

**Greater Avenues Community Council**

**Proposed Overlay  
for the SR-1 Zoning District**

**March 6<sup>th</sup>, 2006**



## **Greater Avenues Community Council**

1180 1<sup>st</sup> Avenue, Salt Lake City, UT 84103  
Stephen F. Mecham, Chair Phone: 801 359-4165

Salt Lake City Council  
Salt Lake City Planning and Zoning

### **451 South State Street, Room 406**

Salt Lake City, Utah 84111

Dear Council Members and City Planners:

The Greater Avenues Community Council (GACC) is pleased to submit for your review the enclosed SR-1 Overlay overwhelmingly approved by the GACC March 1, 2006. As you know, in July 2005 GACC established the Housing Compatibility Committee to develop the enclosed Overlay. In its March 1, 2006 meeting, GACC also voted to allow representatives of the Housing Compatibility Committee to work with Planning and Zoning if any changes are needed to facilitate City Council approval of the Overlay.

During the past seven months, the Housing Compatibility Committee has sought public input and has worked diligently to develop the Overlay to preserve and protect the unique characteristics of SR-1 properties in the eclectic Avenues area. The GACC believes the draft Overlay establishes a new set of fair and flexible zoning rules specific for the Avenues District SR-1 area that will allow for a large range of diverse development patterns and still provide a measure of predictability for everyone in the community. We urge you to approve the Overlay as it is proposed.

We look forward to working with you in enacting and implementing the Overlay. You may call me at 359-4165 with any questions. Housing Compatibility Committee spokesperson Shane Carlson may be reached at 596-3939 and Committee Chair Lon Richardson may be reached at 364-4529.

Sincerely,

Stephen F. Mecham, 2006 Chair  
Greater Avenues Community Council

## Summary

Over the summer of 2005, the Avenues experienced a number of controversial construction projects, involving both primary structures and accessory buildings. At the same time, the City Council was addressing a similar problem in several neighborhoods throughout Salt Lake City. In July, 2005, the City Council approved the Yalecrest Compatible Infill Overlay. In August, the Greater Avenues Community Council formed its Housing Compatibility Committee (HCC) to investigate and address the specific housing issues in the Avenues.

The HCC identified the SR-1 district as the area most impacted by recent incompatible infill. Characteristics of the SR-1 area contributing to the problem included a high percentage of deep and narrow lots, a high percentage of lots not conforming to the minimum width and square foot requirements of the SR-1 code, the liberal nature of the SR-1 code, and the rapidly rising property values in the SR-1 area.

The HCC attempted to develop a single set of dimensional restrictions that would provide predictability for the residents of the more vulnerable SR-1 areas while still allowing flexibility where taller building heights are the existing development pattern. The HCC struggled to come up with a reasonable set of standards under the previously existing system where projects exceeding dimensional limits were sent directly to the Board of Adjustment. As an alternative, the HCC proposed a tiered permit system where projects exceeding the dimensional limits for a counter permit but that were consistent with the character of the neighboring buildings were approved in an expedited manner.

At that same time, the City Planning Office proposed its own tiered permit system. The HCC development of an SR-1 overlay was put on hold while the City considered a city-wide compatible infill ordinance. After that ordinance was adopted, along with temporary restrictions for the Avenues SR-1 area, the HCC resumed work on an SR-1 overlay.

The efforts of the HCC were focused on conducting a comprehensive inventory of all SR-1 residential properties in the Avenues, a thorough review of the existing SR-1 ordinance, and the Avenues Master Plan, as well as soliciting input from a wide range of avenues residents, architects, contractors, and real estate brokers.

The HCC concluded that in order to provide predictability, the proposed overlay needed to perpetuate the temporary height restrictions originally proposed by the City Planning Office, that allowances needed to be made for the narrow non-conforming lots, and that the trend towards large multiuse accessory structures needed to be balanced against the often disproportionate impact these structure had on adjacent properties.

### Issue Origin

Over the summer of 2005, several new construction projects were started in the Avenues that concerned a large number of Community members. These projects consisted of primary structure remodels and new garages. Several of these projects became the subjects of articles in the local papers on “Monster Homes” and incompatible in-fill (see Appendix A).

At the same time that Avenues community members were recognizing the early stages of an incompatible infill problem in their area, the Salt Lake City Council was beginning to address the same problem city wide. Specifically, in July, 2005 the City Council approved the Yalecrest Compatible In-fill Overlay “*to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.*” Also at that time, the City Council was considering a 6-month moratorium on new projects to allow time for communities to develop neighborhood specific guidelines to protect against incompatible in-fill in the more vulnerable city neighborhoods (Ordinance 44 of 2005). That moratorium was approved and then rescinded a week later as some Council members were concerned that a city-wide moratorium was too broad a measure to address problems not experienced in all neighborhoods.

It was also at this time that the Greater Avenues Community Council (GACC) organized the Avenues Housing Compatibility Committee (HCC). The HCC was charged with the task of studying the problem of incompatible infill to determine which significant factors were driving the “Monster House” and “Monster Garage” phenomena both locally and nationally, as well as which areas of the Avenues were experiencing the greatest impact.

### Process

At the August GACC meeting, Yalecrest Overlay Committee members David and Lisette Gibson were invited to discuss their efforts to develop and gain approval for the Yalecrest Overlay. It was also at that meeting that the formation of the HCC was announced and input from all members of the Avenues community was solicited (see Appendix B). The charge of the HCC was to find community consensus regarding structural regulations which give clear standards and allow us to preserve the value of our community. The HCC began meeting weekly.

At the HCC meetings, it quickly became apparent that several factors were contributing to the incompatible infill problem. First, nearly all of the most controversial projects were occurring in the SR-1 zoning district. Second, a large number of projects involved residents new to the Avenues neighborhood who were moving to the area in response to high fuel prices and increasingly lengthy commutes from distant areas within the Salt Lake Valley. Many of these new arrivals stated that they were simply trying to replace their smaller homes and garages with something similar to what they had left behind on their much larger lots in the suburbs. And finally, many controversial projects involved the construction of new garages as well as modifications to primary structures.

Over the course of several HCC meetings in August and September, 2005, committee members attempted to identify subsections of the SR-1 district that would benefit from a new set of zoning regulations. Several conclusions were drawn from those discussions. First, while there

are some broad patterns of development within the SR-1 district that appear to have evolved over time (bungalows between 6<sup>th</sup> and 11<sup>th</sup> Avenues, Victorians on 2<sup>nd</sup> and 3<sup>rd</sup> Avenues), there are no clear lines of demarcation between these areas, homes of all types can be found throughout the SR-1 area (large Victorians on many block corners as high as 11<sup>th</sup> Avenue). Coinciding with the difficulty the HCC encountered in defining any significant homogenous areas in the SR-1 district, the committee experienced difficulty coming up with any one set of dimensional counter permit limits (such as building height) that would provide some degree of predictability and protection for areas predominantly comprised of 16 foot tall bungalows while allowing taller remodels and additions in areas where taller two and three story Victorians were predominant.

It quickly became apparent to the members of the HCC that the single most consistent and challenging characteristic of the Avenues would be the very diverse nature of the community with mansions and cottages, historic and non-historic areas, families and single adult professionals, couples just starting their lives together and widows and widowers.

It was a huge challenge to come up with a single solution to fit each very different situation. Out of this challenge grew the idea of a three tier permit process as a way to protect the most vulnerable blocks while allowing an easier permit process for compatible building in areas of larger houses. However, because of the added complexity of a tiered permit process, HCC members were unsure if the City would support such a significant change to the permit process.

Apparently, the City Planning Office was thinking along the same lines as they were developing a proposal which was presented to the City Council on September 20, 2006. At that time, the Planning Staff presented the outline of a process to develop compatible residential infill zoning standards that was a combination of *reduced measurement standards* and a *new three tier building permit process*. The City Council requested that the Administration return to the Council with a completed recommendation using the tiered process that could be passed by December, 2005.

Because of the similarities between the process under consideration by the City Planning Office and the tiered process being considered by the HCC, the HCC members shifted their attention to the Citywide Compatible Infill Ordinance (eventually known as Ordinance 91 of 2005). Efforts to develop an Avenues SR-1 Overlay were put on hold until the City completed their new ordinance with the idea that after the ordinance was voted upon, HCC members would evaluate what had been passed citywide and develop a an appropriate proposal for the SR-1 area if needed.

During October and November, 2005, numerous briefings and public hearings took place before the Planning Commission and the City Council. The HCC members were at every meeting, either writing letters or talking individually to commission and Council members and formally speaking to the new proposals (see Appendix C). The HCC continued to meet by-weekly to find ways to support the Planning Department with the proposed zoning changes and coordinate the HCC member's efforts.

On December 13, 2005, the Salt Lake City Council adopted the city-wide Compatible Residential Infill Development Zoning Ordinance amendments (Ordinance 90 of 2005) and

Temporary Zoning Standards (Ordinance 91 of 2005). The purpose of the Temporary Zoning Standards was to allow the GACC to submit a proposal for neighborhood based zoning standards regulating compatibility of residential construction within the SR-1 Zoning District. The temporary zoning standards were to be in effect for 6 months and are expected to expire mid-July, 2006.

On December 28, 2005 Joel Paterson met with members of the HCC to review the essential elements of an overlay proposal to be submitted by a community council. Specifically, Joel requested that the GACC application for an SR-1 overlay include the following:

1. Documentation and research of area for infill
2. Describe the characteristics of the area
3. Proposed goals

The HCC members have worked closely with Joel Paterson and his staff as they began the process of creating the Avenues Overlay just as Yalecrest Community Council did.

Throughout January and February, 2006, the HCC met weekly.

HCC members made a complete inventory of all 2394 single and dual family homes in the SR-1 zoning district recording whether the home (1) was a 1, 1½, or 2 story home, (2) had an attached garage, and (3) had a pitched or flat roof (see Appendix D). Using maps of the SR-1 area, HCC members also estimated the number of properties in the SR-1 area that did not conform to the minimum lot width and minimum lot square footage requirements of the base SR-1 zoning regulations.

The HCC also reviewed zoning ordinances throughout the city both before and after December 13, 2005, consulted the Avenues Master Plan and met with City Council members, Planning Department officials, architects, realtors, contractors and area residents.

In addition, HCC members made every effort to communicate the work and findings of the committee to the entire Avenues community (see Appendix B). In December and early January, with the help of the GACC webmaster, Dave Jonsson and HCC member Lester Aoki, a comprehensive web-page was launched detailing, agendas, minutes, proposed overlay elements, area maps and links to outside resources (see Appendix E).

Finally, several articles written by HCC members were published in the monthly GACC newsletters and time was allotted during GACC meetings for monthly progress reports and presentations by the HCC (see Appendix B). The broader Avenues community was repeatedly invited to participate in the HCC meetings, share their ideas with committee members and to get involved in any way they could. Anyone who provided an e-mail address was added to the internal HCC e-mail list (AvenuesHCC@Comcast.net). Residents without access to e-mail were kept up to date with phone calls and paper copies of communications and works in progress.

In February 2006, the front page article in the GACC newsletter shared more information about the new zoning ordinances, specifically the City's new three-tiered permit approach. Results of the HCC inventory were presented to the GACC community meeting on February 1<sup>st</sup> 2006. A large color-coded map was used to depict the estimated number of stories in each residential property. Several minutes were devoted to providing definitions such as block face, development pattern, set-back, roof line, lot coverage, infill, overlay, and over-the-counter.

The March 2006 GACC newsletter provided an overview of the work and goals of the HCC and included a table on page 3 summarizing the proposed Avenues SR-1 Overlay.

At the GACC monthly meeting on March 1<sup>st</sup>, 2006, the completed Avenues SR-1 Overlay proposal was presented in detail. After the presentation and answering all questions from attendees, a vote was taken: 48 to 5 in favor of the Proposal.

