

# As downtown sports district skates toward goal, you can have a voice

There are ways for the public to weigh in on Ryan Smith's massive downtown entertainment proposal.

By JOSE DAVILA IV | The Salt Lake Tribune

Smith Entertainment Group carried its downtown entertainment district closer to its goal last week with a presentation to the Salt Lake City Council, revealing a few more details about the massive project.

Ryan Smith, the billionaire pro sports magnate who leads the group, wants council members to

approve a half-a-percentage-point sales tax increase that the company says would allow it to tap up to \$900 million in public money for the proposal.

While public officials and the entertainment group continue to haggle over how that money will be spent and how the

Photo by VOICE, AA



TRENT NELSON | The Salt Lake Tribune

Mike Maughan of Smith Entertainment Group speaks to the Salt Lake City Council about the proposed downtown sports and entertainment district.

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PULITZER PRIZE WINNER

**\$490,000**  
Median home sales price  
The pricing on most homes is out of reach for prospective Utah homebuyers.

**\$3,043**  
Typical Utah monthly mortgage payment  
It would be a financial hardship for many Utahns.

**\$190,400**  
Average annual income needed to afford a mortgage  
In Salt Lake City, buyers would need to earn \$155,000 to afford a mortgage.

### Housing puzzle stymies buyers

Would-be homeowners describe market as "demoralizing."

By MEGAN BANTA | The Salt Lake Tribune

This story is part of The Salt Lake Tribune's ongoing commitment to identify solutions to Utah's biggest challenges through the work of the Innovation Lab.

Kris Crockett has a good salary and enough for a downpayment on a home, but can't find a house she could afford in Salt Lake City's Capitol Hill neighborhood.

She's renting near to Marmalade District and loves it, but hasn't seen homes for sale below \$600,000 or \$700,000 — and doesn't feel comfortable paying \$300,000 for a town home.

Photo by HOUSING, A2

Homes and new construction are shown in Riverton's Mountain Ridge neighborhood. Some observers believe Utah needs to build its way out of the unaffordable housing crisis.

## Canyon trail users fear lost access despite assurances

Hikers trespassed to reach Deaf Smith Canyon for decades. Now, they're worried plans to build a home will impede access.

By SOFIA JEREMIAS  
The Salt Lake Tribune

**Cottonwood Heights** » A few ragged sandbags mark the way to a trailhead that starts on a quiet cul-de-sac in Cottonwood Heights. It's tricky to navigate the secluded, but well-worn pathways. A block away,

no trespassing and private property signs and the words "NO HIKING ACCESS" might dissuade some, but for decades locals tramped up the rugged trail that winds its way up Deaf Smith Canyon. The area is better known for Little and Big Cottonwood Canyons — along with their ski slopes, traffic

jams and crowded trails. But, for those in the know, Deaf Smith Canyon offers shade and seclusion.

The catch? To reach the beloved canyon hikers have had to cross through private property and break the law.

The trail is just one example of private property blocking public land access. Private property rights and public access have come into tense

Photo by DEAF SMITH, A5



FRANCISCO KJOLSETH | The Salt Lake Tribune

An access point for the Deaf Smith Canyon trailhead in Cottonwood Heights begins at the end of a sidewalk on Goldensale Drive.

### INSURERS LOSING MONEY DUE TO CLIMATE CHANGE

**DISASTER PAYOUTS** » Even in Utah, companies offering homeowners coverage have been impacted by climate-fueled costs. » STORY, A9

### WHO MIGHT BE AVAILABLE WITH JAZZ'S 10TH PICK?

**NBA DRAFT** » Tennessee's Dalton Knecht is among several high profile names Utah might choose from at No. 10. » SPORTS, B1



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