

TO Planning Commission re Community Benefit Ordinance November 8, 2023

It is certainly about time Salt Lake City has something like this.

The **tenant relocation Assistance** is a great idea, but I don't think it is nearly enough money per family. This seems to assume that they will get kicked out and 6 months later they can move back in at the same rent rate. It takes a minimum of two or three years to build most anything in the city, and with the recent issues with contractors as explained in Building Salt Lake this morning, there may not be enough workers to finish what is currently half built, much less additional workers to build all this new affordable housing we seem to think is coming to SLC.

I like the idea of **collecting data** from the applications, I hope there is a staff member who will keep up the databases that will be required to track this and provide accurate reports to me every year. I expect nothing less. Statistics should include things like how many naturally occurring affordable housing units were lost during the year. The answer should be less than 10. This would help to provide the **annual update**.

**One thing I don't think see mentioned is daycare.** There should be some way to incentivize a day care facility as part of the business portion of the street level that many apartments are required to have (rather than the gym or leasing office).

**Development Agreements** – noting should be put in a development agreement that cannot be enforced. If it can't be enforced, turn down the request.

**I love the part where** it says if a petitioner, after a decision is made by the Planning Commission, changes his mind and wants to modify his request, they have to start over.

There needs to be experts on the staff who completely understand all the rules and regulations for building an affordable unit, so the end result works.

The impact on city resources that this whole thing requires should be carefully considered. And the impact on neighboring properties or a neighborhood needs to be considered as well. New allowed uses should have a public hearing.

Always preserve historic structures, unless they are damaged beyond compare. A procedure for determining that should be established.

Good luck with all this, it is a big undertaking. And, we hope it makes a real difference in a few years.

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## General Plan Comments: Historic Building Preservation

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**Adrienne White** <adrienne@housegenealogy.us>  
To: Judi Short <judi.short@gmail.com>  
Cc: oliviaem@q.com

Thu, Oct 5, 2023 at 11:52 AM

Hi Judi,

I've had a chance to review the General Plan and its proposed amendments.

**Here are my questions and comments regarding Historic Building Preservation:**

- We are in support of a Historic Preservation Plan that will guide the future decision making regarding the preservation of historic buildings, structures, and places (19.02.040; B: Element Plans). Is this something that will be drafted up that has specific protocols to help guide this decision making process?

- We are in support of the statement: "The historic landmark commission may make a recommendation for the city council to adopt, amend and adopt, or deny the proposed plan after a public hearing when the general plan amendment impacts an H Historic Preservation Overlay District." (19.06.050; D; 3). Will the Planning Commission also be voting and making recommendations on these types of proposed plans as well?

- We are in support of the Community Benefit Requirement to preserve historic structures (19.06.060; C; 1; e AND 21A.50.050; C; 1; e). How will the city determine which historic buildings are worth preserving when they are not already protected by a Local Historic District? When a historically significant building is selected for demolition, what kind of community benefit and/or development agreement can be established to preserve other historic buildings owned by that developer or the city?

- We are **not** in support of the amendment that now requires application and noticing fees (21A.50.040; B) because it is adding a financial barrier that was not previously present when filing for designation within an H Historic Preservation Overlay District or when establishing a character conservation district. Why are these fees now being required and what is the financial burden for applying (and reapplying as mentioned in 21A.50.060; B)?

Please let me know if you have any thoughts or questions. Thank you!

Best,  
Adrienne

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**Mary McConaughy** <oliviaem@q.com>  
To: Adrienne White <adrienne@housegenealogy.us>  
Cc: Judi Short <judi.short@gmail.com>

Fri, Oct 6, 2023 at 9:00 PM

Hi Adrienne and Judi - I appreciate you comments and support them all.

Regarding point 3 in Adrienne's email - If a building is not already designated as historic or in a historic district - what is the criteria for determining that it is historic? Much of Sugarhouse is excluded from the National Historic Neighborhoods/ Overlay district and I know a number of homes in the area are on the Historic register or could be. So I strongly support determining some criteria for evaluating what is historic.

Regarding point 4 and fees - I also strongly agree with wanting to know what added fees are needed?

I'm hoping that previous discussions regarding projects that include historic structures will also allow continued written agreements that preservation will occur. Example is the Victorian that will be incorporated by Smith's. I am hoping that people that want to modify a home or large garage into several units at minimum have to speak with us and work on plans that preserve structures of historic value. While the old costume shop on 17th South and 11 th east has turned out better than expected there is nothing left of the former Presbyterian Cathedral/ Church that was there - and maybe that had already been destroyed by the time the current developers started.

I likely won't be able to make the meeting on October 16 but I support completely Adrienne's comments and her expertise.

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