### Methods

As discussed earlier, the expectation of the City Planning Office was that the HCC would provide documentation and research describing the characteristics of the area being considered for the proposed overlay. To this end, the primary efforts of the HCC were a comprehensive inventory of all residential properties in the SR-1 district (see Appendix D), an estimate of the number of residential properties that conformed to the minimum lot width and minimum lot square footage requirements of the SR-1 zone, and identification of vulnerable block faces within the SR-1 area which the City would then survey to obtain maximum building heights for a given block (See Appendix F). In addition, the HCC conducted a thorough review of the current SR-1 zoning ordinance, including the recently adopted citywide Compatible Infill Ordinance and the Temporary Infill Ordinance applied to the SR-1 areas of the Avenues and Capitol Hill neighborhoods and the R-1-5000 and R-1-7000 areas of the Wasatch Hollow district.

A walking inventory was conducted by Avenues residents which classified conforming use dwellings in the SR-1 zone by number of stories, the presence or absence of an attached garage on the front façade and whether or not the structure had a flat roof (see coding sheet – appendix D). Over sixty pictures of homes in the SR-1 area were reviewed as part of a training session for those HCC members conducting the Inventory. Number of stories was used as a rough estimate of building height. Classification of stories was based upon the following criteria:

- 1.0 Stories (Do not and could not live within the roof)
- 1.5 Stories (Could build within roof, 2nd story knee walls less than 4 feet)
- 2.0 Stories (Two stories or 2nd story knee walls taller than 4 feet)

Homes were classified based upon their appearance from the front façade as seen from the street. Where homes were located on a slope and the possibility of an additional story such as a walkout basement was not readily apparent, the slope was noted.

A flat roofed structure was classified as anything less than a 3/12 pitch based upon a diagram the person doing the inventory could compare to a building's roof pitch (see Appendix D for the inventory coding sheet).

Three color coded maps were produced from the SR-1 inventory, one for number of stories, one for flat roofed buildings and one for garages as part of the front primary building's façade.

In summary, 1084 of the 2394 homes (45.3%) were classified as single story, 676 (28.2%) were classified as 1.5 stories, and 634 (26.5%) were classified as 2 stories or taller.

Results of the inventory clearly indicate the existence of entire block faces comprised of one story homes spread throughout the SR-1 district (see Inventory Height map – Appendix D). It was estimated that the tallest homes on these block faces would be 16 to 18 feet in height.

A sample of these vulnerable block faces was submitted to the City Planning Office for Survey (see Survey Map – Appendix F). Survey results to confirm these building heights are still pending at this time.



A typical block face of one story buildings (East side of K between 7<sup>th</sup> and 8<sup>th</sup> Avenues)

The inventory maps of flat roofed buildings (85 – 3.5%) and homes with garages as part of the front façade (one-car 186 - 7.8%; two-car 155 - 6.5%) revealed that these structures are uncommon in the SR-1 area and a significant number are concentrated north of 11<sup>th</sup> Avenue.

HCC members also estimated the number of residential lots that did not conform to the fifty foot minimum lot width requirement or the minimum 5000 square foot lot size requirement of the SR-1 district. Using City zoning maps and creating a template to estimate lot width and size



(based upon the 330 feet X 330 feet block size that is predominant in the SR-1 area and that the typical lot size of ¼ width of one quarter of the block results in a property that is 41 feet 3 inches in width), it was estimated that 360 (15%) of the 2394 residential SR-1 properties met the SR-1 minimum width and lot size requirements. Stated another way, 2034 properties (85%) do not meet the minimum lot size requirements upon which the other SR-1 dimensional limits such as height and side setbacks are based.

#### Review of Existing Zoning Regulations

In addition to the inventories and surveys, the HCC conducted a thorough review of the SR-1 zoning ordinance that was recently modified by the City Council (21A.24.080 SR-1 Special Development Pattern Residential District) as well as the temporary restrictions put in place for this area by the City Council (Ordinance 91 of 2005).

One very important addition to the permitting process was the tiered nature of the newly adopted Infill Ordinance. As mentioned earlier in this document, the HCC was considering a similarly tiered process to address the wide variety of development in the SR-1 district. Evaluation of the existing zoning regulations was done with the expectation that the Administrative Public Hearing process would be significantly easier to navigate for appropriate projects than the Board of Adjustment had been as the previous next step for projects exceeding the counter permit limits.

Also, in consultation with the Planning Office officials, the HCC's intent is to propose a set of dimensional limits for the SR-1 area that will not change if city wide modifications to dimensional limits are adopted. The HCC will follow the direction of the City Planning Office as to whether this is best accomplished via a comprehensive SR-1 overlay or the creation of a special Avenues/Capitol Hill SR-1 zoning district.

#### Modifications to Current SR-1 Zoning Ordinance (see Appendix G)

No modifications to section "B: Uses" based upon table [21A.24.190](#) for the SR-1 zoning district of the City Code are proposed.

No modifications to section "C. Minimum Lot Area and Lot Width" are proposed.

In reviewing section "D. Maximum Building Height" the HCC took several items into consideration. In October, 2005, when the City Planning Office first proposed new citywide zoning changes, the recommended citywide SR-1 and R-1 district restriction on building height was 23 feet at the peak. According to testimony of Planning Office officials at that time, 23 feet was the height restriction they estimated would be necessary to provide predictability and protection to the areas within the city most vulnerable to significant impact of incompatibly larger remodels and new construction. The Planning office at that time estimated that a height restriction of 16 feet for flat roofed buildings and exterior walls was also required to protect these same areas. The HCC feels strongly that if combined with the tiered permitting process to allow taller projects where appropriate, the 23 feet building height limits and the 16 foot exterior wall and flat roofed building height limits are essential to protect and preserve the character of the vulnerable SR-1 areas.

After reviewing section “E. Yard Requirements,” the HCC has proposed several minor modifications to better address the large percentage of non-conforming lots in the SR-1 area.

In section “E: 1. Front Yard,” the HCC was concerned about the potential impact of several blocks where buildings originally designed as commercial properties, but now used as residential properties, could impact the calculation of front yard setback. The zoning ordinance as recently modified calculates the required front yard setback as the average on the block face.

Commercial properties were often built with no front setback, flush with the front property line. On blocks where commercial buildings have been converted to residential use, such properties could significantly impact the calculation of the average, allowing new construction with a much smaller front setback than the other residential properties on a block. There are also several block faces in the SR-1 area where some homes were built with a significantly larger front setback, which would result in a new project being required to have a larger front setback than the other homes on a block. To minimize the impact of these atypical situations, the HCC has proposed that where there are three or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding the one property with the smallest front setback and excluding the one property with the largest front yard setbacks.

In item 2 of section E, “Corner Side Yard” setbacks; the HCC has proposed that the language allowing inline front setback exceptions for existing buildings be stricken. Because of the history of abuse in this area of inline side setback exceptions, HCC members felt that these exceptions would best be granted on a case by case basis with the overview of the Administrative Public Hearing Officer.

The HCC has proposed a modification to item 3 of section E, “Interior Side Yard” setbacks to address the large number of very narrow non-conforming lots within the SR-1 district. Often, these lots are as narrow as thirty feet (30’) in width. The proposed modification is as follows:

b. Other Uses:

ii. Interior Lots: Four feet (4’) on one side and ten feet (10’) on the other.

- a. Where the width of a lot is 46’ 8” or narrower, total minimum side setbacks shall be equal to 30% of the lot width with one side being four feet (4’) and the other side being 30% of the lot width minus four feet.
- b. Where a lot is 26’ 8” or narrower, required side setbacks shall be a minimum of four feet (4’) and four feet (4’).
- c. In no case where required side setbacks are less than four feet (4’) and ten feet (10’) shall the addition, remodel or new construction be closer than ten feet (10’) to a primary structure on an adjacent property.

This language is proposed as a change to the first tier or “counter permit” limits for all additions and new construction. This modification was developed in an attempt to deal proactively with a

situation that would otherwise present a frequent challenge to property owners given the non-conforming nature of a majority of the lots in the SR-1 area.

No modifications to section “E. Yard Requirements; 4. Rear Yard” were proposed.

As mentioned above, garages have recently been the subject of many controversial projects. Like many of the other issues unique to the SR-1 area, the problem is exacerbated by the number of very narrow non-conforming properties. In addition, the SR-1 area is characterized by views of the Wasatch Mountains, the Salt Lake Valley and the Oquirrh Mountains from many properties.

The HCC considered the trend towards much larger garages and the many uses for which accessory buildings are often built. The HCC has proposed a set of restrictions that gives priority to those accessory buildings used to house up to two automobiles. At the same time, the HCC did not want to prohibit construction of additional space to be used for storage, a gazebo, a green house, or a small personal workspace. Given the often small narrow lots, the HCC has proposed a counter permit limit of 600 feet lot coverage for all accessory buildings. In addition, the HCC has proposed that 480 square feet of accessory building may have a maximum building height of fourteen feet (14’) with a maximum wall height of nine feet (9’). Additional accessory building space up to the total 600 square foot limit may have a peak height up to ten feet (10’) with an eight foot (8’) wall height limit.

No modifications are proposed by the HCC to the remaining SR-1 sections; “F. Maximum Building Coverage,” “G. Maximum Lot Size,” or “H. Standards for Attached Garages.”

Modifications to the SR-1 zoning ordinance to disallow the creation of garages attached to the front facade and the creation of new flat roofed buildings were considered. Given the challenges posed by often narrow lots and the overall limits on flat roofed building height (sixteen feet), it was determined that additional restrictions would be unnecessary at this time.

A complete summary of the proposed modifications to the SR-1 zoning ordinance is provided in Appendix G. The summary in Appendix H was created as a modification to the SR-1 text as it existed on March 1, 2006. Additions are depicted by underlined text. Deletions are depicted using ~~strike through text~~.

A chart of the proposed SR-1 modifications and the historic SR-1 ordinance is also provided in Appendix G

The HCC has provided renderings of model structures/examples meeting the counter permit requirements of the proposed ordinance. These examples depict a ground floor and within the roof addition to a 1300 Square foot home on a .15 acre lot (41.25 feet by 165 feet), a depiction of the proposed modification to the minimum side setback required for interior lots, and a sketch of the proposed size and height limits for accessory buildings (see Appendix H).

As a tool to more clearly depict the proposed limits, the HCC is presently working with an AIA certified Architect to produce drawings with the proposed dimensional limits applied to example structures. These drawings should be available to the Planning Office by March 15<sup>th</sup>, 2006.

The draft proposal in Appendix H was written and submitted to the full Community Council for a vote on March 1, 2006. Copies of the chart in Appendix H were also provided to all council attendees.

### Conclusion

In recommending that counter permits be restricted to buildings and additions with a maximum peak height of 23 feet, the HCC is not only adopting the height restrictions recommended as necessary to protect the city's most vulnerable properties by the Planning Office in their original proposal, the HCC has arrived at a conclusion similar to the recommendations of the most recent Avenues Master Plan Update (July, 1987) but which were never adopted; "Many of the incompatibility problems created by new construction in residential areas are associated with excessive building height; new dwellings that tower over adjacent homes, second level or rear additions that overwhelm the original structure. A recently adopted ordinance will reduce height potential in areas encompassed by the 'F-1' Foothill Development Overlay Zone." The Master Plan goes on the comment that "If these limitations prove to be successful in accomplishing their intended purposes in the ""F-1 areas, similar height restrictions may be considered for other R-1 and R-2 areas in the Avenues Community."

The Avenues has a substantial history as a community rather than just a neighborhood, with a shared vision of neighborhood interaction, historic preservation and architectural quality.

Previous down-zoning has established that single family dwellings were the community standard. Mother-in-law and basement apartments are generally acceptable, along with some duplexes. Large monolithic structures, whether apartment blocks or large homes have been discouraged.

The Avenues was mainly developed as a close-to-center residential area where mass transit use was high. Such remains the case today, with three bus routes serving the Avenues Community and many properties within an easy walk of city center. The historic development pattern for the SR-1 district has been a preponderance of smaller homes on long narrow lots.

While social factors, particularly the strong sense of neighborhood, had previously been sufficient to limit anti-social building practices, the escalating value of "close-in" residential property in combination with a weak SR-1 zoning ordinance and a large number of nonconforming lots have contributed to a pattern of abusive building practices.

A final thought on Increased Zoning Enforcement borrowed from the Avenues Master Plan. "Effective zoning enforcement is essential to maintaining desirable neighborhoods. More restrictive requirements such as reducing height limits and increasing the minimum duplex lot area actually increase temptation for additions and duplex conversions without permits. The city must therefore increase its commitment to enforcement of zoning and building codes in the suggested more restrictive requirements are to be effective."

