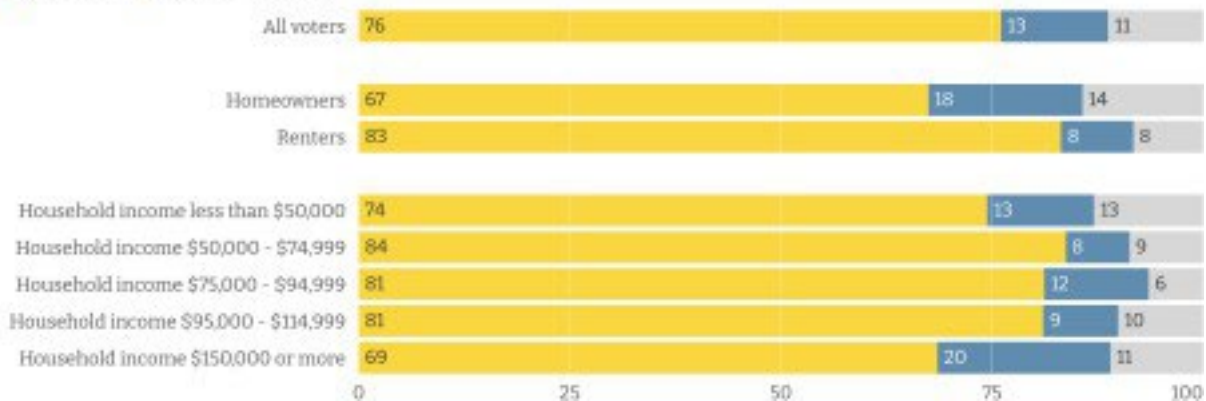
Concern about housing affordability in the city is widespread and intense. Nearly three in four residents (74%) are ‘extremely’ or ‘very’ concerned about housing affordability in Salt Lake City, and 92% express at least some degree of concern. This concern spans demographics, including homeowners (63% extremely or very concerned) and households earning over \$115,000 a year (69%), with young residents (84%) and renters (85%) the most concerned.

Behind this concern is a shared belief that the city does not have enough housing options. A clear majority of residents (76%) say Salt Lake City does not have enough housing options to meet the needs of residents across income levels, compared to just 13% who say the city has sufficient housing options for all residents. This belief is shared across homeowner status and income levels.

EMBOLD research

Generally speaking, do you think Salt Lake City has enough housing options to meet needs across income levels or not enough?

● Not enough ● Enough ● Not sure



¹ Polling was conducted online from March 30 - April 7, 2026. Using Dynamic Online Sampling to attain a representative sample, Embold Research polled G1G registered voters in Salt Lake City, UT. Post-stratification was performed on age, gender, race/ethnicity, education, and 2024 presidential vote. The margin of error is 4.1%. You can see a full methodology statement [here](#).

The shortage of affordable housing is hitting close to home for many Salt Lake City residents. More than eight in ten residents (84%) say they either personally have been impacted (42%) or know a friend or family member who has been impacted (42%) by the lack of affordable housing options in the city. For a majority of residents, this shortage raises questions about their future in the city: 57% say the lack of affordable housing options has made it difficult to envision a long-term future in Salt Lake City. This unease about their future in the city is especially pronounced among renters (77%) and younger residents (74%).

Faced with these challenges, residents believe the city has not done enough. Nearly three in four (72%) say Salt Lake City's government has not done enough to create more housing options that people can afford, compared to just 10% who say it has done enough and 8% who say it has done too much.

Residents Prioritize Building More Housing and Support Zoning Reforms

There is broad agreement among residents that the city should prioritize creating more housing rather than protecting existing neighborhoods' character. When asked to choose, three in five

residents (62%) say the city should prioritize creating more housing options that more people can afford, compared to just 26% who prefer limiting new housing to protect neighborhood character, with 12% unsure. Notably, a majority of current homeowners (52%), residents 65 and older (56%), and households earning more than \$115,000 annually (62%) also prioritize creating more housing.

EMBO research

When it comes to creating new housing in Salt Lake City, what do you think the city should prioritize more?



Respondents who answered "Not sure" (12%) not shown.



Residents support a variety of zoning reforms to increase the city’s housing supply. This included allowing homes to be built on smaller lots (72% support), allowing duplexes, triplexes, and fourplexes in *all* residential neighborhoods (63%), and increasing the allowable height of buildings to three stories (56%). Even among homeowners, who were among the most sympathetic to protecting neighborhood character, majorities back smaller lots (69%) and allowing duplexes, triplexes, and fourplexes in *all* residential neighborhoods (56%). Residents also support creating more flexibility for property owners to determine the amount of parking to provide for homes (53% support vs. 32% oppose).

Support for Zoning Reforms

EMBOLD research

● Strongly support ● Somewhat support ● Somewhat oppose ● Strongly oppose ● Not sure

Allowing homes to be built on smaller lots



Allowing duplexes, triplexes, and fourplexes in all residential neighborhoods



Increasing the allowable height to three stories



Creating flexibility for property owners to determine the amount of parking to provide for homes



Full question wording available in linked methodology statement.

In Their Own Words: How the Housing Shortage Affects Salt Lake Residents

When asked to describe how the affordable housing shortage has impacted them or someone they know, residents shared a range of experiences.

“My retired mother has needed financial support from her children to continue paying for her apartment, and has been unable to move closer to family because her current apartment is the least expensive rent she could find.”

“Family member has moved back in with parents because she and her husband could not afford their mortgage. They are both college graduates.”

“A coworker had to move to a new state to afford a house.”

“I moved last year, and if not for my partner's parents offering to let us rent their house at an affordable rate, we would have had to pay a lot more for worse housing.”

“I have been unable to find a small apartment for one person that I can afford. I rent a room in a basement of a house.”

"We wanted to move into a bigger home for our growing family and found that we would have spent 3x what we currently are."

"I am a law school graduate and a practicing attorney and can't afford to buy a house..."

EMBOLD research

EmboldResearch.com | 3



WALC | Salt Lake City, UT | April 202C

G1G Interviews with registered voters in Salt Lake City, Utah from March 30 - April 7, 202G

Margin of error = +/- 4.1%

Q1. Do you own or rent the place where you live?

- 48% Own
- 44 Rent
- 8 Staying with friends or family

Q2. What is closest to your annual gross household income (before taxes)?

- 20% Under \$50,000
- 19 Between \$50,000 and \$75,000
- 16 Between \$75,000 and and \$95,000
- 13 Between \$95,000 and \$115,000
- 25 Above \$115,000
- 8 Prefer not to say

Q3. Generally speaking, do you think Salt Lake City has enough housing options to meet needs across income levels or not enough?

- 13% Enough
- 76 Not enough
- 11 Not sure

Q4. How concerned are you about housing affordability in Salt Lake City today?

- 42% Extremely concerned
- 32 Very concerned
- 17 Somewhat concerned
- 6 Not too concerned
- 3 Not at all concerned

Q5. Has a shortage of affordable and available housing impacted you in recent years?

- 42% Yes, I have personally been impacted by a shortage of affordable housing options in Salt Lake City
- 42 I have not been personally impacted by a shortage of affordable housing options in Salt Lake City, but a family member or friend has
- 16 Nobody I know has been impacted by a shortage of housing in Salt Lake City

QC. [IF PERSONALLY IMPACTED OR FAMILY/FRIEND IMPACTED] Please tell us about a time when a shortage of affordable housing in Richmond has significantly impacted you or someone you know. Please share as many details as you can—we read every response! [See individual responses here.](#)

Polling was conducted online from March 30 - April 7, 202G. Using Dynamic Online Sampling to attain a representative sample, Embold Research polled G1G registered voters in Salt Lake City, UT. Post-stratification was performed on age, gender, race/ethnicity, education, and 2024 presidential vote. You can see a full methodology statement [here](#), which complies with the requirements of AAPOR's Transparency Initiative. Members of the Transparency Initiative disclose all relevant details about our research, with the principle that the public should be able to evaluate and understand research-based findings, in order to instill and restore public confidence in survey results.

Q7. Has the availability of housing you can afford made it difficult for you to envision a long-term future in Salt Lake City?

57% Yes, it has made it hard for me to envision staying long-term
43 No, it has not made it hard for me to envision staying long-term

Q8. When it comes to creating new housing in Salt Lake City, what do you think the city should prioritize more?

62% Creating more housing options that more people can afford
26 Limiting the creation of new housing to protect neighborhood character
12 Not sure

Q9. Salt Lake City currently limits duplexes, triplexes, and fourplexes to a few neighborhoods, while banning them in others. Do you support or oppose allowing duplexes, triplexes, and fourplexes in all residential neighborhoods in Salt Lake City?

35% Strongly support
28 Somewhat support
10 Somewhat oppose
16 Strongly oppose
11 Not sure

C3% Total Support
2C Total Oppose

Q10. Do you support or oppose allowing homes to be built on smaller lots to save on land costs?

36% Strongly support
36 Somewhat support
10 Somewhat oppose
9 Strongly oppose
9 Not sure

72% Total Support
19 Total Oppose

Q11. Research estimates that over 70% of the cost of a house in Salt Lake City is the cost of the land. Knowing this, do you support or oppose allowing homes to be built on smaller lots to save on land costs?

39% Strongly support
32 Somewhat support
11 Somewhat oppose
8 Strongly oppose
9 Not sure

71% Total Support
20 Total Oppose

Q12. Currently, Salt Lake City limits the height a building can be built. Do you support or oppose increasing the allowable height to three stories, allowing builders to create more homes on a property?

30% Strongly support
26 Somewhat support
15 Somewhat oppose
21 Strongly oppose
8 Not sure

5C% Total Support

3C Total Oppose

Q13. Salt Lake City government currently requires the same predetermined number of parking spots per home throughout the city. Do you support or oppose creating flexibility for property owners to determine the amount of parking to provide for homes near high-frequency public transit corridors?

26% Strongly support
26 Somewhat support
15 Somewhat oppose
17 Strongly oppose
15 Not sure

53% Total Support

32 Total Oppose

Q14. Which comes closest to your view, even if none is exactly right?

72% Salt Lake City's government has **not done enough** to create more housing options more people can afford
10 Salt Lake City's government has **already done enough** to create more housing options more people can afford
8 Salt Lake City's government has **done too much** to create more housing options more people can afford
11 Not sure

D1. Are you:

49% A man
48 A woman
3 Another identity

D2. Age

38% 18 to 34
24 35 to 49
17 50 to 64
20 65+

D3. What is your race?

72% White / Caucasian
14 Hispanic or Latino/a
8 Asian / Pacific Islander
3 Black or African American
1 American Indian or Alaska Native
2 Other

D4 What is the highest level of education you have completed?

9% High school diploma or less
25 Some college, but no degree
11 Associate's degree, or two-year college degree
32 Bachelor's degree, or four-year college degree
23 Graduate degree

D5. How did you vote in the 2024 election for President, or for some reason were you unable to vote?

63% Kamala Harris, the Democrat
27 Donald Trump, the Republican
4 A third party candidate
0 Not registered/Too young/Ineligible
5 Did not vote

DC. Party Identification

31% Strong Democrats
15 Weak Democrats
15 Independent lean Democrats
12 Pure independents
5 Independent lean Republicans
6 Weak Republicans
15 Strong Republicans

46% Base Democrats
32 Independents + Leaners
22 Base Republicans

61% Democrats
12 Pure independents
26 Republicans



March 10, 2026

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

Dear Chair, Commissioners, and Council Members:

On behalf of Wasatch Advocates for Livable Communities (WALC), we write in strong support of the Expanding Housing Options proposal, and to urge you to go a step further, based on additional evidence from Houston, Durham, Portland, and Seattle that demonstrates how minimum lot size reform, coupled with other dimensional changes, can produce affordable homeownership opportunities for Salt Lakers.

Salt Lake City's housing challenges are structural. Dimensional standards — minimum lot size, setbacks, and parking requirements — function as barriers to attainable homes, reducing the buildable area of parcels and making modest housing types infeasible. The result favors larger, more expensive homes over the smaller, more attainable ones our city needs.

Expanding Housing Options begins to correct these structural limitations by recalibrating the standards that shape what can realistically be built on residential land. WALC encourages the following refinements to the City's proposal:

- **Reduce minimum lot size to 1,400 sq ft to lower land costs and expand entry-level homeownership opportunities across all neighborhoods.**
- **Remove maximum building size limits and set height at 30–33 feet to allow family-sized homes at a range of price points.**
- **Adopt consistent 4-foot side setbacks and eliminate lot coverage percentages for predictable, buildable parcels.**
- **Waive parking requirements near high-frequency transit corridors, consistent with the city's existing ADU policy; and reduce the staging area on driveways.**
- **Establish legislative intent to streamline permitting, reducing barriers for smaller, local builders.**

With Salt Lake City School District losing hundreds of students each year ([Salt Lake Tribune 2025](#)) and first-time homebuyers priced out of established neighborhoods, targeted zoning reform is the most direct tool the city has to expand equitable homeownership opportunities, bring families back, and support the long-term vitality of the city's public schools.





Expanding Housing Options, coupled with the suggested changes we propose here, can be a meaningful step toward that vision, and with targeted refinements, it can truly deliver new choices for every resident of Salt Lake City.

Evidence from Houston: Ownership, Production, and Affordability

In 1998, Houston reduced minimum lot sizes and moved to by-right subdivision standards, and the results were significant. Additional research ([Gray and Millsap 2020](#)) found a substantial increase in small-lot home construction – detached, fee-simple¹, and built within existing neighborhoods rather than at the metropolitan fringe. What had previously required discretionary variances became predictable and scalable, unlocking thousands of smaller, more affordable homes across the city.

Further research ([Hamilton 2024](#)) found that Houston’s reform reduced the size of new homes and delivered an estimated \$18,000 benefit per household in lower homeownership costs. Importantly, this windfall benefited lower-income households more than higher-income households. [The Pew Charitable Trusts](#) similarly concluded that Houston’s small-lot reform facilitated tens of thousands of new homes and contributed to the city’s relative affordability among similar metro areas.

The cumulative lesson from these studies is clear: reducing minimum lot sizes increases housing production, expands ownership pathways, and moderates price pressure by allowing the housing supply to respond more effectively to demand. When builders can pair smaller homes with smaller parcels of land, the result is a broader range of attainable housing options that better match the needs of first-time buyers and working families.

Evidence from Durham, North Carolina: The Role of Parking Reform

Durham’s Expanding Housing Choices (the model Salt Lake City planners used to shape this proposal) legalized duplexes and small-scale housing types in single-family zones and reduced or eliminated off-street parking minimums in many contexts.

Further analyses ([U.S. HUD 2021](#)) and reporting ([Strong Towns 2024](#); [The News & Observer 2023](#)) found that legalizing new housing types alone was not enough to deliver more homes. The turning point was parking reform. These studies highlight several important outcomes:

1. Reducing parking minimums lowered per-unit development costs and improved infill feasibility.

¹ Fee-simple housing expands access to traditional homeownership, wealth-building, and long-term neighborhood stability because it allows homeowners to fully own both the home and the land it sits on indefinitely, without expiration. This is a key component of creating generational wealth.



2. Small projects—duplexes, lot splits, and incremental infill—became financially viable when land was not consumed by mandatory parking.
3. Reform expanded new ownership and small-scale housing opportunities within established neighborhoods.

Parking requirements often function as hidden density caps. Even when zoning permits additional units, mandatory off-street parking consumes buildable area and increases construction costs, sometimes by tens of thousands of dollars per unit. For small lots, especially near transit, parking mandates can render otherwise viable projects infeasible.

Durham's experience demonstrates that parking reform can play a crucial role in unlocking incremental housing production. By allowing builders to devote more land to homes rather than vehicle storage, cities can improve the feasibility of small-scale infill while still maintaining neighborhood character. These lessons are particularly relevant in Salt Lake City, where many residential neighborhoods already benefit from transit access, alleyways, and walkable street networks.

Evidence from Portland and Seattle: Missing Middle is Key to Affordability and Creates Local Wealth

Portland and Seattle further demonstrate that allowing modest increases in housing options within traditionally single-dwelling neighborhoods can increase housing supply, expand homeownership opportunities, and support local economic development.

Portland's Residential Infill Project (RIP) legalized duplexes, triplexes, fourplexes, and cottage clusters in neighborhoods previously limited to detached houses. Since implementation, the city has permitted more than 1,400 middle housing and accessory dwelling units in areas historically zoned for single-dwelling housing ([City of Portland Bureau of Planning and Sustainability 2025](#)). These homes have been significantly more attainable than newly built detached houses, with new middle housing units selling for roughly \$250,000 less on average than new single-family homes. The lower prices largely reflect smaller home sizes and more efficient use of land—demonstrating how zoning reform can produce more affordable homeownership opportunities ([City of Portland Bureau of Planning and Sustainability 2025](#)).

Seattle offers another example of how incremental zoning reforms can expand housing supply while supporting the local economy. Over the past two decades, Seattle has allowed "light-touch density" in many residential zones, permitting townhomes, duplexes, and other small multifamily housing types. These changes helped support the construction of approximately 18,000 homes since 2000 ([Peter 2024](#)).



Importantly, this development was not dominated by large national development firms. Instead, nearly 1,000 unique builders and developers participated in redevelopment projects, demonstrating how zoning that allows smaller-scale housing types can create opportunities for local builders, contractors, and community lenders to participate in the growth of their own neighborhood ([Peter 2024](#)).

Together, the experiences of Portland and Seattle illustrate how modest zoning reforms can unlock housing production while strengthening local economic ecosystems. Allowing small-scale housing types enables incremental development that can be undertaken by smaller builders and property owners rather than requiring large-scale redevelopment projects.

These lessons are directly relevant to Salt Lake City. By allowing smaller homes, modest multi-unit buildings, and clearer dimensional standards, the Expanding Housing Options proposal could similarly enable small-scale infill development across the city. Doing so would not only increase the supply of homes and expand ownership opportunities, but also support local builders and businesses that want to participate in the growth of their own communities.

Implications for Salt Lake City

Salt Lake City's housing market increasingly excludes first-time buyers, moderate-income households, and essential workers, in part because large minimum lot sizes and strict parking mandates reduce the availability of entry-level homes. The result is a housing market that increasingly produces larger and more expensive homes while limiting opportunities for households seeking smaller, more attainable options.

Expanding Housing Options, if calibrated correctly, can:

- Allow homes to be created in established neighborhoods that have amenities and resources to support them.
- Enable smaller, family-friendly homes at lower price points.
- Expand ownership opportunities for young families, teachers, healthcare workers, and other essential members of Salt Lake City's workforce who increasingly struggle to purchase homes within the communities they serve.
- Grow Salt Lake City's tax base by increasing the productive value of land.
- Increase total housing supply and reduce upward price pressure.

Recent evidence from cities that have adopted similar zoning reforms shows that allowing modest increases in housing density can strengthen municipal tax bases by increasing the productive value of residential land. In Seattle and Portland, redevelopment of single-family parcels into townhomes and middle housing increased the total assessed value generated per



parcel while expanding housing supply ([Peter 2024; City of Portland Bureau of Planning and Sustainability 2025](#)). Durham's housing reforms similarly enabled incremental infill development that increased the economic productivity of residential land ([HUD User 2021](#)).

These benefits are particularly relevant for Salt Lake City as local officials have warned that the city will likely face property tax increases in the coming years to maintain essential services ([Building Salt Lake 2026](#)). Expanding housing options can help broaden the city's tax base by allowing more homes, and therefore more taxable value, to be created on existing residential land.

The experience of Houston provides particularly strong evidence that zoning reform can simultaneously improve affordability and strengthen local tax bases. Research on Houston's subdivision reforms shows that allowing smaller lots increased land values and taxable property value per parcel by enabling more housing units on the same land ([Hamilton 2024; Gray & Millsap 2020](#)). At the same time, these reforms made it possible to build smaller homes on smaller parcels, creating more attainable entry-level homeownership opportunities while increasing the overall value generated by residential land.

Our Recommendations

WALC supports the Expanding Housing Options proposal and urges the following refinements to ensure it delivers for Salt Lake families:

Set Minimum Lot Size at 1,400 Square Feet

The proposal's current 2,000 square foot minimum lot size is a good start, but the Houston evidence supports going further. A 1,400 square foot minimum would allow builders to produce homes at lower price points because less land cost is embedded in each home—the kind of starter home that can genuinely open the door to homeownership.

Additionally, reducing minimum lot sizes helps distribute development opportunities more equitably across the city. Larger lot size requirements often concentrate redevelopment pressure in neighborhoods with historically larger parcels, while neighborhoods with smaller lots remain effectively unchanged. Allowing smaller lot sizes ensures that the benefits and impacts of housing growth are more evenly shared across the city.

Suggested Action: Recommend a minimum lot size of 1,400 square feet.

Remove Maximum Building Size and Increase Height to 30–33 Feet

To bring families back to Salt Lake City's neighborhoods, homes need to be large enough to



accommodate families. In order to accomplish this without direct financial investment from the city, the council should give builders the flexibility to build a variety of homes in neighborhoods throughout the city. Coupled with the affordable housing incentives, evidence from other cities suggests that both market rate and affordable units will be created throughout the city.

WALC recommends increasing allowable building coverage, modestly adjusting height limits to approximately 30–33 feet, and removing maximum building size limits to ensure that homes are created to meet neighborhood needs.

These changes would make it possible to build family-sized starter homes with multiple bedrooms—homes that already exist in many highly desirable neighborhoods in Salt Lake City such as The Avenues. When dimensional standards prevent homes from being large enough to accommodate families, builders are less likely to pursue small-lot development.

Suggested Action: Remove maximum building size limits and set height limits at 33 feet for pitched roofs and 30 feet for flat roofs.

Establish Consistent 4-Foot Side Setbacks and Eliminate Lot Coverage Percentages

Predictability in zoning standards is essential for enabling incremental housing development. WALC supports replacing complex or discretionary dimensional rules with clear, consistent standards that allow property owners and builders to understand what can be built.

In particular, eliminating setback averaging and establishing consistent setbacks would allow builders to fully realize the potential of each parcel while maintaining appropriate spacing between homes. Setback averaging can unintentionally shrink the buildable area of a lot when surrounding homes are set far back from the street, even when the zoning district would otherwise allow a closer setback.

WALC recommends setbacks of approximately 4 feet on each side, 10 feet in the rear, and 5 feet in the front. These setbacks are consistent with International Fire Code requirements and are commonly used in cities throughout the country. Clear and predictable setback standards can significantly improve the feasibility of small-lot homes while maintaining appropriate spacing between buildings.

Suggested Action: Adopt consistent 4-foot side setbacks, eliminate lot coverage percentages, and remove setback averaging requirements.

Relax Parking Requirements and Reduce Driveway Staging

Allowing parking requirements to be waived near high-frequency transit corridors would align



Salt Lake City's approach with Durham's experience and help ensure that parking mandates do not unintentionally undermine the goals of Expanding Housing Options. The council's own action in relaxing parking requirements for ADUs are proof that arbitrary parking requirements are a barrier to new homes.

Suggested Action: Allow parking requirements to be waived for new homes located near high-frequency transit corridors, consistent with the approach already adopted for ADUs.

Reducing the required driveway staging area to 14 feet—the approximate length of a typical sedan—would make residential lots more usable while maintaining practical access for everyday vehicles. Current staging requirements often exceed the space actually needed for a passenger vehicle to safely stop before entering a garage or driveway, unnecessarily consuming buildable area on residential parcels. On smaller lots in particular, oversized staging requirements can reduce the available space for building and make modest infill housing more difficult to build. Aligning the staging requirement with the length of a standard sedan would still accommodate the most common vehicles used by residents while allowing property owners and builders to use land more efficiently. In practice, this adjustment would help ensure that dimensional standards do not unintentionally undermine the goals of Expanding Housing Options by limiting the feasibility of smaller homes on smaller lots.

Suggested Action: Reduce the driveway staging area to 14 feet to give more parking flexibility to builders.

Establish Legislative Intent to Simplify the Permitting Process

Even the best zoning reform can be undermined by a slow or opaque permitting process. The current multi-stage process can disadvantage smaller local builders, limiting competition and preventing Salt Lake residents from participating directly in the development of their own neighborhoods. Therefore, the Council should initiate a legislative action to evaluate the complexity and difficulty of navigating the permitting process for building homes in Salt Lake City.

Suggested Action: Establish council legislative intent to study Salt Lake City's homebuilding permitting process and identify opportunities to streamline it, with particular attention to reducing barriers for smaller, local builders.

Conclusion

Salt Lake City has a genuine opportunity to adopt a thoughtful, incremental reform that restores housing options historically common in our neighborhoods while addressing today's affordability crisis.



The combined evidence from Durham, Houston, Portland and Seattle demonstrates that dimensional reform—especially minimum lot size reform, parking reform, and clear development standards—can expand homeownership opportunities, increase housing production, and improve affordability without destabilizing neighborhoods.

WALC strongly urges the Planning Commission and City Council to advance the Expanding Housing Options proposal and incorporate the recommended refinements.

We appreciate your leadership and stand ready to provide additional analysis as you continue your deliberations.

Respectfully submitted,

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Turner Bitton
Executive Director
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May 4, 2026

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

Dear Chair, Commissioners, and Council Members:

On behalf of Wasatch Advocates for Livable Communities (WALC), we write to supplement our March 10, 2026 letter in support of the Expanding Housing Options proposal with two important additions: first, [new polling data](#) demonstrating the broad public support for these specific reforms in Salt Lake City; and second, a caution drawn from [Raleigh, North Carolina's experience](#), showing that even well-designed zoning reforms can fall short when the underlying permitting and subdivision processes are not calibrated to match them.

New Survey Data Confirms Strong Resident Support for Expanding Housing Options

A [new survey commissioned by WALC and conducted by Embold Research](#) between March 30 and April 7, 2026 confirms what we have long heard from residents: housing affordability is Salt Lake City's defining challenge, and residents want their city government to act decisively. The survey polled 616 registered voters, with a margin of error of 4.1%.

Nearly three in four Salt Lake City residents (74%) say they are "extremely" or "very" concerned about housing affordability, and 92% express at least some degree of concern. This is not a concern limited to renters or lower-income households: among homeowners, 63% are extremely or very concerned; among households earning more than \$115,000 per year, that figure is 69%. Young residents (84%) and renters (85%) register the highest levels of concern.

The shortage is also personally felt. More than eight in ten residents (84%) report that either they personally have been affected by the lack of affordable housing, or they know a friend or family member who has been. For a majority of residents (57%), the shortage has made it difficult to envision a long-term future in Salt Lake City, a sentiment especially pronounced among renters (77%) and younger residents (74%).

Residents are also clear that Salt Lake City could be doing more to bend the housing cost curve: 72% say Salt Lake City's government has not done enough to create more housing options that people can afford. Only 10% say it has done enough.

Residents Support Housing Production Over Neighborhood Preservation

When asked to choose between prioritizing new, affordable housing options and protecting existing neighborhood character, residents chose housing by a margin of more than two to one: 62% favor prioritizing housing creation, compared to just 26% who favor protecting neighborhood character. Importantly, this priority is shared even among groups traditionally more sympathetic to caution: a majority of homeowners (52%), residents age 65 and older



(56%), and households earning more than \$115,000 annually (62%) all say they want the city to prioritize creating more housing.

