

Buckley, Benjamin

From: Jeffrey Stevens [REDACTED]
Sent: Thursday, September 17, 2026 10:34 AM
To: Hulka, Andrew; housingoptions
Subject: (EXTERNAL) Public Comment for the SLC Planning Commission Hearing regarding the proposed Text Amendment for Expanding Housing Options

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Mr. Hulka,

I do not believe that I will be able to attend the public hearing of the SLC Planning Commission on September 23, 2026 in which the commission is expected to make a recommendation on the proposed Text Amendment for Expanding Housing Options; therefore, I would like to submit the following written comments for the Commission's consideration.

1. If the goal of the proposed Text Amendment for Expanding Housing Options is to address affordability of home ownership, which is the main rationale that has been set forth in the material supporting the proposed Text Amendment for Expanding Housing Options:

Shrinking homeownership opportunities: 86.4% of SLC renters are priced out of homeownership. Only 14.5% of homeowners in SLC are younger than 35 years old. ° Rising housing costs: The median SLC home costs \$615,000, and has increased more than 83% since 2005. 72.6% of SLC households cannot afford the median house. ° Decline in households with children: Only 17.8% of SLC households had at least one child living at home in 2023, down from 24.8% in 2010. ° Missing middle homes and smaller homes are more affordable: The median sales price of condos, townhomes, and twin homes in Utah was approximately \$150,000 less than that of a singlefamily home. Cities that have adopted similar missing middle and small lot ordinances have found that the new homes are up to \$300,000 less than typical market-rate single-family homes

then it makes no sense to include duplexes, triplexes and fourplexes in the proposed Small Lot Dwelling land use. Candidly, there is a current glut of rental units in downtown Salt Lake City and the surrounding neighborhoods. Currently, "For Rent" signs are widespread in neighborhoods; large multi-family housing facilities are offering months of free rent and cash signing incentives; and the University of Utah has many on-campus housing units that are empty. At the same time, the building of new multi-family housing projects continues on an impressive scale. The character of downtown Salt Lake City has changed dramatically, with conservation and re-use of existing building stock yielding to tear down and replace with large, characterless, and vanilla multi-family projects in the name of creating "affordable housing options." I don't believe that Salt Lake City's neighborhoods should be similarly sacrificed, when there is such an oversupply of rental units on the market.

Therefore, if the goal of the proposed Text Amendment for Expanding Housing Options is to create "for sale" housing options, then the Small Lot Dwelling land use should be limited to housing that is for sale, and not for rent.

Allowing the Small Lot Dwelling land use to be used to create for rent duplexes, triplexes and fourplexes, will create a tremendous incentive to tear down existing homes, subdivide existing lots and build income producing units on these formerly single family lots. Not only will there be a disincentive to preserve and re-use existing housing stock, the Small Lot Dwelling use will likely have the opposite effect of what is intended, where the price of current single family home properties will increase based on the potential of developing multiple "for rent" properties. This will place homeownership further out of reach; it will favor investment companies and investment consortiums that can assemble the money needed to acquire single family homes based on the future multi-unit development potential. This would also create a trend turning current neighborhoods of family homeowners into neighborhoods of renters.

Allowing future building of dense multi-family rental housing on formerly single family lots (up to 8 units on a 5,000 sq.ft. lot and 16 units on an 8,000 sq.ft. lot) is a tremendous change and disruption to the people like me that have invested years of time and money into neighborhoods and creating community in reliance on the land use program that was in place at the time these investments began and continued for decades.

Finally, there is no discussion of the "Bonus Units" in the explanatory materials. The "Bonus Units" potentially increase density without taking into consideration the need for parking and putting additional strain on limited parking in older neighborhoods. This feature of the Small Lot Dwelling land use should be more widely publicized instead of buried in the language of the zoning amendment.

For these reasons, I believe that the Small Lot Dwelling use should be limited to "for sale" units because that use is the only use that is supported by the affordable housing rationale and statistics that are being provided to explain the need for this change and to minimize the disruption to Salt Lake City's unique and high quality neighborhoods that deserve considerations of preservation and conservation.