Zoning regulations are important, but only effective if administered consistently and in a reasonable amount of time. Members of the HCC are committed to the successful implementation of the proposed ordinance and to that end will do everything possible to assist and work with the city in implementing the tier permit system and the proposed SR-1 Overlay.

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## Appendix:

### A. Newspaper Articles

## Big homes, big problems

When an Avenues homeowner tore down his tiny house to put up a 'monster home,' neighbors in its shadow were none too happy

By Heather May  
The Salt Lake Tribune  
Salt Lake Tribune

Ellen Horrocks has spent most of her life in the home her parents bought at 423 N. K Street during World War II. And when she married Ervin Horrocks almost four decades ago, he moved in, too.

The white house with a red roof has been a source of pride, and so has the view of the valley from the back yard. The elderly couple have watched thunderstorms and planes fly through. Sometimes, they sit outside until midnight, talking.

These days, talk is focused squarely on what's impeding that view and, they say, their privacy - a new home taking shape next door at 675 8th Avenue that dwarfs its neighbors. It's changing not only the Horrocks' corner of the Avenues, but could eventually alter the city's regulations on home construction in older neighborhoods.

Not only that, it's turned the Horrocks into reluctant activists. They've given up on trying to stop the 8th Avenue project, but they and others hope to change city zoning to ensure future remodels are compatible with the neighborhood.

"We've sort of taken up the mantle," Ellen says recently while sitting in her kitchen, where the home in question can be seen. "This has been one of the hardest things, to have it fill the windows. You can't get away from it.

"We'd like to have had more protection from the city."

Current zoning allowed Ethan Call to tear down a roughly 1,000-square-foot home and build a 6,000-square-foot one in its place. While city officials are quick to say the home is legal, some also privately say the city still shouldn't have allowed it.

In a block consisting of mostly one-floor homes, this house will have two floors and it will take up virtually all of the narrow lot; it will be 106 feet long.

As the frame has risen, so have the tempers of some of the neighbors and the Avenues Community Council leaders. Earlier this month, the 8th Avenue house, along with some other tear-downs in the city, spurred the City Council to step in. It passed temporary zoning rules that, had they been in place before, would have severely limited the 675 8th Avenue home's height and the size of its backyard addition.

The temporary zoning was supposed to last a month while the city decided on permanent changes. But the short-term rules were rescinded less than a week later.

Now, Councilman Eric Jergensen, who represents the Avenues, said the community is pursuing Avenues-specific regulations to ensure major remodels and additions fit in - a difficult task considering the Avenues is a mix of home sizes and styles.

Jergensen said the city will look at height and lot size. Some homes in the Avenues already go through that process because they are in a historic district, which ends at 6th Avenue.

"What we want to avoid is the tearing down and replacement of homes that are so totally out of scale," said Jergensen, who considers the 8th Avenue home just such a house and refers to it as the "poster child of excess."



But Jergensen acknowledges the city must also juggle the need to allow neighborhoods to evolve and attract families.

Call, the builder of the 8th Avenue house, lives in Afton, Wyo. He said he is trying to turn a run-down home - the original was at least 60 years old and lacked insulation and had structural problems - into a family-friendly one. He is rebuilding it for his brother, Michel, who lives in California and has 10 grown children, Call said. It will have six to eight bedrooms, five bathrooms and a large garage. And the renovation will cost \$343,000, according to city records. But even to Call, it is unclear if his brother will move in.

Call said his brother bought the home because he liked the neighborhood. And the new home will have great views, Call said, acknowledging it will block his neighbors' vistas. And while he's somewhat sympathetic, Call said property owners have a right to use their property how they want as long as they follow city rules.

"I follow what the city has in place. This is within the city codes. A view is a small thing in life," he said, adding that he disagrees that the home doesn't fit in. He pointed to two newer homes further east on 8th Avenue that appear as tall as his will be. The owner of one of those homes said she was pleased with the changes Call is making.

When asked if he would want to live behind the 8th Avenue home, Call suggested his neighbors either sell or build a wall to protect their privacy.

The controversy has tempted him to "pack up and leave," Call said. But it is now egging him on.

"I really feel they [the neighbors] need to mind their own business unless they're prepared to really go after it" and change the zoning, Call said.

The Horrocks are taking his advice.

[hmay@sltrib.com](mailto:hmay@sltrib.com)

Deseret News  
My View  
August 5<sup>th</sup>, 2005

We are writing as concerned members of the Avenues community.

Many consider the Avenues to be one of the most livable neighborhoods in Utah. The historic character and friendly atmosphere have attracted a diverse population. Another unique characteristic of the Avenues is the often long and very narrow lots. These small narrow lots present many challenges and potential rewards for all Avenues residents.

New residents are often surprised at how these narrow lots and the close proximity of their neighbors' houses can affect their privacy. Long time residents, many who have lived here for decades, cherish the close relationships that develop out of the frequent interactions "imposed" by this proximity and the life long commitment many have made to this area. The Avenues is truly a wonderful community.

We are very concerned that several of the new homes and garages being built in the Avenues are having a direct and potentially devastating impact on the very characteristics that have drawn so many of us to make such significant commitments to our neighborhood.

Recently, rising real estate values and long commutes from areas far from the heart of Salt Lake City have begun to exert new pressures on the Avenues. Residents often struggle when deciding how to best meet the needs of their families in homes that were not built to accommodate large families, homes that were built on lots that often leave few options. Some who have recently purchased property in the area feel compelled to maximize their "investment" by squeezing every possible square foot of building on to their postage stamp sized lots. Some simply want what they have always had but they are trying to impose their desires on an area with very different characteristics and challenges than the "developments" they left behind.

Presently, there is strong and growing support in the Avenues for preservation of the historic value and character of the area. On July 14<sup>th</sup>, the city council voted unanimously (7-0) to deny a prominent Salt Lake family's request to remove the historic status and protection that was impeding the sale of their home to a buyer wishing to make extensive changes (Salt Lake Tribune – July 15<sup>th</sup>, 2005, Avenues Home Stays on Historic Register). The desire to preserve the character of historic communities was also in evidence at the July 12<sup>th</sup> City Council meeting where approximately 55 members of the community urged the council to adopt stricter zoning rules in the Yalecrest area. Three members of the community urged the council to vote against the stricter zoning. Again, the council voted unanimously to adopt the stricter zoning regulations (Salt. Lake Tribune – July 13, 2005, Big Houses Belong on Big Lots). At the conclusion of the vote, residents and community councils were urged to adopt the Yalecrest process and limits as a template for enacting similar restrictions to protect the character of their neighborhoods.

You may be aware of the "Hubbard house" at 1788 East Hubbard Avenue in the Yalecrest area. Similar to some of the houses being built in the Avenues, the Hubbard house with is quite large and inconsistent with the character of the surrounding homes. The Hubbard house is now known city wide as the primary example of poor design threatening the character of a neighborhood. It

is our understanding that the family that built the Hubbard house never did move in. It has sat vacant for over six years as the owner has been unable to sell it. It is safe to say that some of the homes now being built in the Avenues are rapidly acquiring the same notoriety as a significant threat to this area.

Our concern with many of these projects is not that things are changing. Everyone in the area can appreciate the need to update houses that are often 100 years old. Our concerns can be categorized as: 1) the immediate and significant impact these houses and garages are having on the neighbors who will be forced to live there shadows; 2) how many of these projects exploit the limits and strain the spirit of numerous outdated zoning regulations; and 3) the precedent these houses and garages set for an area where buildings of this size are simply non-existent.

In particular, the abuse of the inline side setback rule for “remodels,” combined with projects that approach the maximum height limit, exacerbates the impact of these buildings on the neighbors that surround them. These buildings often completely obscure the views that neighboring properties have enjoyed for eighty years and longer, while the proximity and height of these buildings literally cast the surrounding homes in what feels like an arrogant, indifferent, and unrelenting shadow.

We are asking anyone considering “remodeling” or replacing an existing building in the Avenues to think carefully about the design of their project. Six thousand square foot houses do not belong on 30 foot wide lots that are less than 0.10 acres. Three car garages are not consistent with the area and cannot be built without adversely impacting your neighbors. It is piggish to impose projects such as these on the community. Building a monster house or garage may get you lots of attention but you will not be pleased with the message that such a project conveys about you to your new neighbors.

The community is very aware of the circumstances regarding all new building in the area. We value our neighborhood and the spirit of community we have cultivated. Building a house that is consistent with the size of the surrounding homes as well as the character of the neighborhood can speak volumes about your desire to be a valued member of this community. Doing so also creates a feeling of significant goodwill with your immediate neighbors as well as the community at large. Please, give us a reason to welcome you to the Avenues as neighbors.

Sincerely,

Shane Carlson

Ellen and Ervin Horrocks

Sarah Patrick

# Avenues Should Accommodate Growth

By Michel Call

This article presents a different view than the one given by Avenues resident Carlson and others in a recent commentary. One has to wonder if the rallying cry of historic preservation is not being used as a smokescreen to cover the real motivation of economic self-interest. Many of those who already have nice homes in the Avenues appear to feel threatened by the prospect of future growth. Some have expressed the fear that the current trend of tearing down old rundown homes in the neighborhood and replacing them with larger family-friendly ones will adversely affect the property values of their own smaller homes.

Some Avenues residents have also expressed the view that families, and especially large families, belong in the suburbs, not in the Avenues. They display little sympathy for the many professionals with families in the greater Salt Lake community who face increasingly long commutes to work in the downtown area. Some residents seem to be asserting that since they were there first, they now have the right to exclude others, that they are somehow entitled not only to their own property but to the right to tell others what they can do with their property as well.

The hospital district in the middle of the Avenues took away views for hundreds of homeowners. The many large apartment buildings and condominiums throughout the Avenues that were built under earlier more liberal zoning guidelines put hundreds of additional homes in their shadows. It makes no sense at this point to say that future structures now need to be "consistent with the size of the surrounding homes", as Carlson and others are asserting.

A certain class of homeowners is being very active right now in the Avenues and some other areas in petitioning for more restrictive zoning or the expansion of historic districts. There are many other voices in the community that are not being represented or heard in the debate. City leaders need to think long and hard before imposing more restrictions to satisfy one very vocal group that may not serve the long-term interests of either the city or the larger community.

Well-meaning laws or government regulations often produce unintended results. Even in the most desirable neighborhoods, when newer and bigger structures are not allowed to replace older deteriorating ones, the end result is a run-down slum area. Some Avenues residents want to have it both ways. They want high prices for their property, but they also want to further restrict what a buyer can do with the property. People will not pay \$300,000 for a lot if they can only build a tiny home on it.

Schools serving the Avenues and other older neighborhoods are losing enrollment and face the prospect of closing their doors. At the same time, schools in West Jordan and other areas are bursting at the seams and being forced to adopt year-round schools. A forward-looking city will take steps to reverse this inequity, not accelerate it. Welcoming the construction of family-friendly homes to replace old deteriorating ones in the Avenues and elsewhere is the right thing for the future of Salt Lake City.

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Article Last Updated: 11/16/2005 11:28 PM

## Monster Homes: Amendments would protect character of older neighborhoods

Salt Lake Tribune If new zoning-ordinance amendments approved last week by the Salt Lake City Planning Commission had been in place before a 6,000-square-foot "monster home" went up on Eighth Avenue, it's unlikely that house would have been built, angering the owners of its 1,000-square-foot neighbors.

The out-of-place home is representative of an alarming trend - people buying modest lots in long-established Salt Lake City neighborhoods, then building oversize houses with matching garages that would fit in just fine in South Jordan or Draper but can ruin the character of a street in the Avenues or other urban areas.

Acting on city residents' complaints, the planning board has voted to send a list of potential zoning-ordinance amendments to the City Council that would protect residents from finding themselves sharing a street with these leviathans. We believe the amendments are fair.

The changes would not outlaw the super-size houses, but if they are adopted by the council, would force builders to jump through hoops small enough and high enough to encourage them to build the larger homes in appropriate neighborhoods. If they are undeterred by the rules, they could ask for a variance from the Board of Adjustment or go through a public-hearing process to explain why they should be granted an exception.

