

Date/Time Opened	Contact Name	Subject	Description
9/17/2025 8:38	Sienna Scheid	Please don't kill the dance scene 🎧👤	Hi, I'm a born and raised SLC local who loves dance music and dance parties (raves). They are truly one of my greatest sources of joy. The music, community, and connection I have found in these events means the world to me. And in my experience, those hosting and attending these events are incredibly respectful and conscientious. They're actually one of the only public places I feel safe alone as a young woman. Those of us who attend aren't dangerous or uncivil. In fact, I used to work at the City as a graphic designer. I volunteer, hike, and garden in my free time. I own a home in Millcreek with my husband and two dogs. We contribute to our community and deeply love this city. The growing rave scene is one of the reasons I love living here and am invested in staying. We are all average citizens with a shared love for electronic music and self expression. Banning alcohol after 2am is an unnecessary step that impacts a very small population of citizens, namely people like me who enjoy dancing late into the night, while supporting local artists and businesses. Please consider dropping this proposal and protecting this very cherished past time and source of joy. Thank you so much, Sienna Scheid
9/17/2025 12:53	Kristina Strong	Stop the 2-6 AM Alcohol Restriction!!!	Dear Council Members, I am writing as a 10 year resident of Salt Lake City and a member of our vibrant arts and music community. I have worked in hospitality my entire career and hold great value in the contributions our local venues provide to their patrons. So much positive growth has occurred in the time since I moved here, including and especially in the music community, which has become a foundation of entertainment, solidarity and inspiration for myself and so many others; therefore, I am deeply concerned about the newly proposed ordinance restricting alcohol consumption between 2:00 AM and 6:00 AM. While I understand the intention behind this measure, I urge you to reconsider the unintended consequences it would have on our city. Salt Lake City has been steadily building a reputation as a hub for live music, nightlife, and cultural events. Our late-night and underground music scene in particular provides safe spaces for young people, artists, and small businesses to thrive. These venues not only generate significant economic activity, but also foster creativity and community connections that cannot be replaced. Restricting alcohol consumption during these hours risks: • Driving nightlife and social activities further underground, where safety and accountability are reduced. • Damaging small, locally-owned venues that rely on late-night audiences. • Weakening Salt Lake City's growing cultural reputation, making it harder to attract visitors, artists, and talent. • Undermining personal freedoms by limiting the ability for adults to make their own choices about how and when they gather in community spaces. Instead of imposing blanket restrictions, the Council should explore alternative approaches that balance public safety alongside cultural vitality—for example: strengthening existing safety regulations, encouraging safe transportation options, and collaborating directly with venue owners to promote responsible operations. As with any growing city, it is crucial to recognize the full impact of decisions such as this to foster the best outcomes for all, not just some. Salt Lake City deserves policies that protect residents while also supporting the creative economy that makes our city unique. I urge you to stand with the artists, entrepreneurs, and community members who are working every day to make this an open, positive and safe place we can all enjoy living in. Thank you for your time and consideration. Sincerely, Kristina Strong Salt Lake City