Residents Support the Specific Reforms Proposed in Expanding Housing Options

The survey tested several of the specific reforms discussed in the Expanding Housing Options proposal. Resident support for each is substantial:

- Allowing homes to be built on smaller lots: 72% support
- Allowing duplexes, triplexes, and fourplexes in all residential neighborhoods: 63% support
- Increasing the allowable height of buildings to three stories: 56% support
- Creating more flexibility for property owners to determine the amount of parking to provide for homes: 53% support

Even among homeowners, majorities support smaller lots (69%) and allowing duplexes, triplexes, and fourplexes in all residential neighborhoods (56%). **This is a broad, cross-demographic mandate for the kind of thoughtful reform WALC has urged the Commission and Council to adopt.**

The human dimension of this data is powerful. Survey respondents described situations familiar to many Salt Lakers: adult children moving back in with parents because they cannot afford mortgages, coworkers leaving the state to find more attainable housing, retirees on fixed incomes unable to move closer to family, and professionals with advanced degrees priced out of homeownership entirely. These are not abstract problems. They are the daily reality of Salt Lake City's housing shortage, and the survey confirms that residents are looking to this body to help address them.

Zoning Reform Alone Is Not Enough: A Caution from Raleigh, North Carolina

The survey data reinforces the urgency of passing Expanding Housing Options. But WALC also wants to draw the Commission and Council's attention to an equally important lesson from Raleigh, North Carolina: that getting zoning reform right is a necessary but not sufficient condition for producing more homes. **If Salt Lake City's permitting and subdivision processes are not also calibrated to support incremental development, the goals of Expanding Housing Options may be substantially undermined before a single new home is built.**

Raleigh enacted significant missing middle housing reforms in 2021 and 2022 through two major amendments to its Unified Development Ordinance ([dubbed Missing Middle 1.0 and 2.0](#)). Together, these changes legalized two homes per lot in nearly all residential districts, allowed townhomes in more of the city, eliminated density caps in exchange for lot standards, permitted tiny homes on flag lots, and introduced high-frequency transit overlay districts, among other reforms. On paper, Raleigh had a progressive, by-right housing code that should be producing large amounts of incremental housing and generating new homeownership opportunities.



In some ways, [that is precisely what is happening](#). Since the reforms passed, hundreds of homes have been permitted under the updated rules. Duplexes, townhomes, and small multi-unit buildings are appearing in neighborhoods that previously only allowed single-family houses. Townhomes in particular have become a common pathway for adding housing under the new rules, often on sites that were already platted or assembled for development. But **Raleigh is not seeing much production of the smallest forms of incremental housing: developments where a homeowner splits a large lot in two, creates a flag lot behind an existing house, or adds a small new parcel that allows another home to be built.**

Why not?

A [recent account](#) from a local builder and small developer in Raleigh illustrates how the process can swallow reform. This builder sought to do exactly what missing middle reform is designed to enable: subdivide a large lot to create a flag lot behind an existing home, allowing one additional dwelling to be built. The project involved a single existing parcel, one new lot, and infrastructure already in place.

That simple two-lot subdivision took 598 days from start to finish. **Nearly two years.**

A process that slow effectively excludes the very actors that incremental housing reform is intended to empower. Only large developers with significant capital, professional teams, and the ability to absorb lengthy carrying costs can navigate such delays. Homeowners who want to add a home to their backyard, and small local builders who want to participate in their own neighborhoods, cannot.

Raleigh's experience is a stark illustration of a principle that should guide Salt Lake City's implementation: **you can get the zoning exactly right and still fail to produce housing if the administrative process for creating new lots is not designed to match.**

Even the best zoning reform can be undermined by a slow or opaque permitting process. The current multi-stage process can disadvantage smaller local builders, limiting competition and preventing Salt Lake residents from participating directly in the development of their own neighborhoods. **Therefore, after passing Expanding Housing Options, the Council should initiate a legislative action to evaluate the complexity and difficulty of navigating the permitting and subdivision processes for building homes in Salt Lake City.**

Durham: The Benchmark Salt Lake City Should Aim For

Just as Durham's Expanding Housing Choices provided the model that Salt Lake City planners used to shape the Expanding Housing Options proposal, Durham also offers the right model for the administrative process that should accompany it.

In the last six months of 2025 alone, Durham approved 168 exempt plats, including 65 flag lot subdivisions, with an average review time of **approximately one month**. That is the benchmark Salt Lake City should aim for: a predictable, administrative process that resolves simple residential lot splits within 30 to 45 days for complete applications.

Durham's results demonstrate that speed and rigor are not mutually exclusive. A well-designed administrative track with clear eligibility criteria—limited to simple two- or three-lot residential



splits, without the need for public hearings or discretionary review—can process applications efficiently while still ensuring that basic infrastructure and fire code standards are met. The result is a process that homeowners and small builders can actually use.

Recommended Actions for Salt Lake City

WALC respectfully urges the Commission and Council to ensure that Expanding Housing Options is accompanied by a parallel commitment to process reform. **WALC recommends the City include subdivision and platting process reform in the scope of the legislative intent to study Salt Lake City's permitting process that WALC recommended in our March letter.** The goal of that study should not be limited to building permits, it should encompass the full path from lot split to certificate of occupancy.

Specifically, we recommend:

- Evaluating whether Salt Lake City's current subdivision and platting review timelines are calibrated to support the incremental development that Expanding Housing Options intends to enable. If a simple two-lot residential split takes six months or more to approve, the goals of the proposal will be significantly undermined.
- Establishing an administrative approval track for simple two- and three-lot residential splits, modeled on Durham's exempt plat process. This track should be available by right for applications that meet clear, objective criteria, without requiring discretionary hearings or commission approval.
- Setting a target review timeline of 30 to 45 days for administratively complete applications on the new administrative track. Publishing that target, and measuring performance against it, will create accountability and signal to small builders and homeowners that the city is serious about enabling incremental development.

All of these issues could be addressed through either action by the Planning Commission or legislative intent established by the City Council.

Conclusion

The Embold Research survey makes clear that Salt Lake City residents are ready for the kind of reform that Expanding Housing Options represents. The question now is whether the city will rise to meet that mandate.

Additionally, Raleigh's experience is a reminder that good intentions embedded in zoning text can be quietly defeated by a process that was never redesigned to support them. Durham's example shows what is possible when both the rules and the process are aligned around a common goal. Salt Lake City has the opportunity to do both: to pass a meaningful zoning reform and to ensure that the systems needed to implement it are ready to deliver.

Before modern zoning codes and complex subdivision regulations, cities grew gradually through many small actions. Large parcels were divided. Backyards became homes. Duplexes and small apartment buildings filled in gaps. Neighborhoods evolved slowly as demand changed and families made modest investments in their property. Over time,



these incremental additions created the walkable neighborhoods we now consider historic and desirable. Ironically, many of those same idyllic neighborhoods would be impossible to replicate under today's standards.

Expanding Housing Options is an attempt to reopen the door to these small and mid-sized housing types. But legalizing housing forms is only part of the work; the process required to build them matters just as much.

WALC remains committed to working with the Commission, the Council, and City staff to help Salt Lake City realize that opportunity. We stand ready to provide additional analysis or to assist in identifying peer city models as you continue your deliberations.

Respectfully submitted,

Lauren Cole
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Wasatch Advocates for Livable Communities (WALC)

References

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City of Raleigh Planning and Development. "Missing Middle Metrics." Raleighnc.gov, updated 1 Sept. 2025, raleighnc.gov/planning/services/preliminary-subdivision-plans/missing-middle-metrics.



WALC | Salt Lake City, UT | April 202C

G1G Interviews with registered voters in Salt Lake City, Utah from March 30 - April 7, 202G

Margin of error = +/- 4.1%

Q1. Do you own or rent the place where you live?

- 48% Own
- 44 Rent
- 8 Staying with friends or family

Q2. What is closest to your annual gross household income (before taxes)?

- 20% Under \$50,000
- 19 Between \$50,000 and \$75,000
- 16 Between \$75,000 and and \$95,000
- 13 Between \$95,000 and \$115,000
- 25 Above \$115,000
- 8 Prefer not to say

Q3. Generally speaking, do you think Salt Lake City has enough housing options to meet needs across income levels or not enough?

- 13% Enough
- 76 Not enough
- 11 Not sure

Q4. How concerned are you about housing affordability in Salt Lake City today?

- 42% Extremely concerned
- 32 Very concerned
- 17 Somewhat concerned
- 6 Not too concerned
- 3 Not at all concerned

Q5. Has a shortage of affordable and available housing impacted you in recent years?

- 42% Yes, I have personally been impacted by a shortage of affordable housing options in Salt Lake City
- 42 I have not been personally impacted by a shortage of affordable housing options in Salt Lake City, but a family member or friend has
- 16 Nobody I know has been impacted by a shortage of housing in Salt Lake City

QC. [IF PERSONALLY IMPACTED OR FAMILY/FRIEND IMPACTED] Please tell us about a time when a shortage of affordable housing in Richmond has significantly impacted you or someone you know. Please share as many details as you can—we read every response! [See individual responses here.](#)



Q7. Has the availability of housing you can afford made it difficult for you to envision a long-term future in Salt Lake City?

- 57% Yes, it has made it hard for me to envision staying long-term
- 43 No, it has not made it hard for me to envision staying long-term

Q8. When it comes to creating new housing in Salt Lake City, what do you think the city should prioritize more?

- 62% Creating more housing options that more people can afford
- 26 Limiting the creation of new housing to protect neighborhood character
- 12 Not sure

Q9. Salt Lake City currently limits duplexes, triplexes, and fourplexes to a few neighborhoods, while banning them in others. Do you support or oppose allowing duplexes, triplexes, and fourplexes in all residential neighborhoods in Salt Lake City?

- 35% Strongly support
- 28 Somewhat support
- 10 Somewhat oppose
- 16 Strongly oppose
- 11 Not sure

C3% Total Support
2C Total Oppose

Q10. Do you support or oppose allowing homes to be built on smaller lots to save on land costs?

- 36% Strongly support
- 36 Somewhat support
- 10 Somewhat oppose
- 9 Strongly oppose
- 9 Not sure

72% Total Support
19 Total Oppose

Q11. Research estimates that over 70% of the cost of a house in Salt Lake City is the cost of the land. Knowing this, do you support or oppose allowing homes to be built on smaller lots to save on land costs?

- 39% Strongly support
- 32 Somewhat support
- 11 Somewhat oppose
- 8 Strongly oppose
- 9 Not sure

71% Total Support
20 Total Oppose



Q12. Currently, Salt Lake City limits the height a building can be built. Do you support or oppose increasing the allowable height to three stories, allowing builders to create more homes on a property?

30% Strongly support
26 Somewhat support
15 Somewhat oppose
21 Strongly oppose
8 Not sure

5C% Total Support
3C Total Oppose

Q13. Salt Lake City government currently requires the same predetermined number of parking spots per home throughout the city. Do you support or oppose creating flexibility for property owners to determine the amount of parking to provide for homes near high-frequency public transit corridors?

26% Strongly support
26 Somewhat support
15 Somewhat oppose
17 Strongly oppose
15 Not sure

53% Total Support
32 Total Oppose

Q14. Which comes closest to your view, even if none is exactly right?

72% Salt Lake City's government has **not done enough** to create more housing options more people can afford
10 Salt Lake City's government has **already done enough** to create more housing options more people can afford
8 Salt Lake City's government has **done too much** to create more housing options more people can afford
11 Not sure

D1. Are you:

49% A man
48 A woman
3 Another identity

D2. Age

38% 18 to 34
24 35 to 49
17 50 to 64
20 65+



D3. What is your race?

72%	White / Caucasian
14	Hispanic or Latino/a
8	Asian / Pacific Islander
3	Black or African American
1	American Indian or Alaska Native
2	Other

D4 What is the highest level of education you have completed?

9%	High school diploma or less
25	Some college, but no degree
11	Associate's degree, or two-year college degree
32	Bachelor's degree, or four-year college degree
23	Graduate degree

D5. How did you vote in the 2024 election for President, or for some reason were you unable to vote?

63%	Kamala Harris, the Democrat
27	Donald Trump, the Republican
4	A third party candidate
0	Not registered/Too young/Ineligible
5	Did not vote

DC. Party Identification

31%	Strong Democrats
15	Weak Democrats
15	Independent lean Democrats
12	Pure independents
5	Independent lean Republicans
6	Weak Republicans
15	Strong Republicans
46%	Base Democrats
32	Independents + Leaners
22	Base Republicans
61%	Democrats
12	Pure independents
26	Republicans



April 13, 2026

TO:	Interested Parties
FROM:	Trenton Marlar, PhD, Embold Research
RE:	Salt Lake City Housing & Affordability Poll Results

A new survey¹ by Embold Research shows deep concern among Salt Lake City residents about housing affordability and a widespread belief that the city is not doing enough. Residents believe the city should prioritize creating more housing options that more people can afford, and they support proposals to allow denser housing in residential neighborhoods and building homes on smaller lots, among other reforms.

Salt Lake City Residents Are Feeling the Housing Affordability Crisis

Concern about housing affordability in the city is widespread and intense. Nearly three in four residents (74%) are ‘extremely’ or ‘very’ concerned about housing affordability in Salt Lake City, and 92% express at least some degree of concern. This concern spans demographics, including homeowners (63% extremely or very concerned) and households earning over \$115,000 a year (69%), with young residents (84%) and renters (85%) the most concerned.

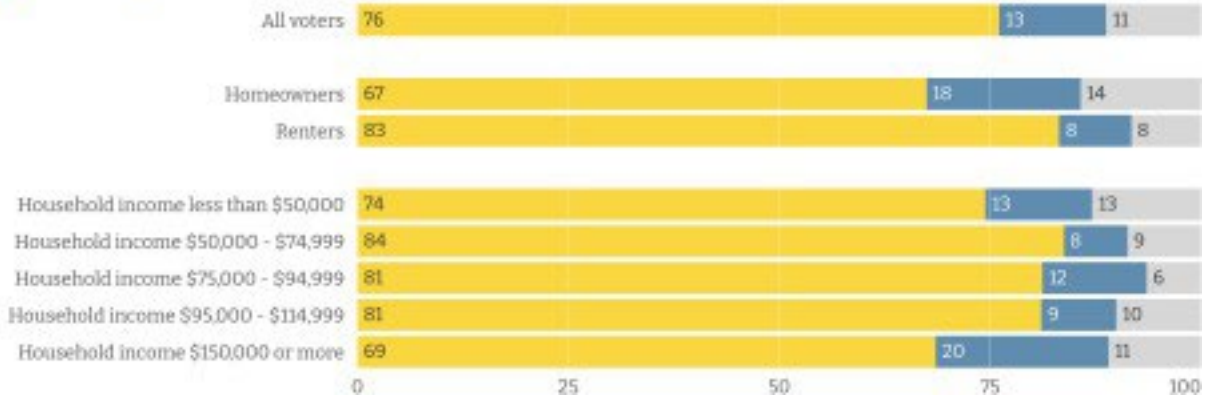
Behind this concern is a shared belief that the city does not have enough housing options. A clear majority of residents (76%) say Salt Lake City does not have enough housing options to meet the needs of residents across income levels, compared to just 13% who say the city has sufficient housing options for all residents. This belief is shared across homeowner status and income levels.



EMBOLD research

Generally speaking, do you think Salt Lake City has enough housing options to meet needs across income levels or not enough?

Not enough Enough Not sure



¹Polling was conducted online from March 30 - April 7, 2026. Using Dynamic Online Sampling to attain a representative sample, Embold Research polled G1G registered voters in Salt Lake City, UT. Post-stratification was performed on age, gender, race/ethnicity, education, and 2024 presidential vote. The margin of error is 4.1%. You can see a full methodology statement [here](#).



The shortage of affordable housing is hitting close to home for many Salt Lake City residents. More than eight in ten residents (84%) say they either personally have been impacted (42%) or know a friend or family member who has been impacted (42%) by the lack of affordable housing options in the city. For a majority of residents, this shortage raises questions about their future in the city: 57% say the lack of affordable housing options has made it difficult to envision a long-term future in Salt Lake City. This unease about their future in the city is especially pronounced among renters (77%) and younger residents (74%).

Faced with these challenges, residents believe the city has not done enough.

Nearly three in four (72%) say Salt Lake City's government has not done enough to create more housing options that people can afford, compared to just 10% who say it has done enough and 8% who say it has done too much.

Residents Prioritize Building More Housing and Support Zoning Reforms



There is broad agreement among residents that the city should prioritize creating more housing rather than protecting existing neighborhoods' character. When asked to choose, three in five residents

(62%) say the city should prioritize creating more housing options that more people can afford, compared to just 26% who prefer limiting new housing to protect neighborhood character, with 12% unsure. Notably, a majority of current homeowners (52%), residents 65 and older (56%), and households earning more than \$115,000 annually (62%) also prioritize creating more housing.

EMBOLD research

When it comes to creating new housing in Salt Lake City, what do you think the city should prioritize more?



Respondents who answered "Not sure" (12%) not shown.



EMBOLD
research

Residents support a variety of zoning reforms to increase the city's housing supply. This included allowing homes to be built on smaller lots (72% support), allowing duplexes, triplexes, and fourplexes in *all* residential neighborhoods (63%), and increasing the allowable height of buildings to three stories (56%). Even among homeowners, who were among the most sympathetic to protecting neighborhood character, majorities back smaller lots (69%) and allowing duplexes, triplexes, and fourplexes in *all* residential neighborhoods (56%). Residents also support creating more flexibility for property owners to determine the amount of parking to provide for homes (53% support vs. 32% oppose).



Support for Zoning Reforms

EMBOLD research

● Strongly support ● Somewhat support ● Somewhat oppose ● Strongly oppose ● Not sure

Allowing homes to be built on smaller lots



Allowing duplexes, triplexes, and fourplexes in all residential neighborhoods



Increasing the allowable height to three stories



Creating flexibility for property owners to determine the amount of parking to provide for homes



Full question wording available in linked methodology statement.

In Their Own Words: How the Housing Shortage Affects Salt Lake Residents

When asked to describe how the affordable housing shortage has impacted them or someone they know, residents shared a range of experiences.

"My retired mother has needed financial support from her children to continue paying for her apartment, and has been unable to move closer to family because her current apartment is the least expensive rent she could find."

"Family member has moved back in with parents because she and her husband could not afford their mortgage. They are both college graduates."

"A coworker had to move to a new state to afford a house."

"I moved last year, and if not for my partner's parents offering to let us rent their house at an affordable rate, we would have had to pay a lot more for worse housing."

"I have been unable to find a small apartment for one person that I can afford. I rent a room in a basement of a house."

"We wanted to move into a bigger home for our growing family and found that we would have spent 3x what we currently are."

"I am a law school graduate and a practicing attorney and can't afford to buy a house..."

^{0/0}
CROSSROADS
urban center

Date: March 26, 2026

To: Salt Lake City Planning Commission

Re: Enhanced Housing Options

Dear Commissioners:

Crossroads Urban Center submits the following comments and suggestions regarding the proposed amendments to the Enhanced Housing Options plan and ordinance.

We are generally supportive of this plan, as it continues the efforts of the City over the past several years to expand housing supply and opportunity. We favor planning and zoning that encourages, where appropriate, smaller lots and set-backs, higher densities, mixed uses and vibrant community development, while avoiding, minimizing and mitigating displacement and gentrification.

We think this plan can be improved by enabling and incentivizing additional affordable units to be included in the higher density developments to be allowed, both as a way of reducing the risks of displacement and gentrification and the potential for unintended consequences or abuses.

We are sure City staff are familiar with Portland, Oregon's upzoning ordinances, which include a density bonus (additional FAR) if one or more units are subsidized or deed restricted to remain attainable or affordable.

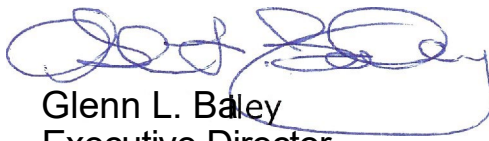
<https://www.washingtonpost.com/business/2026/03/18/portland-housing-infill-ratio-duplexes/>

We encourage staff and Planning Commissioners to consider how this could apply to both new for-sale and rental homes that would be built under this policy.

Given the bipartisan efforts in Washington DC to prevent large corporations from buying up the single-family home market and converting it into rental property, it is important that zoning changes intended to create missing middle home ownership options do not instead lead to "build to rent" single family homes being developed by private equity firms. One thing the City can do to ensure that projects created through the Expanding Housing Options changes to city code create home ownership options is placing affordability requirements on units built for rent under those changes.

Thank you for your consideration of these suggestions.

Respectfully,



Glenn L. Bailey
Executive Director
Crossroads Urban Center

From: [REDACTED]
To: [housingoptions](#); [Norris, Nick](#)
Subject: (EXTERNAL) Expanding Housing Options (EHO) Proposal
Date: Friday, January 16, 2026 11:45:43 AM

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

These comments are my own and not a position of the EBCC board.

Dear Planning Staff,

Thank you for the opportunity to comment on the *Expanding Housing Options* (EHO) proposal currently under consideration by Salt Lake City. After reviewing the official proposal, including the EHO Overview document and associated planning materials, I would like to express several concerns, particularly regarding the proposed **maximum home size of 1,200 sq. ft. under the Small Lot Development ordinance**. I respectfully request that the City reconsider this cap due to the implications for family housing, neighborhood character, and long-term affordability.

1. The 1,200 sq. ft. maximum home size conflicts with existing neighborhood patterns

The EHO Overview outlines that Small Lot Dwellings would allow “**small homes (up to 1,200 sq. ft.) on small lots (as small as 2,000 sq. ft.)**”.

While I understand the City’s goal of expanding attainable housing, this size limitation does **not** align with actual conditions in many R-1 neighborhoods, particularly on the east bench. In St. Mary’s and similar areas, single-family homes routinely range from **3,000–5,000 sq. ft.** The introduction of multiple 1,200 sq. ft. structures on large lots would represent a significant departure from the established built environment and could create a “string of ADUs” effect behind existing homes.

For example, on my own lot of over **20,000 sq. ft.**, the proposal would theoretically allow four (4) tiny homes, each roughly a quarter the size of the surrounding homes, resulting in an outcome that looks and feels inconsistent with neighborhood norms. This directly contradicts the stated goal that new housing should “**fit the scale of the neighborhood**”.

2. The proposal does not adequately consider the needs of families with children

The City notes an ongoing **decline in households with children**, with only **17.8% of SLC households having kids in 2023**, down from 24.8% in 2010. Salt lake city has less children in the public school system than we did in the 1960s .The EHO Overview highlights this statistic as part of the rationale for expanding housing options.

However, the proposed 1,200 sq. ft. maximum does *not* support the needs of growing families who require more space. Many families, including my own, seek larger homes when planning for children. My friends with young children who currently live in 1,500–1,800 sq. ft. bungalows are actively trying to upsize, not downsize.

If Salt Lake City wants to retain families, it must provide *both* smaller attainable homes *and*

larger family-friendly options. Imposing a blanket 1,200 sq. ft. cap on new small-lot homes inadvertently:

- reduces the supply of appropriately sized family housing,
- pushes families to demolish older homes on full-size lots to build larger replacements,
- and accelerates the trend of families leaving the city for surrounding suburbs where larger homes are available.

3. Larger homes on subdivided lots can *protect* existing small homes, not eliminate them

The City emphasizes that missing-middle housing and small homes tend to cost less and therefore increase attainability, noting examples where small-lot and missing-middle units sell for **\$150,000–\$300,000 less** than typical single-family homes.

While this could be true citywide, the east bench’s teardown trend demonstrates that **demand for larger homes is not going away**. Allowing only tiny homes in these neighborhoods may unintentionally create the *opposite* of the intended effect:

Scenario A — Under the proposed rules:

A large lot (like mine) can only host 1,200 sq. ft. homes → families who want 2,500–4,000 sq. ft. homes must instead buy **older bungalows on standard lots**, demolish them, and rebuild much larger homes.

Scenario B — If larger homes were allowed on subdivided parcels:

Those same families could instead buy **larger new homes built on appropriately subdivided large parcels**, reducing pressure on smaller existing homes and limiting demolitions in established neighborhoods.

A real-life example exists on **1700 S between 1800–1900 E and between 2100–2300 E**, where cul-de-sac developments added roughly 15 family-sized homes on 2 parcels. These developments successfully introduced more families *without* requiring the demolition of 15 individual bungalows. This is a model worth preserving.

4. The proposed approach may unintentionally decrease affordability for families

The EHO Overview highlights that **median home prices have increased more than 83% since 2005** and that **72.6% of households cannot afford the median home**.

While increasing unit count can help affordability in the aggregate, limiting new construction in high-demand neighborhoods to only 1,200 sq. ft. homes may make *larger* homes even scarcer, and therefore even more expensive.

Scarcity of family-sized homes leads to:

- higher prices for the few that exist,
- more aggressive competition,
- increased displacement of smaller homes through teardown activity,
- and more families leaving the city altogether.

This runs counter to the City’s goal of providing “more housing options for families at all stages of life”.

5. A more flexible framework would better serve the City’s goals

I strongly support the City’s desire to diversify housing types and provide attainable options. However, a **one-size-fits-all 1,200 sq. ft. cap** is too restrictive.

I encourage the City to consider:

Recommended Adjustments

- Allow a *range* of unit sizes on subdivided lots rather than a single maximum.
- Permit larger homes on large lots where doing so aligns with existing neighborhood character.
- Implement design standards to ensure compatibility without restricting size so severely.
- Limit total units per parcel based on size and access—but not individual unit size.
- Provide pathways for creating multi-home subdivisions similar to the 1700 S examples, which successfully expanded family housing stock.

This balanced approach would allow:

- more attainable small homes,
 - more appropriately sized family homes,
 - fewer teardowns,
 - more stability for existing neighborhoods, and
 - more families choosing (and affording) to stay within Salt Lake City.
-

Conclusion

Salt Lake City’s EHO initiative has admirable goals and many thoughtful components. However, the 1,200 sq. ft. maximum home size is too restrictive and could undermine the City’s ambitions to support families, maintain neighborhood character, and provide a range of attainable housing choices.

I respectfully request that the City reconsider this limit and adopt a more flexible, context-sensitive approach that reflects the diversity of Salt Lake’s neighborhoods and housing needs.

Thank you for considering my comments.

Sincerely,
Anthony Wright

From: [Norris, Nick](#)
To: [Hulka, Andrew](#); [Buckley, Benjamin](#)
Subject: FW: (EXTERNAL) Council comments to planning
Date: Tuesday, June 3, 2025 1:59:51 PM
Attachments: [image001.png](#)

FYI, mostly the same things we have already received.



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

From: Anthony Wright [REDACTED]
Sent: Tuesday, June 3, 2025 11:05 AM
To: Norris, Nick <nick.norris@slc.gov>
Subject: (EXTERNAL) Council comments to planning

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

Nick,

Darin has asked me to share my comment with you regarding the r1 study.

I was watching the feb 19 working meeting around the much needed R1 update.

I have a few comments:

1: family sized housing- as someone with small kids at home, 1200 square feet is really tight and not going to cut it. While I know it's possible to configure a floor plan with 3 bed 2 bath in 1200 square feet, it's very tight. I think allowing larger homes still helps with the cities goals as I will try and explain. I think basement space being subterranean has no impact on adjacent properties and should not be included in the gross floor area. I don't like this cap as I think it leaves out the opportunity to build right sized family housing in an existing neighborhood. I think this specifically will have the greatest impact in r1-12000 zone. As I break down in point 2 below.