The amendments would enforce front-yard setback rules, lower the maximum height of a house to 23 feet from the current 30 feet and put restrictions on the size and placement of auxiliary buildings, including garages. The recommendations also include limits on how much of a building lot could be taken up by the house, making it difficult to build a very large home on one of the small lots common in older parts of the city.

Under the recommended changes, a person still could buy two lots and build a large home in the middle, set back appropriately from the street with an unobtrusive garage. Such a home in that setting probably would not compromise the neighborhood in the same way that the irritating supersize houses now can.

The amendments would act to keep most extra-large homes out of established neighborhoods of smaller houses. They are not so stringent as to stymie home building, but would maintain a sense of proportion and place.

Appendix:

B.GACC Newsletters



### **Greater Avenues Community Council to develop an Ordinance similar to Yalecrest Ordinance?**

On Tuesday, July 12, Salt Lake City, **Ordinance #44 of 2005** was passed unanimously by the City Council. What effect will this have on The Avenues? None what so ever. So, why should we be interested? Ordinance #44, subtitled the *Yalecrest Compatibility Infill Overlay District*, restricts the way new homes or remodels can be build in the Yalecrest area from approximately 800 South to 1300 South and from 1300 East to 1900 East.

Members of the Yalecrest Community Council noticed a problem developing in their neighborhood that City ordinances were not addressing and decided that something had to be done. They formed a committee that worked very hard with all the neighbors for about two years to decide what they wanted the character of their neighborhood to be and then how that goal could be achieved.

Some neighbors wanted the ordinance to be more restrictive while others wanted less. Some wanted the area expanded while others wanted smaller coverage. Knowing you can never please everyone, thier ordinance was approved by a very large majority of the neighbors. The second big step was to get the City's approval- that took another two years. After working four years on the project, they wanted to throw a party with the passage Tuesday night.

What does this Ordinance #44 really do? The goal states: *"to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood."*

The Ordinance list areas that were big concerns of the neighbors:  
**1. Building Height** – The new law only curbs building height by 2½ feet, from 30 to 27½, however the side walls can now only be 18½ feet tall. These can be increased with increased setback from the side yards.

**2. Front Yard Requirements** – While homes formerly had to have a setback of 20 feet, now they must have setbacks that are in line with the other homes on their street.

**3. Standards for Garages and Accessory Structures** – These include a maximum height of 15 feet with the location in either the side yard or in the rear of the home.

**4. Variances and Special Exceptions** – The SLC Board of Adjustments may give a waiver only if it will still achieve the purposes stated in the goal.

Lisette Gibson was one of the members on the Yalecrest committee. She said that after hours and hours of working with neighbors, these were the biggest areas of concern so that was their focus. "Other neighborhoods have their own concerns which may or may not be the same as ours."

Is this ordinance sufficient for our neighborhood or do we need any restrictions in The Avenues? I have also had numerous emails asking why the historic district has not been enlarged. The subject was discussed 10 years ago, then it went away. What do we want? GACC will discuss the historic district in September.

### **GACC Community Meeting**

**Wednesday, August 3, 2005 7:00 p.m.**

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

#### **7:00 Welcome and Announcements**

- Jill Van Langeveld, 2005 GACC Chair

#### **7:10 Reports**

- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

#### **7:40 Open Forum** (Time permitting, limit 1 min. per person.)

**7:45 Triplex Designation**– Natalie White, manager of 234 F Street, seeks a triplex designation for the property.

**7:50 Avenues Street Fair** – Walter Jones, Avenues Street Fair committee chair, will update progress of the Sept10event.

**7:55 UTA Bus Route changes** – Dave Huber and Steve Swan from UTA will gather input for potential changes to Avenues Bus Route #3.

**8:10 Yalecrest Ordinance** – Lisette and David Gibson with Ed Glashien, committee members of the Yalecrest Compatibility Infill Overlay, will present their District Ordinance. They will explain the process with Salt Lake City Planning that permitted them to obtain the ordinance.

**8:30 Discussion** – GACC members and residents will discuss formation of a committee to develop ordinances for the Avenues not including the Historic District.

#### **9:00 Adjournment**

Lisette will be at our next GACC Meeting, August 3<sup>rd</sup> at the Sweet Library at 7:00, to talk about the process they went through to achieve their goals. If we decide that this is something we want to pursue, hopefully with the experience and ground breaking work of the Yalecrest Community Council, it won't take us four years.

Be there Wednesday to help. Last month Jim Jenkin stated in our newsletter: "What we are talking about is sensibly structured regulation, with clear standards, that will allow us to preserve the value of our neighborhood." We'd like to form a committee with this focus. *Everyone needs to be heard. Come and get involved.*

Jill Van Langeveld GACC Chair 2005

Have you volunteered for **Neighborhood Watch**? If not, please consider joining this vital community program  
Contact: 359-8513 or e-mail [JAVANL2@softcom.net](mailto:JAVANL2@softcom.net)

### **Important Dates in August:**

**GACC Building and UTA Discussion ... Aug 3rd**

Meeting at the Sweet Library, 7:00 p.m.

**Avenues Street Fair Meeting .... Aug 6th**

Jaynie Brown's home at 817 17th Ave, 9:00 a.m.

**Avenues Street Fair Meeting .... Aug 27th**

Ruth Morgan's home at 271 C Street, 9:00 a.m.



## Osher Lifelong Learning Institute

[www.continue.utah.edu/osher](http://www.continue.utah.edu/osher)

**Open House** - Aug. 31, from 10 am to 1 p.m. Join a learning community of people age 50 and above in the Osher Lifelong Learning Institute at the University of Utah. The Institute offers special daytime courses taught by distinguished faculty in the beautiful surroundings of Fort Douglas. Parking is provided, and members may also purchase student-priced UTA annual passes. In fact, participants are entitled to nearly all of the benefits traditional University students enjoy, but attend classes simply for the joy of learning. Investigate intellectual topics, creative interests, current events, the world of computers, and life transitions. Call 585-5442 to receive an invitation to the Aug. 31 Open House. Fall classes start Sept. 28. See [www.continue.utah.edu/osher](http://www.continue.utah.edu/osher) for details.

## Hogle Zoo

[www.hoglezoo.org](http://www.hoglezoo.org)

**American Express Zoo Rendezvous** – Thursday, Sep. 8, 6 – 11 pm. Monkey's howl, elephants trumpet and guests laugh. More than 20 of Utah's finest restaurants, caterers and breweries will be serving up delicious food at the "wildest party" in town. Dress for adventure and enjoy colorful wildlife and exciting cuisine and libations at Hogle Zoo's Eighth Annual Zoo Rendezvous. A ticket cost \$125.00 and includes all you can eat and drink. There is a silent auction that will feature one-of-a-kind Zoo items and there will be a live band so you can dance the night away. Please note, not guests under 21 years of age allowed.

Each year it costs Utah's Hogle Zoo more than \$125,000 to feed the 900 + animals representing 216 species. For us to continue to enjoy this animal diversity, we need to help. To purchase tickets or for more information about the Zoo Rendezvous please call Utah's Hogle Zoo at 584-1730 or visit [www.hoglezoo.org](http://www.hoglezoo.org).

## LDS Hospital

8<sup>th</sup> Avenue & C Street

**Free grief support group** – 2<sup>nd</sup> & 4<sup>th</sup> Tuesdays, 3 – 4 pm, LDSH education center classrooms, A, B, C. Anyone who's grieving and struggling to figure out how to go on with their life, or who has a loved one who's grieving, is invited to an education and support group that meets at LDS Hospital. Call Helen Rollins at 408-5661 to sign up, or to get more details.

**Health-related classes offered by LDS Hospital** - Health education classes on a wide range of topics are available through LDS Hospital's Department of Education. Topics include adoptive parenting, asthma, diabetes, breast cancer, breastfeeding, heart failure self-management, infant massage, parenting, osteoporosis, postpartum depression, prenatal exercise, and more. To get more details, call 408-2102 or click on [http://ihcweb/ucr/ihc\\_university/page.jsp?page=common/includes/page\\_s/patient\\_family\\_community\\_ed.html#](http://ihcweb/ucr/ihc_university/page.jsp?page=common/includes/page_s/patient_family_community_ed.html#).

## Madeleine Choir School

205 First Avenue, 323-9850

**New Parent Potluck Dinner** - Sunday, Aug. 21, 6 pm - Erbin Hall  
**First Day of School** - Wednesday, August 24, 8:25 am - 3:30 pm  
**Back to School Night** - Thursday, August 25 - 7:00 pm - Erbin Hall  
 For more information, visit [www.madeleinechoirschool.org](http://www.madeleinechoirschool.org).

## Community Meetings

### GACC Meeting

Wednesday, August 3, 7 pm, Sweet Library  
 For more information, contact Jill Van Langeveld: 359-8813, or email [JAVANL1@softcom.net](mailto:JAVANL1@softcom.net).

### GACC Board Meeting

Wednesday, August 10, 7:30 - 9 pm, Sweet Library

### Mobile Watch Meeting

Wednesday, August 10, 7 - 7:30 pm, Sweet Library.

Contact Wayne Green: 521-7917.

## Renovation Design Group

252 S. 13th East, Suite A

**Designing A Home With Character & Class** – Aug. 16, 7 – 8pm.

This free seminar examines how to use the principles of space, light, and order to make a home feel inviting, comfortable, inspiring, and relaxing.

**Remodeling: What to know before you build** – Aug. 25, 7-8 pm.

If you are contemplating a remodel, this seminar is a must for you. Find out how to avoid common mistakes that can delay construction and cost thousands.

## Ronald McDonald House

935 E. South Temple

**Annual Golf Classic** – Sep. 12, Homestead Resort. Make plans now to play in the Ronald McDonald House Charities of the Intermountain Area 17th Annual Golf Classic at the Homestead Resort. Everyone's a winner! Join in the fun and support a great cause! To register call Kristy or Cathy 363-4663.

Volunteer groups are needed everyday of the year to provide and prepare a meal for our families. For details call Beth at 363-4663.

## First Presbyterian Church

South Temple & C Street

**Vacation Bible School** - Sundays in August, 11 am – Noon, for kids through 6th grade. Services at 9 and 11. Call 363-3889 or visit [www.fpcslc.org](http://www.fpcslc.org).

## Exercise Class

5th Ave. & Virginia

**Free exercise class** - suspended for July and August. Fall classes will begin on the Monday after Labor Day, Sep. 12. For more information, please contact Renate: 534-1443.

## People's Art at Avenues Street Fair – Sept 10

South Temple between Q & Virginia Streets

**People's Art Gallery Submissions Deadline** – August 25. Calling all Avenues artists! Please send us the application form along with a description of the work. Please don't send the work itself!!! **We must receive your submission form by August 25<sup>th</sup>** to prepare a space to display this work, along with a little information card about you. Questions? Call Amanda 581-8842 or e-mail: [Barusch@comcast.net](mailto:Barusch@comcast.net).



Submission forms available at [www.slc-avenues.org](http://www.slc-avenues.org)

**Please Note:** Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar events to Colleen Barnes at [GACCcalendar@hotmail.com](mailto:GACCcalendar@hotmail.com), or call 359-0991. Submit Page 3 Articles to [gaccnewsletter@hotmail.com](mailto:gaccnewsletter@hotmail.com). For ad rates and information, please contact John Sittner, at 359-9787, or [jsittner@sittner.org](mailto:jsittner@sittner.org).



## Avenues Street Fair News

A long-standing local tradition, the Avenues Street Fair, continues this year. The fair will be held on Saturday, September 10, on South Temple Street between Q and Virginia Streets, from 9 am to 7 pm. With a large site this year, we need your participation to make our Fair a success!

