

Date/Time Opened	Contact Name	Subject	Description
10/18/2023 14:06	Brian PETERSON	SLC's Local Businesses - Undermined by Failures of City Leadership	<a href="https://youtu.be/27u3X5Wq41M?si=CtPjKuAnXr8C1gK">https://youtu.be/27u3X5Wq41M?si=CtPjKuAnXr8C1gK</a>
10/18/2023 15:24	Kimball Young	(EXTERNAL) K Young To City Council and Mayor / D6	Dan, Here is my statement. Kimball. <b>**Attachment 1</b>
10/18/2023 15:49	Meghann Kopecky	"Affordable" Housing - Do Not Support	Dear Council Members, It is disappointing when neighbors and community members express their opinions about Mayor Mendenhall's Affordable Housing Plan and not have the hundreds of comments in opposition be taken into consideration. The original plan was not supported by neighborhoods all throughout the city and citizens expressed their concerns (utilities, parking, water, changing established neighborhoods) yet the "new" affordable housing plan doesn't address any of these concerns. If anything, it makes things worse. For example: 1. Lessening the parking requirements (and I promise, because it is close to transit will NOT encourage more transit usage...our city isn't set up that way) 2. Not addressing how to enforce the new policies-not detailing how the city will ensure affordable housing is actually utilized by those who qualify 3. Not ensuring that historical neighborhoods keep their family-centric status (4-plexes are not for families) 4. Water---more people means more water usage 5. Density does NOT make things more affordable City after city across the US has tried to implement this type of band aid---and it has shown to not work. I completely agree that affordable housing is a serious issue, but a one-size-fits-all-solution isn't the way forward. I implore you to take our comments seriously---residents who love their neighborhoods, who want a creative solution forward---but want to keep families living next to them. Thank you, Meghann Kopecky Highland Park
10/18/2023 15:50	Jacqueline Sundstrand	Adorable Housing Incentive Plan is Flawed	Good evening, I live at REDACTED, and I'm writing to you about my concerns about the adorable Housing Incentive Plan. I'm all for affordable housing but it feels like this plan is incentivizing dense housing, not affordable housing. That is a problem for me because it still doesn't help the people that need it most. How do we make sure developers are not trying to make a quick buck? How do we make sure rent is ACTUALLY affordable, aka, the family can still afford to save money for a better life on top of paying rent, paying off student debt, feed themselves and their children. At the end of the day, rent and house prices are economically driven. I do not understand how dense housing addresses that issue and wait further explanation from the council. Thank you, Jacqueline Sundstrand
10/18/2023 15:51	Grant Williams	"Affordable" housing issue	Hello, I would like to state my vehement dislike of the plan the city council is trying to pass allowing more 4-plexes and less parking. Despite what is always touted about this being a "walking" community, this is just not true. Every adult renter will have a car, with very few exceptions. Why are we willing to ruin our lovely old neighborhoods and turn them into slums? More and more homeowners will move south and our city will continue to degrade. Jamming more housing units in is just not the answer. Please consider the people who have lived here for years and are watching things crumble. You are supposed to be representing the wishes of the people who have elected you and homeowners who pay the property taxes to fund our schools. I urge you to keep our city beautiful, and not turn it into a high rise rental jungle. Thank you, Joni Williams
10/18/2023 15:53	Bonnie Chavez	Affordable Housing Incentive	This is a bad idea that only lines contractors pockets and ruins healthy beautiful neighborhoods. I absolutely do not want this passed. It is detrimental to my house, my house's value and my neighborhood. No on Affordable Housing Plan Been part of this neighborhood for 64 years. I say NO Bernice Chavez

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10/18/2023 15:57	Kristina's Aguirre	Opposing Affordable Housing Incentive Plan	I am writing to oppose Salt Lake City's Affordable Housing Incentive Plan as it is currently written. It is a destructive idea that every single familyhome in Salt Lake should be a target for demolition; to be replaced with 4-plexes. This is only going to generate more rentals. I cannot understand why this Council has such dislike for our single-family neighborhoods and the homeowners who live in them; even calling them privileged. This political ideology is only going to hurt our most vulnerable neighborhoods – those on the west side. The idea that this plan could move forward waiving the simple concerns like parking is just a recipe for disaster and the creation of frustrated and angry neighborhoods Kristina Huebner
10/18/2023 15:58	Don Brown	Vote no on density!	Dear City Council, Please vote no on more density in SLC in place of single family homes. It is one of the few large cities in the US that has preserved single family neighborhoods. That is worth saving! These homes are largely owner occupied. If we are going to allow large corporations to buy up our housing, that will leave us with a city of renters. Renters are less incentivized to contribute to their neighborhoods and it shows in the way the properties are cared for, in the quality of schools and it puts our city on the same circling drain pattern that every other big city is on. I have lived in big cities in the US and Europe. We do not want that in SLC! I know the pressure from real estate developers must be tremendous. They have a lot to gain but the city has a lot to lose. Please don't bend! Represent us! Thank you! Don Brown SLC resident
10/18/2023 16:00	Elizabeth Kitchens	Affordable Housing Incentive Proposal	Dear Council Members: I wish to place of record my strong opposition to the affordable housing incentives proposal. I live in the Highland Park neighborhood of Salt Lake City. I submitted a comment letter last May opposing the proposal and the current proposal is not an improvement. Historically single-family neighborhoods are ill suited for multi-family dwellings due to narrow streets, limited parking and older infrastructure such as sewer and water lines. Moreover, multi-family dwellings are already permissible if properly approved through the planning department so this proposal is simply allowing shortcuts for developers. Incentivizing destruction of existing homes and neighborhoods to construct multi-family dwellings without appropriate oversight by the planning and zoning department is an abandonment of the legal responsibilities placed on government to assure orderly, sensible development across our city. And it is widely known and even the council acknowledges that this proposal will not improve the housing situation. It doesn't matter if it's luxury townhomes or "affordable" housing – multi-family dwelling should not be rubberstamped. Respectfully submitted, Elizabeth Kitchens
10/18/2023 16:01	Amanda Andrus	Affordable Housing	I would first like to start out commending the committee asking for input and hopefully this can help come to a conclusions in order to work out reasonable options to increase affordable housing. However homeowners have concerns that we would very much like to address. I would like to address my biggest concerns and that is following safety guidelines for making the neighborhood streets in all areas passable...especially passable for fire engines and rescue vehicles . Our narrow streets from Alden through Dearborn will be impassible for fire trucks and other emergency vehicles to get through . It is tight just getting my car through with the few cars parked on the street... and my car is much smaller than emergency vehicles. There is a lot of street parking, and if any of these streets have 4 plexes and each home has one car... and no driveway.. that will become very unsafe. I ask that a study be done on the width of each street to determine when both sides of the street are full of cars..does this leave room for larger emergency vehicles. I applaud the committee for wanting to find some resolution for homelessness. I just ask that certain things, such as a drive way or a park way would be included. I believe this is a fair request and I hope it is considered as decisions are going to be made. Sometimes the best negotiations are when both sides don't walk away getting all that they ask. Negotiations work much better when BOTH sides give up something. Again I would like to thank all of the work you all are doing Best Amanda Andrus c