2: will it be restricted to 4 density units per r1? I have a 20000 square foot r1-12000 lot, could i do the 2000 square foot minimum lot size and do 10 units, or would i only be able to add 3 additional houses each capped at 1200 square feet? I feel like building 3 1200 square foot houses in the back yard in my neighborhood would be super weird and out of place. It's more

like allowing me to build 3 adus. Neighboring houses are between 4000-12000 square feet. While I understand the spirit of your comments capping the home sizes, I think it's not exactly a one size fits all. Smaller houses make sense on my properties in central city, sugar house, and west side, but not as much on my r1-12000 property.

I believe for this parcel, 3 or 4 larger family sized houses would make sense and be a real asset to the neighborhood in very close proximity to an elementary school. Yes they would be more expensive than a 1200 square foot home, but my thinking is that the people who buy these 3-4 larger homes at a higher price point would be 3-4 people who do not go buy an individual lower priced r1-5000 home. I think good examples can be found on 1700 south between 2100e and 2300 e. There are 2 cul-de-sac developments with 15 larger nicer single family homes. This used to be 2 homes with large yards. This allowed 15 families to have homes in east Sugar House, have larger homes, and didn't require them to buy one of the traditional bungalows and tear it down as we are seeing all through sugar house and Yalecrest area.

3: tie the ahi together with the small lot developments with max floor area- While the proposal says 4 units per r1 parcel, encourage the use of ahi and deed restrictions by allowing more density with ahi. For example, market rate r1 infill can have 3 units, but with ahi you can have 4 or 5 but ahi homes will be capped out at the max square footage figure. You could also make the lot mins with ahi be 1500 instead of 2000. You noted that there is no max size with ahi, but there kind of is. Deed restricted units need to be the same as market rate units. I don't see people building a million dollar+ market rate home and then selling the identical deed restricted unit to someone for 400k.

4: while there was a lot of talk about the ahi during the meeting and its potential loss of applicability, I think the RMF-30 was completely overlooked. The city just created a brand new zone that is extremely similar to this proposal. I just spent 10 months doing an R1 rezone to rmf-30 to basically accomplish a small lot development. Why not just make it to r1 and rmf 30 are tied together. My idea is that rmf-30 should basically be treated as a conditional use for all R1 properties and should be able to be quickly done with either an administrative review or just a planning commission vote.

I appreciate what you do and hope to hear back from you. I think each zone can contribute to the cities goals and consolidation can make sense if done correctly. My main point is that my r1-5000 properties probably lend themselves better to smaller structures as that's often the natural form of the area, where slightly larger r1-7000 or 12000 could have larger structures and still help the current housing issues by creating diversity. If we only add smaller houses, larger homes continue to pull away from attainability for many families as they become more scarce. I think we need to build all housing kinds.

Thank you,
Anthony Wright

From: [Norris, Nick](#)
To: [Hulka, Andrew](#); [Buckley, Benjamin](#)
Subject: FW: (EXTERNAL) R1 ideas
Date: Wednesday, February 19, 2025 3:51:54 PM
Attachments: [image001.png](#)



NICK NORRIS
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From: [REDACTED]
Sent: Wednesday, February 19, 2025 3:43 PM
To: Norris, Nick <nick.norris@slcgov.com>
Subject: (EXTERNAL) R1 ideas

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

Hey Nick,

Exciting stuff here. I have a few comments from yesterday's meeting.

1: family sized housing- as someone with small kids at home, 1200 square feet is not going to cut it. While I know it's possible to configure a floor plan with 3 bed 2 bath in 1200 square feet, it's very tight. I think allowing larger homes still helps with the cities goals. I think basement space as it is subterranean and has no impact on adjacent properties should not be included in the gross floor area. I don't like this cap as I think it leaves out the opportunity to build right sized family housing in an existing neighborhood.

2: tie the ahi together with the small lot developments with max floor area- While the proposal says 4 units per r1 parcel, encourage the use of ahi and deed restrictions by allowing more density with ahi. For example, market rate r1 infill can have 3 units, but with ahi you can have 4 or 5 but they all will be capped out at the max square footage figure. You could also make the lot mins with ahi be 1500 instead of 2000.

3: while there was a lot of talk about the ahi yesterday and its potential loss of applicability, I

think the RMF-30 was completely overlooked. We basically just created a brand new zone that is extremely similar to this proposal. I just spent 10 months doing an R1 rezone to rmf-30 to basically accomplish a small lot development. Why not just make it to r1 and rmf 30 are tied together. My idea is that rmf-30 should basically be treated as a conditional use for all R1 properties and should be able to be quickly done with either an administrative review or just a planning commission vote.

4: will it be restricted to 4 density units per r1? I have like a 20000 square foot lot, could i do the 2000 square foot minimum lot size and do 10, or would i only be able to add 3 additional houses each capped at 1200 square feet? I feel like building 3 1200 square foot houses in the back yard in my neighborhood would be super weird and out of place. It's more like allowing me to build 3 adus. Where 3 2100 square foot family sized houses would make sense and be a real asset to the neighborhood in very close proximity to the elementary school.

Sorry for the word vomit of an email. Just ideas

From: [REDACTED]
To: [housingoptions](#); Young, Sarah
Subject: (EXTERNAL) Expanding Housing Options — Feedback
Date: Tuesday, April 14, 2026 3:28:07 PM

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

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

I've reviewed the city's "Expanding Housing Options" initiative, and I understand the intent behind increasing housing supply.

To be fair, there is evidence that adding inventory has helped stabilize rents. That is a positive outcome, and it suggests that increasing supply does have an impact.

However, that does not mean the current approach is working holistically, nor does it justify how aggressively and loosely these policies are being implemented.

What residents are seeing on the ground is a wave of large, high-density apartment developments that are expensive, often out of scale with their surroundings, and primarily driven by investor returns. These projects may contribute to overall supply, but they are not meaningfully improving access to homeownership or long-term affordability for many people.

At the same time, the city is expanding ADU allowances by removing approval hurdles, increasing allowable size, and reducing certain requirements. While this may further increase unit count, it also introduces very real impacts on existing neighborhoods:

- Reduced privacy from larger, closer, and sometimes multi-story structures
- Increased noise and activity in traditionally low-density areas
- Additional strain on parking and already congested streets
- Erosion of neighborhood character due to inconsistent scale and design

There is also a broader concern that should not be overlooked. Increasing the number of rentable units per property creates strong financial incentives for investors to acquire single-family homes and convert them into income-producing assets. Over time, this risks shifting neighborhoods away from owner-occupied stability toward investor-driven turnover.

If the goal is to increase housing supply while maintaining livability, then the current approach needs more discipline and better safeguards.

At a minimum, the city should be addressing:

- Enforceable owner-occupancy requirements
- Height, setback, and privacy protections between properties
- Parking and infrastructure requirements aligned with actual demand
- Design standards that ensure compatibility with existing neighborhoods
- Consideration of concentration limits to prevent over-saturation in specific areas

Growth is not the issue. Poorly managed growth is.

Salt Lake City can increase housing supply without sacrificing the quality, privacy, and character of its neighborhoods. Right now, it feels like that balance is missing.

I encourage the city to take a more measured and disciplined approach before the long-term impacts of these policies become difficult to reverse.

Thank you.

— Dave Amirault, Salt Lake City Resident



David Amirault



From: [REDACTED]
To: [Zoning; Hulka, Andrew](#)
Subject: Re: (EXTERNAL) Re: SLC Planning Division - Expanding Housing Options
Date: Monday, March 30, 2026 2:09:56 PM
Attachments: [image001.png](#)

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

as i continue say over and over again is that building more adus is not going to increase really address affordability as the cost of construction and materials hardly makes cap sense when we can earn more income on savings acct at the bank (blackrock for instance).

further i have two properties where an adu would provide greenspace but i am a resident of arizona and there will not build additional units as i am old and actuarially will die in less than 4 years if i did live on property.

the key is not relying on neighbors to report illegal air b and bs.

im a landlord with ability to utilize these changes but as far as i know lenders discount value of adu if for resale purposes

i have a window installer who was going to build adu but recognize if he sold property to the multiple wall street buyers which we all detest the value of adu would be non existent unless a multigenerational buyer existed .

i moved to salt salt lake as people at my income level could afford to buy a house in salt lake city (let san francisco) so i am very emphatetic and try never to raise rent on my units unless taxes or other expenses go up.

this is a nation wide problem and was brought up at the arizona legislature but failed to reduce the number of properties the big boys could purchase in each city.

good for planning for ensuring there is parking required for adus

i will look at the flag lot development idea but new construction is tough for an 80 yr old but will consider it as my neighbors want to rezone to multiple units and i hold up the development.

bless the planning department for attempting to keep families here in salt lake unfortunately the legislature has defunded public schools which is a far more serious problem to society.

thank you so much for your response and also for attempting to make housing more affordable affordable.
cazrolwicks

On Monday, March 30, 2026 at 08:47:08 AM MST, Hulka, Andrew <andy.hulka@slc.gov> wrote:

Thank you for reaching out with questions about Expanding Housing Options! I'm happy to provide some additional information about the proposal.

- Setbacks
 - Some setbacks are proposed to change, depending on the zoning district. You can find more information about these changes on the info sheets for each zone: [R-1](#), [R-2](#), or [SR-1/A](#).
 - If you would like to check a specific address, please let me know and I can help review any potential changes that might impact your property.
- Flag Lot Changes
 - The full version of the proposed changes to flag lots can be found [here](#).
 - This is the full version of the proposed changes, with proposed language to be deleted in red with strikethroughs and new language to be added with green underlines. This can sometimes be difficult to interpret, so please let us know if you have any questions.
- Owner Occupancy for ADUs
 - No changes to the ADU ordinance are being considered with this proposal, so the rules for ADU occupancy will remain the same.
 - It's important to note that this proposal would allow new buildings, called [Small Lot Dwellings](#), to be built in single- and two-family zones. Similar to ADUs, the Small Lot Dwellings could be built behind existing homes, but they would have different rules to follow for things like setbacks, size, and owner occupancy. Currently, the Small Lot Dwellings would not have an owner occupancy requirement. If you would like to share a comment about owner occupancy for Small Lot Dwellings, please share your written comments by email or leave a comment online by clicking "Learn More C Engage" on the project page.

If you have more specific questions, please feel free to reach out to me directly or send an email to housingoptions@slc.gov. You can also leave written comments about each section of the proposal by clicking the "Learn More C Engage" button on the [project website](#).

Thank you,



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

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From: ixizb@aol.com <ixizb@aol.com>

Subject: (EXTERNAL) Re: SLC Planning Division - Expanding Housing Options

The Salt Lake City Planning Division is reviewing a proposal called **Expanding Housing Options**. The proposal would change zoning rules to give property owners in lower-density neighborhoods more options for how they use their property. The changes would make it possible to build more types of housing, like smaller homes and townhomes, while still preserving the character, scale, and unique qualities of each neighborhood.

Please join us at the following events to share your feedback about the proposed changes to encourage housing options across the city!

Thursday, March 25, 2026

District 5 Town Hall with Council member Carlsen
6:00 PM – 7:30 PM
Horizonte Instructional Learning Center
1234 S Main Street

Tuesday, March 31, 2026

Public Open House (Central Neighborhoods)
6:00 PM – 7:30 PM
Salt Lake City Main Library
210 E 400 S

Monday, April 13, 2025

Public Open House (Eastside Neighborhoods)
6:30 PM – 8:00 PM
The Neighborhood Hive
2065 E 2100 S

[Learn more about the project](#)

Salt Lake City | Planning Division
451 South State Street - Room 406
Salt Lake City, UT 84111
PO Box 145480

(801) 535-7700 | zoning@slc.gov
slc.gov/planning

Salt Lake City Planning Division | 451 S State Street, Room 406 | Salt Lake City, UT 84114 US

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Buckley, Benjamin

From: Jim Jenkin [REDACTED]
Sent: Monday, April 27, 2026 4:20 PM
To: Planning Public Comments
Cc: Norris, Nick; Olivia Erickson
Subject: (EXTERNAL) Expanding Housing Options:

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Expanding Housing Options comments, Jim Jenkin

Having been unable, in two attempts, to submit comments through the online Project, I submit the following by email:

Specific concerns:

- 1.
- 2.
3. Set-back incompatible with development patterns will be allowed by special consideration to new multiple structures.
- 4.
- 5.
- 2.
- 3.
4. The method for establishing front set-back is too arbitrary to identify the development pattern. Block face average may be contentious,
5. but one adjoining property is arbitrary and meaningless.
- 6.
- 3.
- 4.
5. The proposal is incompatible with Historic Districts in that it will disrupt the established character and development pattern of neighborhoods,
6. primarily by set-back aberrations.
- 7.
- 4.
- 5.
6. Missing-middle (family) housing will not be supplied by small structures, and larger structures will be prohibitively expensive due to
7. construction and land costs.

8.

5.

6.

7. Parking issues will arise in built-out residential areas. In my experience reduced lot size and town home/minimal lot line construction

8. only works where off-street parking is available.

9.

Basic flaws:

The proposal bypasses established process:

Effecting change in multiple in Zones should be handled on a zone by zone basis, as is the established process. The development pattern has been historically protected and citizens expect continuity in this practice. In particular, creating new permitted multi-family housing types in a single-family zone and then giving them preferential set-back inconsistent with the zone and the development pattern requires full and specific review.

The proposal is unjust:

Allowing preferential set-back for certain types of new construction is unjust. The rules should be the same for all residents of a Zone.

The proposal is too complex:

1.

2.

3. Trying to solve a complex civic/sociological issue with land use tools has not worked: land and construction costs are not going away

4. until environmental factors make development less attractive.

5.

6.

7.

8. The proposal has nuanced neighborhood / community/ Zone level complexities which are not being discussed in the too-broad format.

9.

Respectfully submitted,
27 April 2026

Jim Jenkin

[REDACTED]

Salt Lake City Utah

From: [REDACTED]
To: [housingoptions](#)
Subject: (EXTERNAL) Housing "Menu"
Date: Friday, April 10, 2026 11:17:19 AM

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Hello! I had a really good conversation with a couple of planners who presented the new "Expanding Housing Options" plan for small lots across the city at Erika Carlson's D5 town hall recently. We discussed implementing something like the pre-approved housing designs that Fayetteville AR is trialing here in Salt Lake. I think it would go with the small lot zoning like peas and carrots.

As I mentioned, I first heard of the idea in relation to Fayetteville, AR. The program is only in a pilot phase in a limited area, which may be a way we could expand upon it since the small lot rezone aims at standardization on appropriate lot sizes across all the residential zones. Just to reiterate, the idea is to have a portfolio of housing designs that:

- are available for download by anyone
- have complete plans that already meet code and are drawn by local architects
- have been reviewed and approved by any required authorities
- encompass a variety of local housing types (ie: townhouses, single family, duplexes, etc)
- blend in with the local styles

Here's the webpage for the program from the city of Fayetteville: <https://www.fayetteville-ar.gov/4294/Permit-Ready-Building-Design-Program>

I think you certainly see how this sort of program would be very helpful for streamlining building the "missing middle" housing stock we really need. I think it could also help foster a healthy business ecosystem of smaller developers that could help democratize our housing supply. Further, we could provide a stepping stone for young architects interested in contributing to the look and feel of the city. Please let me know if there are any questions you have that I can help run down. I'd love to help make something like this a reality here in Salt Lake in any way I can. Thank you!

Matt Sadauckas

Buckley, Benjamin

From: Michelle Howard [REDACTED]
Sent: Thursday, April 30, 2026 2:44 PM
To: housingoptions
Subject: (EXTERNAL) Expanding Housing Options timeline?

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Dear City Council,

As an architect, and as a parent of young adult children who are especially affected by the high cost and limited availability of housing in our community, I am encouraged by the opportunities presented through the “Expanding Housing Options” proposal.

I would appreciate any update you can share regarding the current status of the proposal, as well as the anticipated timeline for implementation if it is approved.

Thank you for your time and for your efforts to address housing needs in our community.

Sincerely,
Michelle

Michelle Howard, AIA
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [housingoptions](#)
Cc: [Buckley, Benjamin](#)
Subject: RE: (EXTERNAL) Comments on Proposed Expanding Housing Options
Date: Sunday, April 19, 2026 2:48:50 PM
Attachments: [image001.png](#)

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Below are additional comments to the **Expanding Housing Options Proposal** I offered in an April 15 email to housingoptions@slc.gov. Items 5 and 6 contain edits to items 11 and 12 from the April 15 email; these comments are completely restated for context.

I have the following comments on how the April 13 (and other) Expanding Housing Options information sessions have been structured and how the Planning Division staff arrived at their conclusions:

1. The information sessions I've attended to date have presented a central planning approach to addressing an "unprecedented" issue. And while the top-down approach is at the forefront of the presentation, no voice has been given to historical perspectives on citizen private property rights - that our elected officials are oathbound to defend - and markets that have been shown ultimately to be self-correcting. 2008 – 2012 is a recent example of such a market correction.

The forums have discouraged open Q&A in favor of one-on-one Q&A following the presentation. That said, during the April 13 event, at the insistence of some attendees, an open, but limited, Q&A did ensue. It took the intervention of Council member Young to "take the stage" and get the program back on the intended (one-on-one Q&A) track. Such an approach in a public forum stifles essential political discourse.

2. As I understand it, the Expanding Housing Options effort came about through a March 4, 2025 Legislative Action in which the City Council tasked the Planning Division staff to study and make recommendations to ***eliminate barriers to home ownership and increase home ownership opportunities for family-sized housing in Salt Lake City***. In acting on the Legislative Action, a more representative approach, it seems, would be to task competing entities, with different philosophies, and of different disciplines, to study and make recommendations.
3. Tasking an internal city department, in this case, Planning, would seem a good use of in-house resource and expertise. My concern, though, is that if one looks at similar proposals around the United States (for example, see this Denver link: https://www.denvergov.org/files/assets/public/v/1/community-planning-and-development/documents/zoning/text-amendments/unlocking-housing-choices/uhc_pub_mtgs_spring2026_slide_presentation.pdf), the proposals look very much the same. I'm guessing this is because the city planning departments attend the same national conferences where they are exposed to the same "solutions". It seems the country, following the lead of city planning departments, and in some cases, state legislatures (TX, AZ, CA, others) is, with absence of critical thought, heading in the same top-down, one-size-fits-all direction to "fix the problem".

Based on language in the 10th amendment to the United States Constitution, our country is formed in the federalist structure where co-sovereign state (and local) governments ideally act as “experimental laboratories” allowing controlled testing of new ideas before broader implementation. Given this exceptional legacy, I question why Salt Lake City, and perhaps Utah, are choosing to follow the rest of the country off the same cliff.

4. During the April 13 session the Planning Division staff presenter stated more than once his “hope” that the proposed changes would achieve the city goals (of ownership, affordability, walkability, water conservation). Prior to making truly unprecedented changes to the SLC zoning ordinance affecting 77% of all residentially zoned land that will irreversibly alter the city fabric, there must be certainty, not hope the city goals will be achieved. Perhaps the stated goals are not achievable under any proposal. This undertaking calls for a degree of humility, not qualified hubris.
5. 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.

Citizens must be notified through a multi-media undertaking, i.e. – social media, email, USPS (mail), local publications, broadcast news, etc.

After such a multi-media effort, 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.

6. 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. Likely, Councilman Puy had the same Concern about making sure the citizens are informed.

The Expanding Housing Options proposal and in particular the Small Lot Development element is a significant proffer. The outreach to the citizens as measured in the information session attendance (and I am guessing by the quantity of comments submitted through the city web portal <https://shape.slc.gov/en/projects/housing-options>) has been anemic. This issue requires more:

- Public input
- Deliberation
- Diversity of proposed solutions, and
- Open public debate

Best regards,

Peter Wetzel



From: Buckley, Benjamin <Benjamin.Buckley@slc.gov>
Sent: Wednesday, April 15, 2026 9:55 AM
To: [REDACTED] housingoptions <housingoptions@slc.gov>
Subject: RE: (EXTERNAL) Comments on Proposed Expanding Housing Options

Peter,

Thank you for your comments. Staff will consider all public comments received and will be included in the staff report and public record.

Best,



BEN BUCKLEY | (He/Him/His)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7142
Email: benjamin.buckley@slc.gov
WWW.SLC.GOV www.slc.gov/planning

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

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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.
6. 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).

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



From: [REDACTED]
To: [housingoptions](#)
Subject: (EXTERNAL) Suggestions For Code Changes
Date: Monday, March 9, 2026 7:14:26 PM
Attachments: [Work Session Transmittal \(revised\).pdf](#)

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

My name is Erik Sansom and I'm a builder located here in Salt Lake City. I've written a document that is attached to this email with some suggestions for code changes that would greatly benefit the buildability of our city. I've met with several staff members, city council members and even the mayor's office to see some of these changes implemented. I hope that you consider some of these options and take the time to read through them. I'm extremely open to answering questions and having an open dialogue. Feel free to contact me if you have any questions or concerns at [REDACTED] or my email at [REDACTED]. And I'm also more than willing to come in and have an in person meeting at any time.

Erik Sansom

Work Session Transmittal

1. R-1 Amendments

-Consolidating Into 1 Section

I think the idea of consolidation of the current code makes a lot of sense. It will be easier to navigate for builders and home owners alike and also create a more uniform approach to building standards. While consolidation is a great plan, a general overhaul of the existing code is needed in order to provide more flexibility with building and better cohesion between exercising property rights and government over reach.

-Front Setback Averaging

The averaging rule of front yard setbacks is and has been a significant issue. Much of our neighborhoods are very old and vary in setback lengths greatly. Some being very close and others being towards the rear of lots causing a huge problem of skewing an average in a single block face. Which then reduces the usability of a lot if a homeowner is required to significantly move the front wall of their home rearward if some of the properties on the block face have huge differences in setbacks. I think the idea of setting a standard rather than an average eliminates this disparity and also allows for a uniform use case from a building perspective. Also allowing the homeowner/builder to match an existing abutting property will keep the block face in a similar aesthetic from the curb viewing perspective while also following the letter of the law. As I do agree with a standard over an average I would argue that a ten foot set back from the property line would be more appropriate due to the fact that most residential properties in salt lake do not have a property line that coincides with the side walk and or gutter. Most property lines fall 5 feet within this line which when coupled with a 20' setback would make the visual appearance of the front yard be at 25'. If the standard was changed to 10' from the property line and or 15' from the sidewalk or gutter the visual representation of a front yard would more closely match what is existing in the majority of our neighborhoods today.

-Building Height Averaging

Again setting an average vs a standard causes undo hardship for homeowners/builders because certain properties may skew an average due to them being grandfathered into the current code as a legal non complying lot. Setting a standard maximum height across the R-1 codes is the most logical and practical route to an amendment.

-Increasing Building Height and Eliminating Wall Height

I agree that the maximum building height should be addressed. The current 28' standard barely allows for a short 2 story structure to be built. In order to accommodate the 28' standard some things would have to be forgone in height to meet that standard. Such as ceiling heights or attic space. If the height was increased to 33' all forms of a 2 story home

would be accommodated and coincide with new building trends. I have provided a chart below to illustrate why 33’ would accommodate any and all 2 story pitched roof structures and be a logical choice.

Pitched Roof Heights

	1 Story 8’ Ceiling Height	2 Story 8’ Ceiling Heights	1 Story 10’ Ceiling Height	2 Story 10’ Ceiling Heights
Foundation Above Grade	6”	6”	6”	6”
1st Floor System	13 1/2”	13 1/2”	13 1/2”	13 1/2”
1st Floor Ceiling Height	8’	8’	10’	10’
2nd Floor System	N/A	1’	N/A	1’
2nd Story Ceiling Height	N/A	8’	N/A	10’
Rafter Tie System	6”	6”	6”	6”
Attic Space	7’	7’	7’	7’
Collar Ties and Roof Peak	3’	3’	3’	3’
Total Height	20’ 1 1/2”	29’ 1 1/2”	22’ 1 1/2”	32’ 1 1/2”

Increasing the maximum pitched roof height to 33’ would also put us in the same realm as neighboring municipalities and allow our residents to enjoy the same property rights as others in the valley. Along with increasing the maximum pitched roof height to 33’ I agree with the transmittal notes that a maximum wall height standard should be eliminated from the code. If a height standard is set that will dictate what a wall height can or will be. Their is no need to dictate that to a homeowner. Along the lines of roof heights I believe the maximum height standard for a flat roof structure should also be changed to accommodate more structures. If the standard for a flat roof structure was changed to 24’ 6” that would allow for any 2 story flat roof structure to be built. The chart below displays why 24’ 6” would accommodate any new 2 story structure.

Flat Roof Heights

	1 Story 8’ Ceiling Height	2 Story 8’ Ceiling Heights	1 Story 10’ Ceiling Height	2 Story 10’ Ceiling Heights
Foundation Above Grade	6”	6”	6”	6”
1st Floor System	13 1/2”	13 1/2”	13 1/2”	13 1/2”
1st Floor Ceiling Height	8’	8’	10’	10’
2nd Floor System	N/A	1’	N/A	1’
2nd Story Ceiling Height	N/A	8’	N/A	10’
Flat Roof System	18”	18”	18”	18”
Total Height	11’ 1 1/2”	20’ 1 1/2”	13’ 1 1/2”	24’ 1 1/2”

To address the suggested chart presented on the transmittal I think a few changes should be made.

	R-1/12,000	R-1/7,000	R-1/5,000
Building height - Pitched roof	30 feet		
Building height - Flat roof	24 feet		
Front yard	20 feet or equal to one abutting front yard		
Corner side yard	20 feet		10 feet
Interior side - corner lot	6 feet		
Interior side yard 1	6 feet		
Interior side yard 2	10 feet		
Rear yard	25 feet	20 feet	
Building coverage	35%	40%	
Maximum lot size	18,000 square feet	10,500 square feet	7,500 square feet

Caption

Aside from the already addressed points of pitched and flat roof heights and front yard setbacks. Side yard and rear yard setbacks should follow the same trend of leniency especially when pertaining to the R-1/5,000 district. An increase of any amount as illustrated on the above chart would be absolutely devastating to the usability and ease of building structures on smaller lots. Especially lots with frontages less than the current minimum of 50'. A 16' loss of usable space on these smaller lots some with only 25' of frontage would render them useless leaving only 9' of width to build on. These legal non complying lots in the R-1/5,000 district with frontages less than 50' either need to be addressed separately with a new section of code (which I have written and proposed) or the amendments to the current R-1/5,000 district need to reflect enough leniency to accommodate new buildings on these very tiny lots. The governing bodies over building cannot impose new laws or ordinance's that take away a citizens right to enjoy their property or take away from an existing structure that has been "grandfathered" in. The

dissenting argument will be “just remodel the existing house” which some may find to be a viable option but the code should not prevent a person from building a new structure to enjoy all of the modern amenities and comforts afforded to a new construction home. With this in mind I would suggest that for side yard setbacks in the R-1/5,000 district for interior lots without an existing structure the minimum side yard setback on both sides should be 4’. This is in an effort to allow the person with for example a 25’ wide lot to have 17’ of buildable width rather than 9’. If the existing legal non complying lot has an existing structure the standard should be to retain the existing setbacks if less than the new standard of 4’ on both sides. As for corner side yard setbacks the standard should be 6’ from the side walk or gutter or 4’ from the property line whichever is greater also maintaining the 4’ standard on the interior side of a corner lot. These standards of side yard setbacks in the R-1/5,000 district would allow owners of lots with varying widths to maximize the usability of their space and also not cause them to diminish the size of their current home if they are out of compliance with current standards. As for the R-1/7,000 and 12,000 I think it would be practical to scale respectively. 7,000 side yard setbacks scaling up to 4’ on one side and 10’ on the other and 12,000 scaling to 6’ on one side and 10’ on the other. Both measurements being the same for corner lots with the larger measurement being on the outside setback. Continuing with setbacks the rear yard setback for all districts should be uniform and be equal to the front yard setback for principle structures. With my before mentioned measurements that would be 10’ from the property line. For accessory buildings this setback would follow the provisions in section 21A.40.050 of the code for rear yard and property line setbacks. As for the maximum building coverage of a lot I would suggest to scale the allowable coverage in a descending pattern with R-1/5,000 being the largest at 60% surface coverage of all principal and accessory buildings. This again is in an effort to address the concerns of a large number of non complying under sized lots. This R-1/5,000 district contains the vast majority of lots at almost 17,000 and would greatly increase the buildable potential of the vast majority of R-1 lots. The R-1/7,000 would decrease to 55% surface coverage of all principal and accessory buildings. With the R—1/12,000 staying the same at 55% surface coverage of all principal and accessory buildings. To sum up I created the below chart to reference the suggested changes I have made for consideration.

