

THE PRESERVE OUR AVENUES ZONING COALITION
A Recognized Community Organization
Peter Wright

Greater Avenues Community Council Presentation

August 2, 2023



Ivory Homes Application for a Planned Development at 675 North F Street



VICINITY MAP
1" = 100'

CAPITOL PARK

SALT LAKE CITY, UTAH

PRELIMINARY PLANS



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

OWNER:
Ivory Development
975 East Woodruff Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED MARCH 3, 2020, AND WAS PREPARED BY JUSTIN WHITMER, P.E. IT IS IDENTIFIED BY IGES PROJECT NUMBER 02058-118. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

SHEET INDEX

- O-1 TITLE SHEET
- SUBDIVISION PLAT
- O-2 SITE PLAN
- O-3 UTILITY PLAN
- O-4 GRADING AND DRAINAGE PLAN

LEGEND

- SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- PVC C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PVC C-900 SEC. WATER LINE
- EXISTING BRIGATION LINE
- SEC. WATER VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- EXISTING OVERHEAD UTILITY
- RCP CL. III STORM DRAIN
- EXISTING STORM DRAIN
- SD COMBBOX, CB & CO
- PROPOSED UNDER DRAIN
- EXISTING UNDER DRAIN
- UNDER DRAIN CLEANOUT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

BENCHMARK

THE PROJECT BENCHMARK IS A BRASS CAP STREET MONUMENT IN A WELL AT THE INTERSECTION OF F STREET AND 13TH AVENUE. THE ELEVATION OF THE BRASS CAP IS 4840.88'.



