

# AGENDA

## OF THE GREATER AVENUES COMMUNITY COUNCIL

[www.slc-avenues.org](http://www.slc-avenues.org)

March, 2021

Vol. XXV

Issue 3

Representing the Avenues and  
Federal Heights neighborhoods  
of Salt Lake City, Utah

### Chair's Message for March

by *Dave Alderman*



The first week of February, the GACC received notice from the Planning Division about two zoning issues in our area. There are articles elsewhere in this newsletter about both of those. I won't go into details here, but read the articles and look up the websites. Community Councils receive formal notice for a handful of Planning Division actions, ranging from big changes like re-zoning applications (one of the notices this month) to smaller changes like conditional use permits (the other notice this month). Re-Zoning applications change what can or can not be built or done in an area. Conditional use permits are generally smaller, more localized uses that are allowed so long as there are no unmitigated impacts on the neighborhood.

Most of us don't spend a lot of time thinking about zoning issues. Occasionally we will receive word of a project that impacts us, such as the two projects mentioned above. We can comment to Planning Commission or the Historic Landmarks Commission either in support of or in opposition to the changes.

Zoning regulations are intended to protect neighboring property owners from adverse physical and economic impact from other property owners. Zoning regulations by their nature should balance the rights of property owners and neighbors. As a property owner I may not always be able to do what I would like to do with my own property but it also restricts neighbors from impacting my property.

There are at least a half dozen residential zoning codes within the GACC boundaries, each with its own set of rules regarding usage, building height, lot size, etc. and that doesn't include all the business and commercial designations. It can make it confusing about what is allowed in a specific area.

There are often unintended consequences, especially with strict zoning regulations. Salt Lake City has a major shortage of housing units, especially in the lower price categories. This applies both to rentals and ownership. The City is reviewing their zoning regulations to see if they can allow more flexibility, and decrease housing costs, while still retaining the character of the neighborhood.

## GACC March 3rd Virtual Meeting

- 7:00 to 7:05 Welcome, Announcements.
- 7:05 to 7:45 Reports: Fire, Library, Police, City, County, School Board, Legislative.
- 7:45 to 7:55 Vote on Funding Request for Friends of the Cemetery.
- 7:55 to 8:10 675 F Street ReZone Update – *Ivory Homes - Nigel Swaby.*
- 8:10 to 8:25 675 F Street ReZone Update Concerns – *Preserve Our Avenues Zoning Coalition – Peter Wright.*
- 8:25 to 8:40 Q & A - Audience.
- 8:40 to 8:45 Open Forum.
- 8:45 to 9:00 Adjourn.

Details will be posted at the GACC website <https://slc-avenues.org/>. The password and meeting ID will be posted at <https://slc-avenues.org/> at 5 p.m. the day of the 7 p.m. meeting.

***We have increased  
our Zoom subscription  
so that more than 100 can attend.***

These zoning changes are harder to follow because they're not as visible as a specific project but they may have greater impact down the road. The City is currently working on changes to regulations on Off-Street Parking, Affordable Housing Overlay, RM-30 Modifications, Affordable Housing Loss Mitigation, Shared Housing, etc. any of which could have city-wide implications. Residents will have or have had opportunities to comment on these changes as they move through the process from Planning to the City Council.

When the GACC is made aware of changes that will impact our neighborhood, we make an attempt to publicize this either in our newsletter, website or monthly meetings. Whether you're a homeowner, a landlord, or a renter, these changes can impact you so it is important for each of us to stay aware and let our representatives know about our concerns.

the **AVENUES**

**Community Meetings**

If you have questions please contact GACC Chair Dave Alderman at [gaccchair@slc-avenues.org](mailto:gaccchair@slc-avenues.org). All are welcome!

**GACC Council Virtual Meeting**

GACC Virtual Meeting will be on **March 3rd** at 7 p.m. Details will be posted at the GACC website <https://slc-avenues.org/>. The password and meeting ID will be posted at <https://slc-avenues.org/> at 5 p.m. the day of the meeting.