Applications are still being accepted for booths: food, general, children's, and information. We especially invite anyone in the "Working Artist" category to apply (everyone loves to watch a demonstration). The cut-off date for receiving applications is **August 10, 2005**. Contact Ann Tillson for more information -- cell 685-7961, business 363-2515, address:

GACC Street Fair  
c/o Custom Label Beverages  
363 West 6160 South, Suite A  
Salt Lake City, UT 84107

The People's Art Gallery was a very popular addition last year. It is a one-day display of artwork made by members of the community. You certainly don't need to be a professional to share your talents -- share that artistic side of you! One item per person may be submitted to the gallery. Applications include a photo or description of the piece and are due on August 25. Forms are available online at [www.slc-avenues.org](http://www.slc-avenues.org); you may direct any questions to Amanda Barusch at 581-8842 or [barusch@comcast.net](mailto:barusch@comcast.net).

Jill Van Langeveld, current GACC Chair (email [fresh@softcom.net](mailto:fresh@softcom.net)), is our Entertainment Coordinator. Two stages are set up each year for performances, so look forward again to a fascinating slate of entertainers. Also anticipate buying the traditional Avenues Street Fair T-shirt. Everyone on the committee agrees that the design for this year is exceptional.

A great amount of work is required for such a great event. Although the Street Fair Committee has a number of experienced, enthusiastic, and reliable members, we can always use more volunteers to assist in many areas. If you wish to become involved in the behind-the-scenes preparations, please contact Walter Jones, Committee Coordinator, at [walter.jones@library.utah.edu](mailto:walter.jones@library.utah.edu). We would definitely appreciate the donation of your time and talents to the street fair! The next committee meetings will be at 9 am on Saturday, **August 6** at Jayne Brown's home, 817 17<sup>th</sup> Avenue; and **August 27** at Ruth Morgan's home, 271 C Street. Heather Knowlton is in charge of scheduling volunteers to work the actual day of the fair. You can reach her at 259-0236. Volunteers are always need for set-up, monitoring, and clean-up, so be involved in the thick of things! The September issue of the GACC newsletter will contain more information on the schedule for the fair, and on LDS Hospital contributions.

Aileen Olsen- GACC Street Fair Committee, Media

## Street Fair Entertainers

Free entertainment at the Avenues Street Fair will perform on two stages this year. Participants include:

-Anke Summerhill		-Bad Luck Blues Band
-Blue Healers	-Stella	-Broomsticks
-Crescent Moon		-Hot Tin Roof
-Rising Sound		-Sugarhouse Voices
-Wasatch Music Academy Students and Teachers		

## CareSource and Medicare

Do you, your aging parents or senior friends know that Medicare will pay for such debilitating illnesses as Alzheimer's and all end of life care? Are you aware that Medicare may pay for a hospital bed or walker? Some home health care agencies offer in-home pro-time monitoring of blood samples providing immediate results – eliminating the need for visits back and forth to the doctor's office or hospital. Also, Medicare will cover counseling relating to the stress on families faced with losing a loved one.

Most Utahans have only a limited understanding of the resources available to them as they age. These resources can alleviate financial stress, relieve the burden placed on caretakers, and provide therapies to eliminate pain and improve the quality of life.

Gina Coccimiglio, co-founder of CareSource, a Medicare-certified home health care and hospice agency serving the Salt Lake region, will attend the September 7th GACC meeting to explain how residents can access these resources. CareSource operates the only freestanding hospice facility in Utah called **The Residence**. Members of the CareSource team who specialize in bereavement counseling, music therapy, or who offer social work outreach will also attend the meeting with Gina to explain their work.

## Useful Contact Information

**Utah State House Representative** Ralph Becker:  
[rbecker@bearwest.com](mailto:rbecker@bearwest.com), 364-1656.

**Utah State Senator** Scott McCoy:  
[smccoy@utahsenate.org](mailto:smccoy@utahsenate.org), 538-1406, or 359-2544 .

**Salt Lake City Council District III Rep.** Eric Jergensen:  
[eric.jergensen@slcgov.com](mailto:eric.jergensen@slcgov.com), 535-7600.

**Mayor's Office Liaison** Gwen Springmeyer: 535-6338,  
[gwen.springmeyer@slcgov.com](mailto:gwen.springmeyer@slcgov.com).

**Salt Lake County Council District 1 Rep.** Joe Hatch:  
[jhatch@co.slc.ut.us](mailto:jhatch@co.slc.ut.us), 468-2933.

**Salt Lake County Council At Large Rep.** Jenny Wilson:  
[jwilson@co.slc.ut.us](mailto:jwilson@co.slc.ut.us), 468-2934.

**Salt Lake County Council At Large Rep.** Jim Bradley:  
[jbradley@co.slc.ut.us](mailto:jbradley@co.slc.ut.us), 468-2939.

**School Board Representative** Doug Nelson:  
[doug@mdxperts.com](mailto:doug@mdxperts.com).

**Please note:** This newsletter "The Agenda" is mailed free to all residences in the Avenues every month. Please call GACC Chair Jill Van Langeveld at 359-8513 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, 9th Avenue and F Street. All are welcome. Visit [www.slc-avenues.org](http://www.slc-avenues.org) for more info.



**Greater Avenues Community Council**  
 c/o Salt Lake Association of Community Councils  
 P.O. Box 522038  
 Salt Lake City, UT 84152

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**This month's  
 meeting:**

**August 3rd**

 Dine In or Take Out~ Fresh sandwiches, salads and gourmet entrées. Have a party at Cucina~ Rent Cucina for FREE for private parties. <i>Patio Dining, Delivery,          Full Service Catering</i> 1026 2 <sup>ND</sup> AVE • 322-3055 • WWW.CUCINADELI.COM	<p><b>TAI CHI</b>          Red Lotus School of Movement          740 South 300 West, SLC 801.355.6375</p> <p><b>Avenues Bakery and Bistro</b>          Artisan Baked Goods          Breakfast, lunch, dinner, &amp; Sunday brunch!          481 E. South Temple * 746-5626</p>	<p><b>Eagle Gate Dental</b></p> <p><b>Dr. James M. Wright</b>          7am appointments available</p>
<p><b>Eileen Johnston, D.D.S.</b>          Fellow, Academy of General Dentistry          521-8188          34 South 500 East</p>	<p><b>WILD ROSE SPORTS</b>          Bicycle Sales, Service, Rentals</p>	<p>CAPITOL HILL CONSTRUCTION          DESIGN- BUILD          243-0043</p>
<p><b>TURID LIPMAN</b>          580-6061  <a href="http://www.TuridLipman.com">www.TuridLipman.com</a></p>	<p><b>Go Wild Over Salmon!</b>          Fresh Wild Alaska Salmon ~ <i>Now Being Served</i>          at all Market Street Restaurants &amp; Market Street</p>	<p><b>9<sup>th</sup> Avenue Salon</b> (at K Street)          26 Years in the Avenues          Michael Adamson, Melissa Siguenza          and Larry Wanner * <b>531-6060</b></p>
<p><b>Avenues Day Spa</b>  <a href="http://www.AvenuesDaySpa.com">www.AvenuesDaySpa.com</a>          Gift Cards available online</p>	<p>The Downtown Malls          Open For Business  <a href="http://www.thedowntownmalls.com">www.thedowntownmalls.com</a></p>	<p><b>Avenues Consignment Company</b>          Furniture, antiques, art, etc.          Accepting consignments          At the corner of 9th &amp; K St. • <b>363-9457</b></p>
<p><b>FULLER LANDSCAPES</b>          Need help landscaping?          Trees, Sod, Back, Scape, Hardscape</p>	<p><b>ZCMI<sup>®</sup> CENTER</b>           MALL</p>	<p><b>TWO CREEK COFFEE HOUSE</b>          Corner of 3<sup>rd</sup> Ave. and G St.          Great coffee, pastries and conversation</p>
<p><b>Alan Aoki DDS</b>          702 East South Temple Ste. 105  <b>Saturday Appointments Available</b></p>	<p><b>DRIP IRRIGATION SPECIALISTS</b>          Save Water Save Money          New Installations and Conversions          204 K Street 322-4673</p>	<p><b>Mike Evertsen</b>          Plumb &amp; Company Realtors</p>
 GREAT COFFEES FRESH PASTRIES SMILING FACES CORNER OF 1 <sup>ST</sup> AVENUE AND E STREET	<p><b>MENS HEALTH CENTER</b>          We do physicals, we treat high blood          pressure/cholesterol and more.          Early hours, So. Temple Location, <b>521-2102</b></p> <p>Contact Your State Legislators          Rep. Ralph Becker—<b>364-1656</b></p>	<p>St. Mark's Hospital  <b>Adult &amp; Senior Health Center</b></p> <p><b>MOUNTAIN STAR HEALTHCARE</b>           South Temple Medical Plaza          508 E. South Temple, Suite 102  <b>Accepting new patients.</b>  <b>521-9600</b></p>

**Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC newsletter.**



Greater Avenues

# Community Council

The Agenda

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

Volume IX, Issue 9

September 2005

## **Anything Happening Around Here Now?**

by Jill Van Langeveld, 2005 GACC Chair

I was just musing that summer is about over, my husband is back teaching, the kids are also back in school, so things can start calming down. Right? NOT! In the Avenues things are just starting to really heat up.

Lon Richardson has been appointed to chair our new committee which I'm calling at press time *Our Neighborhood Building Compatibility Committee*. They have probably picked a better name by now. Their charge is to find community consensus regarding structural regulations which give clear standards and allow us to preserve the value of our community.

Although an opinion was expressed in the newspapers recently that we live in a "slum", it is a very desirable "slum" where many other people would also like to live! We have a very special, diverse neighborhood that all of us want to continue to thrive. If you want to be a part of the committee or to share your views, please call Lon at 364-4529. **Be heard!**

Our annual Avenues Street Fair will be September 10<sup>th</sup> on South Temple between Virginia and Q Streets from 9:00 am to 7:00 pm. You'll find much more information about it on page 3. **Come join the fun!**

It is election time for both the GACC as well as the City Council District 3. We are forming an election committee with Past-Past Chair Wynn Johnson, Chair-elect Steve Mecham and three more members to be appointed to finalize a slate of candidates for Chair-elect, Secretary, Treasurer and Board Members for the election November 2<sup>nd</sup>. If you would like to run for an office or would like to be part of the election committee, contact me at 359-8513 or [fresh@softcom.net](mailto:fresh@softcom.net). **Get involved!**

There are four candidates for the City Council District 3. They will each have 5 minutes to talk to us at our September 7<sup>th</sup> GACC Meeting. That is not much time so we've asked them to share something about themselves for our newsletter. The Primary Election is October 4<sup>th</sup>, the day before our October GACC Meeting. **Read, Listen, then Vote!**

**Ed Aho** (14 N. 600 W. 364-0174 [edaho@earthlink.net](mailto:edaho@earthlink.net))

"The recent Supreme Court ruling concerning the 14<sup>th</sup> Amendment (eminent domain) gives local government the power to take private property not only for public use, but also for private use. This ruling worries me and along with several other issues convinced me that all of us should be more involved with our local government's day-to-day business."

**Derek Dyer** (324 N. 200 W., 474-2122 [www.derekdyer.com](http://www.derekdyer.com))

"I am seeking election to the Salt Lake City Council because I want to serve to make our communities in District 3 a better place for all. The City Council needs more balance and diversity. We need a fresh voice and a new perspective with innovative ideas and a friendly approach to government. I believe I can provide balance to the City Council and help those whom now feel like their voices are never heard. I have lived in Salt Lake my whole life and have been a long time resident of both the Avenues and Capitol Hill. I am Executive Director of the Utah Arts Alliance

## **GACC Community Meeting**

**Wednesday, September 7, 2005 7:00 p.m.**

Sweet Library, 9th Avenue and F Street

**Agenda** (times approximate)

### **7:00 Welcome and Announcements**

- Jill Van Langeveld, 2005 GACC Chair

### **7:10 Reports**

- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

### **7:40 Open Forum** (Time permitting, limit 1 min. per person.)

### **7:45 Triplex Designation**– Natalie White, manager of 234 F Street, seeks a triplex designation for the property.

### **7:50 Avenues Street Fair** – Walter Jones, Avenues Street Fair committee chair, will update progress of the Sept 10 event.

### **8:00 City Council Dist 3 Candidates** – Eric Jergensen, City Councilman, with running mates Janneke House, Derek Dyer, and Edward James Aho bid for the Oct 4<sup>th</sup> Primary Election.