With respect to the proposed amendments to the R-1 and SR-1 zonings, from my review the take away is to allow taller structures and greater building lot coverage in all zones and reduced set backs in many zones. These changes are not supported by a rationale to create more affordable homeownership. These changes will simply allow bigger buildings on existing lots. The current building height, setbacks, and lot coverage limits are the product of substantial deliberation and should not be discarded for convenience or expediency. I am not seeing any obvious reason to change these parts of the current residential zoning and these changes do not advance the goal of making home ownership more attainable.

Thank you for including my comments for the Planning Commission's consideration.

Buckley, Benjamin

From: IRA KAUFMAN [REDACTED]
Sent: Sunday, September 20, 2026 4:51 PM
To: housingoptions
Subject: (EXTERNAL) Public Comment on Petition Number PLNPCM2025-01184

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Hello Andy Hulka,

I am a concerned member of the public that is wishing to make a statement against re-zoning standards for Small Lot Dwellings and making amendments to the R-1, R-2, SR-1, SR-1A, Flag Lot, Definitions, and Table of Uses sections in the zoning ordinance in the Salt Lake County/City areas. This is a bad precedent to set. I am concerned that property investors will be able to out-bid individual families seeking to buy in the Salt Lake area any remaining single family homes with these zoning changes. I saw this happen first hand in Los Angeles (where I grew up and lived in for over 4 decades) That city has become unlivable, has lost most of its character, and still has a massive affordable housing crisis with over 60,000 individuals who are homeless. What will end up being developed on R-1 zoned lots will be market rate housing (or above). I currently rent. I had owned a single family home and a condo at one point during my 12 years living in Salt Lake. I am finding that rents are very high compared to the average wage offered in this area for health care providers, and there is a dearth of affordable rentals in the Salt Lake City area. To continue to allow developers and investors to take advantage of historic neighborhoods does nothing to solve the affordable housing crisis, and ruins these neighborhoods. For what? Greed? Ask yourselves what is really behind these proposed zoning changes. It is not about suppling housing that people here can afford. Also, there needs to be large enough spaces for folks to live in. We have families here that are larger than in many other urban areas, and they need housing. To continue to build high density Studio and 1-Bedroom apartments rented at market rate, has not solved the affordability crisis in Salt Lake. Also, who wants to live in a small box surrounded by neighbors? I certainly don't.

Let's concentrate on incentivizing existing homeowners to build ADUs. This has worked very well in other cities (again Los Angeles). Ripping down a historic home to build a triplex will alter neighborhoods forever. ADUs are built in the back of an existing historic home and will not change how far the structure is set back from the street and keep the feeling of some space.

As cities get more dense, these growing pains must be carefully considered by all whom have a stake. The voice of renters, homeowners and citizens should be part of this process. The decision to re-zone should not be solely up to 7 elected individuals (many of whom are developers yourselves or have ties to those who are). The fact that this issue is NOT on the ballot, once again reeks of nepotism, something that I'm finding to be entrenched in Salt Lake politics.

Please DO BETTER. Do not vote on this yet. More public outreach needs to be made prior to the City Council weighing in on this. As representatives of us, it is your duty to reach out to your constituents and let them know this is being considered.

Respectfully,

Ira Kaufman

Buckley, Benjamin

From: Clark, Aubrey
Sent: Monday, September 21, 2026 1:18 PM
To: Hulka, Andrew; Buckley, Benjamin; Seeley, Alicia
Subject: FW: (EXTERNAL) EHO

AUBREY CLARK | (She/Her)

Office Facilitator II

PLANNING DIVISION | SALT LAKE CITY CORPORATION

Office: 801-535-7759 | [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%7C2eef9796a9904f7db0be08df18150680%7C9fa2c952dd504b06ba6a4b9bd7adda03%7C0%7C0%7C639256150740319948%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMmIsIkFOIjoiTWFpbCIsIlIdUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=qk%2Fnm1Ek7EpsfCEwdyYUFC1SVSAS9JoaqHyXJ7cY0FQ%3D&reserved=0>

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

From: Stacey Lloyd [REDACTED]
Sent: Monday, September 21, 2026 1:06 PM
To: Clark, Aubrey <aubrey.clark@slc.gov>
Subject: (EXTERNAL) EHO

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

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Dear Aubrey,

I am writing as a concerned home owner in the Sugarhouse area.

