

AGENDA

OF THE GREATER AVENUES COMMUNITY COUNCIL

www.slc-avenues.org

July, 2020

Vol. XXIV

Issue 7

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

Chair's Message for July by Laura Cushman

Events over the last month have been unsettling, and I am not referring to the Covid Pandemic. The death of George Floyd has once again brought focus to the injustice and inequality that permeates our country and threatens our black friends, neighbors, co-workers and fellow citizens. I was horrified by this tragedy and struggled to find words as I cried while reading George's story and my son asked me what was wrong. Just as I struggled to find words when my children inquired about the non-stop sirens nearby and helicopters circling the Capitol. Later that week, I pulled out a letter I had written my kids on November 11, 2016, and finally shared it with them.



They do not understand it, and to be honest, the more difficult thing for me to process, is that neither do I. My heart cherishes their innocence and genuine confusion about why someone's appearance matters at all. It also weeps knowing that there are children in our country who never get to experience such naiveté.

I stand by these words that I threw down with emotion almost four years ago, but instead of seeing them as an answer, I see them now as a "start". A start for them, and a start for me. Together we will learn how to be better people, neighbors and friends. In order for me to help my family, I need to educate myself and do more. Now, if you are still reading, please read a little further, and try to imagine, who could you write or reach out to? Do it. Feel like you need resources? Look for them. Go do more. Black Lives Matter.

BLACK LIVES MATTER

Dear R, G and M,

Your friends are welcome here. Period. We do not care what color their skin is, where they are from, who they love, or what their religion may or may not be. What we care about, is that you are kind.

If ever your friends encounter racism, intolerance or bigotry, we hope that you will hold their hands and stand up for them. If you are not sure how to do that, or someone or something makes you afraid, ask for help. We are here for you, we are here for them.

There will be times when you lose. Some days you lose small, other days you lose big. Even when you fight your heart out,

GACC July 1st Virtual Meeting

7:00 to 7:05 Welcome, Announcements.

7:06 to 7:45 Reports: Library, Police, Fire, City, School Board, Legislative, LDS Hospital and GACC Committees.

7:46 to 7:55: **Daniel Echeverria**, Senior Planner, Planning Division Salt Lake City Corporation.

7:56 to 8:20: **Chris Gamvroulas**, **Nick Mingo** and **Peter Gamvroulas**, Ivory Development.

8:21 to 8:45: **Peter Wright**, Preserve the Avenues Zoning Coalition.

8:46 to 8:50 Open Announcements.

8:51 to 9:00 Adjourn and Virtual Chat with Neighbors.

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.

sometimes it just isn't enough. That is OK. Turn your tears into sweat, and use your loss to fuel future success.

Tomorrow is another day.

When you feel strongly about something, work for it. Fight for it. Don't be scared to be a rainbow amidst a stormy sky.

Conviction is easy, gumption is hard.

You are privileged. You can't understand what that means now, but someday you will. Do all the good you can, for as many people as you can. Fight for those who cannot fight for themselves. Surround yourself with people that make you better. Listen.

We hope that you know, that this house, this home, is a place of tolerance, acceptance, respect, encouragement and love.

Love,

Mom and Dad

Covid Update Message from The Mayor

Though Governor Herbert is relaxing restrictions in most areas of the state to 'yellow,' Salt Lake City's higher numbers of COVID-19 warrant a continuation of the 'orange' phase.

Salt Lake City zip codes 84116 and 84104 have continuously shown some of the highest COVID-19 numbers in the state of Utah. Salt Lake County public health data for the capital city, as a whole, shows a consistent, though gradual, increase in positive cases.

the
AVENUES

Community Meetings

If you have questions please contact GACC Chair Laura Cushman at gaccchair@slc-avenues.org. All are welcome!

GACC Council Virtual Meeting

GACC Virtual Meeting will be on July 1st 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. Meeting will be at 7 p.m.

GACC Board Virtual Meeting

GACC Board Virtual Meeting will be on July 8th at 7 p.m. If you wish to participate send a message to the chair Laura Cushman at gaccchair@slc-avenues.org.

Community Life / Resources / Free Stuff!

Sweet Branch Library, 455 F Street, 801-594-8651, www.slpl.org/branches/view/Corinne+and+Jack+Sweet.

Holds-to-go is currently available at Foothill, Riverside, and Main Library. The City Library is currently working to expand Holds-to-Go at ALL locations. Watch the website for the starting date.

Super Summer Challenge has begun! If you haven't signed up yet, it's available on The City Library website at www.slpl.org.

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? Renate Nebeker, 801-534-1443, renatenebeker@gmail.com.

City Academy, 555 E. 200 S., www.cityacademyslc.org, tuition-free 7th-12th grade public charter school—personalization, schedule flexibility, real-world learning. Even while the building is closed, we are registering new students for next fall.

Visit our website to start the process or call 801-596-8489. Graduation Aug. 8 at 2 p.m.

Tenth East Senior Center, 237 S 1000 E, continues to provide lunch at a drive-by service behind the building. Call 385 468-3140 to reserve a meal but a reservation is not necessary.

You can now reserve meals for the weekend (frozen to reheate). Drive-by service 11:30-1:30 weekdays.

Salt Lake County Aging and Adult Services has a YouTube channel with exercise videos for people of ALL ages: yoga, dance, ways to stay Healthy at Home. Go to www.youtube.com Salt Lake County Aging and Adult Services or <https://www.youtube.com/channel/UCtv3-rLaKioPpxZEBMqqNsg/playlists>.

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.