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10/18/2023 16:02	Barb Schultz	Affordable Housing	<p>I feel like this is being forced down our throats! First of all, do you really think you can solve this issue by putting some 4-plexes in a well established historical neighborhood? We are a neighborhood of homeowners that care about our neighbors and our community. We already have way too many cars on our street and your proposal does not require there to be any parking restrictions to accommodate the additional cars that this will bring to our streets. How do you plan on enforcing being within the guidelines of "Affordable Housing"? What if someone gets a raise and is no longer under those guidelines? How will this be enforced? How will you regulate the number of people that can live in these units? It really sounds like a horrible plan and not very well thought out. It will be such a disruption in our neighborhood as we know homeowners take much more pride in their homes as opposed to renters. With all of the apartments being built why are there none designated for your affordable housing plan? Regulating would be so much more efficient and there would be parking for the tenants. I realize that it wouldn't be lucrative for developers to do this but am deeply concerned that all we are trying to do is to line the developers pockets. I am deeply opposed to this plan. Barb Schultz</p>
10/18/2023 16:03	Christianne Valentiner	4-Plex Rezoning, Under the Guise of Affordable Housing...	<p>I am a resident of the Highland Park neighborhood in Salt Lake City. I am an advocate of affordable house, and believe that all humans should be housed. Salt Lake City, along with the valley, is experiencing a housing crisis- I acknowledge this freely. While this crisis is in full force, developers have continually been granted the rights to build condo/apartment complexes, many with insufficient parking, and that are high-end to maximize profits.</p> <p>When low income housing is needed more than ever, developers and the city's tax revenue have been prioritized. This is one of the biggest factors for my adamant dissent when it comes to rezoning single family residences, that are historic and relatively modest in size, and giving free reign to developers to dismantle and destroy neighborhoods, pushing invested individuals and families out and allowing for developers to buy up homes, flip them into 4-plexes with extremely insufficient parking, and make money with no intentions of creating "affordable housing units". There are no protections. These neighborhoods have old infrastructure.</p> <p>They cannot handle a massive population increase. If the city really wants to get behind true affordable housing... -Mandate that 30% of each new condo/apartment building that is built (or even existing buildings built within the last 3 years) to be truly affordable and rent controlled. Why isn't this already happening? -Build a fixed number of units across EVERY neighborhood (depending on size) in Salt Lake City, to spread out the development and impact, rather than rezoning a few neighbors that will take a significant and permanent hit. - Ensure protections and agreements with developers that the 4-plexes that are built equitably throughout all neighborhoods are 100% rent controlled to solidify that they are affordable long term. -Support tax payers/residents of Salt Lake City who want to make our city a diverse and amazing place to live- don't push residents out by allowing developers to buy every home that goes on the markets to be bought up and turned into a money making machine, rather than motivating individuals and families to invest in our communities. Please reconsider. Please think of residents. Please personalize this. Our neighborhood welcomes low-income housing options, but please do it ethically, morally and responsibly. Please spread this out instead to dismantling our neighborhood and helping developers get even richer. That may help Salt Lake City's tax base, but it definitely doesn't solve the housing crisis.</p>
10/18/2023 16:04	Stephanie Zimmerman	Zoning changes	<p>Council Members, please reconsider the zoning changes to our communities. Stephanie Zimmerman Highland Park/Sugarhouse Resident</p>

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10/18/2023 16:05	Tim Valentiner	NOT SUPPORTING 4-Plex Rezoning	<p>I am a resident of the Highland Park neighborhood in Salt Lake City, and have lived here with our family for 14 years. I happily welcome having more affordable housing in our city, but this is not a reasonable solution that won't cause more problems than solutions - particularly given the proposal to have it as concentrated as it is in one area (i.e. our neighborhood) and without any requirements for parking, for example Rezoning in the way that is being proposed, and allowing developers to capitalize on this opportunity without thinking of the repercussions for the current residents is irresponsible. And especially if there are not rent-controls put in place and ensured that these units would actually meet what should be the requirements of rezoning to allow them: affordable, rent-controlled living units that allow for residents to have more affordable housing options or even subsidized housing. These neighborhoods have old infrastructure that has not been well maintained by the city, including still very narrow streets without already extremely limited parking. These lots are also on average quite small and the notion of having 4-plexes allowed to be built is very impractical. If the city is truly trying to accomplishing affordable housing, while not overburdening our neighborhood, then please set limits on how many multi-units can be built in a certain area and please take into account the size of the lot being a certain size to justify have multi-units built rather than an arbitrary allowance. This plan needs to spread out across the entire city and not concentrated in one neighborhood. This is unreasonable and the easy solution. Please reconsider this proposal and take into account the actual residents that are living in this area and will be greatly affected by a plan that is not just or ethical as currently written. Thank you for your time,</p>
10/18/2023 16:06	Wayne JOHNSON	"Affordable Housing" in Sugar House / Highland Park	<p>Dear Sirs, dear Council Members, Not only is your plan for so called "affordable housing" in Sugar House / Highland Park abusive to present residents, it is utterly destructive to the integrity and charming character of the neighborhoods targeted. Your proposal is, all too clearly, repulsively hierarchical: Protections have been bought by wealthier neighborhoods (Harvard / Yale) under the guise of "historical preservation." You are, again, kneeling to the power of MONEY. The rapacious developers who stand to profit from your proposal are worse than predatory. They are short sighted and only interested in profit. You ALL know this, yet you are all too happy to pass off their desire to profit by ruining yet more neighborhoods under the guise of an "affordable housing" movement. Let's, instead, build ADUs and atrociously ugly six story apartment buildings in the backyards of those living in 5,000 sq. ft. or larger homes along Wasatch Blvd, and up in the Avenues and in Federal Heights. Did anyone think, for a moment, that there is ample space TO THE WEST for "affordable housing," where such "affordable housing" already exists? I have lived in San Francisco and Los Angeles (and Minneapolis and Kansas City), I moved here so as not to live in another Tenderloin or Compton. This is what you are creating. BUILD AFFORDABLE HOUSING ON THE WEST SIDE OF THE CITY WHERE THERE IS AMPLE SPACE AND ALREADY ESTABLISHED AFFORDABLE HOUSING NEIGHBORHOODS. Sincerely yours, Wayne Douglas Johnson</p>
10/18/2023 18:10	Wally Cromar	short term rentals and horrible landlords	<p>hi there, Is the council going to address airbnbs as an issue that is creating some of the gaps in affordable housing? i wold suggest we adopt what NYC has done and outlaw airbnbs so that these homes continue to be used as viable long term housing by residents. I also would implore you to look at this issue prior to making it easier to build additional dwellings these will in most cases be turned into short term vacation rentals not long term housing. Also, there has been a massive influx on out of state or out of country buyers buying single family homes and converting them into overpriced rentals that then are lived in by large numbers of unrelated adults. The enforcement teams do nit acrively enforce occupancy laws nor do they enforce the oermits required to be a landlord in the city. please address this the neighborhoods are turning to trash and are not viable for families anymore.</p>

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10/19/2023 18:48	Kathy Adams	James Woods, Kem C Gardner Housing analyst	<p>The report presented at the Oct City Council Work Session by James Woods focused on the real reasons we have a shortage of affordable housing in Utah and it is because the supply side (builders, developers and related industries) receive all the incentives and tax-credit programs, but the demand side -- the people, the renters, the priced out of the market buyers -- receive nothing from the state, no funding programs or tax advantages. Stop talking about what builders need to build more, and start talking about what citizens need to afford homes. In Massachusettes they have a tranfer tax which is exactly what we have here when we buy a car, only it's on home purchases. It's a very small 1/10 of 1% tax on home buyers that would produce on-going money to help with rental assistance, and down payment assistance. Last year in Utah there was \$25 BILLION in real estate sales -- 1/10 Of 1% of that (in one year would be \$75m) would be allocated for afforable housing. It would be a game changer. There actually was a Prop 123 proposing 1% of income tax going for citizen's efforts to be able to buy homes (yield \$300m/yr) but it never passed. Why? Because the 26 out of 29 state senators are developers. Time to stop figuring out how to prop up the millionaire developers and start helping the demand side -- the people.</p>
10/20/2023 7:55	Jordan Alexanderson	(EXTERNAL) Concerns over the homeless crisis in Salt Lake City - D2	<p>Dear City Council Members, I am writing to you as a concerned resident of Salt Lake City, who has witnessed the worsening of the homeless crisis in our city. I appreciate the efforts that the city has taken to address this issue, such as fencing off the area in front of the Rio Grande Hotel and enforcing a no camping policy. However, I am dismayed to see that this has only displaced the homeless population to other parts of the city, such as the block in front of my apartment complex which is only one block north of the Rio Grande hotel (55S 500W) This area used to be a safe and pleasant place to live, with open parks where children can play, people can go on runs, and dogs can enjoy the outdoors. However, now it is becoming increasingly unsafe, unsanitary, and uncomfortable for the residents here. Just this morning, I had to step off the sidewalk to avoid multiple tents, and in doing so I found several needles and a large amount of trash. I no longer feel safe in front of my own home, and I am getting increasingly frustrated with the city. I urge you to take immediate and effective action to address this situation, and to provide adequate and humane solutions for the homeless people in our city. I understand that this is a complex and challenging issue, but it cannot be ignored or postponed any longer. The homeless people deserve dignity and support, and the residents deserve peace and security. Some possible actions that I would like to see from the city are: * Expanding the availability and accessibility of shelters, transitional housing, and permanent supportive housing for the homeless people. * Providing more outreach services, such as mental health care, substance abuse treatment, job training, and case management for the homeless people. * Implementing more preventive measures, such as rent assistance, eviction prevention, and affordable housing for low-income people who are at risk of becoming homeless. * Collaborating with other stakeholders, such as nonprofit organizations, faith-based groups, businesses, and residents, to create a comprehensive and coordinated plan to end homelessness in our city. * Increasing the enforcement of public health and safety regulations, such as cleaning up trash, removing needles, and prohibiting camping on sidewalks and public spaces. I hope that you will take my concerns seriously and act swiftly to improve the situation. I love this city and I want it to be a place where everyone can live with dignity and respect. Thank you for your time and attention. Sincerely, Jordan Alexanderson, concerned citizen.</p>
10/20/2023 9:28	Steven Brown	Homeless encampments	<p>We live in the Artspace building right behind the new temporary sanctioned camp being built. We were promised that our neighborhood would not be stuck between a santioned camp and an unsanctioned one. It seems that's not the case. The homeless are going to be allowed to occupy the hrass atras in front of our business and our apartments. We have a hard time getting our customers to visit our business this just makes it worse</p>
10/20/2023 12:53	Tara Rollins	Thriving In Place Website	<p>Who ever put the thriving in place website together, thank them. Love that it is a living and moving Report. Well done. Tara</p>