I understand the need for affordable housing. I agree that affordable housing is something that should be addressed and that the planning commission must entertain all ideas that might make this possible. Unfortunately, the current EHO plan that has been presented does not meet that need. It's too broad and doesn't guarantee low income housing.

Currently in Sugarhouse, there is not the infrastructure to allow this to happen. On my street this past week, the city needed to do repair in the water main with news that more repairs were necessary. Two months ago 3 blocks away we had a water main break. We were without water for a day and other neighbors were out of water for two days. Parking is always an issue. We have 3 rental houses on our street. Although the ordinance is for only 3 unrelated renters, this is not the case. One house has four renters, all with 4 cars then an additional 3 cars for boyfriends that stay over frequently. The EHO is not for infill of homes, but duplexes, triplexes and fourplexes. Once you calculate occupancy, add a car for each, you could see that our streets cannot accommodate that many cars.

I moved to Sugarhouse for its charm, tree lined and quiet streets. This proposal will remove all of that charm. With a set back of only 10 feet, we lose both the charm and the trees. With the increase occupancy we lose the quiet quaint neighborhood which has made Sugarhouse a desired place to live.

I was at the last planning meeting and listened to the arguments for the EHO. What I found interesting is most addressed the desire for home ownership. This plan does nothing for ownership. All infill building are going to be rentals. So it's a lose for current homeowners. It's a lose for those who want affordable home ownership. So who is the winner? I only see one group and that is developers. That's it. They will build expensive rentals (no low income requirements) and ruin our neighborhood in the process.

I am asking that this proposal be given more time and consideration. I don't believe the information has been presented adequately. As I talk to people that live in my area and other affected areas, they have no clue that is proposal is out there. There has not been enough effort to inform the public. Personally I believe this is on purpose. Please allow more time and effort so that more information can be distributed to all homeowners. There is a need infrastructure studies, and possible other considerations to address what most people are looking for, which appears to be home ownership not rentals.

Thank you for your consideration of my comments and concerns.

Stacey Lloyd
Hollywood Ave
Sent from my iPhone
Sent from my iPhone

Buckley, Benjamin

From: Lauren Cole [REDACTED]
Sent: Tuesday, September 22, 2026 11:11 AM
To: housingoptions; Hulka, Andrew; Buckley, Benjamin; Carlsen, Erika; Dugan, Dan; Petro, Victoria; Wharton, Chris; Puy, Alejandro; Young, Sarah; Napier-pearce, Jennifer
Subject: (EXTERNAL) Community-Based Coalition Letter of Support: Expanding Housing Options Proposal
Attachments: Sept. 22, 2026 Coalition Letter Support Expanding Housing Options SLC.pdf

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

Dear Chair, Commissioners, and Council Members:

On behalf of Wasatch Advocates for Livable Communities (WALC) and a coalition of organizations from across Salt Lake City, please find attached a letter in support of the Expanding Housing Options proposal.

The undersigned organizations write to express our strong collective support for the Expanding Housing Options proposal. As community-based organizations, housing advocates, business leaders, faith groups, and civic leaders, we believe this policy represents a thoughtful and necessary step toward addressing Salt Lake City's housing affordability challenges.

We respectfully urge the Planning Commission and City Council to approve the Expanding Housing Options proposal and to ensure that its final form meaningfully expands housing capacity, ownership opportunities, and long-term affordability.

Thank you for your leadership and for your commitment to ensuring that Salt Lake City remains welcoming, inclusive, and economically resilient.

Signed:

Borgkort Properties LLC
Community Development Corporation of Utah (CDCU)
Columbus Foundation, Inc.
Community Studio
Congress for a New Urbanism (CNU) Utah
Habitat for Humanity Greater Salt Lake Area
Incremental Development Alliance
Maven District
Perpetual Housing Fund
Publik Coffee + Publik Kitchen
Salt Lake Home Builders Association
Salt Lake Board of Realtors
The Oquirrh Foundation
Utah Housing Coalition
Wasatch Assembly

Wasatch Advocates for Livable Communities (WALC)

--

Lauren Cole, J.D.

Policy Manager





September 22, 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:

The undersigned organizations write to express our strong collective support for the Expanding Housing Options proposal. As community-based organizations, housing advocates, business leaders, faith groups, and civic leaders, we believe this policy represents a thoughtful and necessary step toward addressing Salt Lake City's housing affordability challenges.