**GACC Board Virtual Meeting**

GACC Board Virtual Meeting will be on **March 10th** at 7 p.m. If you wish to participate, send a message to the chair Dave Alderman at [gaccchair@slc-avenues.org](mailto:gaccchair@slc-avenues.org).

**Community Life / Resources / Free Stuff!**

**Sweet Branch Library**, 455 F Street, 801-594-8651, [www.slcp.org/branches/view/Corinne+and+Jack+Sweet](http://www.slcp.org/branches/view/Corinne+and+Jack+Sweet).

Holds-to-Go, Take & Makes for ALL ages, and printing-to-go services are available Monday - Saturday from noon to 5:45pm.

**Kids Calendar**

Look for storytimes, book reviews, as well as other activities on Biblioboard! It is a platform SL CPL is using for online programming and is found on the City Library website [slcp.org](http://slcp.org). Storytimes online [slcp.org/virtual-storytime](http://slcp.org/virtual-storytime); Online Book review [slcp.org/favorite-reads](http://slcp.org/favorite-reads); Online Creative corner [slcp.org/creative-corner](http://slcp.org/creative-corner). Phone-A-Story - 801-594-8676. Any time of day, you can hear a quick children's story recorded by one of our wonderful Librarians. You can choose between a story in English or Spanish, with a new story every two weeks.

**Teen Calendar**

Tween LGBTQ+ Book Club, March 16th 4:30. This book club is an inclusive, safe, monthly hangout for LGBTQ+ tweens and tween allies. We will choose books about characters who identify as LGBTQ+, play games, write, and have conversations. We will meet on the Third Tuesday of the month. For Tweens ages 10-12. Zoom Link and current book selection available at [slcp.org](http://slcp.org) or the library's Facebook page. If you have questions, please email [mgonsalves-vorwald@slcp.org](mailto:mgonsalves-vorwald@slcp.org) or [jperez@slcp.org](mailto:jperez@slcp.org).

Teen Book Club, Sat, March 13th 2-3pm. Sweet Teen Squad member Kamryn will lead a discussion on Hey, Kiddo. Zoom link for the event can be found at <https://slcpteens.weebly.com/> or by emailing [mgonsalves-vorwald@slcp.org](mailto:mgonsalves-vorwald@slcp.org).

Animal Crossing with the City Library, Fridays 4-6. The library hosts virtual event hours for library patrons that play the game to come visit and interact with our library in a digital space. Visitors can explore the

island and our virtual library building, use our "Makerspace," and ask staff questions. The library's Island is open Fridays from 4-6pm. Our Friend Code is SW-6225-7649-2110.

Teen Squad - School Year Edition is a teen volunteer opportunity for students to learn about library work behind the scenes, accomplish needed volunteer hours, and pursue a library-related project of their own choosing during the school year. Unlike our summer program, there is no collective start and end date. Teens can apply at any time between October 1st and March 31st and will have up to six weeks to complete their project and any needed volunteer hours. Volunteers will be matched with a teen librarian who will meet with them virtually on a regular basis to help develop their project and a timeline for meeting their goals. Completed volunteer projects should complement City Library services and materials, support the Library's mission, and be accessible to library patrons.

**Adult Calendar**

Sweet Reads Get to know some of the faces from your neighborhood and read a variety of books from all sorts of genres. This book club will meet virtually on Zoom, on the fourth Tuesday of each month. In March, we'll be reading Good Omens by Neil Gaiman and will be meeting on March 23rd at 7pm. Please email Jen Scott at [jscott@slcp.org](mailto:jscott@slcp.org) if you would like to join!

Take and Makes Drop by the Sweet Library to pick up a craft kit that you can take home and complete! All of the materials needed for the craft are included, and we will have a new craft at the beginning of each month. The March craft is a rainbow macrame keychain. While supplies last.