### **8:20 LDS Hospital Helipad Renovation** – Mikelle Moore, IHC Public Relations Administrator, will discuss alternate landing sites for helicopters during the approximate 4 month renovation project.

### **8:25 Avenues Historic District** – Elizabeth Giraud, SLC Senior Planner, and Joel Paterson with SLC Planning Division, will discuss aspects of living in this District.

### **8:45 Adjournment** (Early adjournment at Librarians' request.)

and Utah Center For The Arts, a nonprofit corporation establishing arts venues, providing arts education and arts programming in Utah's communities. I am an experienced artist, events producer and a Guinness World Record Holder for building the 'Diversity Ball' -- the world's largest disco ball right here in Salt Lake City. For years I have worked to make this city a more safe, fun, vibrant and accepting place to live. I have worked with community leaders in many projects to add vibrancy and spur economic development to the downtown area. My history of community service and my proven management and leadership skills help make me an effective, accessible, progressive leader. Join me and together we can make a positive, progressive change in Salt Lake City."

**Janneke House** (ph 870.5363) "I have lived on Capital Hill for almost 11 years. I received a Master of Urban Planning degree from the University of Utah in May. I have served as the interim Zoo, Arts, and Parks Program manager for Salt Lake County for several months until a new manger could be hired. I hold a Masters and undergraduate degrees in Urban Planning, with a minor in Community and Consumer Studies. I currently work with Salt Lake County's Community Services Department where I am working on the County's new Open Space Program. I am very excited to be running for Salt Lake City Council.

(article continued on pg 3)



## Wasatch Elementary School

September 06 – Kindergarten begins  
 September 06 – New parent breakfast, 8:30 am in the library  
 September 19 – SCHOOL PICTURE DAY!

## Sweet Library

455 F Street – [www.slcp.lib.ut.us](http://www.slcp.lib.ut.us) - 594-8651

**Book Baby** – Wednesdays, 10 am  
**Preschool Storytimes** – Wednesdays, 10:30 am  
**Sweet Reads** – Tue., Sep. 27, 2 pm  
**Public Internet** – Your Salt Lake City Public Library card gives you free access to the Internet. Step right up to a terminal and enter your card number, for two one-hour turns each day. No more sign-in sheets!

## Run for Recovery

[www.uafut.org](http://www.uafut.org)

**5k Run for Recovery** – Sat. Sep. 17, 8:30 a.m. The race will start on the East side of the Utah State Capitol and will end at Gallivan Center, 239 S. Main St., Salt Lake City. The race will be followed by Utah's Recovery Day, a public information fair and celebration of recovery. Race proceeds will go toward UAF's addiction treatment programs. To pre-register, to volunteer, or for more information, please call Hailey Watanabe at 487-3276 or visit [www.uafut.org/run](http://www.uafut.org/run).

## First United Methodist Church

[www.firstmethodistslc.org](http://www.firstmethodistslc.org)

**Centennial Celebration & Luau** - Saturday, Sep. 24, 203 S. 200 East. Guided Tours of historic church building, Luau dinner and Cultural Dance Celebration by our multi-ethnic congregation, with - - - professional Polynesian Fire Dancers! For more information, contact Becky Buxton at 328-8726 or e-[rebecca.buxton@path.utah.edu](mailto:rebecca.buxton@path.utah.edu).

## First Presbyterian Church Fall Festival

[www.fpcslc.org](http://www.fpcslc.org)

**Fall Festival** - Sunday, Sep. 11, after the 9 and 11 am worship services, 12 C St. This is a great time to come by and learn more about the ministries of the FPC, plans for the year, and how to get involved! All are welcome. For more information, please call 363-3889.

## Free Exercise Class

5th Ave. & Virginia Street

**Morning Exercise** – Beginning Sep. 12, Mondays and Wednesdays, 8:30 - 9:30 am, LDS Church, Federal Heights Ward, 5<sup>th</sup> Avenue & Virginia  
 EVERYONE WELCOME! For information, please call Renate, 534-1443

## Sacred Mountain Healing

[www.sacredmountainhealing.com](http://www.sacredmountainhealing.com)

Check out these FREE events in September at Sacred Mountain Healing, 1088 S. 11<sup>th</sup> East.

**Intro to Acupuncture & Acupressure** – Monday, Sep. 19, 7 pm  
**Public Open House** – Monday, Sep. 26, 4:30 pm  
**Parent Introduction to Play Therapy** – Tuesday, Sep. 27, 6:30 pm

## LDS Hospital

[www.ihc.com/xp/ihc/lds/](http://www.ihc.com/xp/ihc/lds/)

**Parking Issues** - LDS Hospital has been working diligently on resolving parking congestion. This summer they have introduced a new employee bus pass program; and employees riding UTA to the hospital has more than doubled! If you have questions about LDS Hospital parking, please contact Glenn Buma, director of security, at 408-1989 or email Glenn at [glenn.buma@ihc.com](mailto:glenn.buma@ihc.com).

## Community Meetings

### GACC Meeting

Wednesday, Sep. 7, 7 pm, Sweet Library  
 For more information, contact Jill Van Langeveld: 359-8813, or email [JAVANL1@softcom.net](mailto:JAVANL1@softcom.net).

### GACC Board Meeting

Wednesday, Sep. 14, 7:30 - 9 pm, Sweet Library

### Mobile Watch Meeting

Wednesday, Sep. 14, 7 - 7:30 pm, Sweet Library. Contact Wayne Green: 521-7917

## Utah Heritage Foundation

[utahheritagefoundation.org](http://utahheritagefoundation.org)

**Painting Your Historic House** – Sat. Sep. 17, Memorial House in Memory Grove, 485 N. Canyon Road (120 East), Salt Lake City. FREE workshop. To register, or for more information, please phone 533-0858, ext. 107.

## The Madeleine Choir School

[www.madeleinechoirschool.org](http://www.madeleinechoirschool.org)

**School Community Carnival** - Thursday, Sep. 8, 4:00 pm - 7:00 pm, 205 First Avenue, on the quadrangle.

**Community Celebration of Faith, Interfaith choirs** – Friday, Sep 9, 7:00 pm at The Cathedral of the Madeleine. Choirs from The Cathedral of the Madeleine, St. Mark's Episcopal Cathedral, First Presbyterian Church, LDS Ensign & Emigration Stakes, and the First United Methodist Church. Second Annual event. PUBLIC INVITED.  
**Choir School Golf Tournament** – Friday, Sep. 15, Davis County Golf Course. The 9th Annual tournament, hosted by Frank Layden, begins with breakfast and registration at 7:00 am. Shotgun start will begin at 8:00 am. For more information, visit [www.madeleinechoirschool.org](http://www.madeleinechoirschool.org).

## Ronald McDonald House

[www.rmhslc.org](http://www.rmhslc.org)

**Help Feed Families!** – Every day of the year Ronald McDonald House needs volunteers - to provide and prepare meals for 40 of our guest families. To sign-up or find out more, please contact Beth, 363-4663.

**Front Desk volunteers** – Mon. to Fri., 6:00 to 9:00 pm, 935 E. South Temple. A longer-term commitment is essential. Volunteers must be over 18 years old. To request an application please call Beth, 363-4663.

## Utah Museum of Natural History

[www.umnh.utah.edu](http://www.umnh.utah.edu)

**What's in the Basement?** - Saturday, Sep. 24, 10 am – 5 pm, 1390 E. Presidents Circle (200 South). Come be amazed at what we store in our basement, due to lack of space! Experts will be on hand to show and describe rarely displayed items, everything from dinosaur bones to ceremonial masks. This exhibit will help you imagine what it was like when ancient peoples and creatures lived where we live now. For more information, call the museum at 581-6927.

## Primary Children's Medical Center

[www.primarychildrens.com](http://www.primarychildrens.com)

**Car Seat Checkpoints** - Thursdays, Sep. 15 and 29, 3:00 – 6:00 pm, 100 North Medical Drive. FREE safety check and installation of your car seat. Call 588-CARS for more information or an appointment.

## Literacy Action Center

**Tutor Training Workshop** – Sep. 17 & 24. Share the joy of reading! Volunteer to tutor an English-speaking adult to read. Please call the Literacy Action Center at 265-9081 to register.

**Please Note:** Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar events to Colleen Barnes at [GACCcalendar@hotmail.com](mailto:GACCcalendar@hotmail.com), or call 359-0991. Submit Page 3 Articles to [gaccnewsletter@hotmail.com](mailto:gaccnewsletter@hotmail.com). For ad rates and information, please contact John Sittner, at 359-9787, or [jsittner@sittner.org](mailto:jsittner@sittner.org).

## Avenues Street Fair News

The 2005 Avenues Street Fair is coming up soon! Saturday, September 10, meet us on South Temple between Q and Virginia Streets, from 9 am to 7 pm. It promises to be a fun and exciting day with your friends and neighbors.

The large site this year gives us lots of room for over 150 booths. You'll have the chance to get to know about community services and volunteer opportunities, meet current and up-coming politicians, as well as to shop and watch a demonstration or two at 75 booths featuring arts and crafts.

Kids, if you like, you can dress-up or bring your bikes, and meet for the Children's Parade at the East Stage at 9 am. The children's activities and Dunking Booth will be located in Reservoir Park on the south side of South Temple Street, between U and Virginia Streets.

The Street Fair has a full slate of entertainment lined up this year on both the East and West Stages. Even if you don't recognize the names of the performers, rest assured you'll enjoy the mix of rock, blues, a cappella, bluegrass, jazz and gospel music!

Plan to have lunch or dinner while you're here. Try a taste of the world from Tibet, Greece, or Thailand, or have pizza, ribs, plantains, crepes, or chocolate. Italian ices, Snowie shaved ice and specialty drinks will be available to cool you down. Our own Avenues establishments, Cucina, Café Shambala, Two Creek Coffee House, and The Avenues Bakery will be joining us, too.

Make sure to check out the talents of your neighbors at The People's Art Gallery! A new addition last year, this one-day display of artwork, contributed by members of the community, proved to be very popular. Plan to drop by the GACC booth to get the traditional Avenues Street Fair T-shirt. This year's design by local artist Bevan Chipman is wonderful. You can also purchase raffle tickets for a variety of great prizes from local merchants, and maybe even get a special drink.

The First Aid services at the fair will be contributed by LDS Hospital. This year, LDS Hospital is celebrating its 100<sup>th</sup> Anniversary in our neighborhood! Watch at the fair for information on the Health Fair they will soon be hosting for our community.

Because of one-way streets in the area, both approaching the fair site and parking will be concerns this year. Please obey the traffic signs, which will restrict access on these streets between 1<sup>st</sup> Avenue and South Temple (particularly on S and U Streets). This will cause less inconvenience to our neighbors hosting the fair. If you can't walk to the Fair from your Avenues home, it may be helpful to come from the south side of South Temple, where the streets are wider and can better accommodate parking.

You can still volunteer to assist on the actual day of the fair by calling Heather Knowlton at 259-0236. We can't wait to see everyone on September 10<sup>th</sup> for a fabulous Fair! Aileen Olsen, GACC Street Fair Committee, Media Relations

## City Council District Candidates (con't from pg. 1)

**Eric Jergensen** (535-7600 [eric.jergensen@slcgov.com](mailto:eric.jergensen@slcgov.com))

"Four years ago I ran for City Council on the premise that, as we bring together the unique and diverse resources of our Avenues, Capitol Hill and Guadalupe neighborhoods, we can accomplish anything! During the past four years the neighborhoods have worked hard together to make our community a better place to live, work and raise our families. I am proud to have been chosen to represent our neighborhoods and to work together with so many of you in our critical efforts to increase traffic and pedestrian safety, to fight crime (especially car prowls), to curtail out of scale development, to preserve open space, to improve our public infrastructure and to enhance economic opportunities for all our citizens. We have worked to protect our historic neighborhoods while at the same time provide decent, affordable housing opportunities. We have worked to eliminate discrimination and increase dialogue among the wonderfully diverse residents in our community. But, there is still much left to do. Our greatest achievements will come as we continue to work together. I ask for your ongoing support as we, united, continue our efforts to improve our neighborhoods for all who have chosen this place as their home."

Do you have enough information to make an informed choice? **Contact them**, then let your voice be heard Oct 4<sup>th</sup>.