Salt Lake City's sustained population growth has pushed housing costs beyond reach for too many residents—young families, seniors, essential workers, and first-time buyers alike—making it harder to stay in the communities they call home. At the root of this challenge is a zoning framework that has long restricted the range of housing types allowed across much of the city.

Expanding Housing Options addresses this structural issue by allowing modest, neighborhood-scale housing types—such as smaller single-family homes, duplexes, triplexes, and fourplexes—in areas that have historically been limited to one dwelling per lot. These housing types are not new or incompatible with Salt Lake City's character. In fact, they are a defining feature of many of the city's most beloved historic neighborhoods and contribute to walkable, vibrant communities.

This proposal is measured and incremental. It does not mandate redevelopment, nor does it eliminate design standards. Instead, it modernizes outdated dimensional rules—such as large minimum lot sizes and restrictive development standards—that currently prevent construction of the kinds of homes that many residents can afford.

Experience from peer cities shows that these reforms expand both housing supply and ownership opportunities without destabilizing neighborhoods. Where minimum lot sizes have been reduced and small-scale infill welcomed, communities have seen more homes built at prices working families can actually afford—new pathways to the wealth-building that homeownership makes possible.

Importantly, Expanding Housing Options supports a broad range of community goals:



Wasatch Advocates for Livable Communities

- It increases attainable homeownership opportunities for working families.
- It enables seniors to downsize within their neighborhoods.
- It allows young adults and first-time buyers to enter the housing market.
- It supports local businesses by helping employees live closer to work.
- It advances climate and transportation goals by encouraging infill near jobs, schools, and transit.

By distributing modest housing growth across more neighborhoods, the City can reduce pressure on a limited number of areas and promote more equitable access to high-opportunity communities.

Salt Lake City has a long history of thoughtful planning and leadership. Expanding Housing Options continues that tradition by aligning zoning policy with today's housing needs while respecting neighborhood context.

We respectfully urge the Planning Commission and City Council to approve the Expanding Housing Options proposal and to ensure that its final form meaningfully expands housing capacity, ownership opportunities, and long-term affordability.

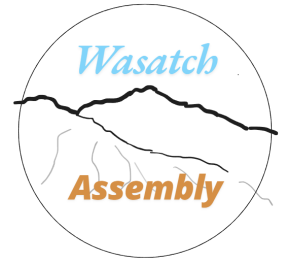
Thank you for your leadership and for your commitment to ensuring that Salt Lake City remains welcoming, inclusive, and economically resilient.

Signed:

- **Borgkort Properties**
- **Community Development Corporation of Utah (CDCU)**
- **Columbus Foundation, Inc.**
- **Community Studio**
- **Congress for a New Urbanism (CNU) Utah**
- **Habitat for Humanity Greater Salt Lake Area**
- **Incremental Development Alliance**
- **Maven District**
- **Perpetual Housing Fund**
- **Publik Coffee + Publik Kitchen**
- **Salt Lake Home Builders Association**
- **Salt Lake Board of Realtors**
- **The Oquirrh Foundation**
- **Utah Housing Coalition**
- **Wasatch Assembly**
- **Wasatch Advocates for Livable Communities (WALC)**



Wasatch Advocates
for Livable Communities



Incremental
Development
Alliance



PERPETUAL
HOUSING
FUND

MAVEN

Buckley, Benjamin

From: Lauren Cabrera [REDACTED]
Sent: Tuesday, September 22, 2026 2:06 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.

Lauren Cabrera
[REDACTED]

Buckley, Benjamin

From: Elijah Booth [REDACTED]
Sent: Tuesday, September 22, 2026 1:58 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.

Elijah Booth

[REDACTED]

Buckley, Benjamin

From: James Alfandre [REDACTED]
Sent: Tuesday, September 22, 2026 2:35 PM
To: Planning Public Comments; Dugan, Dan
Subject: (EXTERNAL) Support for New Housing Options

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Dear Dan,

I am writing to express my strong support for the Expanded Housing Options initiative in Salt Lake City.

Our current home prices are unaffordable, and we need more housing options to create opportunities for everyone—especially younger residents and full-time workers who are often underrepresented in the public process.