GACC 2020 Officers and Publisher Contacts:

Chair: Laura Cushman, gaccchair@slc-avenues.org.

Chair-elect: Dave Alderman gaccchairelect@slc-avenues.org.

Treasurer: Michael Hughes, gaccctreasurer@slc-avenues.org.

Secretary: Craig Provost, gaccsecretary@slc-avenues.org.

Newsletter Editor: Martina Nesi, newsletter@slc-avenues.org.

The GACC web page is www.slc-avenues.org.

Osher Lifelong Learning Institute, 801-581-7155, osher@utah.edu, osher.utah.edu.

Osher's Art, Movies, and Digital Treasures:

Summer is usually a time of festivals, outdoor adventures, and travel. It's a little different this year, but Osher is here for you with online opportunities to talk about movies, try a new art medium, and explore the digital treasures of the Salt Lake County Library.

Our Painting Workshop with Sarinda Jones will provide you the opportunity to paint with alcohol inks. Specially designed kits by artist Sarinda Jones for Osher students will be provided so you have everything you need to learn to paint with alcohol inks. This fun Zoom event could be just what you need to beat the heat and discover the artist within!

A Guide to Local and Free Films Online with Marcie Collett will make you feel like you're visiting a film festival with director and producer talks. Discuss new films, lesser-known masterpieces, guilty pleasures, and feel-good classics with Marcie from the Salt Lake Film Society.

Did you know that Salt Lake County Library offers more than books? During this pandemic, Salt Lake County Library's Digital Treasures are still being offered to the community. Join Osher members and learn how to access resources to language, armchair travel, creative resources like Creativebug, and historical newspapers and photographs.

Go Learn Speaker Series Continues Through July:

Take a look at the Go Learn Speaker Webinar Series and travel with Osher instructor Steve Hall this Thursday, June 18 as he remembers our travels to Normandy. Osher instructors Mimi Locher, Jeremy Rosen, and Rick Paine will also present on their travels to Japan, Paris, and Mexico. See the sights and imagine your next adventure.

Warm Springs Alliance Update: Good news! Salt Lake City just repaired the roof of the building! It had been leaking badly and we've been concerned for some time about water damage causing deterioration. Show your support! Please send a quick email (mayor@slcgov.com) to Mayor Erin Mendenhall thanking the city for fixing the roof and letting her know you support the vision of revitalizing the hot spring and creating community space centered around wellness, inclusion, sustainability and honoring the history of this special place. As our new mayor, she needs to hear from you!

Sad news. Due to the earthquake in March that caused pieces from the top of the smokestack to crumble, the building being closed to occupancy for now. The Golden Spike Train Club is temporarily moving out of the basement. They've been a fixture and cool attraction down there for over 33 years, and club members had put thousands of hours into that train layout. It's a sad day, but we'd like to see them come back in the future. Another reason to contact the Mayor and tell her you support the community's vision for Warm Springs!

Visit WarmSpringsAlliance.org and find us on Facebook. Thank you, Sylvia Nibley, 801-486-8444 home/office, 801-588-9367 cell.

City Library Online - a new online program called **BiblioBoard** is now being offered by the City Library. For more information, visit <https://library.biblioboard.com/home> for more information.

Popperton Park Trails

The new trails are being cut in above Popperton Park. Please do not use the trails until they are ready. Visit <https://www.slc.gov/parks/trails-natural-lands/> for more information.

Affordable Housing - The City's Planning Division is developing zoning amendments to meet the City's need for more affordable housing. See more at <https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay/>

Proposed Rezone of 675 F Street

As you may have heard, Ivory Homes has applied for a rezone of the 3.2-acre undeveloped parcel at 675 North F Street. This area has been zoned FR-3, a foothills residential zoning, since 1995, to protect the sensitive foothill environment. The minimum lot size for this zoning is 12,000 square feet, which would allow up to 11 homes and 11 accessory dwelling units on the 3.2-acre parcel. The rezone application would allow Ivory Homes to build at least 25 homes plus 20 Accessory Dwelling Units on this parcel. Their application would also require a Master Plan Amendment.

A group of nearby residents has formed the Preserve Our Avenues Zoning coalition to oppose the rezone. They have sent out a petition to residents above 7th Avenue. The petition will be presented to the Planning Department. Shown here is the



envelope that the residents will receive, please don't discard, it is important that your voice be heard.

At the July 1 GACC

Community meeting, to be held on Zoom at 7:00 p.m., the entire meeting after announcements is scheduled for discussion of this project. Senior City Planner Daniel Echeverria will outline the City process to begin the discussion. Representatives of Ivory Homes and the Preserve Our Avenues Zoning coalition will present information. District 3 City Council member Chris

Wharton may also speak.

The Planning Department has been hosting an online open house and is taking public comment through July 13th at <https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>. A zoning change requires a recommendation from the



Planning Commission and then a decision by the City Council. The GACC may take a vote of the community on this matter at our August community meeting and will present the results to the Planning Commission and City Council.

Ways to get more information:

1. Visit the GACC web page at www.slc-avenues.org, or our Facebook page at <https://www.facebook.com/GreaterAvenues>;
2. Visit the Planning Department's online open house at <https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>. Comments will be accepted here until July 13th;
3. Login to the Salt Lake City Accella Citizens Access Portal at <https://citizenportal.slcgov.com>. Go to Planning, then look for Zoning application PLNPCM2020-00335, and the Master Plan Amendment application at PLNPCM2020-00334. Under Record Info there are attachments that outline the request for amendment and a concept plan from the applicant of what could be built if approved;
4. Follow the Preserve Our Avenues Zoning Coalition at <https://www.facebook.com/preserveouravenueszoning/>;

5. Contact Jan McKinnon at jwmckinnon@gmail.com to get on the Coalition's email distribution list.

The rezone application will follow the normal Salt Lake City rezoning public process, which will include public hearings with the Planning Commission and the City Council. We will share these dates with you as they are scheduled.