## Street Fair Entertainment Schedule

East Stage	West Stage
<b>Virginia Street</b>	<b>Q Street</b>
10:00 Anke Summerhill – vocal, guitar	10:00 Jason Riggs – vocal, guitar
11:00 SugarHouse Voices- quartet	11:00 Avenues Jazz Trio
12:00 BOOMsticks – surf rock	12:00 Rising Sound -- gospel
1:30 Wasatch Music Academy	1:30 Buyin' Time -- bluegrass
3:00 Bad Luck Blues Band– blues	3:00 Hot Tin Roof – funk, rock, blues
4:40 Crescent Moon – bluegrass	4:30 Urban Gray – jazz, folk, latin
6:00 Stella – classic rock	6:00 The Blues Healers – blues rock

## Useful Contact Information

**Utah State House Representative** Ralph Becker:  
[rbecker@bearwest.com](mailto:rbecker@bearwest.com), 364-1656.

**Utah State Senator** Scott McCoy:  
[smccoy@utahsenate.org](mailto:smccoy@utahsenate.org), 538-1406, or 359-2544 .

**Salt Lake City Council District III Rep.** Eric Jergensen:  
[eric.jergensen@slcgov.com](mailto:eric.jergensen@slcgov.com), 535-7600.

**Mayor's Office Liaison** Gwen Springmeyer: 535-6338,  
[gwen.springmeyer@slcgov.com](mailto:gwen.springmeyer@slcgov.com).

**Salt Lake County Council District 1 Rep.** Joe Hatch:  
[jhatch@co.slc.ut.us](mailto:jhatch@co.slc.ut.us), 468-2933.

**Salt Lake County Council At Large Rep.** Jenny Wilson:  
[jwilson@co.slc.ut.us](mailto:jwilson@co.slc.ut.us), 468-2934.

**Salt Lake County Council At Large Rep.** Jim Bradley:  
[jbradley@co.slc.ut.us](mailto:jbradley@co.slc.ut.us), 468-2939.

**School Board Representative** Doug Nelson:  
[doug@mdxperts.com](mailto:doug@mdxperts.com).

**Police Dispatcher – Non-Emergency only:** 799-3000.

**Community Action Team District 3 Detective:**

Matthew Evans, SLCPD, 799-4634.

**In an emergency, always dial 911.**

**Please note:** This newsletter "The Agenda" is mailed free to all residences in the Avenues every month. Please call GACC Chair Jill Van Langeveld at 359-8513 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, 9th Avenue and F Street. All are welcome. Visit [www.slc-avenues.org](http://www.slc-avenues.org) for more info.



**Greater Avenues Community Council**  
 c/o Salt Lake Association of Community Councils  
 P.O. Box 522038  
 Salt Lake City, UT 84152

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**This month's  
 meeting:**

**September 7th**

 Dine In or Take Out~ Fresh sandwiches, salads and gourmet entrées. Have a party at Cucina~ Rent Cucina for FREE for private parties. <i>Patio Dining, Delivery,          Full Service Catering</i> 1026 2 <sup>ND</sup> AVE • 322-3055 • WWW.CUCINADELI.COM	<b>TAI CHI</b> Red Lotus School of Movement 740 South 300 West, SLC 801.355.6375 <a href="http://www.redlotusschool.com">www.redlotusschool.com</a>	<b>Eagle Gate Dental</b> <b>Dr. James M. Wright</b> 7am appointments available <b>32 N. State Street</b> <b>359-2655</b>
<b>Eileen Johnston, D.D.S.</b> Fellow, Academy of General Dentistry <b>521-8188</b> 34 South 500 East	<b>WILD ROSE SPORTS</b> Bicycle Sales, Service, Rentals 702 Third Avenue <b>533-8671</b>	CAPITOL HILL CONSTRUCTION DESIGN- BUILD <b>243-0043</b> Specializing in historic homes since 1995
<b>TURID LIPMAN</b> 580-6061 <a href="http://www.TuridLipman.com">www.TuridLipman.com</a> <b>Prudential Utah Real Estate</b>	<b>Get a head start on the holidays.</b> <b>Gastronomy Gift Cards</b> 1,062 Scrumptious Choices 322-2020 or <a href="http://www.gastronomyinc.com">www.gastronomyinc.com</a>	<b>9<sup>th</sup> Avenue Salon</b> (at K Street) 26 Years in the Avenues Michael Adamson, Melissa Siguenza and Larry Wanner * <b>531-6060</b>
<b>Avenues Day Spa</b> <a href="http://www.AvenuesDaySpa.com">www.AvenuesDaySpa.com</a> Gift Cards available online <b>519-8181</b>	The Downtown Malls Open For Business <a href="http://www.thedowntownmalls.com">www.thedowntownmalls.com</a>	<b>Avenues Consignment Company</b> Furniture, antiques, art, etc. Accepting consignments At the corner of 9th & K St. • <b>363-9457</b>
<b>FULLER LANDSCAPES</b> Need help landscaping? Trees, Sod, Rock, Sprinkler, Hardscaping	<b>ZCMI<sup>®</sup> CENTER</b>  M A L L	<b>TWO CREEK COFFEE HOUSE</b> Corner of 3 <sup>rd</sup> Ave. and G St. Great coffee, pastries and conversation
<b>Alan Aoki DDS</b> 702 East South Temple Ste. 105 <b>Saturday Appointments Available</b> <b>50% off teeth whitening 322-4600</b>	<b>DRIP IRRIGATION SPECIALISTS</b> Save Water Save Money New Installations and Conversions 204 K Street 322-4673	<b>Mike Evertsen</b> Plumb & Company Realtors <i>Specializing in Avenues Real Estate</i> <b>(801) 560-2138</b>
 GREAT COFFEES FRESH PASTRIES SMILING FACES CORNER OF 1 <sup>ST</sup> AVENUE AND E STREET	<b>MENS HEALTH CENTER</b> We do physicals, we treat high blood pressure/cholesterol and more. Early hours, So. Temple Location, <b>521-2102</b> Contact Your State Legislators Rep. Ralph Becker— <b>364-1656</b> Sen. Scott McCoy— <b>359-2544</b>	<b>St. Mark's Hospital</b> <b>Adult &amp; Senior Health Center</b> <b>MOUNTAINSTAR HEALTHCARE</b>  South Temple Medical Plaza 508 E. South Temple, Suite 102 <b>Accepting new patients.</b> <b>521-9600</b>

**Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC newsletter.**





***Being Safe and Prepared on the Avenues***

In Katrina's wake everyone seems to be talking about safety and preparedness. I'm no exception. The first thing I want to talk about is **safety on our sidewalks**. In December 2004 we talked about the problem of *snow*. Now, I want to address *bushes* and *trees*.

Recently there have been several complaints to me and to the City about tree limbs or bushes on *private property* overhanging or obstructing sidewalks. According to City Code 14.20.010, it is unlawful to "obstruct a sidewalk or any part thereof, or the free use and enjoyment thereof, or the free passage over and upon the same." Trees limbs above sidewalks must allow for a minimum of 7 feet clearance.

For most people, a blocked sidewalk is an inconvenience requiring a quick detour. But for many of our neighbors, especially those who are blind or have mobility problems, a blocked sidewalk can be an insurmountable obstacle and can even cause injury. Children who encounter an obstructed sidewalk while walking to school maybe forced to walk in the street to get around the blocked area.

Please check your property to be sure the adjacent sidewalks are clear. Property owners are responsible for obstructing trees and bushes. If trees from the *City property* are the obstruction, call the Urban Forestry Office for your options. If bushes are the culprits, you are allowed to trim them yourselves. Last year the Urban Forestry people were on the Avenues trimming trees on City property so hopefully they won't be causing problems for a while. If you notice sidewalks in you neighborhood that are obstructed, please call the City Council Office at 535-7600 or the Urban Forestry Office at 972-7818, to report these addresses.

Next let's discuss **Preparedness**. Hurricane Katrina has made the public more aware of its own vulnerability. A few years ago while I was getting my C.E.R.T. (Community Emergency Response Team) training, the firemen teaching it told us that often, during a large scale disaster, it may take as long as 72 hours (3 days) for official help to get to all the neighbors. As we saw with Hurricane Katrina, help can take much longer.

Many are now asking, "How do I prepare my family should a disaster strike?" At our September GACC meeting someone asked just how prepared was Utah or Salt Lake City? There was an interesting article in September 18<sup>th</sup> *Deseret Morning News* that addressed this question. According to the article, emergency managers say they have learned from previous disasters such as the 1999 tornado, the 2005 Southern Utah Floods, as well as the 2002 Olympic Games preparation, and now as they watch the problems of Katrina unfold. Should disaster strike they say, "The state is mostly prepared." Derek Jensen, spokesman for Utah's Department of Public Safety commented that **preparedness by both the state and the individual make recovery and response "a lot smoother."** I visited [www.emergencymanagement.utah.gov](http://www.emergencymanagement.utah.gov) and found two very good handouts: *A 12 Point Program for Individual, Family and Community Preparedness* and *Personal and Family Preparedness*.

**GACC Community Meeting**

**Wednesday, October 5, 2005 7:00 p.m.**

Sweet Library, 9th Avenue and F Street

**Agenda** (times approximate)

**7:00 Welcome and Announcements**

- Jill Van Langeveld, 2005 GACC Chair

**7:10 Reports**

- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

**7:40 Open Forum** (*Time permitting, limit 1 min. per person.*)

**7:45 GACC Nominating Committee**– The committee will accept nominations for the 2006 Executive Board: the Chair-elect, Treasurer, Secretary and Board members.

**7:55 Avenues Street Fair** – Walter Jones, Avenues Street Fair committee chair, wraps up the annual event.

**8:05 Housing Compatibility Committee** – Lon Richardson, Committee Chair, will discuss specific principles in the **SR-1 Zoning District that will lead to a future Ordinance.**

**8:25 Citizen Diplomacy Dinner** – Laura Dupuy, director of the Utah Council for Citizen Diplomacy will introduce residents to their Home Hospitality Program.

**8:35 City Council Dist 3 Candidates** – Eric Jergensen, City Councilman, Janneke House, and Derek Dyer, bid for election. The two Oct 4<sup>th</sup> Primary winners will speak.

**8:45 Adjournment**

An emergency relief team from the University Hospital just returned from two weeks of work in New Orleans. They got a first-hand tutorial in emergency management and lessons learned that could help Utah be more prepared. The doctors and nurses said they came back with a new **appreciation for the importance of 72-hour kits.**

Now there is something we all can **do**: assemble and maintain our own 72-hour kits. Keep it simple, lightweight and easy to update according to the season. It should include a flashlight and a battery radio with replacement batteries, essential medications, some cash money (plastic might not work) and a list of key contact information. You may want to put in a change of clothes, a lightweight "space blanket", energy or candy bars and bottled water. Your body needs calories and can deal without the proper vitamins and minerals for a few days. Remember to keep it lightweight because you've got to lug it around. Lastly, position you kit(s) with quick access in mind.

One more **do**. Remember all the families that were split up after *Katrina* and didn't know where the others were? Find a person to contact outside the area. For instance, my sister Robyn lives in Denver and the family in Salt Lake City knows to contact her to find out who is safe and where each person is.

With a little bit of planning and doing, we can all be better prepared when *our* disaster strikes. I challenge you to start the **doing** now! -Jill Van Langeveld, 2005 GACC Chair

## Schools

### Wasatch Elementary School

Oct. 14 – Town meeting, 9 am, 2<sup>nd</sup> grade will perform  
 Oct. 17 – Picture Makeup Day  
 Oct. 17 & 18 – Fall parent/teacher conferences, 3:30 – 7 pm  
 Oct. 19 - Early Dismissal - 12:30 pm  
 Oct. 20 & 21 - UEA Professional Convention – **No School!**  
 Oct. 28 - Kindergarten Halloween Parade  
 Oct. 28 - Halloween Carnival at Wasatch 5:30-8 pm

### The Madeleine Choir School

Oct. 6 – Grandparents Day, 10 am brunch, Erbin Hall  
 Oct. 20 & 21 – **No School!**  
 Oct. 31 – Faculty Work Day – **No School!**

## Sweet Library

455 F Street – [www.slcppl.lib.ut.us](http://www.slcppl.lib.ut.us) - 594-8651

**Art Reception** – Oct. 3, 6:30 – 9:30 pm  
**Book Baby & Preschool Storytimes** – Wednesdays, 10:30 am  
**Sweet Reads** – Oct. 25, 2 pm  
**Public Internet** – With your Salt Lake City Public Library card!