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10/20/2023 12:55	Heather Wilkins	Cleveland Ave	MY HOME IS NOT FOR SALE, OR TO BE REZONED. I bought my home in 2018. I plan on raising my daughter and seeing her through college. My home is not for sale or to be put into a Rezone block for apartments use. Salt Lake City council and Mayor needs to respect the residents in Place in homes, that create peace and value to our city. My home is not a property on the auction block. My neighbors feel the same. If you want to build apartments, use existing buildings outside of the existing homes and neighborhoods that are still being housed families. Homes are for a reason. If it takes a lawsuit to make my point, so be it. There are attorneys waiting and willing. I'm not leaving!!
10/20/2023 12:57	Jan Hemming	Comments on the Affordable Housing Incentive Plan	If this Council approves the Affordable Housing Incentive Plan it is essentially hoping that two things are true: 1. We can zone our way to more affordable housing by allowing more height, fewer parking places, and more diverse housing types. That's the essence of this plan. 2. Secondly, adding density will make housing more affordable. One is wishful thinking and the other is simply false. Even the experts agree. Go back and watch the exchange between one of the largest affordable housing developers in the city and the Planning Commission this past March. What you will hear is "this is not a panacea." "The going will be slow" because of economics and market conditions. **Strike One to zoning as a solution. Regarding, density as a strategy to improve affordability. Research from the London School of Economics, Harvard, UCLA, the University of British Columbia and the University of Pennsylvania shows density actually increases housing prices and rents – without exception. Their data was collected and analyzed not only in the United States but around the world. Density does not equal affordability. **Strike two for density as a solution. **Strike Three is the destructive idea that every single-family home in Salt Lake should be a target for demolition; to be replaced with 4-plexes. This is only going to generate more rentals in a city with the lowest number of family housing units in the region. I don't understand why this Council and city have such a low regard for our single-family neighborhoods and the homeowners and families who live in them. This political ideology is only going to hurt our most vulnerable neighborhoods – those on the west side. Affordable housing yes. The Affordable Housing Incentive Plan no. Respectfully Jan Hemming Chair, Yalecrest Neighborhood Council
10/20/2023 12:58	Jen Colby	Personal Comment in opposition re: Hardage Hospitality Zoning & Map Amendment for Planning Commission	Dear Planning Staff and Commissioners, Attached are my personal comments regarding an agenda item on the 10-25-23 hearing list, Hardage Hospitality. Andy, please add these into the packet if at all possible or if not, forward to the Commission Dropbox for the meeting. Sincerely, Jen Colby, MPA District 4 / ECC resident <b>** Attachment 2</b>
10/20/2023 13:00	Jen Colby	Comments to PC in support of Douglas Ward/McGillis School zoning & map amendment	Dear Meagan, Attached are my personal comments in support of the Douglas Ward/McGillis School zoning & map amendment that is on the PC agenda for a hearing on 10-25. Please include these in the staff report if at all possible (apologies for sending so late) or if not, add to the meeting files / Dropbox for review by the Commissioners. Sincerely, Jen Colby, MPA District 4/ECC resident <b>** Attachment 3</b>
10/21/2023 16:28	Kathy Adams	Own In Ogden program should be replicated in SLC	This is the program SLC should be replicating <a href="https://www.ogdencity.com/259/Own-in-Ogden">https://www.ogdencity.com/259/Own-in-Ogden</a> We need to stop seeing the solution to affordable housing as more-more-more building and giving developers and builders the advantages. Time to care for the citizens, and Ogden has figured this out.

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10/23/2023 16:35	Robert MOORE 1/2	: Affordable Housing Incentives	<p>(Spelling Corrected version...) Affordable Housing I am against the proposed housing amendment as it stands. My 4 reasons are: • It's destructive to single family neighborhoods. • It creates unequal property rights • Parking and traffic safety issues. • Infrastructure costs not addressed. Here is the explanation of my concerns:</p> <p>Destructive to family neighborhoods. As a city, we have spent over a century building wonderful bedroom neighborhoods so there is a place for families to make a permanent home, build relationships and keep this part of our diverse city strong. If we destroy this or for that matter, any of the other styles, cultures or sectors of our city we diminish our city. Of course I am absolutely not saying families don't live in multi family housing because they do. But you can find study after study that demonstrates that the time families spend in any given multi family housing is far shorter and more transitional than those who reside in a single family housing. Stability is a big part what makes our already shrinking single family neighborhoods so desirable. Why do we want to destroy it?? Unequal property rights. Giving rights to one property owner that the next door neighbor does not have is just flat wrong. If you want to allow duplex, triplex and fourplex in neighborhoods then they must be held to the same requirements as the existing property owners. Giving extended building limit lines, not requiring onsite parking, no building materials requirement and giving a faster less stringent approval process is absurd. There are many many current examples of duplexes etc amidst single family dwellings where they complied with the same requirements as single family dwellings and it works just great. We have several around us. Parking and traffic safety issues. This deserves special attention! Adding this level of density will make terribly unsafe circumstances for kids in our neighborhoods. For example... If you had a single family block with 15 houses and an average of 2.5 cars per house where they have parking onsite, you get an occasional car parked on the street. Visibility driving down the street still allows for drivers to see kids and for kids to see cars coming. Now let's look at what happens with this proposal... If you allow four-plexes at say 1.5 cars per unit with no onsite parking you have 60 units and 90 cars on that same block. Overlooking the parking nightmare you create (which will be substantial!!), it will be a pitfall of blind spots with non stop traffic up and down that same street. Don't forget because we as citizens of Salt Lake City have not forgotten that as a city you just made a "huge" point of trying to "keep kids in our neighborhoods safe" in reaction to the fatal accident at 2100 east 1300 south by spending over \$2,000,000 to take measures. Now in one swoop you want to bring a far worse danger to our kids on every single neighborhood street with at least a 4 fold increase of traffic. This it not a busy intersection, this is where our kids live and play. It's a terrible thing to do to our city. Infrastructure and support Costs.</p>

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10/23/2023 16:35	Robert MOORE 2/2	CONTINUED!! : Affordable Housing Incentives	I am wondering if anyone has actually consider the cost to support such a wide spread increase of density that is spread over such a broad area? Example ... Take that same street of 15 dwelling units. If you increase it to 60 dwellings then are the capacities of the existing sewer lines even able to handle this increase, what about water, power and gas. We can add to this the other support systems the city provided like fire, police medical, trash collections etc. How many new police officers do we need to hired just to keep even with what ratio we have currently? Keep in mind the increase amount the city actually gets from property tax is more than it receives now but nothing near what the ongoing cost to support this and or to provide the capital needed for the necessary upgrades in infrastructure. Is this even being discussed and who is going to accept responsibility for this economic problem? I don't need to go into details about the fact that the City is not prepared or willing to commit resources to police all the developers to insure they are in fact, providing any of these new dwellings as affordable. You're promising something to us as citizens that you have no means or intention of delivering and we as citizens just have to suffer for your political advantage. The developers will love you however. For these reasons I am adamantly opposed to this being approved! Bob Moore iBob On Oct 21, 2023, at 4:25 PM, ROBERT MOOR0E wrote: I don't even need to go into details about the fact that the City is not prepared or willing to commit resources to police all the developers to insure they are in fact, providing any of these new dwellings as affordable. You're promising something to us as citizens that you have no means or intention of delivering and we as citizens just have to suffer for your political advantage. The developers will love you however.
10/23/2023 16:40	Becky Allred	Liberty Park	43 years paying taxes in downtown Salt Lake Watched Liberty park become a wonderful, family park Used to walk the park with neighbors every morning Invested heavily in West Liberty My children also purchased homes in West Liberty Served on advisory council for Mayor Corradini Husband served on CDAC Commitee I helped facilitate the city buying Allen Park We've seen drugs, killings, drive bus, and slum lords. Always worked with law enforcement and the city to make the area better. And I have never seen the area and the park in worse circumstances. Does this picture entice you to take your family to the park? I am disgusted, disappointed, and sad. It is your job to serve the people of Salt Lake. Something needs to change. Becky Allred <b>**Attachment 4</b>
10/25/2023 10:46	Lisa McBride	Frustrated with Construction All Over the City	Lisa is frustrated with all the road construction in the City. She has children that she takes to two different schools and feels like she runs into construction every day. She also feels that when construction on major corridors is planned, all residents should be made aware as they may impact their daily travels. An example is 900 E when it was narrowed. In addition, she has attended some open houses and planning meetings, and feels that resident's concerns are not taken into account. An example is a roundabout at 2000 E that no one in her neighborhood supported, yet it was constructed. She feels the City should manage all construction projects better to allow traffic to flow throughout the City.
10/27/2023 8:14	Anonymous Constituent	downtown homeless sweeps	to whom it may concern, you giys might seem loud and proud for removig aome homeless people of the street when in reality you look like a bunch of heartless coldless monsters. you guys seem proud for doing your sweeps when your not thibking about the people who dont have homes. it doesnt matter about feeling safe or not. what abor the people on the streets dont you think they wanna feel safe too?? no lets just tkae awya their homes and make it even worse for them. oh oh how about the fact that we also STILL have a serial killer on the lose who actually takes the lives of the homelessnes. salt lake actually the whole state of utah is an actual f***ing joke. remember that we are all human we breathe the same we bleed the same. f**k utah and all the