You may contact District 3 City Council member Chris Wharton at chris.wharton@slcgov.com, 801-535-7726, or Senior Planner Daniel Echeverria, daniel.echeverria@slcgov.com, 801-535-7165.

Please plan to attend the GACC Zoom meeting on July 1. A link to the meeting with the meeting password will be on the GACC Facebook page earlier on July 1.

Popperton Park Trails Project

Salt Lake City Trails and Natural Lands project specialist Tyler

Popperton Park Trails

Salt Lake City's Foothills Trail System will begin construction this summer starting with improvements to Popperton Park. Popperton trails should begin being built this summer with other trails to come later in the fall or spring. See map on the alternate side for a layout of this trail system.

From 2016-2018, SLCT Trails and Natural Lands conducted vast public engagement efforts to receive community feedback for the Foothills Trail System Master Plan. While the trails in Popperton Park are not precisely the same as those drafted in the initial plan, the quantity and distribution between hiking and biking trails remain consistent.

Experienced local trail builder Creative Trails was awarded the Popperton Park project this spring and has brought their expertise in sustainable and safe trail design to this project. As part of the master plan, various considerations were created around trails, including trail placement to allow access to natural areas. As the plan is completed, we will install meaningful signage and communicate the trails opening to the public for your enjoyment.

More information about the Foothills Trail System Master Plan is available at www.slc.gov/foothillstrailsystem



www.slc.gov/foothillstrailsystem

If you have questions or would like to learn about opportunities to support and steward your local community open spaces at Popperton Park, please contact tylerfonarow@slcgov.com or call 801-972-7805.

©Creative Trails LLC. All rights reserved. For more information at 801-972-7805.



Fonarow presented at the GACC meeting on Wednesday, June 3, to discuss the ensuing development of hiking, biking, and nature trails at Popperton Park.

Please see https://www.slc-avenues.org/images/Popperton_Park_Trails.pdf for a project summary and map.

Trail construction should begin on Monday, June 15 in "West Popperton". Contact Tyler Fonarow at tyler.fonarow@slcgov.com or 801-972-7845 with any questions.



As a reminder, the following fireworks restrictions are in place within Salt Lake City: The use of personal fireworks is permissible July 2-5, 2020 to celebrate Independence Day and July 22-25, 2020 to celebrate Pioneer Day.

Fireworks are not allowed in the following areas: East of 900 East; West of Redwood Road; **North of South Temple Street**; and within any designated City Park space.

...Covid Mayor Message Cont. from Pag. 1

The state has been in the 'orange' phase since May 1 and symptoms may appear up to 14 days after exposure to the virus. Today's data may not yet show the full impact of our May 1st shift, and the current data does not indicate Salt Lake City should yet be loosening our approach. Dr. Anthony Fauci, the nation's top infectious disease expert, has advised that communities wait until positive cases have declined for at least two weeks before easing restrictions.

To have confidence in a transition to 'yellow,' Salt Lake City should see at least 14 days of declining positive cases. We will continue to track public health data being collected by Salt Lake County Health Department and encourage our residents and businesses to exercise great caution by limiting unnecessary trips, wearing face coverings when out in public and practicing social distancing, until we see a sufficient decline in cases.

Let's continue taking care of one another so that we can ensure our city is on solid footing before we move to the next phase of recovery. Be Safe, Practice Distancing and Wear Your Mask!

Mayor Erin Mendenhall, Salt Lake City

Air Quality -- Turn Your Key Be Idle Free



Where have you heard that before? I've seen a few ads on TV showing someone being "epic" by Turning the Key.

Maybe you've heard that it takes more gas to idle for 10 seconds than it does to stop and restart the engine. Idling hits you in the pocketbook. Idling gets 0 miles per gallon.

You may have even heard that exhaust fumes are extremely dangerous and can seriously injure and even kill people who are exposed.

Well, exhaust fumes from cars and trucks for example, contain carbon monoxide, which is regarded as the most common single cause of poisoning in both industry and the home. All of us are exposed to small amounts of CO each day. It is the concentrated amounts that start to really cause problems. The most common symptoms of CO poisoning are: •dull headache •weakness •nausea •vomiting •confusion •dizziness •difficulty breathing •suffocation over time. Occasionally there can be an exhaust leak that comes into the cabin of the car. You want to make sure the exhaust system is checked regularly for leaks.

In addition to the risk of death, a number of other pathogens are found in exhaust fumes that adversely affect the body, including sulfur dioxide, nitrogen dioxide (we talked about NOX and ozone problems last month) and formaldehyde. Health risks associated with these pathogens include: •damage to bone marrow, spleen, and lymph nodes •bloodstream-related issues, including anemia •damage on a cellular level, which can cause various cancers •exacerbate heart diseases, due to hypertension •cell degeneration in blood vessel walls •negative effects to the central nervous system.

Prevention is key. Protect yourself and your family by avoiding any exposure to these harmful pathogens. Steer clear of closed areas with a running vehicle, and away from the back of running buses and trucks that use diesel fuels. The black soot you see in the fumes isn't only dirty and bothersome – it's a serious health hazard.