Date/Time Opened	Contact Name	Subject	Description
9/18/2025 14:12	Sophia Henson	Phone call to City Council	Caller is leaving a comment and is opposed to the after-hours and nuisance ordinance. I understand it is a way to reduce violence, but the ordinance overreaches into private events, safe spaces with consenting adults. The overstepping will negatively affect marginalized communities, rather than addressing criminalized behavior. It is harmful to the safe spaces for these groups. These places are a part of what makes Salt Lake City great. I urge the Council to look at taking action directly against violence and crime, not to the safe spaces where consenting adults are causing no harm.
9/18/2025 14:35	Lane Jensen	Proposed Homeless Shelter **Attachment 1 - 7 Pages	Proposed Homeless Shelter at 2550 North and 2200 West in Salt Lake City. (Please see attached)
9/18/2025 14:39	Margaret Holloway	Jefferson Park redesign	Again the city builds a park halfway and states to be finished later. Only there are NO BENCHES in the area. So where to the people that might bring klds to play supposed to sit? Nobody is going to use this park and stand the whole time.... The city is great at starting things BUT NOT at completing them at one time.. The money is there set aside. Yet they do them in pieces. Only nobody is going to use it until it is done. I know you folks don't care But maybe the taxpayers do... Oh look we gave you a tidbit... be thankful you got that Now give us more money. Liberty Park is getting a grand remake... I sure hope you put the benches in the first phase not the last. And again why are you giving out more CIP projects when you have NOT done the ones promised from last year? FINISH THE DANG PROJECTS PPROMISED Riverside was supposed to have a walking path. It is out for design???? Are we going to have endless surveys too?? The city loves their surveys that don't get done. or they sit on a shelf for decades. They oh yeah they wanted this 10 years ago... Jefferson Park needs benches now. Madsen needed benches. Heaven forbid Glendale ever gets completed. I am sure the benches are the last thing. Margaret Holloway
9/22/2025 9:27	Emma Krumlauf	Oppose the Proposed 2-6 AM Alcohol Consumption Ordinance	The constituent opposes the proposed restrictive alcohol consumption, emphasizing concerns about infringement on personal freedoms, wasted resources, and unintended effects on marginalized communities.
9/22/2025 16:41	Scott Johnson	Public Comment Submission for the Record — Sept 2 Remarks	Hello Council Staff, Please add the text below of my September 2, 2025 public comment to the official record for that meeting. This written version matches my spoken remarks, with only light edits for clarity. Thank you, Scott Johnson Good evening. My name is Scott Johnson. Exactly nine weeks from tonight—on November 4—Salt Lake City voters will cast their ballots. It will be the first local election since this council approved billions in subsidies for the downtown sports and entertainment district. Nine weeks ago—to the day—I stood at this podium and asked a simple question: Have any city officials received private flights, suite tickets, meals, or perks from Smith Entertainment Group, whose projects you've voted to fund? I also submitted GRAMA requests to clarify those questions. Two months later, I've received no answers. No documents. No denial. Just delays. Council votes have been rushed and have ignored public input, shifting enormous new tax burdens onto everyday residents and visitors to the city. This November's election is the first opportunity voters have had to hold those responsible for these increases accountable. Before voting, citizens deserve full transparency to all special privileges and gifts that have influenced council's otherwise puzzling actions on these matters. I'm not asking for much: • Who traveled to LA? • Who paid and how much? • What other other special access, gifts and perks have you received before—and since—you voted to approve public funds? As a reminder, the next campaign reporting for November's upcoming election is in two days on Thursday, September 4th. Voters deserve transparency before—not after—Election Day. This is about public trust. And every day this Council stays silent, that trust erodes. Thank you.

September 12, 2025

Amber Hugoe
Lane and Gayle Jensen
Patti Jensen
Zach Larsen
Matt and Nicole Solt
Bobby and Angela Taylor

Utah State Governor Spencer Cox
governor@utah.gov
Utah State Homelessness Coordinator Wayne Niederhauser
wniederhauser@utah.gov
Salt Lake County Mayor and County Council
mayor@slco.org
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Salt Lake City Mayor and City Council
mayor@slcgov.com
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Re: Proposed Homeless Shelter at 2550 North 2200 West in Salt Lake City

Dear State and Local Government Officials:

Thank you for your public service. We are some of the residents and families who live and work the land between approximately 2610 N 2200 W and 3290 N 2200 W in Salt Lake City and Salt Lake County. We are the landowners of generational farms, who have cherished our respite from urban sprawl and the rural farm life we hold dear in one of the last agricultural neighborhoods in Salt Lake County. This letter identifies our unique rural and agricultural community that has been overlooked in the plans for a massive homeless campus. [REDACTED]

On September 3, 2025, we were alarmed by the unexpected announcement by Utah Homelessness Coordinator Wayne Niederhauser that the Utah Homeless Services Board proposes and intends to establish a campus facility located at 2550 North 2200 West in Salt Lake City. The 15.8-acre property is anticipated to provide shelter and support services to as many as 1,300 homeless individuals.