Date/Time Opened	Contact Name	Subject	Description
10/27/2023 16:38	Conor Buckley	Petition PLNPCM2023-00106 - Larsen Sequist	<p>Hi Diana, I am writing to oppose the zoning proposal around 1720 &amp; 1734 S West Temple. As the proposal notes, years ago, Salt Lake City wanted to keep 155 lots as "low density residential." Why change that now?</p> <p>There are plenty of other zones that are left unprotected to be turned into multi-family housing. When referencing the City's plan to increase housing and affordable housing, this current rezoning proposal actually misses the mark. This will not be more affordable housing but it will be more luxury townhomes that will raise taxes for our local community and continue to gentrify the neighborhood. This is a proud, blue-collar, working neighborhood that prides itself on affordability while being in a central location. Projects like this proposal will hurt residents in the area and make the area increasingly less affordable. We are feeling ourselves being crowded out. This will also not address the homeless problem, petty crime, property crime, and overcrowding of the S West Temple corridor. There have already been medium-density housing added on the corners of S West Temple and 1700 and there is simply no more space. When the City laid out its plan for the future, it was clear that it wanted West Temple to be the backbone of the single family housing residential row. This was done masterfully. There is no other community in the City where you can walk a quiet, shaded, peaceful neighborhood and then be at a ballpark, or take a right turn and be on Main St or have State St, with its bars and restaurants, another block away. It's quiet. It's nice. It's tucked away from the mayhem and lawlessness of Main St and 1700. It is lined with beautiful trees. Such a development project would destroy this corridor. It's what makes this community so special. This proposed project threatens that integrity of the City, its plan, and the Ballpark Community. Parking and traffic on the residential road is already crowded, the thought of an additional 8-12 housing units being placed there, and the construction that goes with it is unimaginable and untenable. So, as a member of the Ballpark Community, I ask that you do not approve this re-zoning request of the 1720 and 1734 S West Temple. Thanks, Conor Buckley Resident of Ballpark, Salt Lake City, UT</p>
10/29/2023 20:44	Anonymous Constituent	Housing Crisis	<p>I am so sad and terrified for the future of our city. I'm a 3rd generation Utahn, and I can't believe we are where we are in cost of living/housing prices. Our city has always had multiplexes (Harvard/Yale, Sugarhouse, Liberty Park, Avenues, University, among others), and they have been a part of our community giving those who can't afford larger places a way to be in a community that is not an apartment highrise in a food desert or industrial area. We need more of these in our communities. They are a responsible way to add density. Also, why are we allowing existing units to be rented as short term rentals at all? I don't care what the legislature says, there are so many homes/duplexes/apartments/basement apartments people could be renting long term being used as cash cows. Property owners have to abide by zoning laws, why are we not enforcing this?! They cause contention and safety issues for all of us. We have to stop those as part of this plan. Those are much more of a threat in my mind than a 4 plex as a neighbor. There are background checks, credit checks, leases, etc for long term renters. Anyone with a credit card can rent an Airbnb or VRBO and no one ever knows if that is the real person staying there. We have them across the street from our elementary school. I have one next door in upper sugarhouse. Do what you can to nip this in the bud. We have plenty of hotels.</p>
10/30/2023 12:05	Andrea Bailey	Council Comment- Pro- Douglas Ward rezone request	<p>Andrea Bailey called to express that she is in favor of the Douglas Ward request to rezone the area from R2 to Industrial, so they can build a school.</p>

Date/Time Opened	Contact Name	Subject	Description
10/31/2023 10:57	Jesse Glines	Vagrant issues on 1700 s 1100 w	<p>Alejandro, I have done everything I can think of to help do my part about this issue. The crackhead issue at the old water park, whether it be, RV's or just the shantytown's, It's not only disgusting but is also affecting our neighborhood. They drive by incredibly slowly through our neighborhood and case our houses. Or they ride their bikes with baby carriages filled with junk instead of babies casing our neighborhoods. I am tired of my car being gone through, missing packages, which sometimes they were found in a neighbor's yard discarded, a general unsafe feeling, not being able to let my kids use the parks and feeling like I'm in a ghetto. My neighbors and community feel the same. They are incredibly kind hard-working people as well as I am and we will not deal with this any longer. We are so tired of promises that never seem to be followed through. The police give 0 s**** when I call them and tell them about the issues. They tell me to call you and when I do you are incredibly kind and I do believe in you but things do not change. Do you have any guidance for us? And please do not say patience. We have been trying that a long time. Something needs to happen now. I will do everything I can within the law To help. If I need to take turns with people in my house to sit outside, armed, around the clock I will. I am not looking to open a whole other can of worms I just want to inform you, We have no sympathy for drug addicts and the vagrants. You can be homeless and a good person. This does not include leaving drug paraphernalia and stealing/destroying our things. Jesse Glines</p>
10/31/2023 11:55	Anonymous Constituent	Regarding leading information	<p>Att: Olivia Erickson Slcgov.com: I encountered a news statement from some subject, location 100 South 300 East Salt Lake City Utah USA. In this area I'm being told the (FBI) has set up an APT. in one of the location APT's in this area they seem too believe my spouse is going too be targeted for the buying of Drugs the street drug clear, while they send subject to salt the the drug too White color subjects, then make some type of arrest . and the salers of the drug only has too give the truth of their daily involvement. While some subject beleive they can cause problems. The only reason my spouse has went too that location is because at 400 Soth 300 East 7-11 accused my spouse of having exchanged a Queer \$100.00 bill and was ask by Police not too return , I took a 100.00 from my SSI account and wanted too see the differents but they clerk had no clue of what I was saying. I asked some Security Officers to intuduce me to this agent in this location but no contact . I then registered ( Gaptasses- Crime Stoppers) on line.</p>
11/1/2023 9:47	Chaise Warr	Guadalupe connectivity	<p>Hello, Just a brief response to the “positives” you mentioned about connectivity in the area. I lived in Milwaukee and Chicago. You are correct. There is a lot of space that has been used and developed under the highways. I think restaurants and recreation areas are wonderful. But there is also a lot of space that is not used in those ways. It becomes areas for dumping and camping. SLC already has areas under the freeway that can be developed, areas that are blank and ready for development. We would like to see areas like Folsom be restored and made better first. And we want to see the success there first. If UDOT is able to build these areas, they are able to get more funding. This excess funding will not be to connect the community. The neighbors on both sides of the freeway don't want this, in any shape or form. It's like a bullseye. Of course you will find more positive comments in favor of a connective space the farther from the center of location. But it should be those opinions in the center that matter most. We want connectivity. Just not this. The City is going to and already has invested in 300 N. Please push for that before any type of connection on 400 N. I don't want to move out of my area. But I'm afraid something like this would probably add to the list of reasons to do so. Thanks! Chaise</p>