Salt Lake City decided to see what it could do to help the problem of tail pipe exhaust. In the fall of 2011, the Salt Lake City Council unanimously approved a proposal from Mayor Ralph Becker to create the City's first Idle Free Ordinance. ***The ordinance prohibits unnecessary vehicle idling over two minutes within city limits.*** There are a number of exceptions that deal with health and safety, such as, it is OK to idle at traffic lights. However, because vehicle exhaust makes up 50%+ of our air pollution (the air we all breathe each day) we really should want to avoid unnecessary idling of our own cars. The car companies have now designed cars that will automatically turn off when you stop and then automatically begin again when you push on the gas. That really surprised me when our rental car in Europe did that. If we don't have that option on our vehicles then we just need to do it manually.

Idling wastes! Changing this common habit is an effortless way to:

1. ***Save Money*** by reducing fuel use and prolonging engine life.
2. ***Breathe easier*** by preventing noxious exhaust from building up in and around your vehicle and the valley.
3. ***Respect the environment*** by cutting our NOX emissions that contribute to ozone during the summer and our unhealthy inversion in the winter

One idling vehicle isn't the main culprit of air pollution –thousands of them are. Each small change and individual action makes a difference.

by Jill Van Langeveld

Dear LDS Hospital Neighbors,

Many of you may not know LDS Hospital has a fully functional greenhouse on our campus. You can see it as you drive on B Street between 8th and 9th Avenues on the East side of the road. This greenhouse has supplied the plants for our campus and many other business and healthcare campuses throughout the community for over 70 years.

Recently, our landscape supervisor, came across hundreds of terra cotta pots that were used for potting seeds during the 50s, 60s and 70s. After that the pots were put aside for more efficient planting methods.

We've held about 50 of these pots for our neighbors. We realize many of you have been our neighbors much longer than many of our caregivers have worked here. This hospitals is as much a part of your lives as it is ours.

If you are interested in one of these pots, please contact Jeremy Holt via email at jeremy.holt@imail.org. He'll help make arrangements for you to have one. When the pots are gone, they are gone.

Thanks so much for being great neighbors!

Jeremy Holt, LDS Hospital Public Relations Manager

Update on the 4th Avenue Well in City Creek Park

On June 2, 2020 the Salt Lake City Council held its second public hearing on the proposed budget for Fiscal Year 2020-21. During this meeting the SLC Department of Public Utilities presented their plan for the 4th Avenue Well in City Creek Park to be included in that budget. If you remember, this plan had previously been approved by the Historic Landmarks Commission on May 20, 2020. The police budget was also a topic of discussion.

As you can imagine, there was much public comment; the three-hour meeting went almost five hours. In the end the 4th Avenue Well in City Creek Park was approved with construction set to begin this fall.

So what did we get with all the lobbying, rallying, testifying and working with the City's focus group? We still have a well-house in City Creek Park, but all was not lost:

- Instead of a 2200 square foot facility, it will be 660 square feet;
- Instead of a cinder block utility building, we have a nicely designed addition to the park;
- Instead of losing seven trees, we will lose only three trees with new "plantings";
- Instead of noxious liquid chlorine, it will use safer dry-pellet disinfectant;
- Instead of fluoride (never added before), nothing will be added.

There is still some question as to noise. We are still hoping for the City to submit their plans to a sound engineer to make sure the well will be as quiet as possible.

There is a saying that "You can't buck City Hall." Actually you can if you are willing to take the time to work with them in a spirit of cooperation and compromise. When everyone is on the same page, trying to find the best possible outcome, it is amaz-

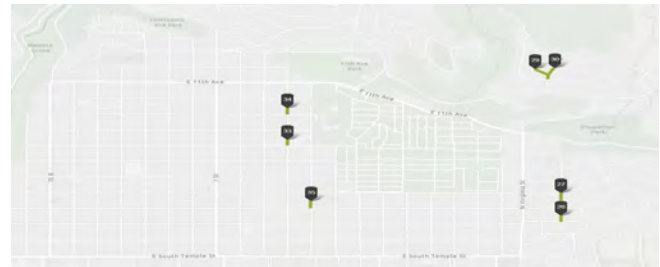
ing what can be accomplished. We thank all those neighbors who worked and sacrificed so hard for two years to get this outcome for all the rest of us. ***You have made our neighborhood better.***

by Jill Van Langeveld

SLC Public Utilities Water Quality Report

A large part of our public trust is to provide high-quality water to residents of Salt Lake City and to several cities in Salt Lake County. We offer an annual Water Quality Report with updates on the composition of our drinking water supply, and other information about this precious resource we think you'll find helpful: <http://www.slcdocs.com/utilities/CCR.pdf>.

Upcoming Bond Projects in The Avenues



Various Avenues streets will be improved with bond funds. For more info visit <http://slcgov.maps.arcgis.com/apps/Shortlist/index.html?appid=2da68d3772cd45c68f0f301dad5604cc>.

WHEN TO WEAR A CLOTH FACE COVERING

Wear a face covering when you go out into the public.



Shopping at a grocery store or pharmacy



Picking up food from the drive thru or curbside pickup



While visiting your healthcare provider



Traveling on public transportation



Interacting with customers or coworkers at essential businesses



Visiting a nail salon or hairdresser

Helping People
Live the Healthiest
Lives Possible.


**Intermountain
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GACC July 1st Virtual Meeting!

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Greater Avenues Community Council thanks LDS Hospital for their generous sponsorship of our activities.