Capitol Park

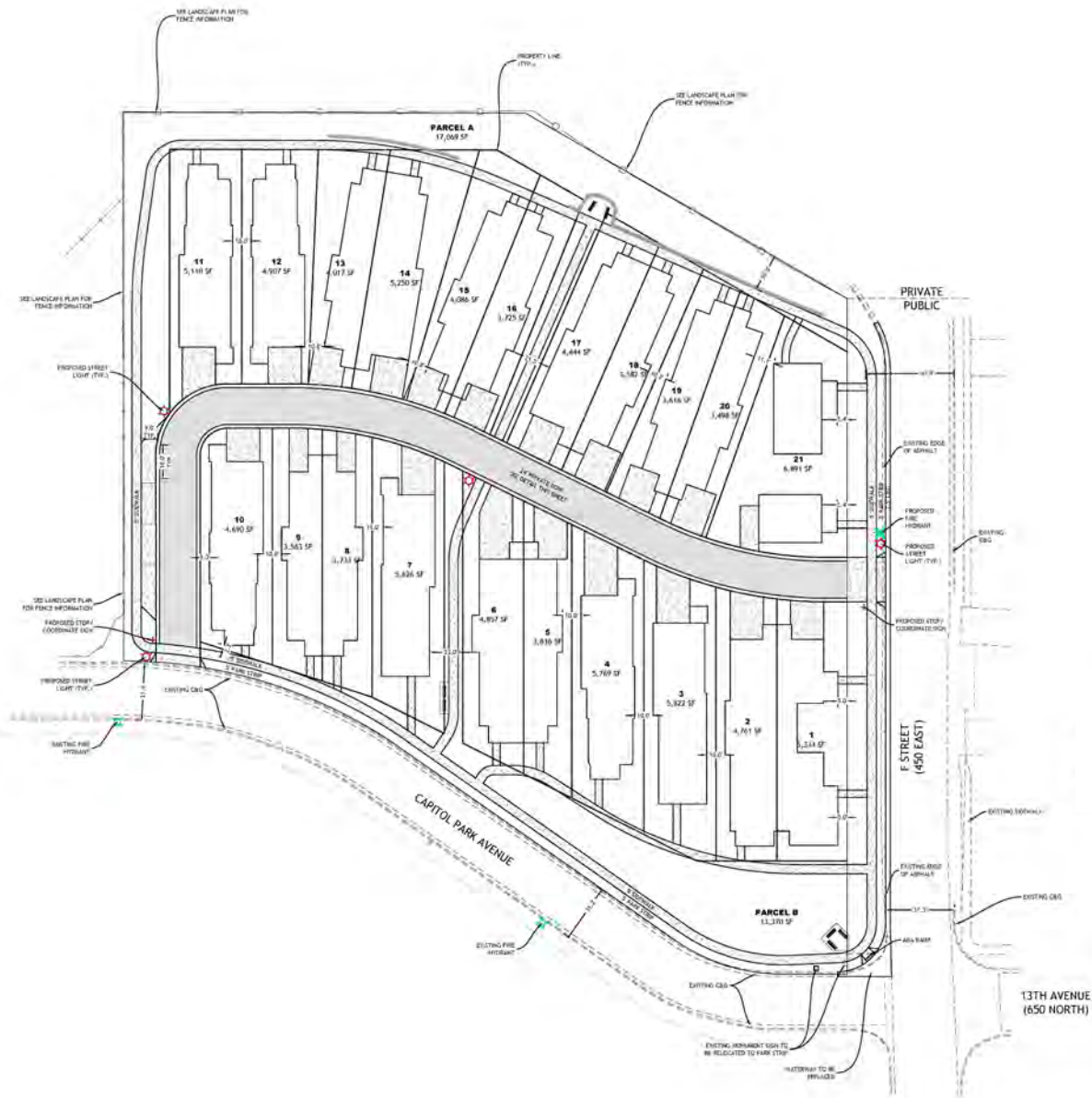
Title Sheet

PROJECT: _____
DRAWN BY: _____ KMW
REVIEWED BY: _____ NMM
REVISIONS: _____
No. DATE REMARKS

DATE: May 19, 2023

SHEET NUMBER:
O-1

SITE PLAN



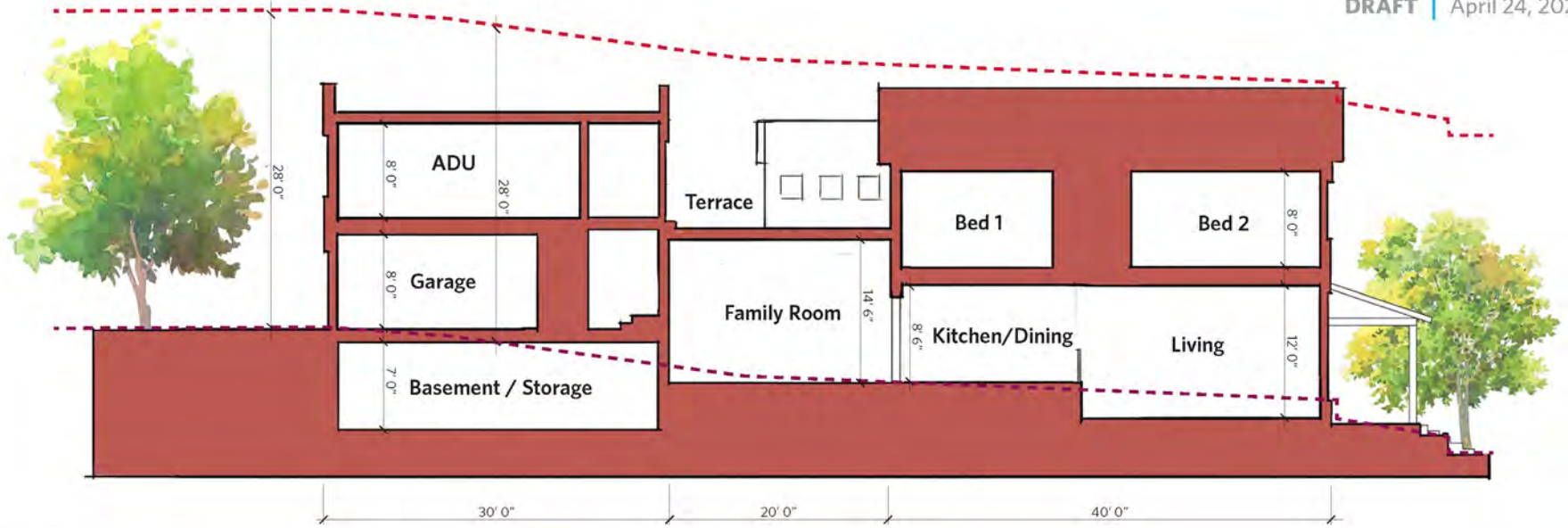
- Prior FR-3 zoning 9 to 11 lots.
- 21 lots, running against the grain of the hillside.
- Each unit has "potential ADU" over the garage - max potential 42 homes.
- Setbacks drastically reduced to expand the buildable area.
- Houses 2X the norm for the SR zone.
- No yards.

CONCESSIONS REQUESTED VIA A PLANNED DEVELOPMENT

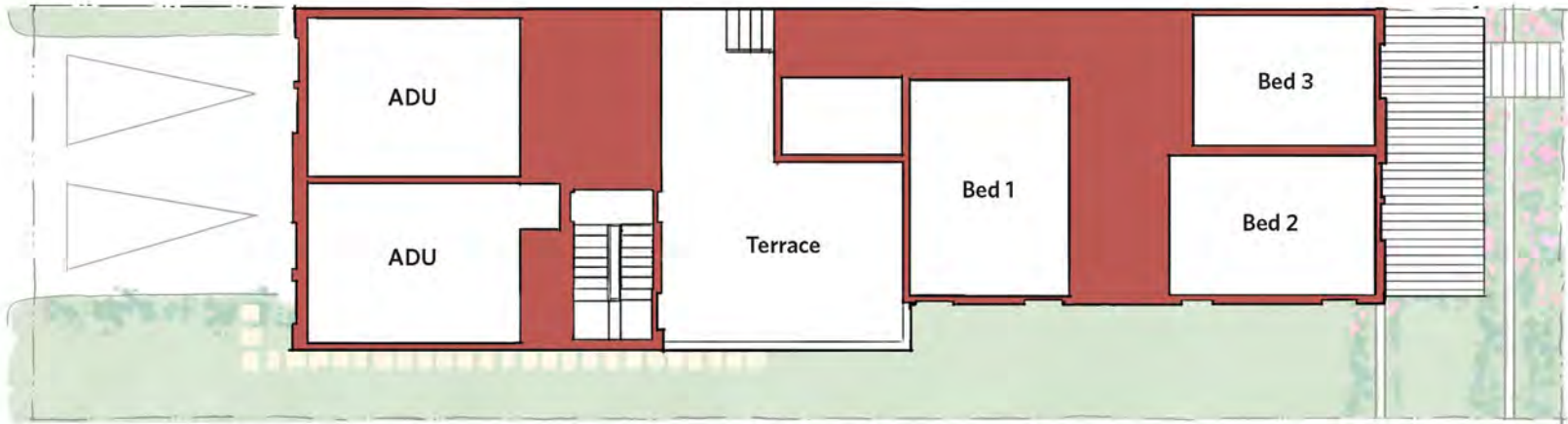
Not a single lot complies with SR-1 requirements

- | | |
|-------------------------------|------------------------|
| • Minimum Lot Size | 15 of 21 do not comply |
| • Minimum Lot Width | 20 of 21 do not comply |
| • Building Coverage | 20 of 21 do not comply |
| • Rear Yard Setbacks | 21 of 21 do not comply |
| • Front Yard Setbacks | 21 of 21 do not comply |
| • Interior Side Yard Setbacks | 20 of 21 do not comply |

SETBACKS DRASTICALLY REDUCED TO CRAM IN OVERSIZE HOUSES
INTO SHRUNKEN LOTS - BUILDABLE AREA 2X SR-1



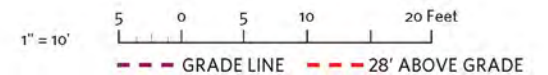
LOT SECTION



LOT PLAN

DOWNHILL LOT | 24' Wide Unit

IVORY HOMES — CAPITOL PARK COTTAGES / SALT LAKE CITY, UTAH / APRIL 2023



URBAN DESIGN ASSOCIATES

CLAIMED PUBLIC BENEFITS

Provision of ADUs

- Unknown quantity.
- No planned development is needed.

Clustering to Preserve Open space and Creation of Trails

- Where is the open space? It's unbuildable land or a drainage pond.
- Sidewalks around the periphery are now considered "trails".

DO YOU PERCEIVE ANY PUBLIC BENEFIT?
WHY NOT A DEVELOPMENT THAT MEETS SR-1?

PROBLEMS

- Parking - a huge problem.
- Egress from Northpoint in the event of a wildfire.
- Ten homes fronting Capitol Park Avenue - a private road posted as no parking.
- 24 feet wide road.
- Nowhere to park snow.
- Overly congested - nothing like the SR/ block section of the Avenues.
- No yards - no kids.
- Two ugly flat roofs on each unit.
- Soil removal. Potentially thousands of truckloads.
- Retaining walls not to code.

DO THE BENEFITS FROM THE PLANNED DEVELOPMENT
OUTWEIGH THE PROBLEMS?

PLEASE JOIN US IN OPPOSING THIS APPLICATION FOR A PLANNED DEVELOPMENT

- Write to the planning division at Aaron.barlow@slcgov.com
- Vote in the GACC ballot on this subject!!!
- Attend the planning commission hearing when it is scheduled in the Fall.
- Attend the Preserve Our Avenues Coalition briefings to be held via Zoom and in person at the [Corrine & Jack Sweet Library 6:00PM - August 7th, 14th and 17th.](#)
- For more details see <https://www.slc.gov/planning/2023/07/10/openhouse-00656/>
- Contact us at POAZCoalition@gmail.com