We understand the dynamics and difficulties those in leadership positions have experienced in locating a homeless shelter along the Wasatch Front. However, for many reasons this location is not ideal. Although you have reportedly explored many locations, there are issues with the location which may not be readily apparent to those who have not lived in the neighborhood. For example, please be aware of the serious mosquito infestation, wetland conditions, and even the

long-term effects of the Great Salt Lake on electronic functions and locking mechanisms. These conditions increase the cost, maintenance, and health risks for such facilities. Indeed, the health concerns associated with increased exposure to mosquito-born illnesses should not be overlooked, particularly for a facility which seeks to aid indigent and vulnerable individuals who will spend many hours on the campus property in the outdoors or in the adjacent neighborhood.

Additionally, for several reasons the proposed campus is incompatible with land uses in the area which include residential, agricultural, agribusiness, and industrial parks or commercial warehouses. The area lacks not only transit infrastructure, but also, due to its rural nature, lacks basic infrastructure such as sidewalks, curb and gutter, and well-maintained or adequate roads for traffic demands. The area is located on the far border of Salt Lake County, many of the emergency and other related services that will be needed are far from the respective stations and precincts.

Further, as the affected landowners within this remote farming community, we anticipate unique detrimental impacts, in addition to the foreseeable reduction in property values we will suffer. We anticipate unprecedented foot traffic and congregant activity associated with the shelter along narrow 2200 West where we live, because when shelter-seeking individuals will be denied entry for failure to meet statutory entrance standards.¹ This will result in individuals who are unable to enter the campus congregating and seeking shelter in adjacent areas such as our rural homes and farms. This spillover effect has been well documented at numerous locations throughout Salt Lake County where homeless services are provided. This spillover effect will result in loitering, theft, trespass, camping, vandalism, property destruction, pedestrian injury or death, environmental damage such as loss of wildlife and habitat, and criminal activity including overt drug or substance abuse. Indeed this has occurred recently in other locations, in particular, in Tooele which has a campus facility. We anticipate unique harm to our farms, animals, and crops, a decreased sense of personal safety for ourselves and our children, and an overall diminished standard of rural living due to foreseeable health and sanitation concerns. It is highly likely that our farms, barns, and outbuildings may be seen as available temporary residences for the unsheltered who have been otherwise turned away. This result must be prevented.

While we appreciate the state's need to address homelessness, we will be uniquely impacted and pay a disproportionate price for their housing and support. Indeed, placing the homeless campus in this location places the burden and negative impacts of the entire Wasatch Front's homelessness crisis on our neighborhood, our farms, and our families. Therefore, we request your genuine review of potential economic solutions and remedies. Some of the options, if requested by the landowner, could include:

- the installation and ongoing maintenance of secure fencing around our parcels; no trespassing signage; security camera installation, maintenance, and monitoring; lighting around our parcels; ongoing police and county sheriff surveillance 24-7; and an established hotline for emergency response.

¹ See Utah Code § 35A-16-901.

- dedicated funding allocated to the residents identified on the map, such as creation of restricted accounts which the Utah Legislature, [Salt Lake] County Council, and Salt Lake City Council could enact to address our unique security and property protection needs. This fund would be a mitigation fund in addition to the State Homeless Shelter Cities Mitigation Fund.
- innovative creation and execution of interlocal agreements, for example between state and county health departments, public safety agencies; fire districts; UDOT; and adjacent cities to the shelter location.
- just and fair compensation for the material loss in value and the substantial interference with our use and enjoyment of our rural haven.
- an appointment for ongoing representation on the Local Homeless Coordination Council (LHHC) and possible creation of South Davis Local Homeless Council.
- a meeting between the Utah Office of Homeless Services and us residents so that we can directly interact, collaborate, and express concerns unique to our neighborhood in light of the close proximity of our homes to the proposed campus location.
- contractual provisions and protections to benefit the rural landowners in the development agreement for the construction, maintenance, and supervision of the homeless campus that include long-term restrictive covenants and long-term funding to mitigate impacts particular to our needs.