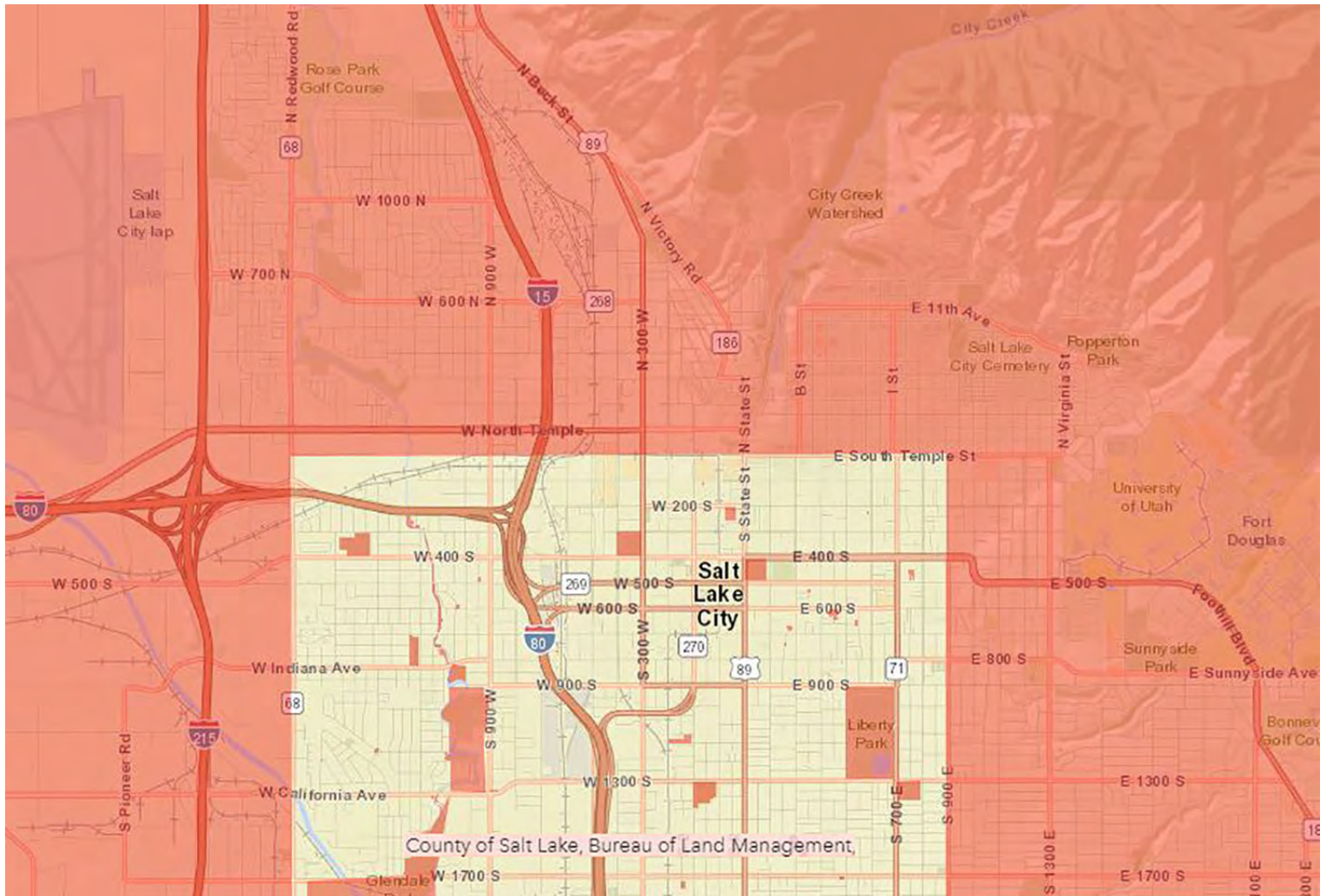
We encourage your support of these events and businesses who give their support to the Greater Avenues Community Council.

Local Businesses: Our circulation is just under 9,000 monthly. You can reach every home in the Avenues with an ad in this space at very reasonable rates! Info: treasurer@slc-avenues.org.

<p>Gina Koziatsek 801.631.6446 Gina.Koziatsek@UtahHomes.com YOUR NEIGHBORHOOD REALTOR®</p> <p>SOLD COLDWELL BANKER RESIDENTIAL BROKERAGE</p>	<p>CITY VIEW MEMORIAM  Receptions, Funerals & Burial Sites <i>Elegant • Service • Value</i></p>	<p>MERCEDES SMITH Realtor® and Renovation Specialist Avenues Resident 385-355-3959 www.UtahRealtySmith.com</p> <p>equity <i>Utah Edition</i></p>
<p>Cat et cetera Loving care for your cat. Daily or twice-daily visits. Licensed, bonded, insured. catetcetera.com • 801.560.1394</p> <p></p>	<p>SPECIAL RATES FOR OUR AVENUES NEIGHBORS! 1001 E. 11th Ave. • 801-363-7065 cityviewmemoriam.com</p>	<p>Fences & Sprinklers Kyle Kesler (801) 368-2191 • Builds Cedar Fences • Repairs All Issues With Lawn Irrigation</p>
<p>BAUHAUS PAMPER YOURSELF IN STYLE 480 East 6th Avenue // bauhausslc.com // 801.323.4287</p>	<p>Mike Evertsen <i>"The Avenues Specialist"</i> 801-560-2138 merunner54@gmail.com <i>A member of Plumb & Co. Realtors</i></p>	<p>MEANINGFUL EDUCATION IN A GREAT SCHOOL COMMUNITY</p>
<p>DESIGN BUILD</p> <p></p> <p>CAPITOL HILL CONSTRUCTION RESTORING & REMODELING THE GREATER AVENUES 533.0204 • caphillcon.com</p>	<p>Surf the Wind Windecktoy.com</p> <p></p> <p>Lifelong Learning at the University of Utah https://continue.utah.edu/</p> <p> CONTINUING EDUCATION & COMMUNITY ENGAGEMENT THE UNIVERSITY OF UTAH</p>	<p> cityacademyslc.org 555 E. 200 S. Salt Lake City, UT 84102 • 801-596-8489</p> <p>Babs De Lay, Principal Broker/owner <i>Avenues resident</i> <i>specializing for 36 years in historic homes & condos. I charge 2% for full, concierge services to sell your property because I don't have franchise fees to pass along to you. I love my community and volunteer as state secretary of the Girl Scouts of Utah. 36 years of marketing and negotiating skills for buyers and sellers. 801.201.8824 www.urbanutah.com</i></p>