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Table 1

	R-1/5,000	R-1/7,000	R-1/12,000
Building Height Pitched Roof	33 Feet		
Building Height Flat Roof	24' 6"		
Front Yard Setback	The minimum depth of the front yard for all principal buildings shall be equal to or greater than fifteen feet (15') from the adjacent sidewalk or ten feet (10') from the property line, whichever is greater. Where there are existing buildings within the block face the setback can be equal to one of the abutting front yard setbacks on the block face.		
Rear Yard Setback	The minimum depth of the rear yard for all principal buildings shall be equal to or greater than fifteen feet (15') from the property line. Where there are existing buildings within the block face the setback can be equal to one of the abutting rear yard setbacks on the block face.		
Interior Side Yard 1 Setback	4'	4'	6'
Interior Side Yard 2 Setback	4'	10'	10'
Corner Side Yard Setback	Six feet (6') from adjacent sidewalk or gutter or four feet (4') from property line, whichever is greater.	10'	10'
Interior Corner Side Yard Setback	4'	4'	6'
Maximum Building Coverage	60%	55%	55%
Maximum Lot Size	7,000 Square Feet	12,000 Square Feet	18,000 Square Feet

2. Reducing Flag Lot Restrictions

-Permitted Use & Reduced Lot Size

Flag lots could be a good practical use for increasing density in the R-1 districts and lessening some of the barriers to create them would be beneficial. The suggested change from a conditional use to permitted use will reduce the planning commissions work load and give more control back to the property owners to exercise their rights. Which I believe will reduce some frustrations with having to work with the city in order to build residential properties. Also reducing the minimum lot size to coincide with the minimum lot size of that district makes a lot of sense. Again reducing barriers to property use. With this required lot size amendment the setbacks for the new flag lot should also coincide with the lot setbacks for every lot within that district. Doing this will create an equal opportunity to build a structure with the same minimum square

footage as any other lot within the district. Included in the setback changes, another beneficial amendment would be to change from requiring a 4' landscaped strip along both side property lines from the front to rear lot lines to only requiring a partition fence at the maximum allowable height of the pertaining district. This would allow a flag lot access to 4' of usable width on a presumably diminished lot size due to the fact that a side yard setback would start at the property line and not 4' inside the property line. Another change that could be beneficial and facilitate the creation of more flag lots would be to reduce the frontage size required for access to the flag lot from 24' to 16'. Along with this also only requiring one side of the hardscape driveway to be lined with a maintained 4' landscape strip. Specifically the side abutting the existing lot used to create the flag lot. Which would facilitate a 12' driveway with a 4' landscaped strip. With the reduction of width to the driveway I believe that a provision needs to be added to the flag lot section of code that requires enough hardscape driveway space in front of the home for an average mid size 4 door sedan (14' in length) to perform a 3 point turn. Using this car length that would require a hardscape area of 26' by 26' or a total square footage of 676 square feet. The 26' dimension derives from the 12' of hardscaped driveway plus a minimum 14' staging area for the car equalling 26' thus allowing for a 3 point turn. Another consideration with revamping the flag lot section of code is within what districts should flag lots be allowed. I would propose that flag lot allowance pertain exclusively to the R-1/7,000 and R-1/12,000 districts. The reason being that if for example an R-1/7,000 lot that has a minimum lot requirement of 7,000 square feet decided to create a flag lot and splits the lot evenly front to back each lot would now only have 3,500 square feet of lot space which would then require each lot to be beholden to the R-1/5,000 districts rules. This is beneficial for a flag lot if the more lenient set back codes and lot coverages proposed above were adopted. If we attempted to allow flag lots in the R-1/5,000 district their just simply would not be enough space to accommodate all of the necessary proposed requirements to create a flag lot. Which in turn would diminish the curb appeal of the neighborhood and create an overcrowded feeling. I believe that we can increase density without having to sacrifice the appeal of living in a neighborhood if executed correctly. Hence why I believe an accommodation for flag lots should be exclusive to the R-1/7,000 and R-1/12,000 districts.

3. Expanding Housing Options

-Regulating Lot & Building Size

In regards to creating a new land use category to allow small lot dwellings I believe that the R-1/5,000 standards should be all encompassing and allow for this kind of use case without having to create an entirely new section of code and or choose between the two. With the above suggested amendments to setbacks, maximum height restrictions and lot coverage this is in an attempt to allow for the complete diversification of

all districts within the R-1 zoning. Especially when it pertains to allowable lot coverage. For example an increase to 60% lot coverage within the R-1/5,000 district would allow for 3,000 square feet of usable space. Which would provide a myriad of options when it comes to building multi unit dwellings whether that's row housing, split level apartment with an ADU, duplex or even a fourplex. With allowing this kind of flexibility within each district it eliminates the need for providing additional sets of code and streamlines the process not only for a homeowner/builder but for the planning department as well. I believe that all the goals of the city can be met with an efficient and all encompassing R-1 code section while also maintaining the spirit of our neighborhoods. Without the downside of allowing the neighborhoods to be cut up into micro lots. To address the concern of what I label as micro lots I think allowing this sort of lot with as little as 2,000 square feet, would benefit the investor type the most and not current or future residents. As an example one could purchase a 5,000 square foot lot for \$500,000 and using the currently proposed numbers could cut the lot in half creating two 2,500 square foot lots. Then place a split level apartment with 2 bed 2 bath in each unit on both lots creating four 2 bed 2 bath apartments. Which then would set the value of each new "micro lot" around \$350,000 dollars netting an investor \$200,000 in equity and also roughly \$5,500 (after expenses) in monthly income if the property is retained. This would be detrimental to our neighborhoods because it removes the essence of what a neighborhood is and can become. The city and community councils have aired concerns about diminishing school attendance and the need to attract more families to our communities. Heavy infill of small apartments has the exact opposite effect of what the city claims to want to address. Small unit apartment and or houses attract a specific demographic to these living situations. Examples are college aged roommate situations, middle aged single career men and women, newly married couples with maybe 1 small child, older retired couples and anyone looking for a low maintenance lifestyle. This demographic does not contain families of 4-8 with school aged children. The demographic of small to large families are looking for things like bedrooms for all their kids, safe parks and amenities within walking distance, yards to have family activities in with friends and family, quiet uncrowded streets and schools that provide a safe and effective learning environment. This is why we're seeing a massive influx of families to places like Herriman, Eagle Mountain, Saratoga Springs and Mapleton. These municipalities are offering precisely what families with children are looking for. They're looking for homes with a comfortable amount of space and family friendly amenities, not units. If the city council decides to allow this kind of creation of "micro lots" we will destroy what's left of our communities especially on the westside and it will be done at the will of greedy investors who have been enabled to cut up as much as they can get their hands on for as much profit as possible with no care as to how it affects the long time residents

of these neighborhoods. Now to also address the other side of the coin. I do believe that there can be a place within our communities to allow for some additional units and infill with the right kind of regulations in place. In order to address this I would suggest a couple codes that would allow for this sort of smaller infill and also help retain the spirit of the neighborhood and create more opportunities for families to want to come to salt lake. One way to accomplish this would be to make the minimum lot size of the R-1/5,000 district be 3,500 square feet with a minimum frontage of 35'. In doing this it would allow lots within the R-1/7,000 and 12,000 district to be split up and accommodate a greater amount of infill and still retain the spirit of the neighborhood. The look and feel of the neighborhoods would still remain the same because many of the older lots currently are under minimum lots requirements, almost 5,000 in the R-1/5,000 district alone. If we were to allow 3,500 square foot lots with a frontage of 35' this would create the infill the city desires and keep the feel of our neighborhoods that the residents want, being a solid compromise in my opinion. This can only be practical if a more lenient approach to building requirements like the ones suggested above are adopted into the new consolidated R-1 code section. With this suggestion of minimum lot size and frontage addressed in the R-1/5,000 district the same should be addressed in the 7,000 and 12,000 districts as well. For new lots being created in these districts the minimum square footage for for R-1/7,000 should be 7,001 with a minimum frontage of 70' and 12,001 and 105' for R-1/12,000. These dimensions would allow for minimum R-1/7,000 lot to be split into two minimum R-1/5,000 lots and an R-1/12,000 lot to be split into 3 R-1/5,000 lots or 2 R-1/7,000 lots depending on size and frontage. With making these changes salt lake city could potentially create an additional 18,529 lots without adding a single square foot of land and create a potential 82,948 units all while retaining our neighborhood by not cutting up any lots that reside within the current R-1/5,000 district. Reducing the minimum lot size of the R-1/5,000 district also brings a potential 4,450 lots into compliance which is something the city has expressed a desire to do. With these stats and suggested amendments I believe that the city can accomplish their goal of addressing the missing middle with infill and keep the residents desires satisfied with keeping their neighborhoods livable for families. Also to address infill I think we should put a cap on the number of units allowed in each district. If we were to set the square footage of each unit to be between 900 and 1,000 square feet that would allow 3 units on an R-1/5,000 lot, 5 units on an R-1/7,000 lot and 7 units on an R-1/12,000 lot considering the minimum lot square footage as the base number. Units should not be differentiated by type whether attached or detached the number can not exceed the established limit or lot coverage. To consolidate these amendments I've created a chart below to illustrate how these amendments might be portrayed in the code.

Table 2

	R-1/5,000	R-1/7,000	R-1/12,000
Building Height Pitched Roof	33 Feet		
Building Height Flat Roof	24' 6"		
Front Yard Setback	The minimum depth of the front yard for all principal buildings shall be equal to or greater than fifteen feet (15') from the adjacent sidewalk or ten feet (10') from the property line, whichever is greater. Where there are existing buildings within the block face the setback can be equal to one of the abutting front yard setbacks on the block face.		
Rear Yard Setback	The minimum depth of the rear yard for all principal buildings shall be equal to or greater than fifteen feet (15') from the property line. Where there are existing buildings within the block face the setback can be equal to one of the abutting rear yard setbacks on the block face.		
Interior Side Yard 1 Setback	4'	4'	6'
Interior Side Yard 2 Setback	4'	10'	10'
Corner Side Yard Setback	Six feet (6') from adjacent sidewalk or gutter or four feet (4') from property line, whichever is greater.	10'	10'
Interior Corner Side Yard Setback	4'	4'	6'
Maximum Building Coverage	60%	55%	55%
Maximum Lot Size	7,000 Square Feet	12,000 Square Feet	18,000 Square Feet
Minimum Lot Size	3,500 Square Feet	7,001 Square Feet	12,001 Square Feet
Minimum Frontage	35'	70'	105'
Allowable Units	3	5	7

4. Additional Suggested Amendments

-Standards For Attached Garages

With maximizing buildable space and decreasing the allowable lot width and square footage within the R-1/5,000 district it would be practical to also increase the allowable width of an attached garage facing the street. If the allowable attached garage width was increased to 67% of the width of the principle structure that would allow for a 27' wide house to have an attached 2 car garage with a width of 18'. This would barely accommodate a 14' wide garage door which is the smallest 2 car garage door built. This would then allow for an entryway along the side of the garage with a width of 9'. This additional increase would only pertain to the R-1/5,000 district in order to accommodate a 2 car garage on the smallest allowable lot width of 35'. 7,000 and 12,000 will have enough frontage and can remain at the current standard of 50% coverage.

-Garage Doors and Vehicle Staging

Currently the code requires a vehicle staging area of 17' 6" for any driveway providing access to a garage. In order to keep within the proposed front yard setback and side yard setback on corner lots I would suggest reducing this standard to 14' which is the average car length of a mid sized 4 door sedan. This would accomplish two things. One being that it would coincide with the proposed front yard setback and facilitate access to a front facing garage without requiring pushing the principle structure further into the yard than necessary; and two it would allow maximizing the depth of a detached garage on a corner lot facing towards the street. Both of these points would continue the theme of more buildable space on a smaller lot.

-Accessory Building Coverage

Currently building code allows for accessory buildings to cover up to 50% of the principle structures footprint. I would suggest increasing that specifically within the R-1/5,000 district to 60% to better facilitate an accessory building that may be able to be used as an ADU. Again this keeps in line with allowing more buildable space on a smaller lot.

-Accessory Building Heights

In order to encourage or facilitate an accessory building that contains a dwelling unit either above a garage or another unit I would propose raising the maximum height of pitched roof and flat roofed structures to match the newly suggested building heights. This allows a greater range of freedom for a property owner to choose how they navigate creating greater density or usability on their property especially when pertaining to the R-1/5,000 lots.

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5. Summary

-More Buildable Space on Smaller Lots

The title of this section sums up very well what my intent is with all of my amendment suggestions. Along with more usability I think the consolidation opportunity is great with my approach to the code. In essence I believe it would not be impractical or a poor choice to attempt to not only consolidate the R-1 districts of code but also to integrate the other residential sections of code together into one all encompassing residential document that grants more freedom to property owners to utilize their property rights how they seem fit. These amendments grant the ability and encouragement to create higher density living models if desired. This in an effort to appease the city's desire to address the missing middle issue within Salt Lake. All while simultaneously enabling the ability for traditional families to obtain and create a space they can be proud to call home and raise a family in. I believe both of these goals can be achieved with a comprehensive overhaul of our residential districts that work to find the middle ground of property rights and government problem solving.

-Example of Section of Code/Building

I have taken the time to re-write the R-1/5,000 section of code to reflect the suggested changes of code above. It was originally written with the intent to petition the city council to add a new section of code to address problems with legal non complying lots with a frontage of less than 50'. Coincidentally the timing of that endeavor happened to line up with the council looking into making some changes to the code. I think working together with some open dialogue can create something that will benefit the city as a whole. The red highlighted portions are the proposed amendments.

Legal Non-Complying Lots

Code Number??: R-1/5,000 SINGLE-FAMILY RESIDENTIAL **EXISTING LEGAL NON-COMPLYING** DISTRICT:

- A. Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential **Existing Legal Non-Complying District** is to provide for single-family residential dwellings and affordable housing incentives developments with up to four units on lots not less than five thousand (5,000) square feet in size **and with a property frontage less than 50 feet**. This district is appropriate in areas of the city as identified in the applicable community master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.
- B. Uses: Uses in the R-1/5,000 Single-Family Residential **Existing Legal Non-Complying District**, as specified in section [21A.33.020](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family detached dwellings	5,000 square feet	20 feet
Utility substations and buildings	5,000 square feet	20 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	20 feet

D. Maximum Building Height:

1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:

a. **Thirty three feet (33') measured to the ridge of the roof**

2. **The maximum height of a flat roof building, as measured from the established grade, shall be twenty four feet six inches (24' 6").**

3. **Maximum exterior wall height adjacent to interior side yards shall be twenty two feet six inches (22' 6") for exterior walls placed at the building setback established by the minimum required yard.** Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

b. Exceptions:

(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

(A) The width of a dormer is ten feet (10') or less; and

(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and

(C) Dormers are spaced at least eighteen inches (18") apart.

4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in [chapter 21A.62](#) of this title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').

6. Additional Principal Building Height: Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark commission which may grant such requests subject to the provisions of section [21A.34.020](#) of this title.

E. Minimum Yard Requirements:

1. **Front Yard:** The minimum depth of the front yard for all principal buildings shall be equal to or greater than fifteen feet (15') from the adjacent sidewalk or ten feet (10') from the property line, whichever is greater. Where there are existing buildings within the block face the setback can be equal to one of the abutting front yard setbacks on the block face. Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

2. **Corner Side Yard:** Six feet (6') from adjacent sidewalk or four feet (4') from property line, whichever is greater. For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building when non-complying.

3. **Interior Side Yard:**

- a. Corner lots: Four feet (4').
- b. Interior lots: Four feet (4') on both sides of principle structure.

4. **Rear Yard:** The minimum depth of the rear yard for all principal buildings shall be equal to or greater than fifteen feet (15') from the property line. Where there are existing buildings within the block face the setback can be equal to one of the abutting rear yard setbacks on the block face.

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to section I of this title.

F. **Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot.

G. **Maximum Lot Size:** With the exception of lots created by a subdivision or subdivision amendment recorded in the Office of the Salt Lake County Recorder, no new non-complying R-1/5000 lots shall be created with a property frontage of less than fifty feet (50').

H. Standards for Attached Garages:

1. **Width of an Attached Garage:** The width of an attached garage facing the street may not exceed sixty seven percent (67%) of the width of the front facade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors.

2. **Located Behind or In Line with the Front Line of the Building:** No attached garage shall be constructed forward of the "front line of the building" (as defined in section [21A.62.040](#) of this title), unless:

a. A new garage is constructed to replace an existing garage that is forward of the "front line of the building". In this case, the new garage shall be constructed in a similar location as the garage being replaced with dimensions that do not increase the degree of noncompliance; or

b. At least fifty percent (50%) of the existing garages on the block face are located forward of the "front line of the building". (Ord. 29-24, 2024: Ord. 10-24, 2024: Ord. 74-2023, 2023: Ord. 64-21, 2021: Ord. 46-17, 2017: Ord. 59-16, 2016: Ord. 7-14, 2014: Ord. 66-13, 2013: Ord. 73-11, 2011: Ord. 12-11, 2011: Ord. 90-05 § 2 (Exh. B), 2005: Ord. 26-95 § 2(12-6), 1995)

I. Standards for Accessory Building Structures:

A. Location of Accessory Buildings:

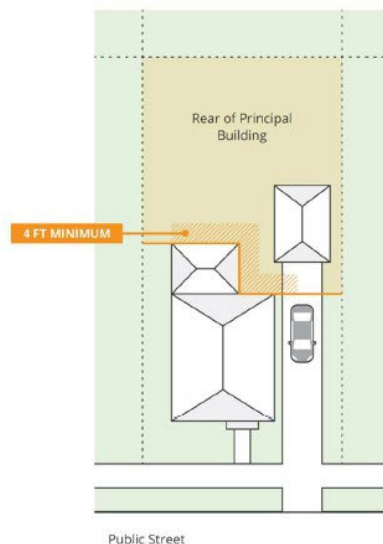
1. **Front Yards:** Accessory buildings are prohibited in any required front yard and shall be set back at least as far as the principal building when the principal building exceeds the required

front yard setback. Notwithstanding the foregoing, hoop houses and cold frame structures up to twenty four inches (24") in height may be placed in a front yard.

2. Corner Lots: No accessory building on a corner lot shall be closer to the street than the distance required for corner side yards. **At no time, however, shall an accessory building be closer than fourteen feet (14') to a public sidewalk or public pedestrian way and the accessory building shall be set back at least as far as the principal building.** Notwithstanding the foregoing, hoop houses and cold frame structures up to twenty four inches (24") in height may be placed in a corner side yard.

3. Side Yards: Hoop houses, greenhouses, and cold frame structures associated solely with growing food and/or plants are allowed in any interior side yard. Other accessory buildings are permitted in a required interior side yard when located a minimum of four feet (4') from any portion of the principal building and behind the rear wall of the principal building as shown in the illustration below:

ACCESSORY BUILDING STRUCTURES IN SIDE YARDS



● Rear of Principal Building | ● Minimum of 4 ft from any portion of the Principal Building

4. Rear Yards: Accessory buildings shall be built a minimum of four feet (4') from any portion of the principal building; however, pedestrian connections, such as breezeways, that do not exceed five feet (5') in width may be allowed. The minimum distance requirement does not apply to cold frames associated solely with growing food and/or plants.

5. Distance from lot lines: In residential districts, accessory buildings shall be built at least one foot (1') from sides and rear lot lines except when sharing a common wall with an accessory building on an adjacent lot.

6. Distance from residential buildings: Accessory buildings shall be a minimum of ten feet (10') from any portion of a principal residential building on an adjacent lot when that adjacent lot is in a residential zoning district; excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants. This provision shall not be construed to limit the construction or expansion of a principal building.

7. Double Frontage Lots: On properties where two opposite ends of the lot have frontage on a street, accessory structures and buildings may be located in a front yard provided the accessory building or structure:

- a. Is located in a provided yard that is directly opposite to the front yard where the primary entrance to the principal building is located;
- b. Is in a location that is consistent with other accessory building locations on the block;
- c. Complies with any sight distance triangle requirements of this title; and
- d. Complies with all other accessory building and structure requirements of this title.

B. Maximum Coverage:

1. Yard Coverage:

a. In residential districts, any portion of an accessory building, excluding hoop houses, greenhouses, and cold frames associated solely with growing food and/or plants, shall occupy not more than fifty percent (50%) of the total area located between the rear facade of the principal building and the rear lot line.

b. The combined coverage for all hoop houses, greenhouses, and cold frames shall not exceed ten percent (10%) when located on vacant lots or, when located on a lot with a principal building, shall not exceed fifteen percent (15%) of the total area located between the rear facade of the principal building and the rear lot line plus the side yard area between the front and rear facades of the principal building.

2. Building Coverage:

a. In the FR, R-1, R-2 and SR non-complying residential districts the maximum footprint of any accessory building, shall not exceed 60% of the building footprint of the principal structure except as follows:

(1) Notwithstanding the size of the footprint of the principal building, at least 480 square feet of accessory building coverage shall be allowed subject to compliance with all other requirements in Section [21A.40.050](#).

(2) Accessory buildings constructed within the buildable area that are located between the rear façade of the principal building and the rear yard setback may exceed 720 square feet provided the building is located entirely within the buildable area and the property complies with the maximum building coverage requirements of the underlying zoning district.

(3) The building coverage for a detached accessory dwelling unit shall be subject to the standards in [21A.40.200](#), regardless of the building coverage requirement in this section.

(4) An accessory building that contains an accessory dwelling unit on the second level may exceed the maximum coverage up to the footprint of the accessory dwelling unit.

b. The combined coverage for all hoop houses, greenhouses, and cold frames shall not exceed thirty five percent (35%) of the building footprint of the principal structure.

C. Maximum Height of Accessory Buildings/Structures:

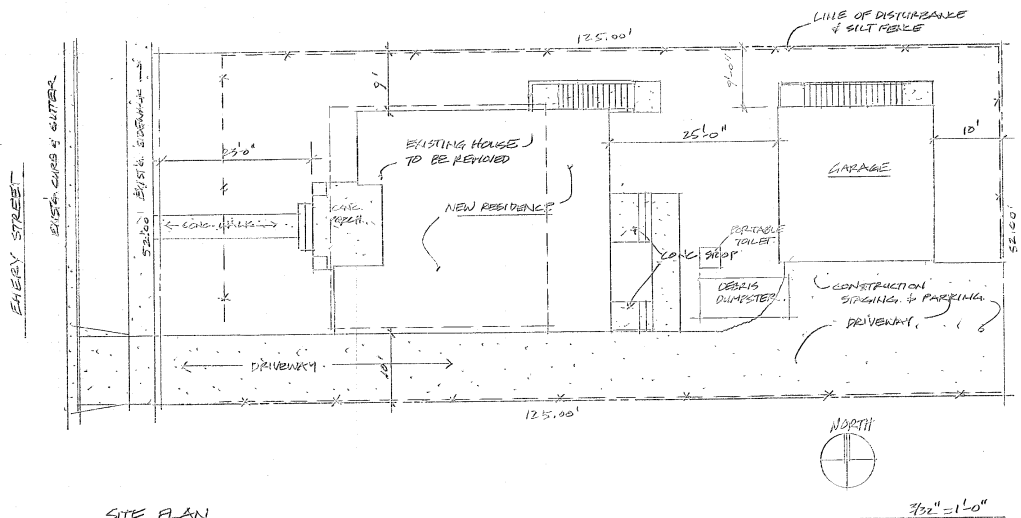
1. Accessory to Residential Uses in the FP District, RMF Districts, RB, R-MU Districts, SNB and the RO District: The height of accessory buildings/structures in residential districts are measured from established grade to the highest point of the accessory building and shall conform to the following:

a. The height of accessory structures with flat roofs shall not exceed twenty four feet six inches (24' 6") from established grade.

b. The height of accessory structures with pitched roofs shall not exceed thirty three feet (33') measured to the midpoint of the roof.

D. Notwithstanding any other provision of this Code, all structures shall comply with the Sight Distance Triangle Requirements as defined and illustrated in [Chapter 21A.62](#) of this title. The planning director, in consultation with the transportation director, may approve alternative design solutions that result in similar visual clearance and effectively mitigate safety concerns. (Ord. 29-24, 2024: Ord. 10-24, 2024: Ord. 46-23, 2023: Ord. 17-23, 2023: Ord. 64-21, 2021: Ord. 82-12, 2012: Ord. 59-12, 2012: Ord. 51-11, 2011: Ord. 20-11, 2011)

Along with the new section of code that has been written I will include a set of plans that have specifically been created for a lot that currently resides in the R-1/5,000 District on the westside of Salt lake in poplar grove that would not comply with the current code as written but would completely comply with the new amendments proposed. Also the plans portray what can be created within the 5,000 district as far as density goes because it contains a 3 unit design that keeps the look and feel of a single family home. It also has the space to park 5 vehicles on the lot as to keep the increase in density completely retained on the property. I hope you take the time to look through it and see what could be achieved if some leniency is allowed within the code. A PDF can be provided of the full set of plans if desired.



SITE PLAN NOTES:

1. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALLS THAT ARE HIGHER THAN 4 FEET ONCE CONSTRUCTED.
2. DUST, MUD, AND DEBRIS SHALL BE CONTROLLED BY CONTRACTORS, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
3. INSTALL DRIP IRRIGATION SYSTEM TO ALL SHRUBS AND TREES PER OWNER / CONTRACTOR.
4. ANY RETAINING WALLS OVER 2'-0" IN HEIGHT WILL REQUIRE A SEPARATE REVIEW AND PERMIT.
5. RETAINING WALLS EXCEEDING 4'-0" SHALL BE ENGINEERED AND SUBMITTED TO THE CITY FOR REVIEW.
6. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS, DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MIN. OF 6" WITH THE FIRST 10'-0".
7. BUILDERS/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM LOCAL CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY. (TRAFFIC PLAN, BONDING + INSURANCE WILL BE REQUIRED).
8. BUILDERS / OWNER TO REPLACE ANY EXISTING SIDEWALK OR CURB + GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE DEFECTIVE AS DIRECTED BY THE LOCAL CITY INSPECTOR.
9. ALL PUBLIC IMPROVEMENTS WITHIN THE CITY'S JURISDICTION SHALL BE CONSTRUCTED ACCORDING TO THE LOCAL CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION) A COPY MAY BE OBTAINED AT LOCAL CITY PUBLIC WORKS.