We appreciate your attention to our particular objections to this proposed location. We are also attaching the signatures of those who support our effort (attached as **Exhibit B**) which will be periodically supplemented and distributed to you in the coming days.

Sincerely,

Patti Jensen and Gayle Jensen

EXHIBIT A

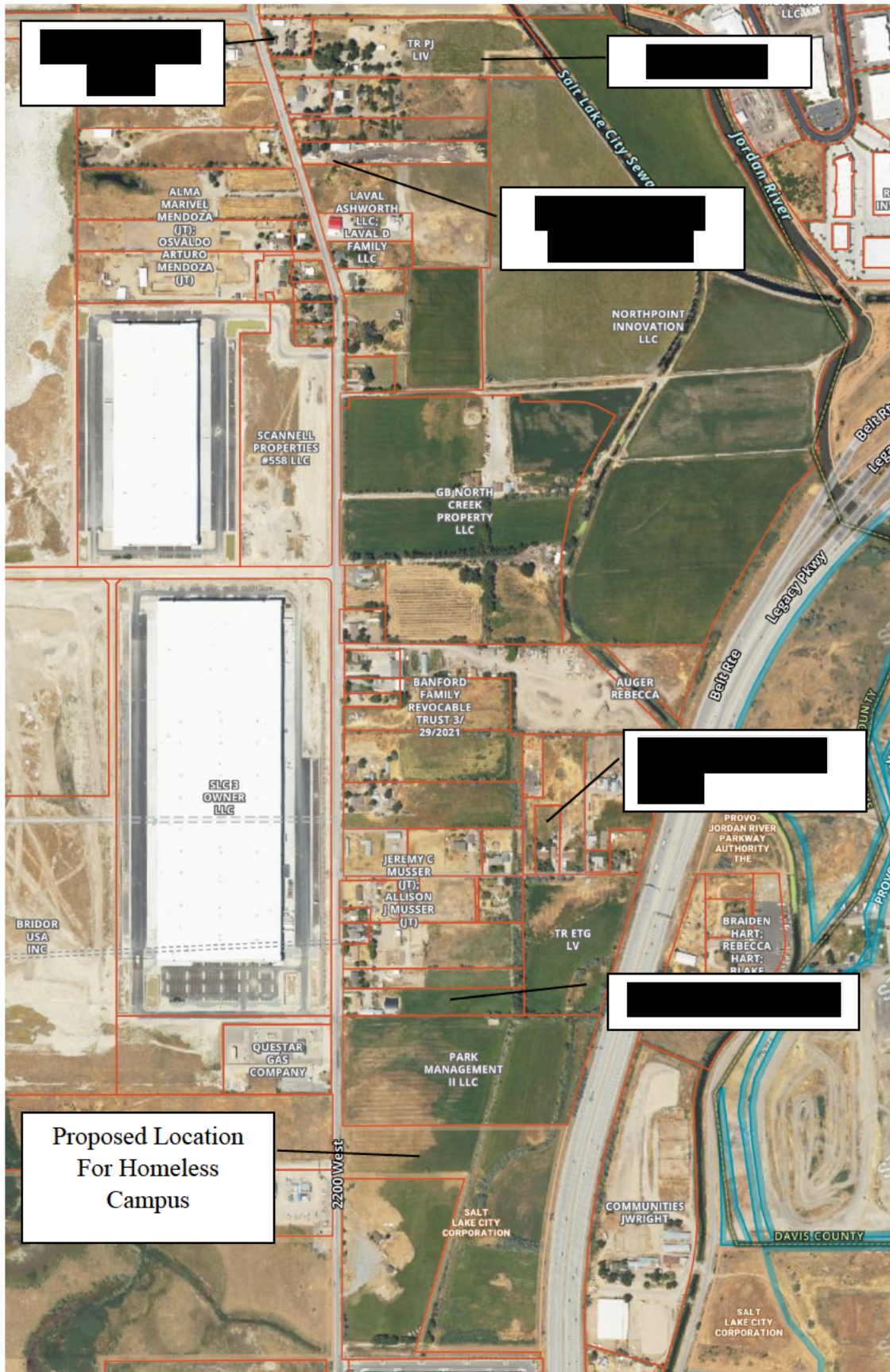


EXHIBIT B

I have read the letter above and join its authors in expressing my concerns and desire to engage with state and local leadership to address concerns and discuss possible solutions regarding the proposed location for the homeless campus:

[illegible]

Date/Time Opened	Contact Name	Subject	Description
9/23/2025 11:17	Haven Johansen		Hello Council Member Mano, I hope you're doing well. I am writing to ask that you oppose the proposed ordinance to ban and criminalize alcohol consumption after 2am in non-residential zones in Salt Lake City. As a queer and transgender person, I have found an incredibly strong community in after-hours dance spaces in SLC. These events are foundational to SLC's cultural and economic growth, and serve as important spaces of belonging, resilience, and joy for Utahns with marginalized identities. Please help us protect these spaces -- and the personal rights and freedoms of consenting adults -- by opposing the ordinance. Thank you very much for your time. Best, Haven Johansen
9/23/2025 14:25	Kate Brande	Please Don't Take Away Our Joy	Dear Mayor Mendenhall, Esteemed City Council Members, and All Whom it May Concern, Thank you sincerely for your response, Gavin! My last email was about my concerns with the 2am-6am ban on the events that I so deeply treasure. I appreciate your explanation of the city's safety concerns. and I am grateful for the efforts made to keep us so. I would like to offer my personal experience, and explain that these events are indeed safe. I have been to a substantial amount of these events. At least 1-2 a month for the last two years. I have NEVER witnessed a fight, I have never been harassed, assaulted, or felt unsafe at any of these events- not once. I am not denying the existence of violence that you have described, but being in this culture the way that I am- I have never heard anyone even talk about any crimes or violence that have taken place. At these shows, before anyone is allowed to enter, they are scanned with metal-detector wands, every pocket of every bag/purse is checked with a flashlight, they pat down every man, and they check your ID. They have plenty of security. There is no way anyone can sneak any kind of weapon in. Sure, you can bring alcoholic beverages, but they do not allow glass. People aren't showing up with liquor bottles in hand looking to get smashed. If people choose to drink, and not everyone does of course, people will bring like a 6 pack of 5% ABV seltzers or beer to share with friends. This is procedure for every single Blaq Void, Plumhouse, Mutiny, Ranger Sound Car, or Oddball show that I have attended. However, at regular clubs or bars that have liquor licenses downtown, that is a very different story. I have seen plenty of fights at the most popular places that are open earlier in the night. At those places, I've been sexually harassed or assaulted on multiple occasions, but never at our "afters" events. I once even had to very loudly bark like a dog at a man who would not leave me and my friends alone at Sky. He would not take no for an answer. I do not feel safe at those bigger established clubs. Having a liquor license and being open earlier in the night does not mean it's safer. I- and many, MANY other people, especially minority groups, are so much safer at these "after parties". Which as stated in my previous email, We have them so late, to ensure our events don't need to compete with larger out-of-town artists and concerts for attendance. With all due respect, I feel that if this was really about safety, you would just require the same security measures I have stated above at all events, instead of just banning alcohol. That is not the solution. People are still going to have events like this- just at their houses in residential areas. It will disturb the peace, upset the public, and the police are going to have to respond to way more noise complaint calls. Our shows are far away from residential areas to prevent this in the first place. If safety is truly the concern, there are way better ways that can be ensured by the city. Our petition now almost has 9,000 signatures as I am writing this, and I fully intend to lawfully push and protest against this if it is passed. Thank you for your time, truly. We all love Salt Lake, especially because of this music scene and culture. It's so rich, loving, uniting, vibrant, accepting, and safe. Thank you genuinely for your time. Kate Brande