Date/Time Opened	Contact Name	Subject	Description
11/1/2023 10:18	Greg Kelly	Council Comment	<p>Ana, Thanks for your thoughtful email. I appreciate you taking this shopping cart ban idea up with your colleagues and for your prior advocacy for Pioneer Park. As you consider funding various addiction initiatives in the future, I want to highlight what seems to me to be a shortcoming in the overall effort. In working with a couple of the homeless with whom I have developed a relationship, it has become clear to me that there is not one number for someone to call who is ready for rehab or detox. They have to call around to various facilities looking for a bed. For some of these people who are / have become mentally impaired, that is a huge hurdle. And before they've found the right numbers to call let alone a facility with a bed, they're high again. It seems to me we should reduce the barriers to treatment as much as possible for when an individual is ready to get clean and one way we could do that would be to have one phone number for them to call that would act as a clearinghouse for all of the disparate providers that are already funded. I also appreciate the additional funding for the police. It's vital we reduce the availability of the hard drugs in order to support the recovery of our addicts. We are asking too much of addicts to get clean when this kind of intense chemical temptation is on offer in plain sight all the time. It's like holding weight loss meetings in an In an Out Burger and wondering why everyone is still fat. One final thought. As much as I would love to see Pioneer Park upgraded, I beg you consider holding off on spending the money until a homeless camp is created. It seems to me that if the public facilities open at Pioneer Park before a camp for the homeless, this park will cease to be a park entirely and will become the de facto homeless camp. Please let me know how the shopping cart ban idea goes. If I can ever be helpful, please dont hesitate to let me know. Best Greg</p>
11/1/2023 15:10	Aline Devaud	We need more affordable homes for sale in Salt Lake City	<p>Hello Dan, One of my big concerns regarding affordable housing in Utah is the lack of affordable homes for purchase. At a recent Salt Lake City council meeting, I learned that 34,000 rental units had been built in the recent past. My concern is that developers and rental property owners are gaining more financially to the detriment of the average individual, couple or family that wants to own a home and build some financial security. Renters are at the disadvantage to property owners in acquiring wealth and it seems that in Utah, there are new apartments going up everywhere but very few small homes or town homes for sale. Frankly, I was upset to read in the Monday, October 30th Salt Lake Tribune that the "townhomes" being built in the Utah State Fairpark area are being built as rentals. Where are the homes for sale being built for the average income family? I work as a mental health therapist and I hear the frustrations of my clients in their late 20s and early 30s who tell me that they have done the "right thing" by going to college and getting a good job and they can not afford to buy a home. And on the other end of spectrum, older people like me who would like to move some day into a smaller home, find that there are no small homes or condominiums available that would provide an even exchange of equity. I know that the legislature has more power and resources to do more to support the average person who wants to purchase a home and pass legislation that limits the further income inequality between real estate investors and regular people. I have contacted my representatives on this important issue. Please do all you can to support the average family trying to buy a home and build up some wealth and security for themselves. Respectfully, Aline Devaud</p>
11/2/2023 14:22	Julia McGonigle	(EXTERNAL) Ranked Choice Voting on Ballot	<p>Hello, I am a constituent of Salt Lake County, District 5, and I just got my ballot today. I wanted to say the best part of this ballot was the ranked choice voting for SLC Mayor election. This is the second ballot from the county I have seen with ranked choice and I could not be happier. Thank you very much for implementing the change! I eagerly await the day I see ranked choice for our federal representatives as well. I want this change to be permanent past the end date of the pilot period in 2026. Make it happen representatives. Thank you, Julia McGonigle</p>

Date/Time Opened	Contact Name	Subject	Description
11/2/2023 16:23	Amanda Longwell	Please support and approve the Disability Law Center's Grant request via your ARPA Community Grants Program!!	<p>Council Members, Please support the DLC receiving their GRANT request from the SLC "ARPA Community Grants Program" From my understanding, it is on the agenda for your upcoming meeting on this coming Tuesday November 7th. As I'm sure you all are aware of the multiple years of superintendent turnover and interim superintendents who in that position can't do substantive work. So, we have COVID, a good superintendent manipulated out of her position (of which las I heard she is now over the entire state's Superintendent organization., but she wasn't good enough to be our superintendent?... ) We then have an interim, a replacement superintendent riddled with controversy, an interim and now a superintendent who has no superintendent experience AND admittedly knows nothing about special education. Through all of the above, we use to have a special education director who truly cared about every child and really worked hard to create inclusive schools, structures and environments and HEAR the needs of the family and the child with a disability to try and do right for the whole child. Several years later, we now have a relatively new special education director whose presentation on how she is progressing in meeting the goals and objectives of the (Special Education) Inclusive Schools resolution, was mostly just pictures of kids with disabilities smiling and minimal to no data to show anything of profound substance towards the intent of this resolution. Special Education is one of the most data tracked student bodies yet, teh Special Education Director's presentation was mostly pictures of the kids.... Here is the link for your convenience.</p> <p><a href="https://resources.finalsite.net/images/v1643998573/slcschoolsorg/iuppajlghreb7vmmifk/0770_001.pdf">https://resources.finalsite.net/images/v1643998573/slcschoolsorg/iuppajlghreb7vmmifk/0770_001.pdf</a></p> <p>Amidst all that we families have been told certain settings do not take/teach kids with "syndromes", we have had individuals in SLCS authority positions falsify documents to fit their narrative, principals who don't know special education making placement decisions against our students with disabilities that inhibit access to educational opportunities therefore prevent their academic growth and therefore contribute to school teams denying certain students with disabilities more inclusive placements. Then we parents are left to filter through mounds of regulation and court precedence and studies, etc.. to try and show WHY our kiddo deserves a better opportunity then what is given. But we are one and the district is many, so we need the Disability Law Center to help us help our kids. The better educated students with disabilities are the better their outcomes and a higher likelihood of not ending up on the streets or relying heavily on city, state, federal resources. Please help us help our kids, vote yes to the DLC's Grant request to advocate for our students with disabilities in the Salt Lake City School District! See below for my beautiful daughter, Tori, who is being denied a more academically focused setting essentially because she was born with "a Syndrome" (Down Syndrome). Please vote yes to the DLC's Grant request! Best, Amanda</p>
11/2/2023 16:26	Craig Buschmann	Please support the Bloq 11 Barcade conditional use permit	<p>Dear Mayor Mendenhall, Councilman Mano, SLC Council members, and ELPCO council members, I urge you to support the Bloq 11 Barcade conditional use permit on 11th E &amp; Kensington. I live in this area and welcome a neighborhood bar that acts as a third place for the community to gather. (Third places are those areas besides work and church/school where a community can interact with each other.) These are the types of places that give a community a sense of identity. I recently visited Helper, UT, and had the pleasure of meeting and sharing a beverage with locals at the Clampers 1900 chapter/club and the neighboring Regis Bar. We met a software developer that moved to Helper from Golden, CO during the pandemic because of the high-speed internet and low cost of housing. We met with former coal miners. It was a wonderful experience. These are the types of interactions that neighborhood bars and similar third places provide. Please support Bloq 11 and the neighborhood become a more welcoming, walkable, and livable place. Thank you, Craig Craig Buschmann Salt Lake City, UT</p>

Date/Time Opened	Contact Name	Subject	Description
11/3/2023 13:20	Margaret Holloway	Housing Affordability Incentives	<p>As a resident of the west side. The new ADU requirements were seen as a way for some people to add onto or adjust their homes. They should be allowed city wide The incentives to add smaller complexes ALL OVER the city and not just in certain areas. I understand the people with the historical and expensive houses are afraid their neighbors are going to sell out or tear down their homes to put multi unit housing. Or an investor doing this since that is what they did around Liberty Park with the older homes. We have seen it ... But the houses they did that too where not in exclusive neighborhoods. And even if they were small 4 unit nice designed is a good thing. To watch the fight over the more dense housing but still NOT APARTMENTS that was going on in the avenues was a joke.....It seems the more affluent want a say as to who is allowed. That is the problem in this city....East versus West. That they deserve to keep what they have. But you can alter a large house with an ADU or already have it built like that and your neighborhood does not know. They fit in. So I am not understanding why they think they are special? It is not like houses are coming done and apartments with 8 stories are going up. NO That is what is happening on our side of the interstate. But money talks. But this proposal needs to be city wide. Not for just the have nots. By the way how many bought a cheaper west side house and turned it into a rental? AirBNB hmmm But will not allow them next to their house. The city needs to enforce the codes of maintaining property working cars on property or street, Because when it is only enforced on the east and the hill and not on the west it hurts everyone... But it gives you an excuse not to invest or really care what goes on over here. Since that is where the others live...</p>
11/3/2023 14:39	Beth Blattenberger	Affordable Housing Initiative	<p>I am dismayed by the Affordable Housing Initiative, because it lacks transparency and fails to appreciate the value of community and of neighborhood character. Lack of transparency: Under current zoning, if a nonconforming structure is proposed, all neighbors get a notice saying the locations and when and where to comment. Under the proposed rezoning, there should be notices sent out to everyone in an affected zone saying what changes are proposed in their zone. Otherwise a homeowner could wake up one day and discover that a 4-plex was being built next door, and there would be no recourse because it was now automatically okay under the new zoning. Many of my neighbors seem unaware that this is what could happen. For transparency, everyone should be notified. Community: I live in a primarily single-family community in which many neighbors have known each other for years and support each other in a multitude of ways. 4-plexes are occupied by renters. There are already a few 4-plexes in my neighborhood, but the residents are not truly part of the community. Renters come and go and do not put down roots. Visual blight and property values: 4-plexes are rectangular boxes with entrances facing the sides. I understand there would be a minimal requirement for glass on the street side, but they would still be ugly boxes with entrances potentially facing single-family side yards, and alleys turned into parking lots, with more cars parked on streets because there would not be enough room in the alleys. Landlords are not motivated to do attractive landscaping. Adjacent property values would go down, and there is no compensation for this. While neighborhoods that are designated as historic would be protected, there are manolder neighborhoods that have historic character but lack this protection. The value of these neighborhoods to community and quality of life is being overlooked. My house is not just a place where I live and sleep. It is part of a community. Salt Lake City should strive to keep the remaining neighborhoods where people are able to have personal ties. There should be certain allowed multifamily locations, such as important business centers, the university area and major arterials, but allowing 4-plexes throughout single-family neighborhoods is destructive of community and quality of life.</p>
11/6/2023 16:40	Colleen Santelli	The Disability Law Center Grant application	<p>Please support the DLC receiving their Grant request from the SLC "ARPA Community Grants Program". This is so vital to families who have students with disabilities. Many issues need to be addressed and the DLC is one of only a few resources. Regards, Colleen Santelli</p>

Date/Time Opened	Contact Name	Subject	Description
11/6/2023 16:41	David LINDA FAWSON	Zoning	Please do not change the zoning to allow higher density in our city. This includes duplexes to large multi-family. I live here pay taxes here and like the zoning just as it is!! Dave
11/6/2023 16:42	Margaret Miller	Proposed changes in zoning to add more housing	After reading several of your documents, I feel that the City is rushing into this process without sufficient review. Many of the properties where you could add an ADU would be a detriment to the rest of the neighborhood in terms of traffic and more people in the neighborhood. I think you should table this discussion and take it up again next year. Thank you. Margaret Miller
11/7/2023 9:14	Kimball Young	AHI	How does the City retain and gain owner occupancy dwellings? The City should require owner occupancy of all new housing replacing single-family homes. Kimball Young Chairman, Foothill Sunnyside Community Council
11/7/2023 9:20	Lee Anderson	TAG SLC petitions for 135, 159, 163 W Goltz Ave and 1036 S Jefferson St	My name is Lee Anderson and I am a homeowner on Goltz Ave. I will be attending the hearing November 7th at 7pm to voice my comments against these petitions and if possible would like to use the attached as a visual aid. Thank you for your time and look forward to speaking with the Council tomorrow. -Lee
11/7/2023 10:10	Jill Stephenson	ensure units are used and define affordable	I applaud the Council's proposal for Affordable Housing Incentives but we need to ensure (like lets get a policy analysts and legal involved) to make sure this proposal benefits Salt Lake citizens more than the developers. Define 'affordable' - poverty rate percentage, % of income, etc. Maybe a sliding scale for rent? And units need to maintain a percentage of occupancy in these units. Rent may have to decrease to fill units. The new algorithms developers are using to keep rental rates high and occupancy low are unacceptable.
11/7/2023 11:29	Nigel Swaby	FW: (EXTERNAL) Affordable Housing Overlay	Councilmembers, I've had the opportunity to scan the affordable housing overlay proposal. I haven't read all the details, but find it a significant improvement to the original draft. It appears to allow greater density in residential zones and adds housing to certain commercial zones. Adding housing in commercial zones seems to fit broader trends of less office space and more multi-family and urban warehouses. The affordability requirements are more reasonable which should allow development to take place in all parts of the city. That equity concern was one of the biggest issues I had with the previous version. Overall, this seems like something good for the city! Nigel
11/7/2023 14:14	Alicia Cunningham-Bryant	Affordable Housing Initiative Proposal - East Liberty Park Community Organization Response	Dear City Council Members and Mr. Fullmer, Attached please find the formal comments by the East Liberty Park Community Organization on the Affordable Housing Initiative proposal. If you have an additional questions or concerns, please do not hesitate to contact me. Best Alicia Cunningham-Bryant ELPCO Board Member ** <b>Attachment 5</b>
11/7/2023 14:15	Dominique Roberson	Comment Re: ARPA Community Recovery Assistance Grant	Good afternoon, Volunteers of America, Utah would like to submit the comment below regarding the ARPA Community Recovery Assistance Grants (CRAG) application: We encourage the City Council to follow the Committee and Mayor's recommendations of full funding for this critically important program to help youth experiencing homelessness. The full-time on-site clinician would provide counseling, crisis intervention, therapeutic groups, and connections to long-term mental health supports. Engaging youth with clinical services improves behavioral health outcomes, which assists youth with achieving self-sufficiency and moving out of homelessness. Thank you, Dominique
11/7/2023 14:16	Carol Wicks	affordable housing plan	these comments refer to the original plan excluding any revisions i have committed before that i dont think this will really due the trick im a licensed broker ith rental units and the problem we face immediately high cost of both labor and materials combined with interest costs i am also an investor in real estate and not convinced to develop a lot or build adu even with market rate rents why do the powers that be not accept that people who work in salt lake city have to live in salt lake city another 60 unit investor told me affordable housing can be found in west valley magna i agree we need to make our city, our county our country so that working people need to have affordable housing i look forward to the statistics to prove this plan motivates developers and small time investors that there providing it is in their best interest due to the above high costs of construction will city planning put these statistics in their monthly reports carol wicks

Date/Time Opened	Contact Name	Subject	Description
11/7/2023 14:17	Amanda Longwell	Please support and approve the Disability Law Center's Grant request via your ARPA Community Grants Program!!	Good Afternoon Council Members, Just a friendly reminder. Please vote yes yes yes to the DLC's education grant request. We parents of student's with disabilities need the DLC's help so desperately.. Best, Amanda Longwell
11/7/2023 14:18	Beth Blattenberger	Affordable Housing Incentives inquiry	If a "nonconforming" project is proposed in a neighborhood, all the neighbors get notices giving an address and when and where to comment. For the current affordable housing initiative to be transparent, everyone who lives in an affected zone should get a notice saying what changes are proposed for the zone in which they live, how the can comment, and by when. Otherwise, people could wake up one day to a single-family home being torn down next door and a 4-plex built, with no recourse, because without their paying enough attention, it had just become allowable construction. Otherwise the plan is anything but transparent. You just advertise the noble objectives, like affordability, without the reality of how it is to be accomplished.
11/7/2023 14:20	Nancy Olsen	Housing incentives AND Drive-ability in SLC/Sugarhouse	Dear Council Members, Thank you for your service. There is a BOOM in housing developments in SLC. As a long time resident (50 years), I have seen these changes and some are hard to embrace. As a resident I really don't feel like I can influence whether these developments continue or not. It seems like entirely too much building. Since the city is allowing all this development, why is the city at the same time reducing the lanes of traffic in the city? Lanes have been removed from 900 East, 900 South, Highland Drive and plan to be removed on 2100 South. This is completely baffling. Why do we want to bring more people in but not give them an efficient way to get from place to place? Do we want cars idling creating more exhaust and emissions waiting to get in and out of certain congested areas? How do the businesses stay afloat when customers like myself don't want to battle the backup of traffic in order to get to their respective stores? One of the reasons I live in the sugarhouse area is the close proximity to so many businesses. These street restrictions make me consider driving away from this area for restaurants, movies, shopping, professional visits, etc. I would rather drive 15 minutes continuously moving then sit in traffic for the same amount of time to go 1/4 of the distance. I understand growth will happen but can't we also maintain some of the norms that have made this city a great place to live? Please don't drive out the people who are already here in order to make way for new development. We CAN have both. Keep the streets open and moving. Please don't close more lanes. Thank You, Nancy Olsen
11/7/2023 14:34	Jordan Atkin	Public Statement for Withdrawn Petitions at Goltz/Jefferson	While we believe that creating more density on Goltz and Jefferson would benefit the community, we understand and respect that the City Council has indicated that this is not the right time to consider RMU zoning for the interior blocks. We appreciate the effort that went into developing the Ballpark Master Plan and want to allow some time for it to become integrated into the neighborhood. Though we may not always agree, we value the perspectives of our Council members and believe that through open communication and mutual understanding, we can find solutions that are good for the city as a whole. We look forward to continuing to work together to shape the future of our growing city. Jordan Atkin
11/7/2023 18:59	Anonymous Constituent	No to subsidized housing	I am extremely opposed to your efforts to subsidize some people's housing on the backs of other's wallets. Your misguided efforts only make the problem WORSE with ugly, shoddy housing destroying our beautiful neighborhoods!!! HOUSING IS NOT A RIGHT! Not everyone can live where they want to! This is a nasty race to the bottom and your ruining our once fair city!!!!!!
11/7/2023 19:05	Anonymous Constituent	No to crime filled bagtant camps	Its time to stop coddling the homeless vagrants in our city. they bring nothing but crime and disease and filth to our city. It's time to bring down the hammer and either get them into drug rehab, a mental institution or prison!!! We are sick of living with the filth and crime in this city!!!!!!
11/7/2023 20:10	Joan Demke	Ordinance: Rezone and Master Plan Amendment at Approximately 1720 South and 1734 South West Temple	Please do not rezone keep as a single family. Parking is horrible we need no more multi family especially when no parking spaces are made west temple has no more street parking available as mentioned before we can't even put our garbage cans out for pickup because there is no room. It is also extremely hard to see traffic when trying to pull out of our driveways because of so many cars parked on the street it's ridiculous.

## Attachment 1

### SINGLE FAMILY HOUSING AND SLC AFFORDABLE HOUSING INCENTIVES

Council Districts 1, 2, 6, and 7, representing the west and east sides of the City, each have more than 50 percent of housing in owner-occupied dwellings. The middle of the City, Districts 3, 4, and 5, average 34 percent owner-occupied.

The proposed AHI allows all our single family homes to be replaced, each with other housing as large as a four-plex.

How important are owner occupied single family homes?

- Single family homes are where families with kids live. While City population is up, our school district is faced with closing schools because of the drop in number of school-aged children.
- Home owners directly pay property taxes.
- Home owners are more involved and vote.
- Owner-occupied housing is generally better maintained.
- Owner occupied neighborhoods have lower crime and safer streets.

How does the City retain and gain owner occupancy dwellings?  
The City should require owner occupancy of all new housing replacing single family homes.

How can the City facilitate more affordable for sale housing?  
Tax credits and other state subsidies can help. But the City has capability in its Redevelopment Agency. It can allocate its tax increment funds for individual homes for sale and large scale for sale home projects. The key is reducing the cost of land.



## Attachment 2

To: Salt Lake City Planning Staff and Commission

Re: Petition Numbers: PLNPCM2023-00223 – Hardage Hospitality Zoning Amendment & PLNPCM2023-00401 – Hardage Hospitality General Plan Amendment (GPA)

Date: October 20, 2023

Dear Planning Staff and Commissioners,

I am opposed to the proposed zoning amendment from TSA-Transition to TSA-Core of the former Pizza Hut lot at the corner of 400 South and 800 East, the adjacent vacant lot to the north, and the sliver of the RMF-35 lot on which a cute, though neglected, duplex exists. These are my personal comments.

I do support redevelopment of the two primary lots in question within TSA-T (Transition) zoning standards. **This is already high-density with various bonuses and breaks thanks to being a TSA zone in the first place. The owners should develop a project on these two lots within current zoning.** The developers have owned these properties for many years. They already got one significant up-zone from CC to TSA-T when the Transit Station Area zones were designed and implemented about a decade ago. I note that the proposed building has an excess of parking beyond minimum requirements as well as amenity spaces that could be re-designed for apartments in order to increase units if that is their goal. This is far preferable to a rezone that would allow yet another and even larger “Luxury Class A” (an arbitrary real estate term) podium building that is completely out of scale to the adjacent property to the west—the large, low rise 765 Lofts complex that this development group once owned but sold off—and the other structures at this intersection: a fast food restaurant, an oil change business, the historic 10<sup>th</sup> Ward church. All of these buildings are low-rise and will remain so for the foreseeable future. This building would stick out like a sore thumb.

**The entire north side block faces from 700 to 900 East of 400 South are zoned TSA-Transition.**

This zoning was carefully considered and specifically implemented in consultation with the community council at that time to buffer the mixed use, mixed density historic neighborhoods to the north. As the zone itself says, this zoning is a transition from higher density Core along the transit corridor. It relates to the surrounding neighborhood rather than being independent from it. There is no justification to spot rezone these parcels, apparently requested to accommodate these developers’ current financial targets. They have 2 decades of equity and should be able to make a project pencil within TSA-T. It is not the Commission’s authority or responsibility to pad the profits of developers. Rather, it is important planning and policy to keep this 2-block stretch consistent zoning. Excess parking also encourages and subsidizes car ownership, drives up rents, and undermines transit use, the main point of the TSA zones.

**The map and plan amendments are also inconsistent in both specifics and in the big picture with existing master plan and citywide plans, goals, and strategies. Specifically, this project directly undermines the Guiding Principles of the Thriving in Place plan that was just adopted.** These include protecting existing tenants from displacement, preserving existing affordable housing, and producing truly affordable housing, especially deeply affordable. Case studies and experience from around the globe demonstrates that non-market housing investments, strong tenant protection laws, creative reuse, and affordable unit requirements in market-rate housing all are effective solutions. Trickle-down housing (‘Filtering’) like trickle-down economics, is largely illusory and cannot work at any meaningful timescale to address the housing affordability crisis locally or nationally.  
<https://static1.squarespace.com/static/61b3b19cf10da76e758406e3/t/6455729f4ff7f50f934f50e4/1683321505305/TIP+At-a-Glance+Placemat+-+May+3+2023+-+for+public+review.pdf>

**The biggest need right now in Salt Lake City and D4 is deeply affordable housing and also larger rental or owned housing for families.** These amendments would lead to the demolition of existing naturally affordable housing—the duplex and single-family detached houses that also add character to the neighborhood. The proposed building would be yet another studio, 1-and 2-bedroom market rate generic podium that is already overbuilt in Salt Lake City and this corridor according to the city's data.

As I understand, the single-family home at 350 S 800 E is the long-time residence of a family whose children attend Bennion Elementary. **The current threats of closure of neighborhood schools are a direct consequence of the Planning Commission, Administration, and City Council zoning decisions and the continual erosion of housing that accommodates families, not just young professionals, active retirees, and college students.** Granted, the Commission and Council cannot guarantee the preservation of the houses and 5-plex apartment building on 800 E that are part of the current redevelopment schematic. However, you will assure the demolition of the houses with a rezone. In several recent cases, when rezoning proposals such as this were rejected by the Commission and Council, developers did not follow through with their threats of demolition of existing housing but instead either designed projects within appropriate zoning (Haxton on 900 E) or invested in maintenance and upkeep (200 South/Lincoln St houses). Good things can come from saying no to inappropriate zoning and development.

Once again, I support a smaller project within the existing TSA-T zone on the former Pizza Hut and adjacent vacant lots.

I also urge the developers to keep the existing housing and invest in long-deferred maintenance, or simply sell the properties to others who will do so. **If the developers wish to build this particular project, they can simply purchase property that is already zoned appropriately for it rather than rezone their long-time land banked TSA-T and RMF35 properties.** Real estate is fungible. It is an active market.

Spot re-zoning only encourages more investors to buy up lower-zoned properties, many of which are currently the exact kind of missing middle housing city officials want to promote: duplexes, small cottages, unit-legalized detached houses with several apartments in historic structures that contribute to the neighborhood character as well as National Historic District designation. Linden Avenue just to the north is a classic example. Regarding NHDs, the tax credits due to NHDs allow many of us to invest in renovating our buildings. Investors with cash offers hoping to eventually get upzones regularly out-compete individuals and families who are looking to buy into our neighborhoods. At ~26% ownership rates in District Four, this is also a crisis. These trends are accelerating and undermining our residents' ability to Thrive in Place. Simplistic "more units at any cost" is leading to displacement and poor urban design. The beauty of this area is the 100+ year old mixed use, mixed density, walkable design. Projects like this continue to erode the character and diversity of building types and households alike.

Please reject these proposed amendments and send a negative recommendation to the City Council.

Sincerely,

Jen Colby, MPA (personal comments)  
District 4/East Central Community resident

# Thriving in Place *at-a-glance* a one-page overview of Salt Lake City's Anti-Displacement Strategy

**GUIDING PRINCIPLES:** prioritize tenant protections / partner with those most impacted / increase housing everywhere / focus on affordability / build an eco-system for action

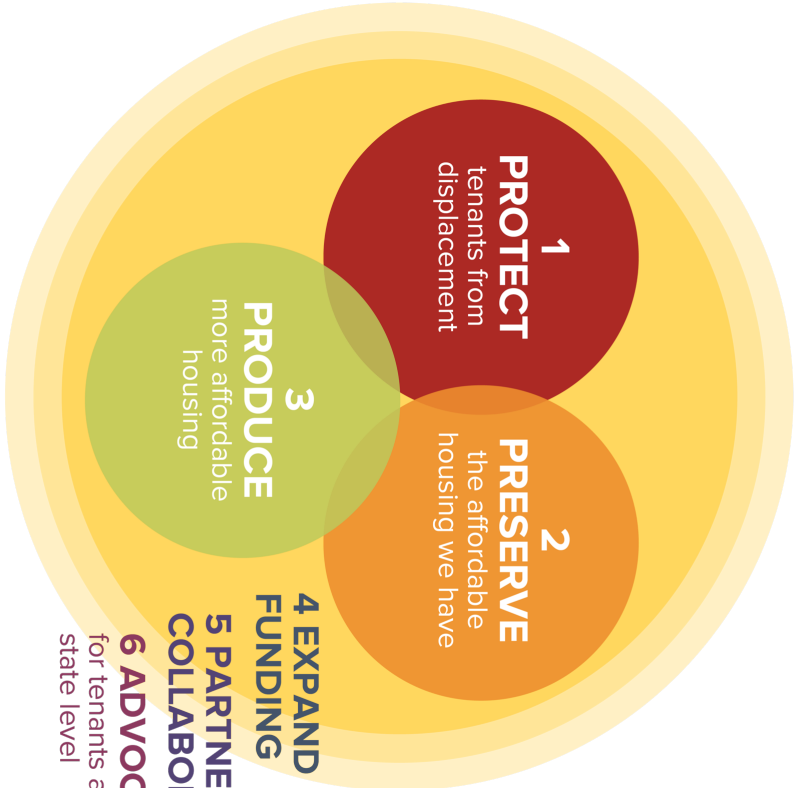
*Caveats: there are no magic fixes (it will be hard work) / we will build on what we are already doing / state pre-emption limits what we can do / we have finite resources + things we don't control / the housing crisis is regional / we must work together*

1 PROTECT the most vulnerable from displacement	2 PRESERVE the affordable housing we have	3 PRODUCE more housing, especially affordable housing	4 EXPAND CAPACITY for tenant support + affordable housing	5 PARTNER + COLLABORATE to maximize impact	6 ADVOCATE for tenants at the state level
<div><div>1A Develop a Tenant Relocation Assistance Program</div><div>1B Adopt a Displaced Tenants Preference Policy</div><div>1C Improve and Expand Tenant Resources and Services</div><div>1D Create a Tenant Resource Center and Navigation Service</div><div>1E Help Tenants Become Owners</div><div>1F Promote Affordable Living and Better Jobs</div></div>	<div><div>2A Develop and Adopt a Community Benefit Policy</div><div>2B Acquire and Rehabilitate Unsubsidized Housing</div><div>2C Invest in Community Land Trust Models</div><div>2D Address Short-Term Rentals' Impacts on Housing</div></div>	<div><div>3A Adopt the Affordable Housing Incentives Policy</div><div>3B Make ADUs Easier and Less Expensive to Build</div><div>3C Create More Diverse Housing Choices in All Areas</div><div>3D Utilize Publicly Owned Property</div><div>3E Prioritize Long-Term Affordability, Support Services, and Transit Access</div></div>	<div><div>4A Develop New Funding Sources and Leverage Existing Resources</div><div>4B Define Indicators to Track Displacement and Develop Data Systems to Track Progress</div><div>4C Strengthen the City's Capacity to Enforce Deed-Restricted Housing Commitments</div></div>	<div><div>5A Form a City Implementation Team</div><div>5B Work with Partners to Convene a Regional Anti-Displacement Coalition</div><div>5C Launch an Ongoing Community Partnership to Coordinate Action + Investment in the Highest Risk Areas</div></div>	<div><div>6A Work to Advance Tenant Rights and Affordable Housing at the State Level</div></div>

## 6 Interrelated Goals / 22 Strategic Priorities

3 OUTCOME GOALS: **Protect** – **Preserve** – **Produce**

3 SUPPORTING GOALS: **Expand Capacity** – **Partner + Collaborate** – **Advocate**



### Near-Term Action Priorities

#### Support Tenants

##### 1A Develop a Tenant Relocation Assistance Program

Provide support to tenants directly impacted by redevelopment.

##### 1B Adopt a Displaced Tenants Preference Policy

Design and put in place a policy for eligible deed-restricted units so that displaced tenants are given a preference when those units become available.

##### 1C Improve and Expand Tenant Resources and Services

Increase awareness of tenant resources; innovate on service delivery; make changes to the Landlord Tenant Initiative.

##### 1D Create a Tenant Resource Center and Navigation Service

Resource Center website; develop and launch a navigation service to connect tenants with the resources and support they need.

#### Preserve + Create Affordability

##### 2A Adopt a Community Benefit Policy

Mitigate the loss of existing affordable housing on redevelopment sites through an incentives approach.

##### 3A Adopt the Affordable Housing Incentives Policy

Incentivize the creation of affordable housing in new development.

##### 2B Acquire/Rehab Unsubsidized Housing

Partner to acquire priority sites to create long-term affordability.

##### 3B Make ADUs Easier + Less Expensive

Facilitate the creation of more ADUs.

##### 3D Utilize Publicly Owned Property

Identify key properties that can be used to create affordable housing.

##### 2C Invest in Community Land Trusts

Grow the Community Land Trust model for long-term affordability.

##### 1E Help Tenants Become Owners

Invest in shared equity programs that help tenants build wealth, improve financial security, and help them become owners.

#### Partner for Action

##### 5A Form a City Implementation Team

Create a cross-department team to oversee implementation of the Thriving in Place strategy.

##### 4B Define Indicators / Develop Data Systems

Define key indicators and put in place needed data systems to track progress.

##### 5B Partner to Convene a Regional Anti-Displacement Coalition

Regularly convene key partners to coordinate regional action on anti-displacement initiatives and housing.

##### 4A Develop New Funding Sources and Leverage Existing Resources

Ensure ongoing funding to provide needed resources for affordable housing and tenant assistance.

##### 5C Launch Ongoing Community Partnership

Create cross-dept. team to coordinate investments and work in partnership with community to counter displacement (in Westside, Ballpark, Central City, and Liberty Wells areas).

#### From the **Phase 1 Report**:

Displacement in Salt Lake City is significant and **getting worse**.

There are *no “more affordable” neighborhoods in Salt Lake City* where families can move once displaced.

Salt Lake City is growing and *there aren't enough affordable units for low-income families*. Plus a shortage of units overall is creating more competition for lower cost units

Almost *half of Salt Lake City households are rent burdened*.

*More than half of all families with children live in displacement risk neighborhoods.*

*Latinx and Black households have median incomes that are lower than what is required to afford rent in the city.*

Displacement affects *more than half of White households in Salt Lake City and disproportionately affects households of color*.

Many areas experiencing high displacement risk *were redlined in the past and are still highly segregated today*.

*Community members are very concerned about displacement and its impacts*. They want more affordable housing and support for those being impacted.

### Attachment 3

To: Salt Lake City Planning Staff and Commission

Re: Petition Numbers: PLNPCM2023-00496 – Douglas Ward Rezone &  
PLNPCM2023-00639 –General Plan Amendment (GPA)

Dear Planning Staff and Commissioners,

I strongly support the McGillis School's request for zoning and plan amendments for the Douglas Ward property from R-2 to Institutional. Please vote to forward a positive recommendation to the City Council.

The McGillis School is a treasured educational institution and wonderful neighbor and partner in the community. This proposal is widely supported by many neighbors and the community council. I am pleased to see that the McGillis School's leadership is committed to adaptive reuse of the existing building. It has been surplus and de-sanctified by the Corporation of the Church of Jesus Christ of Latter-day Saints, making this possible.

With additional space, the school is planning to increase programs that are in high demand. Meanwhile, the two elementary schools in the East Central area, Bennion and Wasatch, are under threat of closure. It is critical to Thriving in Place and livability for all, including families with young children, to have local schools. McGillis plays an important role in our educational fabric. The location is perfect to make their expansion feasible.

The property has functioned as a non-conforming institutional use for religious services for decades. Rezoning to formalize institutional use is logical and consistent with city plans.

I find it particularly heartwarming that a school founded on core Jewish values but open to all would have the opportunity to repurpose a building previously used for religious services that was beloved and served the neighborhood and that religious community so well for so many years. Note that I say this as a secular humanist atheist who is committed to pluralism and religious diversity under secular government.

This zoning and map amendment is much preferable to likely building demolition for residential housing. Given the value of the parcel, R-2 is simply impractical for all but some sort of McMansions that would be unlikely to be built here with existing zoning anyway.

Thank you for your time and consideration. Please approve these amendments.

Sincerely,

Jen Colby, MPA, personal comments  
District 4/ECC Resident



## Attachment 4



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.