REVISIONS	BY

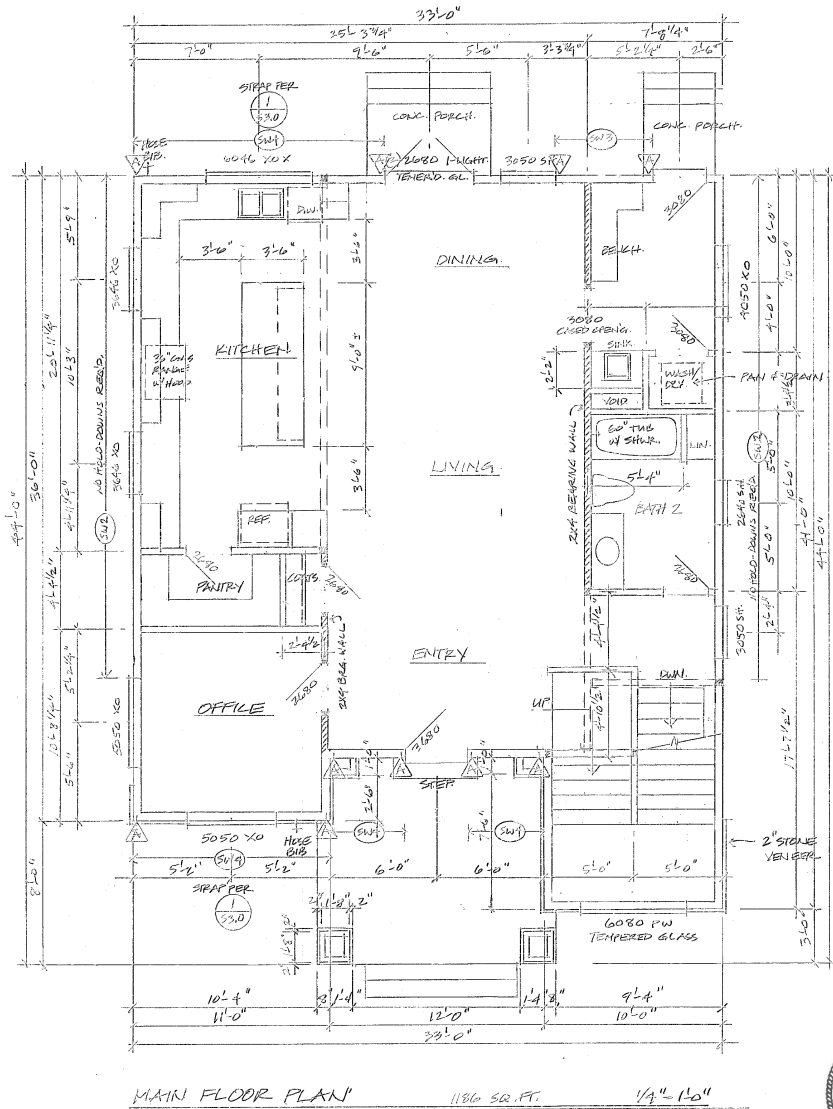
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393 West 1220 North
Pleasant Grove, Utah 84062
Phone: 801.338.5412
Email: tkbossdesign@gmail.com

t.k.boss
residential design

Date: 4/24/21
Scale: 1/32"
Drawn: T. BOSS
Job: SANJON
Sheet: P
Of: Streets

Overhead Site Plan



SHEAR WALL & HOLD-DOWN NOTES:

- △ SHD RJA HOLD-DOWN.
- SHD SHEAR WALLS PER SCHEDULE ON SHEET 50.0

REVISIONS	BY

t.k.boss.
residential design

393 West 1222 North
Pleasant Grove, Utah 84062
Phone: 801-338-5412
Email: tkbossdesign@gmail.com



Date	4/26/21
Scale	1/4"
Drawn	T.Born
Job	SANSON
Sheet	2
Of	Shots

Main Floor Layout

In closing I've created a table comparing the differences of the 3 different proposals to change the current residential code that were addressed in the original transmittal document. If you've made it this far I'm very grateful and am highly invested in this process and would like to see if there is anyway to participate further. I have a fairly great knowledge of the code being a builder myself and feel like I could add some useful ideas and commentary to the discussion. Please feel free to contact me at anytime through email, call or text.

[REDACTED]

Again thank you for your considerations

Erik Sansom

Table 3

	Erik Sansom Proposals	Starter Homes SLC	Staff Suggestions
Zones	All R-1 Districts, R-2, SR-1/1A, SR-2, SR-3	R-1/5,000, R-1/7,000, SR-1A, & SR-3	All R-1 Districts, R-2, SR-1/1A, SR-2, SR-3
New Building Forms Permitted	Any building form only regulated by number of allowable units	Two-family dwellings, single-family attached dwellings	Two-family dwellings, multi-family residential, row house, sideways row house
Minimum Lot Size	R-1/5,000 = 3,500 Sq. Ft R-1/7,000 = 7,001 Sq. Ft R-1/12,000=12,001 Sq. Ft	1,400 square feet per unit	2,000 square feet per unit (all unit types) via small lot development
Maximum Lot Size	Dependent on the prevailing District		
Minimum Lot Width	R-1/5,000 = 35' R-1/7,000 = 70' R-1/12,000 = 105'	Single Family = 20' Single family attached/ twin home = Interior 20' Corner 30' Two-family = Interior 30' Corner 40'	Not Regulated

	Erik Sansom Proposals	Starter Homes SLC	Staff Suggestions
Front Yard Setback	The minimum depth of the front yard for all principal buildings shall be equal to or greater than fifteen feet (15') from the adjacent sidewalk or ten feet (10') from the property line, whichever is greater. Where there are existing buildings within the block face the setback can be equal to one of the abutting front yard setbacks on the block face.	10'	10' or equal to abutting
Rear Yard Setback	The minimum depth of the rear yard for all principal buildings shall be equal to or greater than fifteen feet (15') from the property line. Where there are existing buildings within the block face the setback can be equal to one of the abutting rear yard setbacks on the block face.	10'	10' or equal to abutting
Interior Side Yard Setback 1	R-1/5,000 = 4' R-1/7,000 = 4' R-1/12,0000 = 6'	3'	4-10 feet (depends on unit type)
Interior Side Yard Setback 2	R-1/5,000 = 4' R-1/7,000 = 10' R-1/12,0000 = 10'	3'	4-10 feet (depends on unit type)
Interior Corner Side Yard Setback	R-1/5,000 = 4' R-1/7,000 = 4' R-1/12,0000 = 6'	3'	4-10 feet (depends on unit type)
Corner Side Yard Setback	R-1/5,000 = Six feet (6') from adjacent sidewalk or gutter or four feet (4') from property line, whichever is greater. R-1/7,000 = 10' R-1/12,000 = 10'	No change	5'
Maximum Building Height Pitched	33'	32'	District Maximum

	Erik Sansom Proposals	Starter Homes SLC	Staff Suggestions
Maximum Building Height Flat	24' 6"	30'	District Maximum
Maximum Building Coverage	R-1/5,000 = 60% R-1/7,000 = 55% R-1/12,000 = 55%	70%	60%
Allowable Units	R-1/5,000 = 3 R-1/7,000 = 5 R-1/12,000 = 7	5 units in R-1/7,000 4 units in R-1/5,000	4 units for multi-family, row house, cottage developments 2 units for two-family or urban house 1 unit for single-family dwelling
Maximum Primary Building Footprint	Not Regulated	Not Regulated	800 Square Feet
Maximum Gross Square Footage	Not Regulated	Not Regulated	1,600 square feet (Maximum height: 17ft) 1,200 square feet (Maximum height: district maximum)

From: [REDACTED]
To: [housingoptions](#)
Cc: [Buckley, Benjamin](#)
Subject: RE: (EXTERNAL) Comments on Proposed Expanding Housing Options
Date: Sunday, April 19, 2026 2:48:50 PM
Attachments: [image001.png](#)

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

Below are additional comments to the **Expanding Housing Options Proposal** I offered in an April 15 email to housingoptions@slc.gov. Items 5 and 6 contain edits to items 11 and 12 from the April 15 email; these comments are completely restated for context.

I have the following comments on how the April 13 (and other) Expanding Housing Options information sessions have been structured and how the Planning Division staff arrived at their conclusions:

1. The information sessions I've attended to date have presented a central planning approach to addressing an "unprecedented" issue. And while the top-down approach is at the forefront of the presentation, no voice has been given to historical perspectives on citizen private property rights - that our elected officials are oathbound to defend - and markets that have been shown ultimately to be self-correcting. 2008 – 2012 is a recent example of such a market correction.

The forums have discouraged open Q&A in favor of one-on-one Q&A following the presentation. That said, during the April 13 event, at the insistence of some attendees, an open, but limited, Q&A did ensue. It took the intervention of Council member Young to "take the stage" and get the program back on the intended (one-on-one Q&A) track. Such an approach in a public forum stifles essential political discourse.

2. As I understand it, the Expanding Housing Options effort came about through a March 4, 2025 Legislative Action in which the City Council tasked the Planning Division staff to study and make recommendations to ***eliminate barriers to home ownership and increase home ownership opportunities for family-sized housing in Salt Lake City***. In acting on the Legislative Action, a more representative approach, it seems, would be to task competing entities, with different philosophies, and of different disciplines, to study and make recommendations.
3. Tasking an internal city department, in this case, Planning, would seem a good use of in-house resource and expertise. My concern, though, is that if one looks at similar proposals around the United States (for example, see this Denver link: https://www.denvergov.org/files/assets/public/v/1/community-planning-and-development/documents/zoning/text-amendments/unlocking-housing-choices/uhc_pub_mtgs_spring2026_slide_presentation.pdf), the proposals look very much the same. I'm guessing this is because the city planning departments attend the same national conferences where they are exposed to the same "solutions". It seems the country, following the lead of city planning departments, and in some cases, state legislatures (TX, AZ, CA, others) is, with absence of critical thought, heading in the same top-down, one-size-fits-all direction to "fix the problem".

Based on language in the 10th amendment to the United States Constitution, our country is formed in the federalist structure where co-sovereign state (and local) governments ideally act as “experimental laboratories” allowing controlled testing of new ideas before broader implementation. Given this exceptional legacy, I question why Salt Lake City, and perhaps Utah, are choosing to follow the rest of the country off the same cliff.

4. During the April 13 session the Planning Division staff presenter stated more than once his “hope” that the proposed changes would achieve the city goals (of ownership, affordability, walkability, water conservation). Prior to making truly unprecedented changes to the SLC zoning ordinance affecting 77% of all residentially zoned land that will irreversibly alter the city fabric, there must be certainty, not hope the city goals will be achieved. Perhaps the stated goals are not achievable under any proposal. This undertaking calls for a degree of humility, not qualified hubris.
5. 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.

Citizens must be notified through a multi-media undertaking, i.e. – social media, email, USPS (mail), local publications, broadcast news, etc.

After such a multi-media effort, 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.

6. 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. Likely, Councilman Puy had the same Concern about making sure the citizens are informed.

The Expanding Housing Options proposal and in particular the Small Lot Development element is a significant proffer. The outreach to the citizens as measured in the information session attendance (and I am guessing by the quantity of comments submitted through the city web portal <https://shape.slc.gov/en/projects/housing-options>) has been anemic. This issue requires more:

- Public input
- Deliberation
- Diversity of proposed solutions, and
- Open public debate

Best regards,

[REDACTED]



From: Buckley, Benjamin <Benjamin.Buckley@slc.gov>
Sent: Wednesday, April 15, 2026 9:55 AM
To: [REDACTED]; housingoptions <housingoptions@slc.gov>
Subject: RE: (EXTERNAL) Comments on Proposed Expanding Housing Options

Peter,

Thank you for your comments. Staff will consider all public comments received and will be included in the staff report and public record.

Best,



BEN BUCKLEY | (He/Him/His)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7142
Email: benjamin.buckley@slc.gov
WWW.SLC.GOV www.slc.gov/planning

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

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

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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.
6. 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).

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



From: [REDACTED]
To: [housingoptions](#)
Subject: (EXTERNAL) My Comments on Expanding Housing Options
Date: Wednesday, April 22, 2026 12:38:30 PM

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

I own my home at [REDACTED] and have lived here for almost 38 years. I am opposed to the proposed Expanded Housing Options.

Reducing the driveway width for a flag lot from 24' to 20' is a fire safety issue. The lots on my street don't have street or alley access that would provide access to multiple dwellings on our lots, except for one flag lot that has a driveway access from 1600 East that is 19.6 feet in width, not 20 feet. The proposal for driveway width for flag lots to be reduced from 24 feet to 20 feet is a safety hazard. The fire trucks need sufficient width to maneuver to access burning buildings on flag lots to keep the fire from spreading to neighboring houses. If the neighboring lots now have multiple dwellings built on them, the potential losses from a fire increase dramatically.

The houses on my street are eight to 10 feet apart, which doesn't allow access for construction equipment to get between the houses to build more homes behind the existing homes. To build varied dwellings on our lots, existing homes must be demolished. The loss of these homes will absolutely change the character of our street.

Parking requirements will be a problem on our street. Our current homes have driveways that are wide enough for two cars to park side by side. Because our backyards don't have street access, the front yards of our property will have to be adjusted to accommodate parking spots for the multiple dwellings on our property. That will also negatively impact the character of the neighborhood.

The reduction of setbacks and increases in height allowances means that taller homes will be built closer to existing homes. As homes are sold by current owners, there is a strong possibility lots will be bought by investors wanting to maximize profits by building as many homes as possible on lots as close to the property lines as possible. It's likely the new dwellings will be rental units rather than owner occupied because there are no deed restrictions to require owner occupancy. The thought of multiple, tall dwellings being built on the lots next door to me, close to my property line, is very upsetting to me. My lot is a little more than 1/2 acre. I will lose the peace and quiet in my yard that I currently enjoy.

This proposal will increase density but there is no guarantee that it will increase affordability or owner occupancy. If investors buy up the properties this will drive up the

prices of the new homes. The members of our community that this plan is supposed to help won't be able to afford the new homes.

Rebecca W Davis

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [housingoptions](#)
Subject: (EXTERNAL) Expanding Housing Options
Date: Sunday, April 26, 2026 5:59:37 PM

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To: The Planning Commission & City Council

The goals of Expanding Housing Options, as stated on your website are, in brief:

To ease the housing shortage

To generate infill housing that is **Compatible with existing neighborhoods, and Attainable to buy or rent.**

The changes to residential zoning rules turn **low-density** zoning districts (R-1, R-2, SR-1, and SR-1A) into **high-density** zoning districts.

At the recent public meeting at the Neighborhood Hive in Sugarhouse, we were told that, depending on the size of your lot, you could have up to four buildings. While this will create more housing, it will not be compatible with the neighborhood, as stated in your first main goal. The existing zoning ordinances have requirements in regard to standard set-backs, lot coverage and height of structures. Reducing set-backs, increasing lot coverage, and increasing height allowance is not in keeping with your stated goal of compatibility. This is not to mention aesthetics; current zoning allows property owners to build in whatever style they desire, which may or may not be compatible with the neighborhood.

Attainability does not equate to affordability of the new units. It only means they exist. Affordability will happen when property values drop and/or wages go up. Rents in Sugarhouse will remain high indefinitely except among developers who meet AHJ requirements. In terms of possible home-ownership, you create very few opportunities for people to buy these new units unless you create a mechanism for dividing the lots and creating access, which would further adversely impact compatibility.

The added infill housing proposal requires only one off-street parking space per unit. Parking is an issue throughout the city. The average number of cars per household is two. Our current system of mass transit does not meet the needs of residents. The proposal does not address this problem adequately.

Infill benefits individual developers right now. The benefits to existing residents do not outweigh the costs in terms of the character of the neighborhood. As an example, a flag lot is

isolated from the community by its nature.

Infill does not serve the unhoused.

We are opposed to any of the proposed changes to the residential zoning rules. The Expanding Housing Options is nothing more than an effort to spot-zone every residential neighborhood in Salt Lake City. We are not Portland, Oregon. We do not like the marketing playbook that you are using. As with a lot of development and zoning issues in Salt Lake City in general, you have failed to inform the greater population of the proposed changes, and to accurately portray their impact on neighborhoods. Such dramatic changes should have been matched by a dramatic effort to communicate with every property owner.

Sincerely,
Larry and Ann Wright

From: [Berntson, Jason](#)
To: [Hulka, Andrew](#)
Subject: Fw: (EXTERNAL) Text zoning amendment.
Date: Tuesday, March 10, 2026 1:13:45 PM



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

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From: [REDACTED]
Sent: Tuesday, March 10, 2026 10:17 AM
To: Berntson, Jason <jason.berntson@slc.gov>
Subject: (EXTERNAL) Text zoning amendment.

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

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Sent from my iPhone

Mr. Berntson:

I'm grateful for the opportunity to respond to you regarding the proposed zoning text amendments. I attended the SHCC LUZ meeting in February to hear issues and concerns and opinions from those more up to date than I on this issue.

Sarah Young, Judi Short among other SHCC trustees and Soren Simonson and I were in attendance. In total about 10 people.

I attended the open house the next night at HHS.

I want to thank the staff for their preparation. The maps and handouts were very helpful. It was disappointing that the AV equipment was not available to add to the discussion. The staff was kind and hospitable.

My personal concerns now do not differ from what they were at the LUZ sub committee meeting. They are as follows:

1. Many of my neighbors and I purchased residential property in a well established neighborhood that had an established sense of community and lifestyle.

That's what many I speak to want to maintain.

Concerns include:

- a. Added traffic and parking issues.
- b. How will the city actually be able to monitor and keep potential landlords renting to too many people in a single family home or apt.?
- c. How will the city be able to make sure that new construction meets zoning requirements.
- d. What potential negatives to residential property values be?

(instead of living next to another single family home with a nominal amount of people, the potential for college kid renters and parties that are noisy , late and often littered with debris afterwards). Disrupting the established peace and quiet that has existed for decades?... this has happened a number of times up my street as single family homes have become rentals.)

e. Safety: there is hardly room for a large emergency vehicle to pass safely on our residential streets in my neighborhood with vehicles parked legally on both sides of the street.

It is already virtually impossible for two small vehicles to pass safely each other with legally parked vehicles on the street, let alone an SUV, large truck or a delivery van.

f. I believe adequate notice should be given to those who have to put up with new construction and the safety and disruption that construction vehicles and their supplies before the construction begins because of the negative issues that arise from it.

g. While I genuinely appreciate the open house options, the HHS effort was an epic fail. I doubt there were 50 locals there besides those who had already attended the LUZ mtg the night before. This is NOT a legitimate successful effort to inform the people who live in my neighborhood and own residential property of permanent potential options and negatives to the proposed zoning changes.

It may have completed a check on a required list of to do's required before a decision is made, but it did not reach any reasonable amount of people to get valid and reliable data on the public support or rejection of this rezone!

Notices to local public and private schools via their SCC and to local churches and on public bulletin boards at local businesses would vastly improve the public notice.

We need at least hundreds of people attending the HHS open house and to fill up the auditorium to get even a fraction of notice to the abutting community and their feelings about the proposal!

Finally, I did speak with 3 other people attending the open house. All three had reservations mostly regarding the potential negative impacts to their established neighborhoods and the lack of the city's ability to regulate the new zoning if approved.

My question was: What do you know about the proposal and how do you feel about it?

I served from 1994 to 2014 as a trustee and interested resident of my neighborhood on the SHCC. Virtually no one I speak to has any idea about this proposal. I have tried to point them to the LUZ sub committee of the SHCC for information.

Sincerely,
Sheila O'Driscoll

[REDACTED]

From: [Alicia Miller](#)
To: [housingoptions](#)
Cc: [Peter Wetzel](#)
Subject: (EXTERNAL) Expanding housing options
Date: Sunday, June 7, 2026 6:41:58 PM

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

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I have recently become aware of a proposal being considered for small lot dwellings.

Unfortunately I was not made aware of this through usual channels such as mailers and emails. I was made aware of it by a local concerned citizen. This in and of itself is distressing and doesn't feel above-board.

In attending one of the information sessions, I noted that it was poorly attended. I am sure this is due in part two the above reason that the information has not been widely dispersed. In checking with friends and neighbors, none of them were aware of this proposal. Additionally, none of them were in favor of this proposal.

I have lived in Salt Lake, my entire life and have seen many changes to the city, some good some bad. The good changes have invited broad public input and have encouraged back-and-forth dialogue to come to the best options. The bad changes have occurred through not well advertised means and feel like they represent the interest of the few rather than the many.

This proposal feels like it falls into the latter category. In speaking with a member of the planning committee at the session that I attended, the rationale for this proposal was cited as a "housing shortage". In recent years, seeing the landscape of the city, torn apart and reconstructed with massive apartment and townhouse complexes, it is inconceivable that there is an actual housing shortage.

The vacancy rate in Salt Lake is currently around 5.3%. A generally established "healthy" vacancy rate for a city is in the neighborhood of 5 to 8%. The beauty of the city is one of the things that draws people there. If city officials continue to allow the destruction of the landscape of our city, it will become a less desirable place for people to move and even less desirable for those of us who already live here.

If in fact, more affordable houses are needed for individuals wishing to purchase a home, the normal route is to purchase a home slightly outside of the center of the city, in other words, buying a home in the surrounding suburbs. This is the model that has occurred for hundreds of years, here as well as everywhere.

Incorporating this proposal will decrease the beauty of the city and reduce the value of the current homes for current homeowners.

At any rate, this proposal must have more consideration and a broader representation of input from current citizens and homeowners. It is incumbent upon those individuals who are in a position of representation of the public to ensure that more of the public is made aware of this proposal.

I STRONGLY OPPOSE THIS PROPOSAL. As a current homeowner in Salt Lake City, current citizen of the city and registered voter, my interests are NOT being represented and I demand that further research be done to come up with a solution if in fact this is a problem that needs to be solved. Rather than irreversibly change the landscape in anticipation of solving a problem that may not exist, city officials must consider more options and get more input of representative citizens.

Sincerely,

Alicia Miller
[REDACTED] 1000 East
Salt Lake City, UT

From: [Wanda Gavle](#)
To: [Nulka, Andrew](#)
Subject: (EXTERNAL) Comment on ENO proposal for June 10 meeting
Date: Tuesday, June 9, 2026 11:41:22 PM

You don't often get email from wgayle@sisna.com [Learn why this is important](#)

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

Dear Andy Hulka,

I am in the process of reading the Expanding Housing Options proposal and I want to point out something that is not completely accurate.

The report states, more than once, that the loss of students in public schools is a result of expensive and unattainable housing options for families. [Here](#) is an example:

[quote from Wasatch Advocates for Livable Communities](#), March 10, 2026, [letter to the SLC Planning Commission and SLC Council](#)

[With Salt Lake City School District losing hundreds of students each year](#) (Salt Lake Tribune 2025) and first-time homebuyers priced out of established neighborhoods, targeted zoning reform is the most direct tool the city has to expand equitable homeownership opportunities, bring back families, and support the long-term vitality of the city's public schools.

Could there be another reason why Salt Lake City is “losing hundreds of students each year”? Yes. That reason is the proliferation of charter schools.

There are 138 charter schools in Utah. There are 79,000 students in these schools. Someone at the Granite School District just told me last week that they have lost up to 12,000 students to charter schools. There are 30 charter schools in the Salt Lake City School District. The drain of students from regular public schools is similar.

Please take a moment to consider this factor and then incorporate it into your consideration of the EHC proposal.

Thank you,

Wanda Gale

East Garfield, SLC, 84109

Buckley, Benjamin

From: Kabrina [REDACTED]
Sent: Wednesday, June 10, 2026 7:23 PM
To: housingoptions
Subject: (EXTERNAL) Concerned about the intentions behind "expanding housing options"

Some people who received this message don't often get email from [REDACTED]

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As a longtime Fairpark resident, I am very displeased you are squandering large-lot residential areas for heavy mixed commercial use. This is not an expansion of options, it is a reward for ill-intended real estate businesses. If the city's stated goals are to remove dense city issues like homelessness and crime, then shouldn't we not be protecting what little family-focused, home-centered city planning the City has left?

I would like a response, if you are able. Thank you for your attention to this important future-looking matter.

--kabrinaM.

Buckley, Benjamin

From: Kayla Harris [REDACTED]
Sent: Thursday, July 9, 2026 10:31 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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

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

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

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

Thank you for your time and your work on this.

Kayla Harris
[REDACTED]

Buckley, Benjamin

From: Ian Sumner [REDACTED]
Sent: Thursday, July 9, 2026 10:33 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Thank you for your time and your work on this.

Ian Sumner
[REDACTED]

Buckley, Benjamin

From: Aaron Startup [REDACTED]
Sent: Thursday, July 9, 2026 7:39 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

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Thank you for your time and your work on this.

Aaron Startup
[REDACTED]

Buckley, Benjamin

From: Chase Ward [REDACTED]
Sent: Thursday, July 9, 2026 5:44 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

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Thank you for your time and your work on this.

Chase Ward
[REDACTED]



EXPANDING HOUSING OPTIONS IN SALT LAKE CITY

Addressing the Institutional Investor Concern: Evidence from Peer Cities and Available Policy Safeguards

Executive Summary

A concern raised over Salt Lake City's Expanding Housing Options proposal is that newly built middle housing—duplexes, triplexes, fourplexes, accessory dwelling units, and cottage clusters—will be acquired by institutional investors rather than local working families, thereby undermining the proposal's affordable homeownership goals.

This paper examines that concern directly, drawing on outcomes from peer cities that enacted similar zoning reforms—Portland, Oregon; Houston, Texas; Seattle, Washington; and Durham, North Carolina—as well as the broader literature on investor behavior in middle housing markets. It also surveys policy tools available to any jurisdiction that wishes to provide additional safeguards against institutional acquisition, though the peer cities noted above did not choose to implement these tools and tradeoffs should be considered.

Key findings:

- **The structural economics of missing middle housing limit institutional appeal.** Large investors seek standardized, geographically concentrated portfolios. Scattered urban infill on small lots is operationally incompatible with that model — a pattern borne out in Houston, where institutional investors concentrated in standardized 1990s–2000s suburban stock, not urban infill.
- **The SLC proposal already includes the most effective investor-deterrence mechanisms.** Gross floor area (GFA) limits and preservation bonuses reduce per-unit value and developer profit motive for teardowns, making institutional acquisition less economically attractive without requiring additional enforcement.



- **Federal action aimed at prohibiting investor purchasing of single-family homes (i.e. 21st Century Road to Housing Act) may backstop any gap in local safeguards** — and SLC's reform will operate within that federal policy environment if it passes.
- **Supplementary safeguards exist, but each carries real tradeoffs.** Deed restrictions, buyer monitoring, and first-look periods are deployable, but they require ongoing administrative resources and in some cases risk suppressing the supply they are meant to protect. Council should weigh these tradeoffs.