visit <https://unifiedfire.org/maps/2020-fireworks-restriction/>

visit <https://unifiedfire.org/maps/2020-fireworks-restriction/>



Remember there are NO FIREWORKS allowed anywhere in the Avenues.

If you see or hear fireworks, you may report it to Salt Lake City Fire at 801-799-3473, or the Salt Lake City Police at 801-799-3000.

In case of fire or emergency, call 9-1-1.

Wildfire is a threat we face in the Wildland Urban Interface area that we have surrounding our City. Residents can help with protecting their homes and structures during a wildfire event. More information can be found at <https://www.slc.gov/fire/wildland/>.

Zoning Amendment Questionnaire

Parcel Number 0930455021, 675 North F Street

Ivory Homes Questionnaire Responses

1. **A description of the proposed zoning amendment:** The property is currently zoned as FR-3/12000 Foothills Estates Residential. The purpose of the FR-3/12000 foothills residential district is to promote environmentally sensitive and visually compatible development of lots not less than twelve thousand (12,000) square feet in size, suitable for foothills locations. The proposed zoning designation for the property is FB-UN1 this zone allows for small scale structures, up to two-and-one-half (2.5) stories in height, or relatively small lots with up to four dwelling units per lot depending on the building type. The master plan amendment would continue to allow the promotion of environmentally sensitive and visually compatible development as envisioned in the FR zoning and would further provide the flexibility to enhance housing type diversity in the neighborhood.
2. **A statement declaring the purpose of the zoning amendment:** The proposed Master Plan amendment change is specific to the approximately 3.2 acre parcel 09-30-455-021; with a request to change from the residential large lot zoning of FR-3 to FB-UN 1 zoning. This Master Plan amendment will enable the parcel to support an innovative development in which diverse Accessory Dwelling Units (ADUs) are integrated into a planned community development. The *Growing SLC: Five Year Housing Plan 2018-2022* ("5YP") acknowledges that "ADUs are the most cost-effective method of new construction for small housing units" (5YP pg. 20). The proposed development would showcase how a variety of ADU types can blend into an existing neighborhood and provide housing solutions for diverse demographics (students, seniors, young families). The proposed development can and would further materialize the objectives stated in the *Five Year Housing Plan*. The first Goal expounded in the Five Year Plan recognizes the need to "increase the diversity of housing types and opportunities in the city...Strategic policy decisions that integrate...innovative design and construction methods, can break down social and economic segregation, thus building a city for everyone" (5YP pg.17).
3. **List the reasons why the present zoning may not be appropriate for the area** the present master plan for this property was done in 1987 and new and innovative opportunities exist that will allow for more current housing outcomes. *The Five Year Housing Plan* recognizes that "each generation has different ideas and behaviors that influence their decisions at each stage of life, and in the aggregate create the demand for housing" (5YP pg. 10). The current zone restricts the property to rigid lot sizing that limits opportunities for diversity in housing and exacerbates the housing affordability crisis. Furthermore, the *Five Year Housing Plan* acknowledges "barriers, such as density limitations, prohibitions on different types of housing, and other development regulations, have contributed in part to a general supply deficit and economic segregation" (5YP pg. 11).
4. **Is the request amending the zoning map?** The request is amending the Zoning Map and will effect only a single parcel, 09-30-455-021.
5. **Is the request amending the text of the Zoning Ordinance** There is no request to amend the text of the ordinance as part of this application.

PRESERVE OUR AVENUES ZONING
SAY NO TO CHANGES TO AVENUES MASTER PLAN AND REZONING

Dear Friend and Neighbor,

Much of the northern section of the Avenues where we live is zoned FR -3, which specifies single family detached homes with a minimum lot size of 12,000 square feet. This zoning, in place since 1995, is intended to safeguard the beauty and livability of the sensitive foothills environment of the upper Avenues. This zoning is now under threat.

There is a 3.1 acre undeveloped plot at the intersection of F Street and 13th Avenue where 13th Avenue joins Capitol Park Ave(675 North F Street). Under FR-3 zoning a maximum of eleven (11) residences could be built on this lot. Ivory Homes who have an option to purchase the lot have applied to the Planning Department to change the zoning in order to build twenty five (25) houses plus twenty (20) Accessory Dwelling Units (ADU's) for a total of forty five (45) residences. That's a staggering 409 % increase in the number of residences over current FR-3 zoning.

In order to facilitate this project Ivory Homes has applied to the city for a zoning change from FR-3 to FB-UN1, this zoning code has largely been used to facilitate redevelopment in more urban parts of the City (Sugarhouse, Granary, Marmalade etc.). There are no similar high density zones in the upper Avenues. Ivory Homes has also applied for an amendment to the Avenues Master Plan, a long range plan that guides development.