Date/Time Opened	Contact Name	Subject	Description
9/23/2025 14:28	Warren CRUMMETT	Support for the RMF-35/RMF-45 zoning update	Chair and Council Members, As a small scale developer in SLC, I'm writing in support of the RMF-35/RMF-45 zoning text amendment on your agenda and respectfully urging a YES vote. As a developer, I have reviewed the ordinance and SLC planning has done a fantastic job of balancing adding the needed density while also preserving the characteristics of our existing neighborhoods. It also encourages keeping existing structures, has proper setback and design restrictions, and limits tall apartment buildings that feel out of place. Salt Lake City needs more missing-middle homes that fit the scale of existing neighborhoods. This ordinance is a practical, near-term tool to deliver them. Why approval matters for the City: Housing choice & attainability: Modest-scale homes lower the land cost per unit and create options for teachers, nurses, service workers, seniors looking to downsize, and young families starting out. Gentle, context-sensitive infill: Clear form standards and transitions produce good neighbors—more doors without overwhelming height or bulk. Support small businesses & local streets: More residents within walking distance bolster neighborhood retail and transit ridership while limiting traffic from long commutes. Climate & air quality benefits: Infill reduces sprawl and vehicle miles traveled, aligning with the City's sustainability goals. Predictability & fairness: Objective, by-right standards help homeowners, small builders, and neighbors know what's allowed, reducing uncertainty and costly delays. This is a balanced step that respects neighborhood character while addressing our urgent housing needs. Please adopt the RMF-35/RMF-45 update so Salt Lake City builders can move from plans to homes. Thank you for your leadership and for advancing a healthier, more inclusive housing ecosystem. Sincerely, Warren Crummett District 1, 5 and 7 Neighbor
9/23/2025 14:45	C.e. Janecek	Comment Letter	Dear City Council Members, Next Month, You will be voting on a proposed SLC ordinance to ban alcohol in commercial and non residential spaces between 2am - 6am. As a SLC resident, I strongly disagree with this ban, It harms local businesses, it anti growth and development for our city, and puts more people at risk by reducing the number of safe, regulated, and supervised spaces where people can drink alcohol in the early hours (and I say this as someone who is sober and has never been a drinker!). Mayor Mendenhall herself wants our city to become a destination for new residents and tourists alike. I'm excited for new businesses and pop-ups and private events. That means our city can and should have an interesting, diverse, and commercially successful nightlife like other cosmopolitan centers. though I don't drink, I still want these spaces to exist for other members & my community. I'd rather others drink safely at bars than to take their afterparty home. Thank you for considering this feedback. C.E. Janecek - SLC resident of 13 years
9/25/2025 13:47	Asher Smith	Please Oppose the Alcohol Consumption Ban (2-6 AM)	Constituent opposes proposed consumption ordinance, citing concerns of government overreach, increased opportunity for criminalization, and the diversion of essential resources.