I. The Institutional Investor Concern in Context

Concern about investors acquiring residential properties is legitimate. In the years following the 2008 financial crisis, investor purchases of single-family homes surged, and firms with vast capital resources have at times outcompeted individual buyers. **It is important, however, to distinguish between two very different types of investors.**

The most current data puts the scale of institutional activity into perspective. A recent [Realtor.com Investor Report \(March 2026\)](#) finds that **institutional investors account for just 1% of total single-family home purchases nationally**, and even at their peak comprised only 16% of all investor purchase activity from 2015 to 2025.

Most investor activity is driven by small, mom-and-pop investors (those with fewer than 10 purchases) who now account for over 60% of investor purchases, up from 50% in 2021–22. **Institutional investor activity is highly concentrated geographically in Sun Belt metros** where inventory is relatively higher and prices lower; even in Memphis, the nation's top metro by institutional purchase share, institutional buyers accounted for only 4.4% of total single-family purchases from 2015 to 2025.

Separately, a [Progressive Policy Institute report \(February 2026\)](#) finds that institutional investors (defined in this report as entities owning 1,000 or more homes) collectively own just 0.55% of the nation's 82 million single-family homes. **Large institutional investors represent a small fraction of the investor universe and have highly specific acquisition criteria that do not align well with missing middle housing.**

The PPI analysis further finds **no correlation between institutional ownership concentration and home price appreciation** across 19 major metro areas from 2019 to 2024. Atlanta, the nation's most institutionally concentrated market at ~4% of single-family homes, saw the lowest Sun Belt price appreciation at 47%. Knoxville, with virtually no institutional presence, saw 90% appreciation. Meanwhile,



San Francisco, New York, and Boston, areas where there is negligible institutional ownership, remain among the nation's least affordable markets. The data simply does not support the claim that institutional investors are driving prices up. Even so, bipartisan policy momentum has shifted decisively toward constraining large institutional investor activity:

- [President Trump's January 2026 executive order](#) directs federal agencies to implement first-look policies and anti-circumvention provisions favoring individual owner-occupant buyers.
- The [HOMES Act \(2025\)](#), introduced with bipartisan support, would restrict tax deductions for investors acquiring 50 or more single-family homes.
- The [21st Century Road to Housing Act \(2026\)](#), which passed in the Senate and is now being considered by the House, would represent the most significant federal restriction on institutional investment in single-family housing in modern US history. Entities with investment control of 350 or more single-family homes would be prohibited from purchasing single-family homes (excluding manufactured homes) unless a purchase qualified for a statutory exception.

Large institutional investors seek properties that allow centralized management across large, geographically concentrated portfolios. [National research](#) highlights how large national investment corporations are buying up older, single-detached homes in need of repair and renting them out, often at higher prices. Researchers have found that, [in memos to their investors](#), private equity firms identify housing scarcity as the main driver of their investment strategy and that they **avoid areas with abundant housing**.

Additionally, [Urban Institute \(2023\)](#) found that mega-investors (Invitation Homes, American Homes 4 Rent) **specifically target homes averaging 1,850–2,000 sq ft, built after 2000, in fast-growing markets**—predominantly Sunbelt suburban subdivisions. **Small-batch infill construction spread across urban neighborhoods is structurally incompatible with that model.** Houston's record is particularly instructive. The city's lot-size reforms enabled more than 34,000 new townhomes between 2007 and 2020. And according to [Houston Chronicle data \(2026\)](#), large **institutional investors accounted for only 1.9 percent of cash home purchases in the Houston metro in 2025**—the largest such investor submitted 4,314 bids but completed just 105 purchases.



Nevertheless, the institutional investor concern for SLC’s Expanding Housing Options proposal deserves a response grounded in what peer cities have actually documented, and in what policy tools are available if SLC wants additional safeguards beyond what the proposal already contains.

II. Evidence from Peer Cities: Who Actually Buys New Middle Housing?

Four cities with housing reform histories most directly comparable to Salt Lake City’s Expanding Housing Options proposal provide instructive evidence on buyer demographics, affordability outcomes, and investor activity.

City / Reform	Key Findings on Buyers & Affordability Outcomes	Source
Portland, OR Residential Infill Project (2021)	• Over 1,400 ADUs and middle housing units were permitted in single-dwelling zones. • By mid-2024, middle housing comprised 43% of new units in those zones, up from under 20% pre-reform. • New market-rate middle housing sold for \$250,000 to \$300,000 less than new single-family homes. • Demolition rates did not increase above pre-reform levels despite a surge in middle housing permitting. • Participation in Portland Housing Bureau affordable homeownership programs increased significantly, with 868 units enrolled in at least one program (tax exemption or SDC fee waiver) between 2018 and 2024, and 251 qualifying for both.	Portland BPS Progress Report (2025)



City / Reform	Key Findings on Buyers & Affordability Outcomes	Source
	This represents a meaningful shift toward income-qualified homeownership in zones previously dominated by high-priced single-family construction. • The progress report does not track or publish buyer-type data; therefore it does not distinguish institutional purchasers from individual owner-occupants at the market-rate level. • Participation in PHB homeownership programs may be a meaningful indicator of owner-occupancy among income-qualified buyers, but it covers only the subsidized fraction of total production.	
Houston, TX Lot-Size Reform (1998 & 2013)	• At least 34,000 townhomes built 2007–2020. Typical outcome: one older home replaced by four townhomes affordable to moderate-income families. Only 0.5% of single-family parcels redeveloped over 25 years. • Rice University Kinder Institute's 2026 analysis of Harris County property records found that the nine largest institutional investors owned approximately 11,000 single-family homes: about 1% of the county's total. • Houston's median home price remains below the national median despite	Pew / UT Austin / NYU Furman Center (2023) Rice University Kinder Institute for Urban Research (2026) Houston Chronicle (2026)



City / Reform	Key Findings on Buyers & Affordability Outcomes	Source
	decades of rapid population growth. • Large institutional investors purchased just 105 homes in 2023-2025 despite submitting 4,314 bids—only 1.9% of metro cash purchases.	
Seattle, WA HB 1110 Middle Housing (2024)	Post-reform tracking by ATTOM and Redfin showed large institutional investors' share of Seattle-area purchases remained "relatively limited compared to national averages." City of Seattle does not track or publish buyer-type data .	SJA Property Management / ATTOM (2025)
Durham, NC Expanding Housing Choices (2019)	Durham's reform legalized duplexes, townhouses, and small multifamily in lower-density zones. City planners explicitly addressed "buying down the ladder": without middle supply, higher-income buyers outcompete working families. The ordinance was designed to interrupt that dynamic. City of Durham does not track or publish buyer-type data .	HUD USER Case Study (2021)

III. Possible Tools and Tradeoffs

The following table assesses each mechanism that has been raised in SLC's policy discussions, including provisions already in the proposal. For each, the analysis includes honest tradeoffs.

Policy Tool	Status	Strengths	Tradeoffs & Limits
GFA Limits + Preservation Bonus	IN PROPOSAL	Structurally deters investors by limiting per-unit value. Rewards preservation. No ongoing administration required.	Applies to all builders, not just investors. If caps are too tight, some projects may not pencil for small builders either.
Buyer / Owner-Type Monitoring	DISCUSSED	Produces empirical data to verify outcomes. Allows council to identify problems early and respond.	Significant staff and resource commitment. Investors use LLCs making identification non-trivial. No peer city has operationalized this systematically for new middle housing.
Deed Restrictions on New Units	DISCUSSED	Directly limits investor resale or rental use for a defined period.	Requires annual city compliance review creating a substantial ongoing administrative burden. Can restrict lender participation and buyer pool, potentially reducing supply. SLC's own ADU owner-occupancy requirement is associated with producing dozens of units rather than hundreds.

Homebuyer First-Look Period	NOT IN PROPOSAL	Gives individual buyers 30–90 days to purchase before institutional bidders can compete. Aligns with Trump's January 2026 executive order directing federal agencies to adopt first-look provisions.	Requires legal authority and enforcement mechanism. More relevant where the market is fast-moving; SLC's infill context may not see simultaneous bidding wars on small scattered lots.
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On the Preservation Bonus

The proposal's incentive for retaining existing buildings deserves emphasis as an investor-deterrence mechanism. Institutional investors and speculative developers maximizing per-square-foot returns have the strongest incentive to demolish and rebuild at maximum scale. The preservation bonus structurally advantages builders who add units to existing properties — a model that favors small local operators over portfolio-optimization strategies. This alignment of incentives is more durable than an administrative prohibition, because it works through economics rather than enforcement.

On Deed Restrictions: Lessons from SLC's Own ADU History

Salt Lake City's ADU owner-occupancy requirement offers a cautionary local precedent. The requirement has been effective at keeping investors out of the ADU market. It has also been associated with producing a few dozen units rather than the few hundred the city's housing goals require.



On Monitoring

As the peer city review above confirms, neither Portland, Houston, Durham, nor Seattle has operationalized this systematically for new middle housing. Institutional investors routinely use LLCs and layered entities, making ownership identification difficult even for dedicated researchers at major universities. For a city planning department, ongoing buyer-type monitoring would require dedicated staff, legal authority to access deed records systematically, and a methodology for LLC attribution. This is achievable — but it requires an explicit resource allocation, not just a policy mandate. **A periodic spot-check approach (e.g., annual review of a sample of new permits using Harris County–style methodology) would be more feasible than real-time transaction tracking.**

There is a fundamental irony embedded in the institutional investor objection to housing supply expansion: **it is the scarcity created by restrictive zoning that makes residential properties attractive to investors in the first place.** The preponderance of national evidence points toward supply expansion as the primary solution, not investor restriction. [Jenny Schuetz \(Brookings\)](#): 'The growth of institutional investors is a symptom, rather than the cause, of extremely tight housing markets.' Salt Lake City's housing affordability crisis — 16% of homes within reach of median income, 9th most expensive state market — is a supply crisis, not primarily an investor crisis. Expanding Housing Options addresses the root cause.

It is also worth noting that restricting institutional investors carries its own unintended consequences. Because institutional investors *are* suppliers of single-family rental housing, limiting their purchases — even with good intentions — shrinks the future supply of rentals at the same time it marginally expands the for-sale supply. [A 2025 peer-reviewed structural analysis by Joshua Coven \(CUNY Baruch\)](#) quantifies this tradeoff precisely: for every home purchased by an institutional investor, homeownership fell by 0.22 homes — but **rental supply expanded by 0.5 homes per purchase and rents decreased on net** due to institutional investors' lower operating costs and management efficiencies. Coven concludes that “policies seeking to ban institutional investors...would increase rents by reducing the rental supply — the opposite of their intended effect on the rental market.” [Brookings Institution economist Joe Gyourko](#) reaches the same conclusion from a different angle: “Banning purchases of single-family units by large rental companies will lead to a very small net increase in the number of homes available for purchase, and some families will benefit from living in them. However, other families that would have benefited from renting that same house no longer can do so.” For SLC, where approximately 50% of renters are already



cost-burdened, a policy that reduces the supply of single-family rentals to produce a marginal increase in for-sale inventory is not a neutral tradeoff. **Expanding housing supply, not restricting buyers, is the more durable path to affordability for all household types.**

IV. Recommendations

- **Pass the Expanding Housing Options ordinance.** The structural economics of missing middle housing limit institutional appeal. The proposal's GFA limits and preservation bonus are the most effective investor-deterrence mechanisms available — and they are already built in.
- **Commission a feasibility assessment for ongoing buyer-type monitoring.** Rather than mandating monitoring without resources, direct planning staff to report back on what a periodic spot-check methodology would require in terms of staff, legal authority, and budget, and fund it explicitly if the council determines it is warranted.

Buckley, Benjamin

From: Sterling Code [REDACTED]
Sent: Thursday, August 6, 2026 11:42 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

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

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

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

Thank you for your time and your work on this.

Sterling Code

[REDACTED]

Buckley, Benjamin

From: Matt Sadauckas [REDACTED]
Sent: Thursday, August 6, 2026 4:43 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Matt Sadauckas
[REDACTED]

Buckley, Benjamin

From: Jarod Hall [REDACTED]
Sent: Tuesday, August 11, 2026 2:59 PM
To: housingoptions
Subject: (EXTERNAL) Support for Expanding Housing Options

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Hello

I would like to write and voice my support for the expanding housing options proposal. As a West side resident I often lament the lack of restaurants and other services here. While the reasons for this are varied, I think the lack of density in our neighborhood is a driver. I am excited for this policy to allow my more gentle density to come over time and have various neighborhood businesses follow.

Thanks

Jarod Hall, AIA

Di'velept

[REDACTED]

[REDACTED]

w: www.divelept.com

From: [REDACTED]
To: [housingoptions](#); [De Leon, Alicia](#)
Subject: (EXTERNAL) Van Buren Ave, Harris-Development-Expanding Housing Options
Date: Thursday, July 30, 2026 6:51:13 PM

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

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

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



From: [REDACTED]
To: [housingoptions](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Sunday, August 2, 2026 12:56:48 PM

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Dear Salt Lake City Planning Commissioners,

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

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

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

Thank you for your time and your work on this.

Magali de Sauvage

[REDACTED]

From: [REDACTED]
To: [housingoptions](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Friday, July 31, 2026 12:40:24 PM

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

William Dye

[REDACTED]

From: [REDACTED]
To: [Planning Public Comments](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Friday, July 31, 2026 12:55:16 PM

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Thank you for your time and your work on this.

Emily Salzman

[REDACTED]

From: [REDACTED]
To: [Planning Public Comments](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Friday, July 31, 2026 1:25:43 PM

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Dear Salt Lake City Planning Commissioners,

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Connor Sanford

[REDACTED]

From: [REDACTED]
To: [Planning Public Comments](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Friday, July 31, 2026 1:29:45 PM

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Thomas Christiansen

[REDACTED]

From: [REDACTED]
To: [housingoptions](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Thursday, July 30, 2026 11:01:47 AM

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Dear Salt Lake City Planning Commissioners,

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

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Thank you for your time and your work on this.

Turner Bitton

[REDACTED]

From: [REDACTED]
To: [Hulka, Andrew](#)
Subject: Re: (EXTERNAL) basements
Date: Thursday, July 23, 2026 2:16:31 PM
Attachments: [image001.png](#)

Andrew,
Here is an AI summary of reasons for a basement in Utah versus crawl space. To go back later to finish the basement is much more affordable in cost than adding square footage. \$40K delta between having a basement and not having one in a 1,500 sf floor plate is an easy decision for most homeowners that will want more square footage in the future.

Josh

Cost and Space Comparison

- **Crawl Space:** Lower initial price tag (\$10,500–\$21,000 for a 1,500 sq. ft. footprint), but yields zero usable or livable square footage.
- **Unfinished Basement:** Higher initial price tag (\$30,000–\$45,000 for a 1,500 sq. ft. footprint), but provides an entire extra level of open space for future expansion. [\[1\]](#), [\[2\]](#)

Why Utah Homeowners Choose Basements

- **Value per Square Foot:** Adding a basement gives you cheap shell space for future bedrooms, storage, or recreational areas, which heavily boosts home resale value in Utah's real estate market. [\[1\]](#), [\[2\]](#)
- **Deep Frost Lines:** Utah building codes require foundations to go deep below the frost line anyway. Because you already have to excavate several feet into the earth, the extra cost to dig down a full 8 feet is often viewed by builders as a worthwhile trade-off for a full-height lower level. [\[1\]](#), [\[2\]](#), [\[3\]](#)
- **Mechanical Setup:** Utah homes rely heavily on furnaces and water heaters; an unfinished basement provides easy, standing-height room for these utilities without cramming them into a tight crawl space. [\[1\]](#), [\[2\]](#), [\[3\]](#)

In Utah, building a **basic unfinished basement (concrete shell) costs between \$35 and \$50+ per square foot**, whereas a **crawl space foundation costs between \$8 and \$18 per square foot**. For a standard 2,000-square-foot footprint, an unfinished basement typically ranges from **\$70,000 to \$100,000+**, while a crawl space costs roughly **\$16,000 to \$36,000**. [\[1\]](#)

The primary cost drivers making a basement more expensive are the significantly deeper excavation requirements, the double-height poured concrete walls, structural engineering for expansive soils, and required egress windows. [1, 2]

Cost Breakdown by Footprint Size

Foundation Type	Cost Per Sq. Ft.	1,500 Sq. Ft. House	2,000 Sq. Ft. House
Crawl Space	\$8 – \$18	\$12,000 – \$27,000	\$16,000 – \$36,000
Unfinished Basement	\$35 – \$50+	\$52,500 – \$75,000	\$70,000 – \$100,000+

On Tue, Jul 14, 2026 at 12:14 PM Hulka, Andrew <Andy.Hulka@slc.gov> wrote:

Josh,

This is something that I've been interested to learn more about through this process. Could you share any information or possibly point me to other resources about the construction costs of unfinished basements?

This is something that has come up in other conversations and I think the Expanding Housing Options team would agree with you that basements are an attractive feature for families with children. That was one of the main reasons why the Small Lot Dwelling code was written with different maximum floor areas for different building types. For most building types, the maximum would be 1,200 sq. ft., but for one-story single-family homes the maximum is 1,700 sq. ft. This is intended to discourage taller, 2-story buildings (which many residents were concerned about) while also allowing that extra floor area for basement space.

Thanks,



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

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property with development rights. **Official correspondence from Salt Lake City will only come from an email ending in "@slc.gov."** Messages from other domains claiming to represent the City should be treated as suspicious. Do not respond, click links, open attachments, or provide personal information.

From: Joshua Stewart [REDACTED]
Sent: Wednesday, July 8, 2026 8:25 AM
To: Hulka, Andrew <Andy.Hulka@slc.gov>
Subject: (EXTERNAL) basements

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Andy,

I did forget to mention one thing in our discussion yesterday.

I don't think basement square footage should count against the total square footage of the 1,200 sf or 1,700 sf. Since we live in Utah and our frost line is 36" deep, we have to form up foundation walls. It isn't that much more expensive to just put in an unfinished basement as to put in a crawl space. In addition, the basement space provides flex space for growing families to finish the basement at a future time without the higher initial cost.

Thanks,

Josh

From: [REDACTED]
To: [housingoptions](#)
Subject: (EXTERNAL) Remodel Incentives?
Date: Friday, July 17, 2026 10:05:26 AM
Attachments: [image.png](#)

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Hello-

I am an architect in SLC and have been designing local home renovations for 23 years, during which time I have also been living & raising my family in Yalecrest. Living and working extensively in one of SLC's older neighborhoods has been a wonderful experience and I have some observations that I would like to share:

- 1) Aging in Place: One of the challenges with older homes is that they are not accessible. The main levels are often 2'-3' above grade & many don't have bedrooms or laundry rooms on the main level, making it very challenging for people to age in place. When they are no longer able to live in their home, they are forced to relocate outside the neighborhood which means leaving their support network. I would love to see more *variety* of housing types offered in existing neighborhoods so people could stay as they age.
- 2) Lack of Diversity: Many SLC neighborhoods lack a diversity of housing options. Not only are there limited homes that can accommodate older people, but small square footages are limiting to families. This is evident in our declining K-12 school enrollment. Families of all sizes and ethnicities have a hard time affording homes in these neighborhoods. We need a variety of sizes and price points.
- 3) Higher Density: SLC has been expanding the zoning laws to allow higher density developments. This Harvard University Joint Center for Housing Studies article points out that this can contribute to the issue of high cost ([The Disappearance of the Moderately Priced Single-Family Home](#)). Similarly, this article discusses how the additional maintenance required for aging homes is becoming increasingly expensive ([Many Owners Cannot Afford to Maintain Aging Homes](#)).

I am not a developer, but from my vantage point as a renovation architect and resident I've been wondering if SLC can consider similar ways to increase housing accessibility & diversity with programs like the EHO and Affordable Housing loans/incentives but related to the existing housing stock/owners and not just for developers/new construction?

I'd be happy to have a follow-up conversation with someone if that would be helpful.

Thanks for your consideration-
Annie

Annie Schwemmer, AIA

Owner, Principal Architect



renovationdesigngroup.com



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From: [REDACTED]
To: [Hulka, Andrew](#)
Subject: Re: (EXTERNAL) Concerned about the intentions behind "expanding housing options"
Date: Tuesday, July 14, 2026 10:10:05 AM
Attachments: [image002.png](#)
[image001.png](#)
[image002.png](#)
[image001.png](#)

Also, what about when all of those renters want to become home owners?

On Thu, Jul 9, 2026, 11:50 AM Kabrina [REDACTED] wrote:

Thank you, Andy!

My concerns are around price gouging that shimmy up the chain to impact prices of all sorts of things. Just because someone will pay an unfair amount, does not make it fair market value. This is a larger issue than just the ordinance, but if we want to stop this train, we need to realize it is more than one thing.

Renting out houses as vacation rentals will also do quite a number on the area, as there are apartments that raised prices due to the baseball park not even built yet, and most assuredly will raise prices again when it's completed. This mindset is running rampant, and this ordinance signals it is encouraged.

The crux of my qualm with this issue is that there are no safeguards for monitoring prices and only incentives for raising and raising prices, to setup passive income sources rather than identifying fairness and having a work ethic. My concern is that our fair city is leaning into this capitalist mindset, when we have very real externalities pressing us to return to what's real, and what's right.

Thank you again for your time.

On Mon, Jun 29, 2026, 12:28 PM Hulka, Andrew <Andy.Hulka@slc.gov> wrote:

Hi Kabrina,

Ben is out of the office, but I can help answer any questions you might have. It sounds like your concerns are mostly centered around a negative perception about rental units. This is a concern that has been shared by other residents as well, and we have had some discussions about rentals and owner-occupancy requirements with the Planning Commission recently as a result of those comments.

At the same time, we have also heard from residents who are currently renters who would like to have more options for housing throughout the city. Since residents have such strong feelings about this topic (on both sides), it may be more useful to discuss your concern more specifically – are your concerns related to things like property/landscape maintenance, noise, parking, or trash? Or are you primarily concerned with the ownership of the property? If new development required a property owner to live on site, would that help with your concerns?

We appreciate you taking the time to submit comments. Thank you for your participation!



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

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From: Kabrina [REDACTED]
Sent: Friday, June 26, 2026 3:08 PM
To: Buckley, Benjamin <Benjamin.Buckley@slc.gov>
Cc: housingoptions <housingoptions@slc.gov>
Subject: Re: (EXTERNAL) Concerned about the intentions behind "expanding housing options"

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

I just meant that renting out is considered a business. I see that was not obvious from the first message. Thank you!

On Tue, Jun 23, 2026, 8:35 AM Kabrina [REDACTED] wrote:

Thank you, Mr. Buckley. Appreciate the response(s!). Hope you have a great day! Onwards and upwards

On Thu, Jun 11, 2026, 8:13 PM Buckley, Benjamin <Benjamin.Buckley@slc.gov> wrote:

Apologies, I hit send to early.

The proposals are being evaluated against city policies and standards. They will be in front of planning commission for a recommendation to city council in the coming months. City Council has ultimate authority on the matter and will be the deciding body.

Please let me know if you have any further questions.

Best,



BEN BUCKLEY | (He/Him/His)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7142
Email: benjamin.buckley@slc.gov
WWW.SLC.GOV www.slc.gov/planning

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From: Buckley, Benjamin <Benjamin.Buckley@slc.gov>
Sent: Thursday, June 11, 2026 8:03 PM
To: Kabrina [REDACTED]; housingoptions <housingoptions@slc.gov>
Subject: RE: (EXTERNAL) Concerned about the intentions behind "expanding housing options"

Good evening, Kabrina,

Please consider this email as receipt of your comments. Staff is still finetuning the proposal before taking to planning commission for a vote.

I would like to point out that this project does not include any commercial aspect. This project is strictly residential and has no allowances for commercial development like restaurants or retail shops.

BEN BUCKLEY | (He/Him/His)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION



Office: 801-535-7142
Email: benjamin.buckley@slc.gov
WWW.SLC.GOV www.slc.gov/planning

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From: Kabrina [REDACTED]
Sent: Wednesday, June 10, 2026 7:23 PM
To: housingoptions <housingoptions@slc.gov>
Subject: (EXTERNAL) Concerned about the intentions behind "expanding housing options"

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

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

As a longtime Fairpark resident, I am very displeased you are squandering large-lot residential areas for heavy mixed commercial use. This is not an expansion of options, it is a reward for ill-intended real estate businesses. If the city's stated goals are to remove dense city issues like homelessness and crime, then shouldn't we not be protecting what little family-focused, home-centered city planning the City has left?

I would like a response, if you are able. Thank you for your attention to this important future-looking matter.

--kabrinaM.

From: [REDACTED]
To: [Hulka, Andrew](#)
Subject: (EXTERNAL) basements
Date: Wednesday, July 8, 2026 8:25:07 AM

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

Andy,

I did forget to mention one thing in our discussion yesterday.

I don't think basement square footage should count against the total square footage of the 1,200 sf or 1,700 sf. Since we live in Utah and our frost line is 36" deep, we have to form up foundation walls. It isn't that much more expensive to just put in an unfinished basement as to put in a crawl space. In addition, the basement space provides flex space for growing families to finish the basement at a future time without the higher initial cost.

Thanks,

Josh

Buckley, Benjamin

From: Abbie Spencer [REDACTED]
Sent: Tuesday, August 11, 2026 3:33 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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

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

Thank you for your time and your work on this.

Abbie Spencer

[REDACTED]

From: [REDACTED]
To: [Lindquist, Kelsey](#)
Cc: [Hulka, Andrew](#)
Subject: Re: (EXTERNAL) family housing and the Expanding Housing Proposal
Date: Monday, June 29, 2026 4:25:36 PM
Attachments: [Outlook-Sego Lily .png](#)

Kelsey,
Thanks for forwarding to Ben and Andy.

While I appreciate the Planning commission acting as a sort of steering committee, what would you think if women who currently have young children or want to have young children and live in Salt Lake City and raise their children in Salt Lake would be the main advisory/steering committee for these potential code changes? The directive from the City Council seemed to be to find more ways to build affordable family friendly housing that could help solve our shrinking under 18 population.

I was thinking of my own lot on Princeton Ave that is 65' x 125'. My existing house is about 30' set back. With the proposed code changes, I could build a 18' x 32' house in my front yard and another new house in my backyard. In addition, the walls of the new houses next to my neighbors could be 30' high within 4' of the property line. I think my neighbors would be livid as their views would be blocked.

In addition, we currently have 6 drivers in my family and four cars. The on-street parking is already pretty full. More residents would have to park in front of nearby neighbors homes which would frustrate them continuously. I have no idea what would be done on trash pick up day?! There would be no room for that many trash cans.

While I'm supportive of gentle increased density and careful redevelopment in the single family zones, when building in existing neighborhoods it is crucial to do so gently, carefully, with beautiful designs, understanding what existing infrastructure can support, and with respect for the building traditions of the past.

Building on vacant blocks is a different situation. The city has a number of vacant parcels that they own, and they could test out missing middle children-friendly housing on those blocks instead of 5 over 2 apartment buildings. Las Catalinas in Costa Rica is a recent very successful development that was built with children living. Child friendly space was a design priority and generally car-free was an initial goal.