**Neighborhood Avenues Exercise Class**, Federal Heights Ward Building, 278 North Alta Street, East Entrance. Mondays and Wednesdays, 8:30 a.m. to 9:40 a.m. FREE! Everyone Welcome! Questions? Jan Root, 801-455-2082, [janroot@xmission.com](mailto:janroot@xmission.com).

**City Academy**, 555 E. 200 S., [www.cityacademyslc.org](http://www.cityacademyslc.org). Are you tired of the same-old, same old-school? A wide range of options for learning in class, online, at local colleges and in our city. Smaller classes and flexible scheduling. Check us out at [cityacademyslc.org](http://cityacademyslc.org) or call 801-596-8489.

**Tenth East Senior Center** invites you to Join the Health Promotion Team and guests every Tuesday at 2 PM via Webex. Join with this link: [https://slco.webex.com/meet/healthy\\_for\\_Healthy\\_at\\_Home\\_Webinars](https://slco.webex.com/meet/healthy_for_Healthy_at_Home_Webinars). The Virtual Senior Center is going strong! To register for classes, call 385-468-3299.

We're on YouTube! Enjoy a variety of classes, including arts & crafts, exercise, tech tips, educational lectures, & more!  
**AARP will be offering tax-aid service** at 10th East Senior Center. You must have had your taxes prepared at 10th East Senior Center in 2018 or 2019 to schedule an appointment. You will need to make three separate trips to 237 S 1000 E: one to pick up the Intake Kit, a second one to drop off the completed Kit to a tax counselor, and third to pick up completed taxes. Taxpayers must remain in their cars at all times. The tax counselor will meet them at their cars. If you are interested in scheduling an appointment, please call 385-468-3140.

**Lunch is served Monday-Friday** from 11:30 am to 1:00 pm through the drive-thru. Breakfast is served with the lunch meal Mondays-Thursdays. Enter through the north driveway at 237 S 1000 E.

**The Agenda**

**Publisher's Statement**

The monthly Greater Avenues Community Council newsletter "The Agenda" is mailed free to all residences in the Avenues. This publication is created to conduct the business of the Greater Avenues Community Council. Mail correspondence to P.O. Box 1679, Salt Lake City, UT 84110. For advertising call 801-859-5858 or email [newsletter@slc-avenues.org](mailto:newsletter@slc-avenues.org).

GACC 2021 Officers and Publisher Contacts:

**Chair:** Dave Alderman, [gaccchair@slc-avenues.org](mailto:gaccchair@slc-avenues.org).

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**Treasurer:** Michael Hughes, [gacc treasurer@slc-avenues.org](mailto:gacc treasurer@slc-avenues.org).

**Secretary:** Dianne Leonard, [gacc secretary@slc-avenues.org](mailto:gacc secretary@slc-avenues.org).

**Newsletter Editor:** Martina Nesi, [newsletter@slc-avenues.org](mailto:newsletter@slc-avenues.org).

The GACC web page is [www.slcp-avenues.org](http://www.slcp-avenues.org).

**Avenues Scouts Registering New Youth**

Long-time Avenues Scout Troop 34 and Cub Pack 3034 are registering new youth. We are an all-denomination youth group active for over 100 years with a great tradition of camping, outdoor activities, rank advancement and community service. Troop 34 is for ages 11 to 17 and meets Wednesday nights from 7 to 8:30 p.m. at First Presbyterian church on C Street at South Temple. Cub Pack 3034 is for kindergarten through 5th grade and meets Tuesday nights from 6:30 to 7:30 p.m. Adult leaders are needed for the Cub Pack also. Girls, if you like being in the outdoors and enjoying outdoor activities like camping, hiking, canoeing, etc., we have something for you. We are looking to start up a girls Troop. Please contact Dan Zaharias at [DanZaharias@gmail.com](mailto:DanZaharias@gmail.com) or call 801-808-6683.

### Air Quality -- What Can I do? I'm only one

These are a few suggestions for actions each of us can take to help clean up the air we breathe. Look at the list and check those actions you can do easily. Then look at it again and see what other things you could do with a little thought and planning. Remember we are all in this together. I will appreciate what you can do and you will appreciate what I can do. None of us can do it all, but each of us has a responsibility to do our part no matter how small.

#### Travel Smarter

Plan your trip before you leave to avoid traffic and other delays; use technology to choose the best route to your destination such as: Google Maps app, Waze app, UDOT mobile app;



Drive your newest, greenest car. If you are in the market for a car, buy a cleaner, more fuel-efficient or

alternative fuel technology vehicle;

- Choose Tier 3 Gasoline;
- Trip chain by grouping errands together to save time and money, conserve gas and reduce the number of trips you make;
- Car pool once a week – save on maintenance, gas;
- Take public transit;
- Ride a bike;
- Walk.



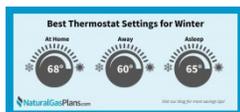
#### Adjust your driving habits

- Accelerate gradually;
- Obey the speed limit;
- Use cruise control on the highway;
- Keep tires at recommended pressure;
- Be idle Free -- Did you know that ten seconds of idling can use more fuel than turning off your engine and restarting it? However, be smart and leave your engine running at a traffic light.



#### Energy choices at home

- Maintain your furnace;
- Regularly change your furnace filters;
- Lower your thermostat two degrees in the winter and raise it two degrees in the summer;
- Use battery powered yard tools;
- When buying appliances look for energy efficient models;
- Avoid burning solid fuels such as wood, pellets and coal just before or during an inversion or pollution advisory. Check weather forecasts.



Little actions have huge results. You're not just saving yourself money, fuel and the stress when commuting – all of which are pretty great – you are also making the air healthier for everyone, especially those you love.

by Jill Van Langeveld

### Planning Division 'Open House' for Wolcott ADU

Kimble Shaw, representing the property owner, is requesting conditional use approval to convert an existing detached garage into an Accessory Dwelling Unit (ADU). The detached garage is located at the rear of the property at 44 North Wolcott Street and is accessed via the public alley at the rear of the property. The garage is approximately 625 square feet in size and 16' in height.

To learn more about the project, join the Online Open House at : <http://tiny.cc/slc-openhouse-00038> or go to [slc.gov/planning/open-houses](http://slc.gov/planning/open-houses). You can also comment on the project through that site, or contact the Staff Planner, Caitlyn Tubbs, at [caitlyn.tubbs@slc.gov](mailto:caitlyn.tubbs@slc.gov) or 385-315-8115.

**Petition Number:** PLNPCM2021-00038.

### Upgrades at 5<sup>th</sup> Avenue and U Pump Station

The Salt Lake City Department of Public Utilities (SLCDPU) plans to make several upgrades to the pump station located near U Street and 5th Avenue, including the addition of a backup generator, a generator housing structure, and improvements to the aesthetics of the existing water pump structure. The project is currently in the design phase, with construction anticipated to start in late fall 2021.

While Salt Lake City's water supply is sufficient for the area's existing needs, the pump station is vital to ensure clean water is provided to area residents and businesses. The goal of this project is to ensure that there isn't an interruption to water service in case of an emergency power outage, or natural disaster.

This project is still in the early phases of the design process and the design has not been finalized.

The City is seeking feedback on the roofing and exterior facade choices. All public comments will be considered by the design team, but the final decisions will be made at the City's discretion.

More information can be found on the GACC website or by contacting the SLCDPU team below.

QUESTIONS? COMMENTS? Contact the SLCDPU TEAM: SLCDPU Project Manager: Email: [dawn.wagner@slc.gov](mailto:dawn.wagner@slc.gov); Phone: 801-803-3105.

Public Outreach Team: Email: [aalbrecht@pec.us.com](mailto:aalbrecht@pec.us.com); Phone: 877-495-4240.

by Dave Alderman



## 675 F Street Rezone Update



Old Plan



Revised Plan

Ivory Homes has updated their rezone request with a revised conceptual site plan and additional supporting documentation. The City has posted the project here: <https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>. You can also leave comments for the Planning Division through this site. The information, as well as the POAZC Facebook page, can also be accessed on the GACC website: [www.slc-avenues.org](http://www.slc-avenues.org).

The revised plan and the additional documentation will be discussed at the March 3rd GACC general meeting, to be held via Zoom. Representatives from Salt Lake City Planning, Ivory Homes and the Preserve our Avenues Zoning Coalition (POAZC) will all participate in the GACC general meeting. A possible community vote may be taken at the April GACC meeting on the new conceptual plan.

The updated information submitted by Ivory Homes is being reviewed by City staff, and the rezone request will be scheduled for a Planning Commission meeting at a later date.

Addressing a number of community concerns from last October, Ivory's revised plan reduces the number of housing units (including ADU's) on the 3.2 acres from 45 to 35 (20 single family homes, with 15 ADUs), increases open space, adds a .4 acre park, amends the road design to allow only one entrance to Capitol Park Avenue, adds more guest parking to each unit, and adds a sidewalk on Capitol Park Avenue. The five parcels facing F Street would not have ADU's. The fifteen homes accessible off a new street connecting to Capitol Park Avenue would each have an ADU. Ivory Homes has also submitted their traffic and wildlife studies to the City, and includes their interpretation of how their new conceptual plan fits city housing goals including overall housing affordability. Their plan and documents can be seen at the City link above.

The current zoning of this parcel would allow 11 single family homes, each of which could be built with an Accessory Dwelling Unit (ADU). POAZC deems a rezone to FB-UN1 as inappropriate in that this highly dense zoning is designed for urban environments with good mass transit and nearby amenities, not in this suburban residential neighborhood bordering on environmentally sensitive foothills. POAZC maintains that Ivory can achieve their design goals of new homes with ADUs within the scope of the current zoning, and that any further

increase in density beyond 22 dwellings is an overreach which unduly burdens the community.

POAZC also cautions that concept plans are non-binding and can be changed at any time. If a rezone is granted by the City, a developer can build anything that conforms to the new zoning code, absent some other legal restriction. Additionally, if this dense urban zoning is approved here it will make it much more difficult for the City to refuse future applications to up-zone any other plot or teardown in the FR-3 zoned portion of the Avenues. More information can be found at the POAZC Facebook page: <https://www.facebook.com/preserveouravenueszoning>. Readers may also contact the Coalition at [poazcoalition@gmail.com](mailto:poazcoalition@gmail.com).

The City is asking for public opinion on this matter by March 18. Emails to Daniel Echeverria, Senior Planner, SLC Planning Division [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com) will be part of the City's submission of the rezone request to the Planning Commission. Any public comments provided last year on the original design will also be provided to the Planning Commission.

### Avenues Street Fair 2021 Planning

Can you believe it? It's that time of year to start planning the Avenues Street Fair! We are hopeful that we will be able to hold the street fair safely this year! We will start planning the Fair in April. The first planning meeting will be on Zoom, please stay tuned for details in the April newsletter.

It is a very big effort to put on the fair each year. I am very grateful for all of those who give countless hours to bring the street fair to life. We are always in need of volunteers to help plan the fair. Your input matters so please consider joining us. Also, we are looking for a "co" chair/chair elect. If you are interested in planning or being the chair elect please contact me.

Daniel Gaffin, Avenues Street Fair Chair 2020, 801-550-1294, [danielgaffin@gmail.com](mailto:danielgaffin@gmail.com).