My children should be able to afford to live in the neighborhood where they grew up, and my parents should have options that allow them to age in place within their community. Furthermore, our teachers, firefighters, and other service providers deserve the ability to live in the neighborhoods they serve.

Thank you for your time and consideration.

Best regards,

James Alfandre
District 6

Buckley, Benjamin

From: Brianna Kjar [REDACTED]
Sent: Tuesday, September 22, 2026 2:21 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,

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.

Brianna Kjar

[REDACTED]

Buckley, Benjamin

From: Kelly Williams [REDACTED]
Sent: Tuesday, September 22, 2026 2:33 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,

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Thank you for your time and your work on this.

Kelly Williams

[REDACTED]

Buckley, Benjamin

From: Crystal Young [REDACTED]
Sent: Tuesday, September 22, 2026 5:26 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.

Crystal Young

[REDACTED]

Buckley, Benjamin

From: Christianna Johnson [REDACTED]
Sent: Tuesday, September 22, 2026 7:26 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.

Christianna Johnson

[REDACTED]

Buckley, Benjamin

From: Jane Alfandre [REDACTED]
Sent: Tuesday, September 22, 2026 7:32 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.

Jane Alfandre

[REDACTED]

Buckley, Benjamin

From: Renee Zollinger [REDACTED]
Sent: Wednesday, September 23, 2026 7:13 AM
To: Planning Public Comments
Subject: (EXTERNAL) Pause decision on EHO and Reconsider Consequences Shutting out Home OWNERS

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To the Planning Commission,

While I support densifying City residential areas, I am extremely concerned that the current EHO provisions promote a land-grab by well financed developers to turn all of our owner-occupied residential areas into transient rental areas. Please recognize the importance of maintaining the ability of new homeowners to afford purchasing and growing their families in single family homes. By opening the door to large tri- and four-plexes, you will significantly alter the ability of individuals to compete to buy homes. Instead, you will create a boom in the construction of yet-more rentals, and further enriching developers at the expense of average citizens. We need real neighborhoods, with real families, as part of our diverse, desirable city, and this ordinance will kill that.

You have not provided City residents with enough information or notice to obtain their valuable input regarding negative (I'm sure unintended) consequences of this ill-thought-out plan. Pause and start fresh.

Thank you,
Renee Zollinger
[REDACTED]
[REDACTED]

Buckley, Benjamin

From: Clark, Aubrey
Sent: Wednesday, September 23, 2026 10:06 AM
To: Hulka, Andrew; Buckley, Benjamin; Seeley, Alicia
Subject: FW: (EXTERNAL) Expanding Housing Options comments- support

AUBREY CLARK | (She/Her)

Office Facilitator II

PLANNING DIVISION | SALT LAKE CITY CORPORATION

Office: 801-535-7759 | [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%7C18746aa5fd46ec500508df198c8584%7C9fa2c952dd504b06ba6a4b9bd7adda03%7C0%7C0%7C639257763494277756%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Wh4ZUocX15P67JM9VU%2FKsHKnZ5BYdJxf173Vfj2qhQ%3D&reserved=0>

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

From: Alessandro Rigolon [REDACTED]
Sent: Wednesday, September 23, 2026 9:30 AM
To: Clark, Aubrey <aubrey.clark@slc.gov>; Nelson, Vanessa <vanessa.nelson@slc.gov>
Subject: (EXTERNAL) Expanding Housing Options comments- support

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

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Hi Vanessa and Aubrey,

I'm not able to attend tonight's planning commission meeting because I'm a parent and need to take care of my kids, but I'd like to submit written comments for tonight's hearing on EHO.

First, I'm in full support of the proposal. I would also like to see the parking requirements removed as they'll likely make projects much less feasible. I'm a homeowner in Sugar House, and I am supportive because I welcome other people having the chance to own a home. SLC hasn't done enough to promote homeownership and this is a good step in that direction.

Second, I'd like the commission to consider that some opponents of EHO have circulated AI-generated images that wildly exaggerate what projects under EHO would look like. While this might not have been done on purpose, I expect that those images will stoke panic and spread false information about what the policy does. I don't want to share the names of folks who shared those images because I don't want to personally attack anyone, but you might find those on Nextdoor alongside a change dot org petition.

Thanks for your work and for your attention to my comments.

Alessandro Rigolon
Sugar House resident