Videos about Las Catalinas

<https://www.youtube.com/watch?v=bPLJs4nnFAM&t=28s>

<https://www.youtube.com/watch?v=t7EFaJMdiLc>

Thanks,

Josh

On Mon, Jun 29, 2026 at 9:03 AM Lindquist, Kelsey <Kelsey.Lindquist@slc.gov> wrote:
Josh,

Thank you for your email. I forwarded it on to the Expanding Housing Options team. Andy or Ben should be giving you a call to discuss your questions and insights.



KELSEY LINDQUIST
Planning Manager
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 8015357930
Email: kelsey.lindquist@slc.gov
WWW.SLC.GOV

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From: Joshua Stewart [REDACTED]
Sent: Thursday, June 25, 2026 5:40 PM
To: Lindquist, Kelsey <kelsey.lindquist@slc.gov>
Subject: (EXTERNAL) family housing and the Expanding Housing Proposal

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

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Kelsey,
Do you have any time when I could discuss the proposals for the expanding housing study and how it relates to supporting families staying in and moving to Salt Lake City?

I listened to the presentation given to the planning commission and I don't think the commission was thinking through what housing means for people with children that are under 18. Also, the commission didn't think about how to transform a block gently by adding density and more cars gently.

A single bad development on a block face can be toxic for a street.

Families with children seek stability and longer term residents add stability and value and the commission was cavalier in discounting the owner v. renter argument.

Also, the size of 1,200 sf (600 sf on two floors) should allow for a basement. Families acquire a lot of stuff and need more space over time. In addition, in Utah you need to dig 3' for frost line, so a basement makes financial sense to go to the 8' form work of a foundation as opposed to 3'. As part of the square footage, it shouldn't be included in the 1,200 sf limit. Families with children need flexibility over time and if we want them to stay, growth flexibility is really important.

The staff studying the Expanding Housing had received a lot of public comments, but what they need to do is look at the data showing what is desirable for families with children and compare their decision making to that data. We can try to find a good balance between more urban living and gentle density that is going to keep families in the city in an incremental way and not drive more families out.

Josh Stewart
Architect



Buckley, Benjamin

From: Toni Allison [REDACTED]
Sent: Tuesday, August 11, 2026 3:41 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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

Thank you for your time and your work on this.

Toni Allison
[REDACTED]

Buckley, Benjamin

From: Marlin De May [REDACTED]
Sent: Tuesday, August 11, 2026 8:23 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Marlin De May

[REDACTED]

Buckley, Benjamin

From: Emily McLean [REDACTED]
Sent: Wednesday, August 12, 2026 5:19 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Emily McLean
[REDACTED]

From: [Lucas Stewart](#)
To: [housingoptions](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Thursday, August 13, 2026 4:14:52 PM

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

Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Lucas Stewart

██████████@gmail.com, ██████████ Murray, UT, US, 84107

From: [Austin Hartley](#)
To: [housingoptions](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Thursday, August 13, 2026 5:22:28 PM

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

Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Austin Hartley

██████████@gmail.com, ██████████, Salt Lake City, UT, US, 84108

From: [Juliana Landis](#)
To: [housingoptions](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Thursday, August 13, 2026 6:18:31 PM

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

Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Juliana Landis

██████████@gmail.com, ██████████, Salt Lake City, UT, US, 84111

From: [Jacob Bosen](#)
To: [housingoptions](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Thursday, August 13, 2026 9:25:25 PM

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Jacob Bosen

██████████@gmail.com, ██████████, Murray, UT, US, 84107

Buckley, Benjamin

From: Jacob Horowitz [REDACTED]
Sent: Monday, August 17, 2026 12:45 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Jacob Horowitz

[REDACTED]

Buckley, Benjamin

From: Zoe Newmann [REDACTED]
Sent: Friday, August 14, 2026 12:56 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Zoe Newmann

[REDACTED]

Buckley, Benjamin

From: claire decker [REDACTED]
Sent: Wednesday, August 19, 2026 8:38 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Thank you for your time and your work on this.

claire decker

[REDACTED]

Buckley, Benjamin

From: Matthew Morriss [REDACTED]
Sent: Tuesday, August 18, 2026 7:57 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Matthew Morriss

[REDACTED]

Buckley, Benjamin

From: Jessica Stern [REDACTED]
Sent: Wednesday, August 19, 2026 9:00 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Jessica Stern
[REDACTED]

Buckley, Benjamin

From: Kiki Mackaman-Lofland [REDACTED]
Sent: Wednesday, August 19, 2026 10:25 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Thank you for your time and your work on this.

Kiki Mackaman-Lofland

[REDACTED]

Buckley, Benjamin

From: Greg Bayles [REDACTED]
Sent: Wednesday, August 19, 2026 10:16 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Thank you for your time and your work on this.

Greg Bayles

[REDACTED]

Buckley, Benjamin

From: Alessandro Rigolon [REDACTED]
Sent: Wednesday, August 19, 2026 4:04 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Alessandro Rigolon

[REDACTED]

Buckley, Benjamin

From: Alex Taft <civinput@newmode.io>
Sent: Wednesday, August 19, 2026 4:59 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Alex Taft



Buckley, Benjamin

From: Dan Carvajal [REDACTED]
Sent: Thursday, August 20, 2026 3:05 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Dan Carvajal

[REDACTED]

Buckley, Benjamin

From: AMANDA LAMBERT [REDACTED]
Sent: Thursday, August 20, 2026 2:46 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

AMANDA LAMBERT
[REDACTED]

Buckley, Benjamin

From: Landon Kraczek [REDACTED]
Sent: Thursday, August 20, 2026 4:45 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Landon Kraczek

[REDACTED]

Buckley, Benjamin

From: Trenton Kraczek [REDACTED]
Sent: Thursday, August 20, 2026 6:44 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake city,

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Thank you for your time and your work on this.

[REDACTED]

Buckley, Benjamin

From: Chloe Preble [REDACTED]
Sent: Thursday, August 20, 2026 6:49 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Chloe Preble

[REDACTED]

Buckley, Benjamin

From: Tanner Visnick [REDACTED]
Sent: Friday, August 21, 2026 10:53 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Tanner Visnick
[REDACTED]

Buckley, Benjamin

From: Beau Sheffield [REDACTED]
Sent: Monday, August 24, 2026 7:14 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

I'm writing as a Salt Lake City resident in strong support of the Expanding Housing Options proposal. I was born in Murray and moved to Salt Lake City three years ago, and in that time this city has truly become my home. My family, my friends, my education, and my future are all here. I want to stay and build a life in this community — but like many residents my age, I'm not sure I'll ever be able to afford a home here.

Over the past few years, I've watched friends, classmates, and coworkers get priced out of the city they love. These are people who want to put down roots, contribute to their neighborhoods, and stay near their support networks, but they simply cannot find a home they can afford. Expanding Housing Options feels like a real, meaningful step toward fixing that, and I hope you'll move it forward.

Allowing more starter homes, duplexes, triplexes, and fourplexes in established neighborhoods can:

- Create homes in areas with the amenities families need

- Expand ownership opportunities for teachers, healthcare workers, customer service workers, young families, and first-time buyers
- Grow the city's consumer base to help local businesses thrive
- Provide smaller, more attainable homes for residents who don't need or can't afford large footprints

Other cities like Houston, Portland, and Seattle have shown that this approach works. When zoning reform was paired with practical changes that made smaller, family-sized homes feasible to build, more homes were created, prices moderated, and local contractors (not just large developers) were able to participate. Salt Lake City has a genuine opportunity to replicate that success.

We can bring back the kinds of modest, family-friendly homes that used to be common in our most beloved neighborhoods. Homes that regular people can actually afford. Homes that allow young adults, working families, and long-term residents to stay here.

I don't mind living in a smaller home with a smaller footprint. Prefer it even as it's less space for me to maintain (I already struggle keeping my apartment clean). What I fear most is being priced out entirely or becoming homeless. Salt Lake City needs more homes that people like me can realistically afford.

Thank you for your time, your service, and your work on this important issue.

Beau Sheffield



Buckley, Benjamin

From: Mark Overdevest [REDACTED]
Sent: Friday, August 21, 2026 5:51 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

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

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

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

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

Thank you for your time and your work on this.

Mark Overdevest
[REDACTED]

Buckley, Benjamin

From: Ryan Olson [REDACTED]
Sent: Monday, August 24, 2026 2:11 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

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

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Thank you for your time and your work on this.

Ryan Olson
[REDACTED]

Buckley, Benjamin

From: Eric Geels [REDACTED]
Sent: Wednesday, August 26, 2026 10:49 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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

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Thank you for your time and your work on this.

Eric Geels

[REDACTED]

Buckley, Benjamin

From: Barton, Hannah
Sent: Wednesday, August 26, 2026 7:27 PM
To: housingoptions
Subject: Feedback from an East Bench Community Member

Hi there,

I'm not sure if it's too late for public comment to be submitted on the Expanding Housing Options proposal. A member of the East Bench Community Council asked me to share her feedback, below. I also let her know about the 9/9 hearing where she can submit her comments as well.

I am deeply concerned at the potential for degradation of the current neighborhoods. There is a house in my neighborhood which appears to have been prepped to be turned into an Airbnb, and others which are adding ADUs, although the "excuse" is "in case my in-laws need to come and have a place to stay."

Joan Ogden
[REDACTED]
[REDACTED]

Thank you!



HANNAH BARTON | (She/Her/Hers)
Community Liaison, Districts 6 & 7
OFFICE of the MAYOR | SALT LAKE CITY CORPORATION
Office: (801) 535-6592 | Mobile (Preferred): (385) 258-8503
Email: Hannah.Barton@slc.gov
WWW.SLCMAYOR.COM WWW.SLC.GOV

Buckley, Benjamin

From: Karina Pritchett [REDACTED]
Sent: Thursday, August 27, 2026 10:28 AM
To: Planning Public Comments
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

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

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

Thank you for your time and your work on this.

Karina Pritchett
[REDACTED]

From: [Ryan Anderson](#)
To: [housingoptions](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Friday, August 28, 2026 8:28:52 AM

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

Dear Salt Lake City Planning Commissioners,

I'm a Salt Lake City resident writing in strong support of the Expanding Housing Options proposal. Over the past few years, I've been working with my friend to try to identify ways for her to keep her unmanageable .5 acre single-family property in Glendale. As a young unmarried person, it has been impossible for her to fix up her old home and keep her yard maintained. She would like to subdivide the property, but SLC's current Flag lot restrictions won't allow her to do so. She is also interested in trying to find a way to put a duplex or cottage court development on her land, but current zoning regulations prevent this.

I'm a renter in a nearby neighborhood, and I've started looking for a permanent home to purchase that will fit my family, but I can't afford anything. And I am one of the lucky ones! I was able to purchase a small condo in 2019 and refinance at the best time, but even if I sold my condo I wouldn't be able to afford the new monthly payment.

The Expanding Housing Options proposal feels like a real step toward fixing that, and I hope you'll move it forward.

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

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Thank you for your time and your work on this.

Ryan Anderson



From: [Kate Wright](#)
To: [housingoptions](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Friday, August 28, 2026 8:29:28 AM

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

Dear Salt Lake City Planning Commissioners,

I'm a Salt Lake City resident writing in strong support of the Expanding Housing Options proposal. Over the past few years, I've watched friends and coworkers get priced out of the city they love — people who want to stop renting and put down roots but can't find a home they can afford. My partner and I are even considering leaving Utah in the near future because we can't afford to buy a home here. The Expanding Housing Options proposal feels like a real step toward fixing this issue, and I hope you'll move it forward.

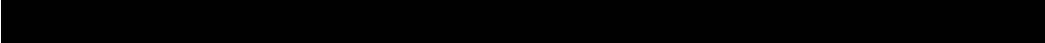
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Salt Lake City has a genuine opportunity here to bring back the kinds of modest, family-friendly homes that used to be common in our most beloved neighborhoods. I hope you'll take it. Salt Lake City just needs more homes that regular people like me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

Thank you for your time and your work on this.

Kate Wright



Buckley, Benjamin

From: Barlow, Aaron
Sent: Monday, August 31, 2026 2:23 PM
To: Buckley, Benjamin; Hulka, Andrew
Subject: FW: (EXTERNAL) Expanded Housing Options

I received the below comment from Davie Richardson on EHO.

From: [REDACTED]
Sent: Saturday, August 29, 2026 2:11 PM
To: Barlow, Aaron <aaron.barlow@slc.gov>
Cc: 'Council Member Chris Wharton' <city.council.liaisons@email.slc.gov>
Subject: (EXTERNAL) Expanded Housing Options

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

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Aaron,

Here are my brief thoughts on the proposed changes for our Residential Zones. I have been out of town and am late to the game here. Please forward as you see fit.

1. **General:** This is a great re-write. In particular, the well formatted and tabulated information makes it much easier to read and understand.
2. **Flag Lots:** I have thought forever that the required "flag pole" entry corridor should be much narrower, say 12 feet overall. I think an 8' driveway with 2' of landscaping on each side would be comfortable while allowing for easier development. I am curious if the Fire Department could accept this for fully sprinklered flag homes and outbuildings.
3. **Small Lot Dwellings:** This is a great idea. As a longtime Avenues and Capitol Hill resident I am familiar with many existing homes that fit this model. Here are two small tweaks that I would like to see:
 - a. First: ***The Minimum front yard setback should default to the District Minimum.*** This is especially important for infill projects. I feel very strongly about because of the danger of creating an "odd tooth" that damages an otherwise good set of dentures on a block face.
 - b. Second: ***The Minimum interior side yard setback should be reduced from 10 feet to 6 feet.*** This is what I experience between my and my neighbor's kitchen windows on A Street; our homes being ten feet apart. Ten feet total is plenty for light, ventilation, and fire separations.

Thank you kindly for your consideration,
David R.

David S. Richardson, AIA, PE

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

Buckley, Benjamin

From: DAVID VICKERY [REDACTED]
Sent: Monday, August 31, 2026 9:33 AM
To: housingoptions
Subject: (EXTERNAL) Support for the EHO proposals

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

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

I strongly support the Expanding Housing Options proposals. I believe they will help accomplish the very important goals of making housing less expensive and providing housing options for families at all stages of life.

I bought my house on Thornton Avenue in Yalecrest 48 years ago. Over the years I have been saddened to watch the number of families with children on the street dwindle to just two. There used to be working class families on the street, but now only highly paid professionals such as lawyers, professors and engineers can afford to live here. I still love the neighborhood, but it has lost some of its old vibrancy.

I hope to be able to age in place by constructing an accessible ADU on my property where I can live while a younger relative - maybe a college student or a young family - can be my caregiver and live in the house. I hope the city won't thwart these plans with needlessly restrictive zoning.

I won't be able to attend the hearing on September 9, but I hope you will take my views into account and will recommend approval of the EHO proposals to the City Council.

Regards,
David Vickery

[REDACTED]
[REDACTED]

I own my home at [REDACTED] and have lived here for almost 38 years. I am opposed to the proposed Expanded Housing Options.

Reducing the driveway width for a flag lot from 24' to 20' is a fire safety issue. The lots on my street don't have street or alley access that would provide access to multiple dwellings on our lots, except for one flag lot that has driveway access from 1600 East that is 19.6 feet in width, not 20 feet. The proposal for driveway width for flag lots to be reduced from 24 feet to 20 feet is a safety hazard. The fire trucks need sufficient width to maneuver to access burning buildings on flag lots to keep the fire from spreading to neighboring houses. If the neighboring lots now have multiple dwellings built on them, the potential losses from a fire increase dramatically.

The houses on my street are eight to 10 feet apart, which doesn't allow access for construction equipment to get between the houses to build more homes behind the existing homes. To build varied dwellings on our lots, existing homes must be demolished. The loss of these homes will absolutely change the character of our street.

Parking requirements will be a problem on our street. Our current homes have driveways that are wide enough for two cars to park side by side. Because our backyards don't have street access, the front yards of our property will have to be adjusted to accommodate parking spots for the multiple dwellings on our property. That will also negatively impact the character of the neighborhood.

The reduction of setbacks and increases in height allowances means that taller homes will be built closer to existing homes. As homes are sold by current owners, there is a strong possibility lots will be bought by investors wanting to maximize profits by building as many homes as possible on lots as close to the property lines as possible. It's likely the new dwellings will be rental units rather than owner occupied because there are no deed restrictions to require owner occupancy. The thought of multiple, tall dwellings being built on the lots next door to me, close to my property line, is very upsetting to me. My lot is a little more than 1/2 acre. I will lose the peace and quiet in my yard that I currently enjoy.

This proposal will increase density but there is no guarantee that it will increase affordability or owner occupancy. If investors buy up the properties this will drive up the prices of the new homes. The members of our community that this plan is supposed to help won't be able to afford the new homes.

Rebecca W. Davis
[REDACTED]

Salt Lake City, UT 84105
[REDACTED]

Buckley, Benjamin

From: Alicia Glead [REDACTED]
Sent: Tuesday, September 1, 2026 2:41 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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

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

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

Thank you for your time and your work on this.

Alicia Glead

[REDACTED]

Buckley, Benjamin

From: Francesca Mintowt-Czyz [REDACTED]
Sent: Tuesday, September 1, 2026 2:42 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Francesca Mintowt-Czyz

[REDACTED]

Buckley, Benjamin

From: Alison Adams [REDACTED]
Sent: Tuesday, September 1, 2026 2:51 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Alison Adams
[REDACTED]

Buckley, Benjamin

From: Ann Wright [REDACTED]
Sent: Tuesday, September 1, 2026 4:47 PM
To: Zoning
Subject: (EXTERNAL) Housing Expansion

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

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Hello,

I read with interest your proposals. I think you should read Peter Wetzel's Tribune article on the subject. And maybe visit Portland, Oregon, and consider how this sort of approach has failed there.

Supply and demand economics does not work when you are talking about property, so stop pretending that it does. All you are doing is making some developers rich and screwing up existing neighborhoods. Gentle infill, my a**.

You know that you are lying. And obfuscating. Stop it.

Ann

From: [REDACTED]
Sent: Wednesday, September 2, 2026 8:34 AM
To: Buckley, Benjamin <Benjamin.Buckley@slc.gov>
Cc: [REDACTED]
Subject: (EXTERNAL) SLC - Expanding Housing Options - Proposal - Comments

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

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

Dear Mr. Buckley:

I am writing to express my opposition to the Expanding Housing Options proposal, specifically:

Creating new zoning regulations that would allow small single-family dwellings, duplexes, triplexes, fourplexes, and townhomes (up to four units) on smaller lots.

This proposal poses unstudied infrastructure risks, encourages teardowns, reduces neighborhood tranquility, and will permanently alter established streetscapes.

Setbacks:

For example, the proposal allows buildings to be built 10 feet from the sidewalk. In my neighborhood, this would interfere with the existing trees' root systems and canopy. It would completely change the feel of our street.

Parking:

If this proposal is approved, parking on the street will be dramatically increased.

Density:

Increased density and loads on infrastructure capacity – specifically water - will have unknown and unstudied consequences” and “property values will drop, as the tranquility of the neighborhoods will be diminished. The City has not provided long-term data from other cities showing the impacts on property values, parking, code enforcement, or quality of life.

Public Outreach:

Public outreach has not been sufficient. Almost no one in my neighborhood is aware of this proposal. Citizens must be notified through a multi-media undertaking – including USPS. This issue requires more public input, deliberation, and open public debate.

I urge the Planning Commission to reject or significantly modify the Expanding Housing Options proposal.

Respectively submitted for your consideration,

Brian Burnett
[REDACTED]

From: [Drake Powell](#)
To: [housingoptions](#)
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City
Date: Tuesday, September 1, 2026 5:59:54 PM

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

Dear Salt Lake City Planning Commissioners,

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

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Thank you for your time and your work on this.

Drake Powell



Thea Brannon--- Comments on EHO proposal

- 1) Despite the optimism in the proposal that seems to imply that homeowners will be able to build additional housing in their lots, it is clear to everyone that developers will be the agents of building most new units. The concept that owner occupancy is not required and that units can be sold invites the development of crass, cheap, and tacky buildings thrown up for profit only, with little regard to the feel of the street and neighborhood. With no design review and over the counter permitting, it gives carte blanche to developers who are not invested in our community, who may even be from out of state. This issue needs to be very carefully considered.
- 2) There needs to be a **limit** on the number of multifamily units or rowhouses on a block to prevent a monolithic appearance completely out of character for a neighborhood.
- 3) Fourplexes should not be allowed, period. Triplexes and sideways rowhouses on blocks that are almost entirely composed of single-story houses should be subject to **design review** to prevent the construction of architecturally rogue units looming over neighbors' homes and yards.
- 4) It will be a positive benefit if increased infill can reduce lawn water use without creating heat islands and barren cement mini-villages.
- 5) Any design review should put the kabosh on builders using more than 2 colors of panels on the sides of buildings, thereby reducing the tacky, *preschool* effect.
- 6) **Finally, and most importantly,** there should be pilot projects—2 or 3 zones chosen to launch, instead of throwing the whole city to the wolves at once. There is precedent for this as it was done for ADUs. There could be a 1 or 2 year pilot period, with design review, to give the best chance of implementing this for a positive result. Since it is anticipated that it will be a slow roll-out, there is surely no harm in doing the utmost to ensure the purported “**gentle infill.**”

I do appreciate the Planning Division's efforts to increase housing, and encourage further and careful tinkering with the proposed plan.



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

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

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

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

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

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

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

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



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

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

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

Thank you for your consideration.

Alli Thurmond Quinlan

Executive Director, Incremental Development Alliance

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

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

Dear Salt Lake City Planning Commissioners,

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

Thank you for your time and your work on this.

Missy Greis



Buckley, Benjamin

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

You don't often get email from freedman121@gmail.com. [Learn why this is important](#)

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

Hello,

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

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

Thank you for your consideration.

Kara Freedman
[REDACTED]

Pronouns: she/her/hers

Buckley, Benjamin

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

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

Dear Salt Lake Planning Commission,

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

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

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

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

Thank you for your time and your work on this.

Charles Bradley
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Kallin Glauser
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Elsa Stewart
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Kyle Spencer
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Owen Watson
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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

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

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Thank you for your time and your work on this.

Nick Glenn
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Thomas Cooper

[REDACTED]

Buckley, Benjamin

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

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

Dear SLC Planning Commission,

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

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Thank you for your time and your work on this

David Vaughan

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Charlotte E. Robinson

[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Carol Chiu
[REDACTED]

Buckley, Benjamin

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

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

Dear Salt Lake City Planning Commissioners,

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

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

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

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Thank you for your time and your work on this.

John Lewis
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Allie Palmer

[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Andrew Wing
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Warren Miterko
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Margaret Rockhill
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Sam Thomas
[REDACTED]

Buckley, Benjamin

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

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Dear Salt Lake City Planning Commissioners,

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Thank you for your time and your work on this.

Andreas Harkort

[REDACTED]

Buckley, Benjamin

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



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

Official correspondence from Salt Lake City will only come from an email ending in “@slc.gov.” Messages from other domains claiming to represent the City should be treated as suspicious. Do not respond, click links, open attachments, or provide personal information.

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

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

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

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I oppose the Expanding Housing Options.

Tim Jeffries
[REDACTED]
[REDACTED]

Buckley, Benjamin

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

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



September 8, 2026

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

Dear Chair, Commissioners, and Council Members:

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

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

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



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

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

Salt Lake City Already Has the Right Model

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

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

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

The Cost of Parking Mandates Falls Hardest on Small Homes

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



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

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

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

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

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

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

Eliminating Parking Minimums Does Not Eliminate Parking — It Unlocks Housing

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



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

What reform does change is how much housing gets built:

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

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

Durham Confirms the Pattern

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



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

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

Our Recommendation

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

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

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

Conclusion



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

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

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

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

References

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

[Gould, C. \(2024\). Unlock Middle Housing with Parking Reform. Sightline Institute.](#)

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[Lubeck, A. \(2025\). The Math on Durham's Small Lot Reform. onHousing.](#)

[Mieleszko, A. \(2023\). Breaking: Durham, North Carolina, Just Eliminated Parking Mandates! Strong Towns.](#)



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for Livable Communities**

Parolek, D. (2020). Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis. Island Press.

[Salt Lake City Code § 21A.40.200 \(Ord. 17-23, 2023; Ord. 53-18, 2018\).](#)

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

Buckley, Benjamin

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

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

Dear Salt Lake City Planning Commissioners,

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

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

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

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

Mohith Reppale

[REDACTED]

Buckley, Benjamin

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

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

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

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

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

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

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

There are better ways to add housing:

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

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

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

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

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

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

Respectfully,
Christian Johnston
Resident of Salt Lake County

Buckley, Benjamin

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

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

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Dear Planning Commissioners,

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

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

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

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

Please move this proposal forward.

Edgar T. Thornton IV
[REDACTED]

Buckley, Benjamin

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

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

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

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

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

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

That is not a minor change.

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

My principal concern is infrastructure.

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

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

The relevant question is:

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

That is the scenario the City should be planning for.

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

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

The same principle applies to water.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

And perhaps most importantly:

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

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

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

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

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

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

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

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

Growth should be managed, not simply maximized.

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

Thank you for considering my comments.

Sincerely,

Franz Amussen

Buckley, Benjamin

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

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Hi,

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

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

Please reject the proposed initiative.

Thanks,

David Krizaj

Buckley, Benjamin

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

AUBREY CLARK | (She/Her)

Office Facilitator II

PLANNING DIVISION | SALT LAKE CITY CORPORATION

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

Email: aubrey.clark@slc.gov

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.slc.gov%2F&data=05%7C02%7CBenjamin.Buckley%40slc.gov%7C31d4eaaf4cc342dd40ee08df0e81231b%7C9fa2c952dd504b06ba6a4b9bd7adda03%7C0%7C0%7C639245619927422995%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMmIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=1SbEIAi%2BQ3DS0JWjanI2LZ9zg4SyyCZO%2BNrHgZFqRCs%3D&reserved=0>

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

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

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

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

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

Dear colleagues,

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

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

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

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

I have no trust that this will actually work.

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

Thank you

Sarah Woolsey [REDACTED]

Buckley, Benjamin

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

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

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

Howdy planning commissioners,

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

Thanks,
Jack Lawrence

Buckley, Benjamin

From: Jill Stephenson [REDACTED]
Sent: Friday, September 11, 2026 6:59 AM
To: housingoptions
Subject: (EXTERNAL) Opposition to the Expanding Housing Options Proposal

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

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

Dear Planning Commission,

I am writing as a concerned Salt Lake City resident to express my strong opposition to the Expanding Housing Options proposal.

While I understand the desire to address housing affordability and availability, I do not believe this proposal adequately addresses the underlying issues facing Salt Lake City residents. **Most importantly, increasing the number of housing units does not guarantee or meaningfully increase homeownership opportunities. Instead, I am concerned that this proposal will primarily create additional opportunities for real estate developers and investors to profit, while many of the new units ultimately become rental properties rather than homes that residents can purchase and build equity in.**

The proposal also appears to assume that increasing density will encourage more families with children to live in the city. However, whether people choose to have children is influenced by far more than the availability of housing. Wages, the rising cost and availability of childcare, economic uncertainty, and concerns about climate change all play a significant role in family planning. Simply building more and smaller housing units does not guarantee that more households with children will choose to live in Salt Lake City.