In support of [DonorConnect.org](http://DonorConnect.org), Avenues Boy Scout Troop 34 Eagle Scout candidate Catcher McCardell is working to get organ donation license plates through this year's Utah Legislature. Please write your House Representative Jennifer Dailey-Provost at [jdprovost@le.utah.gov](mailto:jdprovost@le.utah.gov), and your Senator Derek Kitchen at [dkitchen@le.utah.gov](mailto:dkitchen@le.utah.gov) asking them to support this legislation. More about the bill, HB 272 sponsored by Rep. Paul Ray, can be seen at <https://le.utah.gov/~2021/bills/static/HB0272.html>.

### Salt Lake City Cemetery Update

Regular updates on the windstorm damage progress at the Salt Lake City Cemetery are provided on the Public Lands website. The website is: <https://www.slc.gov/parks/city-cemetery/> and the update for late February is included below.

Stump removal of the many downed trees has started! This is exciting news as it brings the cemetery closer to establishing a reopening date. The stump removal contractor is using the damage map created by the archeologist as a guide (this map was constructed to document the damage caused to headstone and monuments and guide tree removal processes). Daily progress is being made and the results are very promising.



### Orange Crosswalk Safety Flags

For many years the GACC has provided the bright orange flags for the pedestrian flag crossings in the Greater Avenues area. This has complemented two of the GACC's objectives: (1) "Promote activities that enhance and enrich the community" [*safety*] and (2) Provide benefit to the broader Avenues community with the use of GACC funds" [*buy the flags*].

The City would provide the holders for the flags on a pole next to the crosswalk and the GACC would buy the flags for 50¢ apiece. The cost is listed under *Administrative Costs* in our budget disclosures. We would keep a supply in the Sweet Library closet. We asked the neighbors who were close to the crosswalks to keep an eye on the flags and when they needed more they could come to the library to get replacements. We would usually spend \$400 to \$500 each year on flags. Doing the math, that's about 800 to 1000 flags per year. They disappear quickly. We know that they are loved by the pedestrians who use them while crossing, but apparently also loved by others who maybe need the flags for their own parade or to decorate their rooms. In any case, the flags never seem to last very long in their holders.

The City is tightening its rules on the pedestrian flags. The City now requires the name(s) of whoever would like to *adopt* an intersection. The GACC will still supply the flags for each intersection, but we now need individuals or families to volunteer to *adopt* a specific intersection making sure that there are always flags in the holder.

If you would like to *adopt* a flag crossing, please contact

Jill Van Langeveld at [orangeflags@outlook.com](mailto:orangeflags@outlook.com). Any questions or suggestions on other intersections where we need flags or how we could do this better, please contact her.

The City just raised the cost per flag from 50¢ to \$2.10. That's 4X more expensive, so instead of spending \$500 for 1,000 flags the cost is now \$2,100. We are looking at options to purchase elsewhere or make our own. We are asking everyone that if you ever see a flag where it shouldn't be, it would be really nice if you could return it to any intersection with a flag holder. Thank you!

I almost forgot that the City will remove the flag holder from any intersection that is not adopted and will be glad to add any intersection that someone agrees to adopt. Can you help? If you are interested in donating to the flag fund, you can do it right on our web page at <https://slc-avenues.org/support-us/donate-online>.

### Avenues Crossings Available to Adopt

- 1<sup>st</sup> Avenue & E Street
- 2<sup>nd</sup> Avenue at Canyon Road
- 3<sup>rd</sup> Avenue at D Street
- 3<sup>rd</sup> Avenue & H Street
- 3<sup>rd</sup> Avenue & J Street
- 3<sup>rd</sup> Avenue & Virginia Street
- 7<sup>th</sup> Avenue & E Street
- 7<sup>th</sup> Avenue & I Street
- 7<sup>th</sup> Avenue & H Street
- 11<sup>th</sup> Avenue & Virginia Street
- 12<sup>th</sup> Avenue & I Street (Ensign Elementary has sponsored in the past)
- Butler Avenue & 100 South



by Jill Van Langeveld

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*We have increased  
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**Important dated material. Please deliver in-home by February 28.**

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