This proposed high density development with almost zero green space is totally out of keeping with the character of the Avenues. The homes are only 10 feet apart and come almost to the street with no sidewalks planned. With minimal public transport options and few amenities within walking distance, if approved this development would add at least ninety cars to our streets and will impact already crowded 11th Avenue, E Street and I Street while worsening the City's air pollution problems. High density developments need to be located close to where people work and within walking distance of mass transit, shops, restaurants and schools.

Such a radical rezoning never previously attempted in the Avenues would create a dangerous precedent that will degrade our neighborhood character and environment. We are not against developing this property but we are against rezoning. We believe the property should be developed under the FR-3 zoning that has served us well for many years.

Please help us resist this unwanted zoning change by completing and signing the enclosed petition and returning it to us in the stamped, addressed envelope provided. The number of

signatures counts towards influencing the Planning Department and Planning Commission's decision, so we would be grateful if all members of your household over eighteen (18) years would complete and sign.

In order to oppose this rezoning residents in the immediate vicinity of F Street and 13th Avenue have come together to form **The Preserve our Avenues Zoning Coalition**. You can find out more about us on facebook.com/preserveouravenueszoning. We will use this Facebook page to keep everyone informed of public hearing dates and allow your voice to be heard as this application proceeds through the City planning process.

We are currently in an open period for public input that expires on July 13th. You may voice your concerns by contacting ;

Daniel Echeverria - Senior Planner,
Salt Lake City Planning Department,
451 South State Street,
Salt Lake City, UT 84114

daniel.echeverria@slcgov.com | **Phone: 801-535-7165**

Thank you. Stay safe and stay well. Please sign and return the petition.

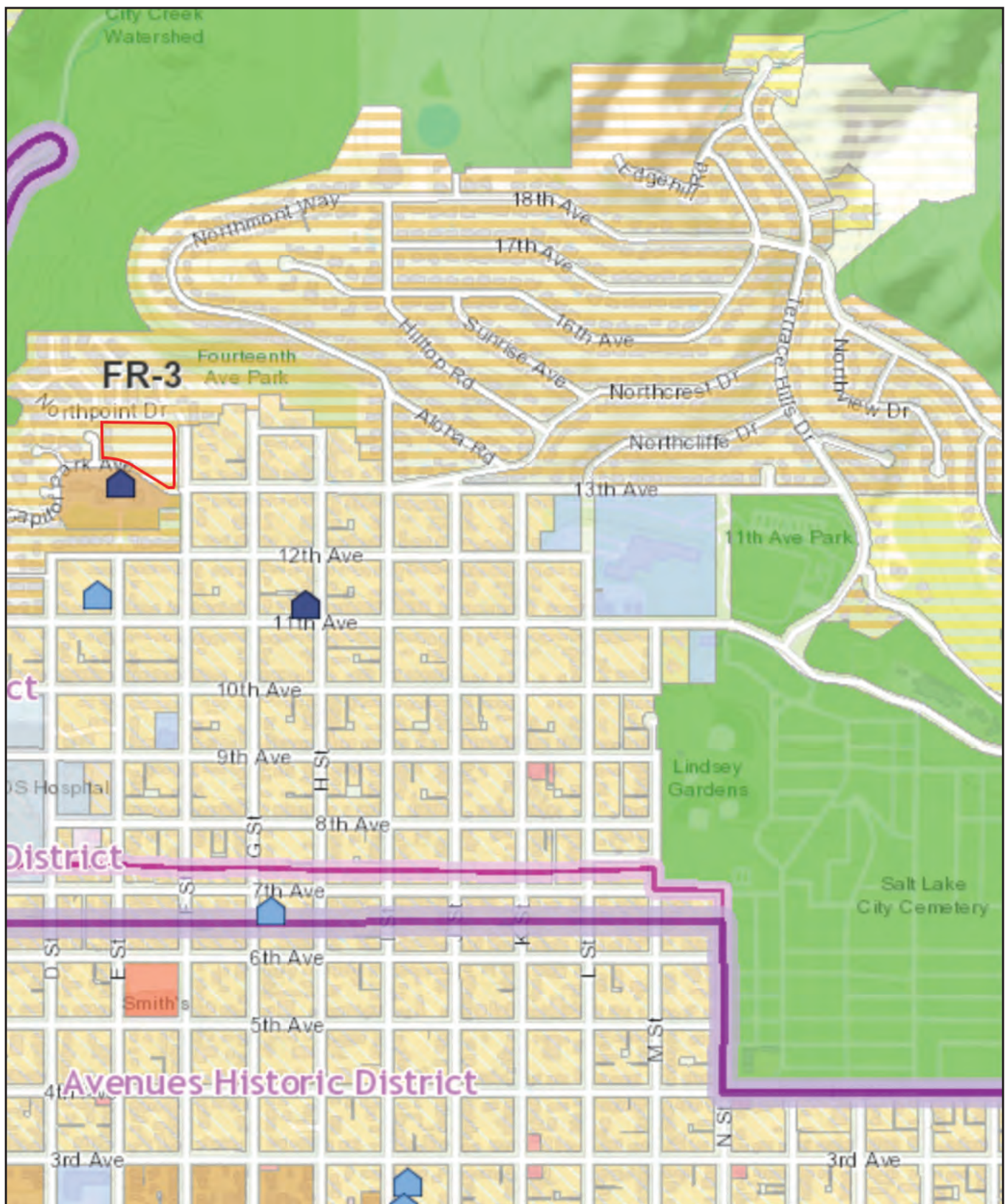
Your voice should be heard.

the July 1, 2020 general community meeting of the Greater Avenues Community Council is being dedicated to the discussion of the Ivory Homes application for 675 North F Street.