I am also deeply concerned about the likelihood that many of these units will become rentals. Salt Lake City already faces significant challenges with inadequate enforcement when landlords or tenants fail to meet their responsibilities. Before dramatically increasing the number of rental units, the City should strengthen its ability to enforce existing housing standards and hold irresponsible landlords and tenants accountable.

Parking is another serious concern. Parking is already a significant problem in many Salt Lake City neighborhoods, and increasing density without realistic and enforceable solutions will only make the situation worse. Residents should not be expected to absorb the consequences of development without adequate planning for parking, traffic, infrastructure, and neighborhood services.

I do not want Salt Lake City to repeat the mistakes or experience the same unintended consequences seen in rapidly growing cities such as Seattle, Portland, or Los Angeles. Salt Lake City should learn from other cities rather than pursuing development policies without carefully considering their long-term effects on affordability, homeownership, neighborhood stability, infrastructure, and quality of life.

We need housing policies that genuinely benefit the people who already live and work here—not policies that primarily benefit developers and investors. If the goal is to create stable, family-friendly communities, the City should focus on policies that increase attainable homeownership, improve wages and economic opportunity, address childcare affordability, strengthen enforcement of housing standards, and ensure that infrastructure keeps pace with growth.

I respectfully urge you to oppose the Expanding Housing Options proposal in its current form and advocate for a more thoughtful approach to housing—one that prioritizes residents, homeownership, accountability, and the long-term livability of our neighborhoods.

Thank you for your time and consideration.

Sincerely,

Jill Stephenson
District 7 Resident of 35 years

Buckley, Benjamin

From: K2020 [REDACTED]
Sent: Monday, September 14, 2026 1:31 PM
To: housingoptions
Subject: (EXTERNAL) Re: Petition Number: PLNPCM2025-01184

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

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

Comment sent in lieu of delivery at the public hearing: I urge you to reject **Petition Number:** PLNPCM2025-01184. I have no interest in overcrowding an already overcrowded city. Salt Lake is still somewhat nice because it has resisted slumification. Please don't turn my city into a slum with this proposal.

Buckley, Benjamin

From: Anthony Khong [REDACTED]
Sent: Wednesday, September 9, 2026 7:14 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

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

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

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

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

Thank you for your time and your work on this.

Anthony Khong
[REDACTED]

Buckley, Benjamin

From: Christine Medina [REDACTED]
Sent: Wednesday, September 9, 2026 5:53 PM
To: housingoptions
Subject: (EXTERNAL) Concerns re: EHO

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

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

Hi There,

I have worked and/or lived in the greater avenues area for the last 20 years. I am really concerned about the EHO presently going before the City Council.

I understand the need to provide more housing. I also understand the concern about the elementary schools' declining enrollment. My children both went to Wasatch Elementary, the Arts Academy and then West High. Housing is only one variable in the issue before us where it concerns the schools. Many families are choosing private or charter options due to curricular concerns, not necessarily lack of children in the area. COVID also impacted the birth rates and we are now seeing that come full circle with effects on enrollment rates in schools everywhere.

Living in the avenues—the street traffic is getting worse and more dangerous. As is, most parking is off street even for residents. We do not have the infrastructure to widen streets and create more lanes. The university campus already overextends the traffic in this area and we are limited by routes to get in and out of our own neighborhoods. This burden has substantially increased over the years. Adding more compact housing will only overburden an already failing commuter infrastructure.

I would also like to point out the simplest of things—the avenues is a very historical and charming area. We have homes here you cannot find anywhere else in the state. From its Victorian homes to sprawling 100ft trees—people visit this area just to get a glimpse of it and be transported back in time. Why are we even entertaining the idea of trying to cram more in? To take a historical charming area and undermine its very nature to build more housing is a tragedy. Expand school boundaries if we're concerned about student enrollment. Yes we need to solve the housing crisis, but destroying a historical neighborhood to achieve that is entirely wrong and misguided. We need to protect one of Utah's most cherished areas—not undermined the very things that make it special. We're already expanding in the city as fast as possible—to push more condensed housing up into this area is not a solution. Expand out, not in.

There are plenty of places to expand housing and/or lots to be flexible and accommodating. I see many dilapidated houses in the downtown and sugarhouse areas with overgrown and uncared for yards that look like empty lots. They are a magnet for transient populations and drug use. Give land owners and private investors flexibility for those areas where they may actually improve the area and make it better, not worse as is the case for the avenues.

I hope someone reads these emails and takes this seriously. Avenues needs to be protected; we cannot further burden an area already overburdened.

Christine Medina

Buckley, Benjamin

From: Daniel Strong [REDACTED]
Sent: Thursday, September 10, 2026 4:09 AM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

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

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

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

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

Thank you for your time and your work on this.

Daniel Strong
[REDACTED]

Buckley, Benjamin

From: Charlotte Teuscher [REDACTED]
Sent: Thursday, September 10, 2026 5:56 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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Dear Salt Lake City Planning Commissioners,

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

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Thank you for your time and your work on this.

Charlotte Teuscher

[REDACTED]

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Dear Planning Commission,

It is estimated that Utah has 500,000 illegal aliens living in the state. Their removal, whether facilitated by Utah or by the Federal government will have a profound impact on housing prices and availability in Utah. ADU's are California's answer to a problem that serves the donors who build structures rather than to the actual issue of affordability and availability for housing.

Do no emulate California.

Sincerely,

Cord Bauer

Buckley, Benjamin

From: James Brady [REDACTED]
Sent: Monday, September 14, 2026 11:27 AM
To: housingoptions
Subject: (EXTERNAL) Public Comments for Petition Number PLNPCM2025-01184

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

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

Politicians and Commissioners,

I implore you to reconsider and reject rezoning 80% of SLC residential zones for multi family housing.

I am a long time SLC resident. I have lived and worked in areas that have done this, including NYC and Los Angeles County. We do both want that in our fair city and county.

The redistricting has added considerable traffic, reduced parking, impacted the quality of life of pedestrians and cyclists while having no impact on the cost of housing.

Please find an alternative solution to affordable housing.

James Brady

Buckley, Benjamin

From: Deanne Harper [REDACTED]
Sent: Wednesday, September 9, 2026 1:58 PM
To: housingoptions
Subject: (EXTERNAL) My support for Expanding Housing Options in Salt Lake City

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

Dear Salt Lake City Planning Commissioners,

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

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

Thank you for your time and your work on this.

Deanne Harper

[REDACTED]

Downtown Comm. Ccl Comment on EHO

Good evening. I'm here as Chair of the Downtown Community Council.

The DCC supports the fundamental goal behind Expanding Housing Options. We need more housing, and more kinds of housing, in Salt Lake City. And we should make it easier to add thoughtful density through smaller homes, flag lots, conversions, and other forms of infill.

Downtown certainly isn't in a position to argue that density itself is the problem. We live with considerably more density than what is contemplated here, and understand both its benefits and tradeoffs.

Our concern is narrower: we aren't yet convinced that the ordinance, as designed, will reliably produce the outcome being used to sell it—affordable, or even broadly attainable, starter homes.

I would encourage the City to address six things before moving forward.

First, distinguish between producing more housing, producing less-expensive housing, and producing affordable housing.

A 1,200-square-foot home may cost substantially less than a new 2,500-square-foot home and still be unaffordable to a large share of Salt Lake households.

If the principal benefit of this ordinance is additional market-rate housing at somewhat lower price points, that may still be worthwhile. But we should describe it accurately.

If we're calling these starter homes, we should be able to demonstrate who, realistically, will be able to buy them.

Second, show us the economics.

The City can model representative projects using actual Salt Lake land prices, construction costs, financing, fees, and a reasonable developer return, and estimate

likely sale prices and rents.

If affordability is one of the primary public benefits of EHO, that analysis should be part of the public record.

And it should be performed across several neighborhoods, because the economics differ substantially depending upon where in Salt Lake City a project is built.

Third, examine whether the incentives actually favor homeownership.

Zoning can create a small house. It cannot, by itself, create a starter home.

If the same development can be sold to an owner-occupant or retained indefinitely as a market-rate rental, we should understand which option is more attractive economically.

That doesn't mean imposing a blanket owner-occupancy requirement. But if expanding homeownership is a stated objective, the ordinance should make ownership, subdivision, financing, and sale as straightforward as possible—and consider incentives for ownership-oriented projects.

Fourth, prioritize additive density over unnecessary demolition.

One of the most promising aspects of this proposal is the opportunity to add housing to land that is already developed: a rear-yard home, a flag lot, or additional units while retaining the existing house.

We should make sure the ordinance does not unintentionally make demolition the economically preferred route where preservation-plus-infill could achieve much of the same density.

Please encourage incentives for retaining existing housing while adding units.

Fifth, treat trees, open space, and solar access as infrastructure rather than obstacles to housing.

Downtown has seen the consequences of development that maximizes the building

envelope while treating mature trees, shade, permeable ground, and usable open space as expendable. We should not repeat that mistake elsewhere.

Reduced setbacks, increased lot coverage, and increased height have consequences. Those should be evaluated against the City's goals for tree canopy, heat mitigation, stormwater, and existing rooftop solar investments.

Finally, **measure what happens.**

Before adopting this ordinance, establish what success looks like.

Track units created, units demolished, ownership versus rental, sale prices and rents, and impacts on tree canopy.

Then require a formal review after two years.

If the ordinance is producing what was intended, terrific. If it is producing primarily high-priced rentals, unexpected demolition, substantial tree loss, or highly uneven neighborhood impacts, the City should be prepared to adjust the policy.

The DCC supports expanding housing options and thoughtful density. But development is not itself the public benefit. The public benefit is the housing and the communities we produce as a result.

This is a significant change to the City's residential zoning. We should make sure the incentives in the ordinance are actually aligned with the outcomes we're promising residents.

Emily Sloan-Pace, Homeowner, Beer Estate

EHO Comment - [REDACTED]

I'm speaking tonight as a homeowner, and as the steward of the William F. Beer Estate, built in 1899, at [REDACTED] Avenue.

I need to be clear from the outset: this proposal would provide me substantial financial benefit.

The flag-lot property behind my homes could accommodate significant additional development under these rules. That development would not be remotely affordable. It could, however, be very profitable.

And that is precisely why I am concerned.

Historic-property owners already accept substantial restrictions in the name of preserving these neighborhoods. Earlier this year, simply to put air conditioning into my 127-year-old home, historic streetscape requirements forced me to locate the outdoor mini-split condenser roughly 100 feet from the space it serves. That added substantial cost, which I accepted because preservation carries obligations.

It's difficult to reconcile that level of restriction with an ordinance allowing much more intensive development immediately beside historic properties, with smaller lots, larger building envelopes, and no guarantee that what gets built will be affordable—or owner-occupied.

A landmark does not exist in isolation. Its setbacks, light, trees, and streetscape are part of what the City asks people like me to preserve.

We cannot tell one homeowner that preserving context is so important that the location of an air-conditioning unit warrants regulation, while allowing the neighboring context itself to be substantially altered for profit.

I support more housing and thoughtful infill. But this proposal creates a profound imbalance between preservation mandates and development rights.

And when someone who could personally profit from that imbalance is asking you to reconsider it, I hope that gives the Commission pause.

Buckley, Benjamin

From: [REDACTED]
Sent: Wednesday, September 16, 2026 11:58 AM
To: Buckley, Benjamin
Subject: (EXTERNAL) Expanding Housing Options

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

On the subject of Expanding Housing Options, and specifically the Small Lot Dwelling element of the proposal, I offer the following:

During the September 9, 2026 Planning Commission meeting, during an exchange among the commissioners, one commissioner asked the planning staff to address public comments offered during the evening's hearing (and previously offered in written public comment). Commissioner Rosenfield, I believe protesting the inquiry, offered: "its all in the packet", meaning all public comments have been addressed by the Planning Division staff in the staff reports issued to date.

I take exception to this claim.

Below are comments I have offered that have not been addressed by staff:

1. Infrastructure capacity, particularly water has been ignored
 - 1.1. An independent study has determined if the additional 18,000 dwellings (Planning Division number cited during the April 13 Information Session) are built through EHO, water demand will increase from the current 90,000 acre-feet by 15% to 103,500 acre-feet. Where will that water come from?
2. Existing property value loss resulting from density – also known as welfare loss among incumbent homeowners – Ref. The Distaste for Housing Density, Joseph Gyourko and Sean E. McCulloch, NBER Working Paper No. 33078, October 2024.
3. Increase in tear-downs of the older homes — naturally occurring affordable housing.
4. Investor speculation resulting in rentals, not ownership.
5. Increase in nuisance properties.
6. Long term effects – the Planning Division has offered only short term citations from Oregon, North Carolina, Texas.
7. The "high yield" R-1-7000 and R-1-12000 zoning classifications will be disproportionately impacted.
8. Quantifiable proof that the city goals of making housing more attainable and providing more housing options for families at all stages of life, walkability, water conservation, equity, affordable housing Incentives, and housing for families will be achieved.
9. Zoning laws have traditionally provided predictability about what a neighborhood will be like for years to come – a compact between the property owner and the City Council? 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.
10. The false claim by the city that **character and unique qualities of each neighborhood will be preserved**, and that EHO will produce **gentle infill**. One small lot dwelling with a 10 foot front yard setback on an existing block in which the front yard setback established development pattern measures 20 – 35 feet (a 100 – 250% difference) will result in incongruency and will irreversibly change the character and unique qualities of the block.

Supplemental to the above item number 10, I offer the following:

From the June 10 Planning Division Staff Report The falsehood in the EHO proposal documents stating that "**character and unique qualities of each neighborhood will be preserved**" was **exposed** in the Planning Division's Staff Analysis response to citizen objections to the incongruous Small Lot Dwelling 10 foot front yard setback. On pages 12 and 13 staff state in five different sentences that increasing the front yard setback would:

- 1) ...*significantly reduce the amount of buildable area available*;
- 2) ...*result in a significant decrease to the buildable area....*;
- 3) ...*significantly limit the buildable area...*;
- 4) ...*reduce the buildable area to a point that renders projects **infeasible***;

5)...may lead to some Small Lot Dwellings that are significantly smaller and less desirable to households with **children**.

Rather than making an argument defending their claim - that the 10-foot setbacks are indeed in keeping with the character and unique qualities of established neighborhoods with the existing 20 to 35 foot front yard setbacks - the only defense staff could offer is to make a case that unless the decades old development pattern is compromised, the goal of densification could not be achieved.

In addition, the planning staff has downplayed the impact of EHO by stating that the implementation will not happen all at one time, that it will be gradual. From my perspective a ridiculous statement to which I repeat the above comment:

One small lot dwelling with a 10 foot front yard setback on an existing block in which the front yard setback established development pattern measures 20 – 35 feet (a 100 – 250% difference) – **regardless of the timing** - will result in incongruency and will irreversibly change the character and unique qualities of the block.

Best regards,

Peter Wetzel



Buckley, Benjamin

From: Hulka, Andrew
Sent: Thursday, September 17, 2026 10:18 AM
To: Buckley, Benjamin
Subject: FW: (EXTERNAL) Support for EHO

From: Ricardo H [REDACTED]
Sent: Wednesday, September 9, 2026 4:43 PM
To: Planning Public Comments <planning.comments@slc.gov>
Subject: (EXTERNAL) Support for EHO

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

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

Dear Salt Lake City Planning Commission and City Council,

I am a Salt Lake City resident emailing in my strong support for expanding housing options. As everybody knows, we are in a housing crisis. Unless you come from a very affluent background or bought your home in 1995, homeownership is largely out of reach for the current generation. The majority of people who object to this ordinance are those who already own property, and people who are stuck in rentership need to be considered. Another point, none of this land is originally ours and we need to learn to share this space as a community.

Salt Lake City is nowhere near a densely populated city. In fact, there is plenty of room for density increases. These increases would help support our already existing transit system, and help preserve the open space outside of the city. Due to our geographic constraints, we need to build up and fill in.

Not only are we facing a housing crisis, but an environmental crisis as well. The Great Salt Lake is drying up, and the rapid expansion of suburban sprawl is not helping. It has been proven time and time again that cities contribute less carbon per resident than suburbs do. Salt Lake is a city, and should look and feel like one.

Please recommend approval for this. We are at a critical crossroads and it needs to happen now, rather than later.

ATTACHMENT F: Department Review Comments

Public Utilities – Kristeen Beitel (kristeen.beitel@slc.gov)

- *The ADU standards would be changed to allow ADUs to be subdivided on their own lots. It is our understanding that ADUs must currently connect their utilities to the principal buildings, but the subdivision process would require a new utility connection. Does Public Utilities have any concerns regarding the subdivision and sale of accessory dwelling units?*
 - o This is something we have anticipated and have also been concerned about. I will correct your understanding slightly – an ADU on a single lot with a primary structure is required to connect their water service to the principal building or to the principal water service (i.e. one water service for the entire lot). For sewer, however, we recommend a separate sewer lateral for each building on the property, but will allow connection to the principal building or the existing sewer lateral, if that lateral passes a video inspection. The very reason for recommending and encouraging a separate sewer lateral all the way to the public main is for this situation exactly – subdividing the property is much easier if each building has its own sewer lateral. Obviously, this is contradictory to what we require for water. Also, most property owners elect to connect to the principal structure. Most of these cases will have shared water and sewer between the principal building and the ADU. With that, PU certainly has concerns about subdividing. Property owners will have two options – 1. Separate the water and sewer for the two buildings by installing new water and sewer to the ADU from the public mains. These services will have to run on the new lot's property. This will be an expense to the property owner, delayed from their original investment when they constructed the ADU. 2. Create an HOA to manage and maintain shared utilities between the two lots. This would also require notes on the plat and common area and/or easements for the shared utilities that cross property lines. Alternate to a full HOA would be a detailed ownership and maintenance agreement between the two property owners for the utilities. Separate from water and sewer, most of these lots will be graded such that surface stormwater drains across property lines, in violation of City Ordinance 17.84.900. Because of this, we will require notes on the plat to acknowledge that there is surface drainage crossing property lines. This is a small ask and easy to accommodate, but is important so that the lots are compliant with ordinance.
 - **Staff Note:** *The proposal to allow the subdivision and sale of ADUs has been removed.*
- *The Small Lot Dwelling code would also potentially allow new detached buildings on existing properties. Are multiple detached units allowed to be on the same main lines?*
 - o The simple answer is yes. Just as with a secondary dwelling, we will require all buildings on one lot to be served by a single water service/meter and recommend that each building have its own sewer, but allow shared sewer, if on the same lot and the sewer lateral passes the video inspection. This results in the same potential issue with a future subdivision that I describe above.

Fire – Seth Hutchinson (seth.hutchinson@slc.gov)

- Planning staff met with representatives from the Fire Department on August 6, 2025, to review the proposal. While no written comments were provided, the Fire Department team made recommendations about the fire access requirements for flag lots and supported the addition of language clarifying that access is subject to approval by the fire official.

Sustainability – Peter Nelson (peter.nelson@slc.gov), Christopher Bell (christopher.bell@slc.gov)

- The Energy & Environment Division of Sustainability support the zoning text amendments that promote preservation and reuse of existing structures in the R-1, R-2, and SR-1 zoning districts.
- Regarding water conservation, Sustainability will defer those considerations to Public Utilities.
- I second Peter's comments from our division's side. We do foresee some operational service impacts as a result of these over time but we are positioned to manage. Will keep a close eye on of course.

Housing Stability – Heather Royal (heather.royall@slc.gov)

- Housing Stability provided a for-sale housing gap analysis. It is attached.

Attorneys – Courtney Lords (courtney.lords@slc.gov)

- No comments at this time.

Building Services – James McCormack (james.mccormack@slc.gov)

- I love the 2000 square foot lot idea and the idea to subdivide. Not speaking toward what Fire may require, but from a building code perspective, my biggest question on this would be not allowing people to build to a minimum. But to a maximum. These families may want to be able to upsize over time. Add a second floor for more space. Build a basement so that the furnace and water heater and laundry can be in the basement with some storage. This frees up space in the living area for more space, possibly a whole bedroom worth more of space. Also, from a plumbing perspective. Slab on grade with plumbing under the concrete is much more expensive in living square footage to replace and repair than a basement with utilities that come through the foundation wall. I was surprised not by the minimum requirements, which I think are great, but a maximum should be considered as well, as people and their needs can change, location can't.

Housing Stability's Salt Lake City For-Sale Housing Gap Analysis

Executive Summary¹:

- Big gap at lower price points, with high demand from moderate- and low-income households, but limited supply of homes under \$400,000.
- Supply skewed toward expensive homes in the \$500,000–\$700,000+ range, serving primarily upper-income buyers (top 20%).
- Affordability mismatch by housing type: rising single-family home prices and limited small-unit/new-attached housing options block entry-level buyers despite demand.
- Market dynamic: tight inventory, fast sales, and slightly slowing price growth indicate persistent high demand.

1. Salt Lake City Housing Data

A. Supply-Side Data

- Inventory & turnover: As of June 2025, there were 402 single-family home listings and 169 sold that month, equating to 2.4 months of inventory².
- Median sale prices: \$615,000³
 - Monthly payment: \$4,056⁴
 - Income required to purchase: \$162,230⁵
- Average Days on market: 21 days on average (June 2025). This is down from a year ago (~47–65 days)⁶.

B. Demand-Side Data

- Income distribution:
 - Median Household Income \$72,951⁷
 - 33% of households earn less than \$50,000 annually⁸
 - 22.4% of households earn more than \$150,000⁹

¹ Executive Summary was written by ChatGPT and edited by staff.

² [Salt Lake City Real Estate Market Report](#)

³ [Kem C Gardner Policy Institute Analysis](#)

⁴ [Ibid](#) (assumes 5% downpayment and 6.63% interest)

⁵ [Ibid](#) (assumes house payment is <30% income)

⁶ [Redfin](#)

⁷ [2023 ACS](#)

⁸ [Ibid](#)

⁹ [Ibid](#)

2. Demographic Shifts

- Salt Lake City's population continues to grow, dominated by young and aging adults.¹⁰
 - Adults aged 18-24 increased by 28.2% (7,600 people) between 2019 and 2023.
 - Adults over the age of 65 increased by 19.8% (4,500 people) during the same time.
 - Combined, this adds 12,100 new adults to the resident population, all of whom need housing.
- Salt Lake City's population grew by 9,060 residents from 2019-2023, a growth rate of 1.1% annually.
 - With an increase of 12,100 adults aged 18-24 and over 65, this means that households with children left the city. Approximately 1,200 households (3,040 people) left the city during the same time period.

3. Affordability Benchmarks

Affordable price calculation: Assuming 30% income toward mortgage:

- Household at median household income (\$72,951) should spend less than \$21,885 on housing annually (\$1,823/month).
 - Affordable home price to median household: ~\$300,000¹¹.

4. Market Segmentation

A breakdown of affordable purchase price at various income levels is provided below¹²:

Annual Income	Max Monthly Payment	Affordable Home Price
\$50,000	\$1,250	\$205,000
\$60,000	\$1,500	\$246,000
\$70,000	\$1,750	\$288,000
\$80,000	\$2,000	\$329,000
\$90,000	\$2,250	\$370,000
\$100,000	\$2,500	\$411,000
\$120,000	\$3,000	\$493,000

¹⁰ Salt Lake City Demographic Changes: 2019 to 2023

¹¹ Assumes 5% downpayment and 6.63% interest; home insurance and property tax not included in analysis. Staff analysis with assistance from ChatGPT.

¹² Staff analysis with assistance from ChatGPT.

- Current Listings:
 - Approximately 7.5% of homes are listed at \$400K or below.
 - Approximately 3% of homes are listed at \$300k or below.
- 2022 Case study¹³:
 - 4,163 homes sold in Salt Lake City
 - 92.3% (3,588) sold at prices affordable to households earning over \$82,000 (80% AMI).
 - 7.7% of homes sold at prices affordable to households earning under 80% AMI.

5. Gap Analysis¹⁴

- Undersupply for entry-level/mid-tier homes:
 - Roughly 7.5% of homes are listed at prices affordable to households earning less than \$100,000 per year or below (64.5% of the population)
 - Approximately 3% of homes are listed at prices affordable to households earning the median household income or below (\$72,951)
- Concentration of listings in middle to high-tier (\$500,000):
 - The overwhelming majority of listings, upwards of 80%, are listed at prices affordable to households earning more than \$150,000 (just 22.2% of population)

¹³ [Kem C Gardner Policy Institute Analysis](#)

¹⁴ Staff analysis with assistance from ChatGPT.

ATTACHMENT G: Petition to Initiate

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MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, March 4, 2025

Council Member Dugan expressed gratitude for those who came to speak, recognized the challenges faced by those who spoke, and shared appreciation for the public's engagement.

E. NEW BUSINESS:

1. Ordinance: Economic Development Loan Fund - Cold Plunge Coffee, LLC.

The Council will consider adopting an ordinance that would approve a \$100,000 loan for Cold Plunge Coffee, LLC. at 475 East 300 South from the Economic Development Loan Fund (EDLF). Cold Plunge Coffee, LLC. offers craft coffee and cold plunges or cold-water immersion therapy. This loan will assist in the creation of nine new jobs in the next year and the retention of one current job.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 4, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, March 4, 2025

Staff Recommendation - Refer to motion sheet(s).

Motion:

Moved by Council Member Puy, seconded by Council Member Lopez Chavez to adopt Ordinance 14 of 2025, approving a \$100,000 loan for Cold Plunge Coffee, LLC from the Economic Development Loan Fund.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

2. Legislative Action: R-1 Single-Family Residential Districts Proposed Zoning Text Amendment

The Council will consider adopting a legislative action requesting continued work by the Planning Division on a text amendment to consolidate and simplify the R-1 single-family residential districts.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, February 18, 2025

MINUTES OF THE SALT LAKE CITY COUNCIL
Tuesday, March 4, 2025

Set Public Hearing Date - n/a
Hold hearing to accept public comment - n/a
TENTATIVE Council Action - Tuesday, March 4, 2025

Staff Recommendation - Refer to motion sheet(s).

Council Member Wharton provided clarification of the Council's action for this item.

Motion:

Moved by Council Member Mano, seconded by Council Member Puy to adopt a legislative action initiating a text amendment to consolidate and simplify the R-1 single-family residential districts, including updates to the residential flag lot standards, the addition of new housing options, and to the extent possible, eliminating barriers to homeownership and consider similar changes to the other low density districts such as the R-2, SR-1, and SR1-A zones.

The intent is to continue to study the benefits and impacts through the process of drafting, engaging the public, and finalizing a proposal leading to consideration by the Planning Commission and potential adoption by the Council. Specifically, the Council wants to identify how these potential changes impact the affordable housing incentives and City goals related to housing, walkability, and water conservation.

A guiding principle of the Council is to increase home ownership opportunities for families in Salt Lake City. It is a priority of this Council to include affordable "missing middle" housing options along with family sized housing in any text amendment.

AYE: Alejandro Puy, Chris Wharton, Daniel Dugan, Darin Mano, Sarah Young, Eva Lopez Chavez, Victoria Petro

Final Result: 7 – 0 Pass

3. Advice and Consent: Director of Public Lands – Kim Shelley

The Council will consider approving the appointment of Kim Shelley as the Director of Public Lands.

FYI – Project Timeline: (subject to change per Chair direction or Council discussion)

Briefing - Tuesday, March 4, 2025

Set Public Hearing Date - n/a

Hold hearing to accept public comment - n/a

TENTATIVE Council Action - Tuesday, March 4, 2025