Date/Time Opened	Contact Name	Subject	Description
9/25/2025 16:56	Brittney Souther	Complaint under Utah Open & Public Meetings Act – alleged improper meeting practices re: site selection for 2520 N 2200 W	Dear Attorney General Buccholz, Deputy District Attorney Goddard, and relevant oversight offices: I am a resident of the area near the parcel at 2520 N 2200 W, Salt Lake City, and I write to formally lodge a complaint under the Utah Open & Public Meetings Act (Title 52, Chapter 4) regarding the decision-making and meeting processes related to the proposed homeless campus at that site. I believe the following violations may have occurred: 1. Lack of adequate public notice The public was not given 24 hours' notice (or sufficient written notice including agenda, time, place) concerning certain meetings in which the parcel or site selection was discussed. I and other neighbors were not informed or given opportunity to attend or comment on critical deliberations. 2. Improper closure of meetings / deliberations in private If portions of meetings concerning evaluation, selection, funding, or acquisition of property were closed to the public without proper justification (statutory exceptions), that may violate OPMA. If meeting minutes or recordings do not fully reflect the portions closed (or were not recorded), that is also potentially in violation. 3. Decisions or binding actions taken in closed / nonpublic settings If any formal site approval, contract, or directive was approved during a closed session without first being publicly deliberated or without proper motion and vote in an open session, those decisions may be voidable. I request that your offices: Review whether public bodies involved (Utah Homeless Services Board / related state agency / city officials) have complied with OPMA in all meetings where this parcel or homeless campus project was discussed or decided. Require corrective action, including reopening or redoing portions of decision processes in compliance with OPMA if violations are found. Provide me with a written response regarding your findings and any actions you take. If necessary, I can provide evidence of meeting dates, notices (or lack thereof), news articles, or statements from neighbors showing when and how the project was revealed without adequate public engagement, but it has been all over the news and I am sure you are aware. Please include me in correspondence about your investigation and provide me with a timeline of any planned review. Thank you for your consideration. Sincerely, Brittney Souther
9/26/2025 16:40	Bernie HART	Not too old to learn ...	Wayne, Interesting. Without the focus and energy and willingness Gee ... that was almost me being the old me from before yesterday's Utah Homeless Services Board's meeting. Moe and Tiffany make a great pair. The Utah Homeless Services Board has only one agenda and it is not helping the mentally ill and addicted living on the streets of Salt Lake City. I trusted, and that is not your problem; it's just me being me. But, thankfully, I think I am still capable of learning and putting what I have learned to good use. The homeless need an advocate, and it is not Moe Egan. It is not Gov. Cox or the Downtown Alliance, and it is not a majority of the Utah Homeless Services Board. To think otherwise would be naive. The Downtown folks speak... a majority of you jump.. Wayne, I don't need to jump up and down, yell and scream, or march ... or go on social media to mess with you all. I just have to do what we do more effectively and then watch what happens. Helping more people and doing good better is always the solution.... that said, doing good and walking the talk in interesting places has become the fun part of all this ... location ... location location Have a good day, Bernie Hart Understanding Us Salt Lake City, Ut
9/29/2025 16:35	Mike Packham	Harvey Milk Blvd	I am not a resident of your city, but live in the neighboring community of Taylorsville. I do a lot of business in Salt Lake City and definitely enjoy the arts and other opportunities your city offers its neighbors. I am especially appreciative of your city support of LGBTQ+. As I understand it, Harvey Milk Boulevard is under the jurisdiction of the city, not the state. Please do not let them usurp authority over you or intimidate you to rename the boulevard. Representative Lee may not see the "relevance to the state," but the people of Salt Lake City do find relevance in the Legacy of Harvey Milk. Mike Packham

Date/Time Opened	Contact Name	Subject	Description
9/30/2025 12:54	Nancy Walker	Call to Haul	The city's Call to Hall program has been an improvement to local streets
10/6/2025 16:48	Kevin Hunter	Status of Quiet Zone for Montgomery St. and 2nd South	Hi, I live in the Montgomery Villa community that borders the Union Pacific rail line that runs parallel to 2nd South near Redwood Rd. I have been in contact off and on with city officials for over 13 years now about the quiet zone that was supposed to be put in place along 2nd South since 2012. This is getting to be quite ridiculous. I am reaching my boiling point. As far as I know, the city has approved a budget, not once but twice, for this quiet zone over the past decade. According to Vili Lolohea, they were supposed to block off the 2nd South and Montgomery St. intersection this year. However, I have seen Utah Power crews installing steel infrastructure to replace wooden power line towers along the 2nd South corridor. I am assuming that the plans to block off the intersection were delayed to assist this effort and to align with the city schedule for accommodation of such projects. If this is the case, then residents need to be updated about delays to the quiet zone. We have suffered long enough. It has even been suggested by one city official that an investigation be opened, and an audit performed, on how this quiet zone situation has been handled. A lot of money has been tied to and appropriated twice now, and there has been absolutely no effort or urgency directed toward the problem. It has even been suggested that I actually petition residents and to sue the city with a class-action lawsuit. If I had that kind of money and influence, I would certainly have done this already, and I would have been seeking over 10 millions dollars in punitive damages for all of the sleep we have lost and the inability to use my yard for any living activities because of the trains and their high-decibel horns that are actually loud enough to damage a person's hearing. I have lived here for 13 years, and I have not landscaped my backyard yet because of the trains. It's so stupid, I could cry. Enough is enough. Please put a fire underneath the ass of whoever has the authority to move this forward. A 13-year wait for something so simple is unacceptable an intolerable. Frustratingly, Kevin D Hunter