The meeting will be held online on Zoom.

The Zoom link will be posted to the GACC web page and the GACC Facebook page on Wednesday July 1 at 5:00 p.m.

The meeting will start at 7:00 p.m.



675 N F Street is the block shown in red above. If Ivory Homes are successful in getting this rezoned to a high density inner city code this will create a dangerous precedent for the rest of our Avenues community.



SITE DATA

COTTAGE DUET LOTS
MULTI-GEN HOME LOTS
PAIRED HOME LOTS
CUSTOM LOTS
TOTAL LOTS

8
7
5
5
25

EXCLUDING CUSTOM LOTS:

AREA 2.12 ACRES
DENSITY 8.26 LOTS/ACRE
DENSITY (INCLUDING ADUs) 16.53 UNITS/ACRE

INCLUDING CUSTOM LOTS:

AREA 3.21 ACRES
DENSITY 7.79 LOTS/ACRE
DENSITY (INCLUDING ADUs) 14.01 UNITS/ACRE

SITE PLAN

Packed in like sardines. Here is the Ivory Homes concept plan, at least 25 residences plus 20 ADU's. The homes are just en feet apart, with minimal set back from road. their plan has no sidewalks, shared open space, and is not a walkable community.

PETITION TO THE SALT LAKE CITY PLANNING DEPARTMENT

We, the undersigned residents of the Avenues, do hereby object to the application by Ivory Homes (Record No. PLNPCM2020-00335) to rezone the undeveloped plot at 675 North F Street together with the proposed change to the Avenues Master Plan. While not opposed to appropriate development we believe this should be done under the current FR-3 zoning that has served the Avenues well for many years. We believe the FB-UN1 classification is too dense for the neighborhood's aesthetics, environmental sensitivity and existing infrastructure.

NAME

(Please print)

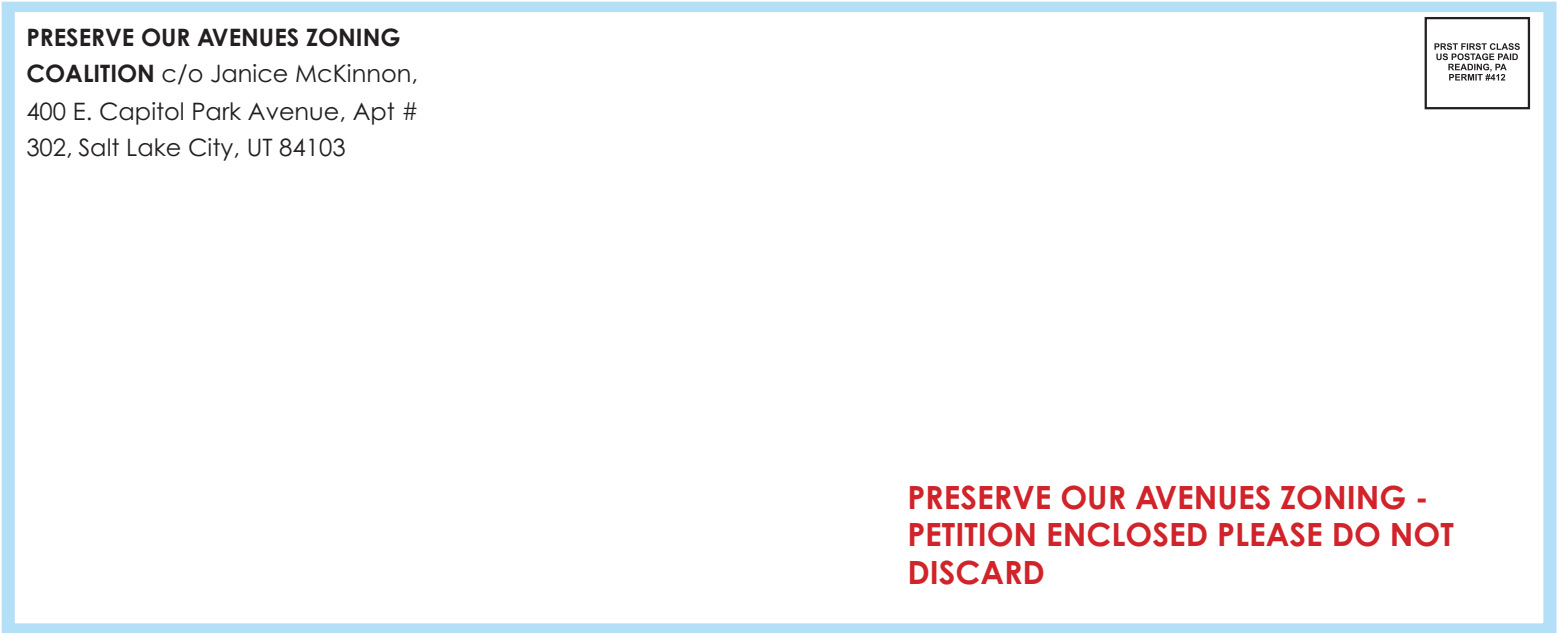
ADDRESS

SIGNATURE

[illegible]

DATE: _____

The petition from the Preserve Our Avenues Coalition regarding 675 N F Street will arrive in an envelope that looks like this:



The return envelope in the petition mailer will look like this:

