

Date/Time Opened	Contact Name	Subject	Description
10/11/2023 12:24	Carl Sith	Bad Development	This development and your willingness to push it through makes me not trust you. I've lived in district 1 for over 50 years. Have degrees in Poli Sci and Econ. I've worked on gubernatorial, legislative, and local legislative campaigns, and worked at the National League of Cities in DC. I know good economic policy and took a course in city planning from Ted Wilson. I have a core of friends that live in Rose Park and Fairpark. Another development that was considered initially without parking. A huge monstrosity by the Jordan River trail. Outrageous. I don't think you have our interests at heart here. I know most of the leaders of the wards around my area and they take my word... and spread it. They have taken my word before on a certain former Mayor. Other close friends moved throughout the city over time. Convince me. I see no benefits. Carl Smith Fairpark Constituent
10/12/2023 10:36	Anonymous Constituent	754 S. State Rezone	I believe that an update should be provided on the status of this rezone. In past meetings it seemed like the rezoning was moving at a consistent pace but now it seems to have stalled. Hearings have been held and comment gathered, the request for this rezone was filed almost a year ago. Why is there no progress on a formal decision? I work in the vicinity of this lot and my industry would benefit greatly from an urban hospital on this block.
10/13/2023 15:57	Beth Blattenberger	lack of digestible information	Could you please, please, please provide information in an easy-to-read-and-understand way that makes clear what would happen where? The summary does not give a clue to what would happen in my neighborhood. What are the criteria for allowing 4-plexes and other multi-family units? Does faster permitting mean it's harder for neighbors to provide timely comment? Are there any design guidelines? What is being done to preserve the historic character of some neighborhoods? It should be easy to get answers to these questions. It is not.
10/13/2023 16:07	Jon Liddle	Affordable Housing	I want affordable housing too. Produce and preserve make sense but have concerns about the direction the City is heading. Two points: 1 - Eviction is not a displacement. Its an inability to pay what the homeowner wants to charge. When the government tries to take over the market, its never good. 2 - Rent stablization sounds like rent control. Do not use tax dollars to fight what is an market problem. Increase the supply by approving housing projects as you have been in Sugarhouse, downtown, North Temple, and along trax lines. Smart! Imposing new forms of rent control should not be an option. 3 - Do not allow townhouses or 4 unit buildings in single family zones.
10/15/2023 9:19	Aaron Benson	Affordable housing initiative	I am writing in support of the new affordable housing initiative. SLC doesn't have enough housing, and upzoning, or easing restrictions on what kinds of housing can be built throughout the city, is the only way to incentivize enough development to bring down prices. I especially appreciate the change to allow more dense housing in R1-zones neighborhoods. Recent experience in Minneapolis and Houston demonstrates that upzoning residential neighborhoods can have a significant effect on mitigating home and rental prices. Thank you for considering simple, appropriate, and effective changes that can benefit our city. Please be mindful in the future that increasing density requires concomitant increases in transit options.
10/16/2023 9:34	Bradley Christian	Email from constituent	I would even go so far to think that the city counsel members and mayor of salt lake City to be required to be Mormon. Also I might even go on to say that the governor of Utah should be a moron along with the state legislative members and the judges of the Utah state courts. But since that would be illegal here in the United States of America I guess the state of Utah would be in the wrong according to the federal law.
10/16/2023 10:54	Benjamin LaRiviere	I support the affordable housing incentives proposed	I wanted to submit a comment in support of the proposed affordable housing incentives. I think that we need more housing and single family neighborhoods would benefit from having more missing middle housing. All of the policies proposed seem reasonable.

