

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](mailto:governor@utah.gov)

Utah State Homelessness Coordinator Wayne Niederhauser

[wniederhauser@utah.gov](mailto:wniederhauser@utah.gov)

Salt Lake County Mayor and County Council

[mayor@slco.org](mailto:mayor@slco.org)

[council@slco.org](mailto:council@slco.org)

Salt Lake City Mayor and City Council

[mayor@slcgov.com](mailto:mayor@slcgov.com)

[council.comments@slc.gov](mailto:council.comments@slc.gov)

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. Attached you will find a map that identifies our parcels and addresses (attached as **Exhibit A.**)

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.<sup>1</sup> 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.

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<sup>1</sup> 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