Date/Time Opened	Contact Name	Subject	Description
10/6/2025 16:54	Jim Jenkin 1/2	RMF-35 and RMF-45 Multi-Family Zoning District Text Amendment	Submittal to the Salt Lake City Council on the RMF-35 Zoning update by the Greater Avenues Community Council Land Use Committee 6 October 2025 In its most recent meeting, the Land Use Committee of the Greater Avenues Community Council discussed the current details of the RMF 35 zoning proposal, and resolved to share its serious concern about the impacts of this proposal on Local Historic Districts. The RMF-35 zone in the lower Avenues falls within the Avenues Historic District. Salt Lake City publishes: "The Avenues Historic District was established as a National Register district and designated a Local Historic District in 1978. The Avenues Historic District is significant because of its architectural character and historical importance as one of Salt Lake City's older and most significant residential areas. It is the most significant neighborhood in the state of Utah in documenting the range of residential architectural styles starting in the late 1860s. While other neighborhoods include more elaborate examples of certain styles, the Avenues includes significant architectural examples over a period of over 100 years." (slc.gov) It is clear from this description that Historic Districts exist to protect the gestalt of a neighborhood, as established by a large number of contributing structures of different types. We are concerned about the new provisions of the proposed RMF-35, which limit the protection of historic buildings from encroachment from neighboring construction in ways that we have not seen previous to the current zoning consolidation cycle. The current proposal appropriately protects some historic structures from encroachment by means of increased set-back, and step-back of additional height, however these protections carry three high-impact restrictions that will negatively impact all Historic Districts: 1. Step-back and set-back protections within the zone are only required for Historic Registry properties: Historic registry properties are one-offs. They exist as isolated structures that have been chosen by their owners and others to have particular noteworthy significance in either their design or their past occupancy and use. They have unique characteristics that do not necessarily involve their surroundings. In the RMF-35 zone in the Avenues Neighborhood, the city zoning map shows 6 such properties. For example: in one block on 2nd Avenue both the North and South block faces are anchored by grand brick historic homes. The home on the west is a Registry home and the home on the east is not. Both of these homes contribute significantly to the character of the Historic District, but under the current proposal one would be protected from encroachment by neighboring construction and the other could end up looking at a 35-ft high blank wall located just four feet off the property line. In our opinion, this sort of cherry-picking isolated to Historic Registry properties ignores the basic premise of protecting the character of the neighborhood. 2. Step-back and set-back protections for homes are only required at interfaces of the RMF-35 and SR-1A zones.

Date/Time Opened	Contact Name	Subject	Description
10/6/2025 16:54	Jim Jenkin 2/2	CONTINUED!! RMF-35 and RMF-45 Multi-Family Zoning District Text Amendment	This would be fine if the current zoning designations were comprehensive, however they are not. The original RMF 35 zoning was applied broad-brush, and there are multiple block faces that present solely as single family residential within the RMF-35 Zoning. In the process surrounding the original RMF zoning merger proposal, planning staff evaluated the RMF-35 structures in the Avenues for structures which would comply with the RMF-45 and found very few. No effort was made to identify areas of single family residential within the RMF 35 Zone. 3. Allowed four-foot setback; As written the proposal would allow construction adjacent to Contributory Historic Homes at full 45-foot height, with a setback of only 4 feet. We request an increase in this setback. We understand (on architectural advice) that such construction would be without windows as the setback required for windows in residential construction is 5 feet. The land use Committee of the Greater Avenues Community Council, in its meeting last month concluded that the potential damage to all City historic districts from the above considerations by the RMF-35 zoning as currently written is considerable. We request that members of the City Council do not support the proposal until these issues are addressed. We specifically request that Step-back and set-back protections are applied on properties adjacent to all contributory historic homes, and that the setback is increased to at least 5 feet. Respectfully submitted, For the Greater Avenues Community Council Land Use Committee Jim Jenkin, Chair Jim Jenkin Chair, Land Use Committee Greater Avenues Community Council