Date/Time Opened	Contact Name	Subject	Description
10/16/2023 15:01	Anonymous Constituent	I Cant Invest in My Future	Generations before me were able to work hard, and turn that hard work into something that could build them generational wealth. The long hours they put in paid off and they could buy homes and build equity. My generation is unable to do so. I am a single 30 year old with a Masters degree, making considerably more than both my parents did at my age. I work hard, continue to my community, have a good credit score and make smart financial choices. However, in the current market I still cannot afford to own even the most modest home. I am disheartened to see that my hard work cannot even come close to affording me a basic two bedroom apartment on my own. Utah is a beautiful place that generations of my family have worked hard to develop, raise families and build communities in. It is devastating to think I might have to leave it just to afford to live. Something needs to be done. so that hard working, contributing members of my generation can achieve the American dream.
10/16/2023 17:03	Donald Shane Sadler	Affordable housing	We have enough housing units in Salt Lake City. There is never any talk of how water is going to be provided. Also for some reason it has been deemed a good idea to get rid of most of the two-lane roads in favor of "bike lanes and wider sidewalks". I guess those that make those decisions believe that all the new people who would move in are not going to have cars. Let some other city take on some of the responsibility for affordable housing and for the homeless. Would like to see it all out and finished. Shane Sadler
10/16/2023 21:04	Nao Magami	2002 Sal Lake Olympics.	Hello My name is Nao Magami I was involved in 1998 Nagano Winter Olympics and 2002 S.L. Winter Olympics. I have 33 unused Opening ceremony ticket and 32 unused Skate tickets and some Nagano Olympics tickets. My Artist Friend Janet Manalo (3D sculptor) and I would like to create a sculpture of Olympic Memory with those tickets and we would like to donate it to S.L. City. If you display it at the City Hall for good. Please let me if you are interested. Thank you Nao Magami
10/17/2023 8:47	Daniel Echeverria	Rose Park Ln annexation	Just a quick note about Rose Park Lane and the Hunter Stables development. I'm not sure if this is something that's already thought about, or not, but I wanted to be sure to say it. Regardless of where the Hunter Stables developer ends up running their sewer line from, it ought to be mandatory that they install a sewer line large enough that whatever happens in the future to the north of them on Rose Park Lane can tie into that line without having to dig it up and replace it. Please let me know whether or not this is something that would normally be considered prior to approving such a project, and if you can bring this information to the city council members on our behalf. Thank you, Eric Porter
10/17/2023 9:13	David Leta	Affordable Housing Incentives attachment 1	** Members of the City Council: I am submitting the attached comments on behalf of the East Bench Community Council. There are two additional points I'd also like to make. First, adoption of this proposal for properties now zoned as "single family housing," is likely, over time, to result in a reduction of single family home ownership. This result is not desirable for a healthy, liveable city. Second, to the extent adoption of this proposal results in a reduction in the value of single family homes, it may constitute a government "taking" of property, like a condemnation, for which the government could be required to compensate the homeowners. We urge you to not adopt the AHI, as currently proposed. Thank you. David Leta, East Bench Community Council Board Member and 2nd Vice Chair

Date/Time Opened	Contact Name	Subject	Description
10/17/2023 16:05	Jen S Oscarson	Affordable Housing-East Bench	<p>Hello, I will not be able to attend the informational meeting tonight as I have to try and save our school from being closed. That said I question: 1. What will the 4plexes do for neighborhoods that are historic districts? Are we able to tear down and rebuild or would we just be able to reconfigure our current homes? 2. As far as income restrictions-if left to the developer why wouldn't they make all the units market under the scenario presented? a. The AHJ plan grants developers the right to determine how many and what percentage of AMI low income tenants will be allowed in their projects-seems to me as a developer of these small units (unless developers group sites together for a larger development) there would be little to no incentive to build affordable. I want more families to be able to live in Salt Lake and want to see this program work. I am confused on the implementation and how this will allow for more affordability? Thanks, Jen Oscarson</p>
10/17/2023 16:08	Lisette Gibson	<p>Changing SF Zoning on Affordable Housing Incentives? DON'T VOTE YET - PLEASE READ</p>	<p>Hello Councilmember Dugan and other Council Members, My husband and I have been residents of Salt Lake City for 35+ years. I urge you to DELAY VOTING on any issues that impact CHANGES to the UNDERLYING ZONING of SINGLE FAMILY Neighborhoods. Anything this critical and important should be EXPLAINED to residents of Salt Lake City in smaller group settings. I would bet most residents don't know anything about this issue and will be blindsided if Townhouses or Cottage developments are allowed to be built in their neighborhoods. These structures belong downtown or in outlying areas. All of Salt Lake City's neighborhoods are unique, special and a safe haven from the busyness of everyday life. I would bet they all contain many duplexes that are currently affordable. My neighborhood has 52. We don't need additional townhomes. Multistory housing is being built all over Salt Lake City and allowing a few townhomes into Single Family areas won't help the housing problem. It will only harm the character and Stability of our precious neighborhoods. I have been a community activist for years and have to admit I have not yet read the 89-page document referenced on this issue. I haven't had the time and would like the City to provide highlights, an outline of the proposal or hold small meetings with Q&A time. We need these smaller events where the vision of the plan can be explained to everyone. This has been done in years past. Thank you for considering my comments.</p> <p>Lisette Gibson Salt Lake City Resident, 84108</p>

Date/Time Opened	Contact Name	Subject	Description
10/17/2023 16:10	Paula Harline	Please vote against the AHI	<p>As long as the AHI promotes the elimination of single-family zoning, please vote against it. The August 7, 2023 "Letter of Transmittal" to the City Council by Blake Thomas, Director of the Department of Community and Neighborhoods, shows clear evidence that our City leaders are ignoring the pleas of neighborhood councils throughout the City and are instead listening to developers. As part of the required public process, Planning staff visited neighborhood councils throughout the City where they heard the same concerns over and over. According to the meeting summaries in the letter, no residents made positive comments about the proposed zoning changes and all voiced significant worries. They are concerned about</p> <ul style="list-style-type: none"> • • • 3-4 unit buildings blocking views and destroying neighborhood character; • • • • surprise changes to neighborhoods, such as sudden home demolitions; • • • • lack of parking; • • • • non-resident and out-of-state property developers and owners who don't live in or care • about the neighborhood; • • • • "affordable housing" that isn't affordable, and thus, doesn't help solve the problem; • • • • zoning changes that should be tried out as a "smaller pilot program" first, rather than • as a City-wide experiment. • <p>By comparison, the letter also summarizes the needs of "several affordable housing developers" who met with planning staff "to discuss issues and obstacles to building affordable housing in the community and how zoning may be able to address them." Note that developers have pushed zoning changes to make their work easier and profitable. According to developers,</p> <ul style="list-style-type: none"> • • • They want "by-right processes," meaning that zoning would be in place that allows them • to build without getting "discretionary approval" for new builds, eliminating neighborhood discussion about change; • • • • They want "form-based zoning districts," meaning they want to build a simplified fourplex • facade that could be built anywhere, without regard for differing land uses; • • • • They want to change the "density limits" in single-family home (RMF) districts because • those limits make "development difficult," and in fact, they asked for incentives that would "encourage smaller developers to construct units in single-family zoning districts"; • • • • They want "parking reductions"; • • • • They want incentives which would allow them "to construct more units." <p>A simple comparison between neighborhood concerns and developer concerns shows that City leaders have prioritized developers' voices. I believe it's your job to stand up for neighborhoods, not developers.</p>
10/17/2023 20:21	Justin Butterworth	Affordable Housing Council Comment/Formal Meeting	<p>hi, for some reason my device will not let me speak. Affordable Housing Council feel we can an will raise funds ongoing for Affordable Housing projects. Justin Butterworth.</p>

The Board of the East Bench Community Council (EBCC) has reviewed the proposed Affordable Housing Incentives (AHI) that are being recommended by the SLC Planning Commission (Commission) to the Salt Lake City Council (Council) for adoption. While the EBCC agrees that there is a need for more affordable housing throughout Salt Lake City, and that all districts within the City have a shared responsibility to make such housing more available, we also think that it is equally important to preserve the character, micro-culture and owner expectations of the various diverse neighborhoods within the City. Moreover, not all neighborhoods have equal access to mass transit or to connector and arterial roadways. Increasing density, without appropriate infrastructure to support this higher density, is inviting failure.

Our concerns center on the Single-Family Incentives. Most of the residences and lots within the EBCC district currently are zoned as "single family," namely, R-1/5,000, R-1/7,000, R-1/12,000, and FR-1, FR-2, and FR-3. The AHI proposes to allow various types of non-single family dwellings within these historically single family neighborhoods, including: (a) Two-family, twin, or duplex homes; (b) 3-4 unit buildings – triplexes or fourplexes; (c) Townhouses, or single family attached units, as sideways rowhouses or rowhouses in groups of 3-4; (d) A second detached dwelling when an existing dwelling is maintained; and (e) Cottage developments, which are single family homes in groups of two to eight that are generally arranged in a courtyard layout. We oppose expansion options (b), (c) and (e) above in these neighborhoods, especially because there is inadequate infrastructure for vehicles, pedestrians, and cyclists to support the higher density that would result.

The city has four districts that generally allow two-family or duplex homes in addition to single family homes. These are the R-2, SR-1, SR-1A, and SR-3 zoning districts. We believe that a more reasonable, measured and accommodating approach, at this time, would be to only allow expansion options (a) and (d) above within the current "single family" zones, and, in addition, include the following restrictions to the extent those restrictions do not exist in the AHI proposal : (1) at least one of the homes on the lot would have to be "owner occupied," unless the owner is the representative of an estate, LLC, partnership or trust, or a lender that acquires the property through a foreclosure sale or deed in lieu of foreclosure, (2) existing setbacks and height restrictions would have to be maintained, unless adjoining property owners, including those immediately above and below the subject property, consent to a variance, (3) existing parking requirements would be relaxed to permit on-street parking, and (4) one of these units must be designated as an affordable unit and meet the affordability requirements (See 21A.52.050.H.1.c.4 and Table 21A.52.050.G in Attachment A).

This modification has the following advantages over the current proposed AHI: (i) it increases the stock of affordable housing, but not to an extreme; (ii) it is more consistent with the existing character, culture, and expectations of current owners; (iii) it prevents existing neighborhoods that are primarily owner-occupied homes from becoming primarily tenant properties with absentee owners, and (iv) while increasing the burden on infrastructure, it does not create an excessive burden.

Thus, we urge the Council to reject the AHI proposal in its current form, but support approval of a modification to the AHI as indicated above.