## Salt Lake City Main Library

210 East 4th South, [www.slcppl.lib.ut](http://www.slcppl.lib.ut)

**USED BOOK SALE** – Oct. 22-25, beginning 7 am, Urban Room, lower level. Volunteers of the "Scout" variety needed - on Saturday and Sunday of the sale - to help customers to their cars with boxes of books and to escort our carts back. The Friends of Library support many programs to make our city libraries the best! Call Colleen McLaughlin: 524-8219, or Kathryn Astin: 486-8643.

## Cathedral of the Madeleine

**CATHEDRAL CONCERTS** – Open to the public, no admission or seating passes required!  
 Oct. 9, 8 pm - Eccles Organ Festival with Elizabeth Berghout, Professor of Organ and Carillon, University of Kansas  
 Oct. 16, 8 pm - Chamber Music Concert  
 Oct. 23, 8 pm - Joseph Adam, Organist, St. James

## Salt Lake Regional Medical Center

### Senior's Association

237 S. 10<sup>th</sup> East – 538-2084

**Monday – Friday, open 8 am to 4 pm.** Visit the seniors association for a wide variety of daily activities: from line dancing to yoga, bingo to genealogy, plus exercise classes, computer email, free legal assistance, "lunch & learn," manicures, pedicures, a writers group, and more!  
**Lunch** – Served daily at 11:45 a.m. \$2.00 donation. RSVP day before.

## LDS Hospital

8th Avenue & C Street – 408-1100

**Grief Support Groups** – Autumn can often be a season of grieving. LDS Hospital can help – with a number of free grief support groups. These are especially helpful as the seasons change, when those grieving tend to feel increased sadness. For details, contact Helen Rollins, RN: [helen.rollins@ihc.com](mailto:helen.rollins@ihc.com), or 408-5661.

## EXERCISE CLASS

5th Avenue & Virginia Street

**FREE exercise class** - Mondays and Wednesdays, 8:30 - 9:30 am, at the Federal Heights Ward, LDS Church. EVERYONE WELCOME!  
 For more information, please call Renate: 534-1443.

A special thanks to **Nancy Devenport** for efforts with "The Agenda"!

## Avenues Community Meetings

### GACC Meeting

Wed., Oct. 5, 7 pm, Sweet Library  
 For more information, contact Jill Van Langeveld: 359-8813, or email: [JAVANL1@softcom.net](mailto:JAVANL1@softcom.net).

### GACC Board Meeting

Wed., Oct. 12, 7:30 - 9 pm, Sweet Library

### Mobile Watch Meeting

Wed., Oct. 12, 7 - 7:30 pm, Sweet Library.

Contact Wayne Green: 521-7917

### Housing Compatibility Committee Meeting

Mon., Oct. 10, 7 pm, Memorial House- Memory Grove.

Mon., Oct. 24, 7 pm, Sweet Library

Contact Lon Richardson: 364-4529.

## Greater Avenues CERT Autumn Meeting

**Triage & Bandaging** – Oct. 19, 7 pm, 5th East & 1st South at Fire Station #1. Jean Hengesbaugh and Maureen Brinkman will present "CERT Triage and Bandaging" with hand-on practice. Non-CERT members also welcome. Bring dressing, roll bandages, and a triangle bandage. For details, contact Carleton: [detar@physics.utah.edu](mailto:detar@physics.utah.edu).

## Ronald McDonald House

**Volunteers Needed!** – Are you able to make a long-term commitment of 3-hours per week? Then we need your help at the Ronald McDonald House front desk! For an application please call Beth: 363-4663.

**Supplies Needed!** – Can you donate *new*, white sheets & towels and liquid laundry soap? Then we need your help! For a complete list of needed supplies for the House, please call and request our "Wish List," by calling Beth: 363-4663.

## Renovation Design Group

[www.renovationdesigngroup.com](http://www.renovationdesigngroup.com) - 533-5331

**Designing a Home with Character and Class** – Oct. 20, 7 – 8 pm, 3500 S. 300 West, Salt Lake City. This free seminar shows how to use the principles of space, light, and order to make a home feel inviting, functional, comfortable, inspiring, and relaxing. RSVP: 533-5331.

**Remodeling: What to Know Before you Build!** – Nov. 17, 7 – 8 pm, 3500 S. 300 West, Salt Lake City. If you are contemplating a remodel, this seminar is a must for you. Find out how to avoid common mistakes that can delay construction and cost thousands. RSVP: 533-5331

## First Presbyterian Church

South Temple at C Street

**Annual Kirkin'O' th'Tartan service** – Sun., Oct. 30, 9 & 11 am. Celebrate Presbyterian Scottish heritage and Reformation Sunday with us: pipe band, shortbread, and the blessings of the Scottish clans. For more information, call: 363-3889 or email [sara@fpcslc.org](mailto:sara@fpcslc.org).

## Utah Museum of Natural History

[www.umnh.utah.edu](http://www.umnh.utah.edu)

**A Gesture of Kinship Exhibit** – Oct. 29 to Jan. 15. This unique series of documentary photos and interviews offers a look at the day-to-day lives of Navajo children as they grow and have families of their own. The project began 20 years ago, as collaboration between photographer Bruce Hucko, and Dr. Donna Deyhle, a U of U professor. Hucko lived and worked as an elementary school teacher on the Utah portion of the Navajo Nation from 1978 to 1989. Dr. Deyhle conducted anthropological field work in the San Juan County School District.

**Please Note:** Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar events to Colleen Barnes at [GACCcalendar@hotmail.com](mailto:GACCcalendar@hotmail.com), or call 359-0991. Submit Page 3 Articles to [gaccnewsletter@hotmail.com](mailto:gaccnewsletter@hotmail.com). For ad rates and information, please contact John Sittner, at 359-9787, or [jsittner@sittner.org](mailto:jsittner@sittner.org).



## Memory Grove News

The City Council is inviting us to celebrate the completion of the District Three Olympic Legacy Project on **Saturday, October 22<sup>nd</sup> at 10:00 am**. This project is part of a citywide effort to use Olympic Legacy funds to honor the Olympics and to make much needed improvements to infrastructure. After much work and review, the Capitol Hill and Avenues communities chose to improve the east side stairs and paths of Memory Grove.

Many people were involved in this project and often we don't hear about what our elected officials have done for us. Our District Three Councilman, Eric Jergensen worked tirelessly with Phil Carroll, GACC Chairs: Wynn Johnson, Peter Carroon, and Jill Van Langeveld, Capitol Hill CC Chair Peter von Sivers, and County Council Representatives: Joe Hatch, Jenny Wilson and Jim Bradley. The cost of the project was twice as much as the Olympic Committee had given to each District so we needed to find more money to complete the project, not just the first phase. Jenny Wilson and Jim Bradley were at our GACC meeting in January, heard about our funding problem and said, "Let's see what we can do." They were able to get matching funds from Salt Lake County so the *whole* project could be done at one time.

We will meet at the **Memorial House** in Memory Grove and then take a brief tour of the project that includes new lighting and much needed improvement to many trails in Memory Grove. The project also commemorates our strong spirit of community volunteers that was especially evident during the 2002 Winter Olympics and the August 1999 tornado. Come help us celebrate our community and all those who have given their time for us.

For many years Phil Carroll has organized the Annual May Memory Grove Clean-Up mostly by himself -- coordinated with the City crews, arranged for food, advertised, whatever need to be done he was on top of it. But, like Water Jones, who needs others to help put the Avenues Street Fair together, Phil needs some help, too. We are now organizing the Memory Grove Committee whose main responsibility will be to plan the May clean-up activity. Phil said that he will be glad to chair it, but he needs some helpers because it is just getting too big and really, that is a good thing. Besides it is always more fun and easier when the workload is distributed. If you'd like to be on the committee call Jill at 359-8513 or talk to either Phil or Jill at the October 5<sup>th</sup> GACC meeting.

Recently the City Council met and approved \$80K+ for the Ottinger Hall/YouthCity renovation. The GACC has never given the project approval but rather played the devil's advocate to try to get the City to address logistic problems with the location. While it will definitely be nice to see the Hall renovated, many of us hope our fears concerning the site for YouthCity will be proven wrong.

**FOUND** at the Avenues Street Fair: Black Jacket.  
Call Jill at 359-8513.

## Avenues Zoning Questionnaire

The Housing Compatibility Committee has met several times recently to address zoning issues in the neighborhood. A zoning questionnaire was developed and distributed at the Street Fair. The results are as follows:

- 94% of the respondents live in the SR-1 Zone with a slight majority in the Historic overlay. All six categories presented received strong support for more restrictive regulation.
  - 96% would like to see restrictions for Protection of views.
  - 94% want regulation of Building volume relative to lot size.
  - 84% support restriction of Building Height
- Outbuilding size and Definition of Remodel versus new construction received less interest with 75% support.  
The lowest concern was Side/inline setback rules with 67%.

## Utah Council for Citizen Diplomacy

The Utah Council for Citizen Diplomacy (UCCD) is a community-based volunteer organization whose mission is to promote global understanding and respect between the people of Utah and other nations through international person to person exchanges. In addition to the professional programs that the UCCD prepares for our delegates, we invite our community members to host our delegates for an evening of "Home Hospitality". That is, you invite the delegates to your home for an evening of dinner and conversation. During the course of that evening, you get a chance to be a citizen diplomat and help shape U.S. foreign relations "one handshake at a time."

As a UCCD member, you will be notified about upcoming Home Hosting opportunities via email. You may select the dates and delegates that match your time and interests. If you would like more information on how you can become a citizen diplomat, please contact Laura Dupuy, Director, [ldupuy@utahdiplomacy.org](mailto:ldupuy@utahdiplomacy.org) or call 532-4747.

## Useful Contact Information

**Utah State House Representative** Ralph Becker:  
[rbecker@bearwest.com](mailto:rbecker@bearwest.com), 364-1656.

**Utah State Senator** Scott McCoy:  
[smccoy@utahsenate.org](mailto:smccoy@utahsenate.org), 538-1406, or 359-2544.

**Salt Lake City Council District III Rep.** Eric Jergensen:  
[eric.jergensen@slcgov.com](mailto:eric.jergensen@slcgov.com), 535-7600.

**Mayor's Office Liaison** Gwen Springmeyer: 535-6338,  
[gwen.springmeyer@slcgov.com](mailto:gwen.springmeyer@slcgov.com).

**Salt Lake County Council District 1 Rep.** Joe Hatch:  
[jhatch@co.sl.ut.us](mailto:jhatch@co.sl.ut.us), 468-2933.

**Salt Lake County Council At Large Rep.** Jenny Wilson:  
[jwilson@co.sl.ut.us](mailto:jwilson@co.sl.ut.us), 468-2934.

**Salt Lake County Council At Large Rep.** Jim Bradley:  
[jbradley@co.sl.ut.us](mailto:jbradley@co.sl.ut.us), 468-2939.

**School Board Representative** Doug Nelson:  
[doug@mdxperts.com](mailto:doug@mdxperts.com).

**Avenues CERT Coordinator** Carleton DeTar:  
[detar@physics.utah.edu](mailto:detar@physics.utah.edu), 521-8318..

**Community Action Team District 3 Detective:**  
Matthew Evans, SLCPD, 799-4634.

**Police Dispatcher – Non-Emergency only:** 799-3000

**In an emergency, always dial 911.**

**Please note:** This newsletter "The Agenda" is mailed free to all residences in the Avenues every month. Please call GACC Chair Jill Van Langeveld at 359-8513 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, 9th Avenue and F Street. All are welcome. Visit [www.sl.c-avenues.org](http://www.sl.c-avenues.org) for more info.



**Greater Avenues Community Council**  
 c/o Salt Lake Association of Community Councils  
 P.O. Box 522038  
 Salt Lake City, UT 84152

NONPROFIT ORG.

U.S. POSTAGE

**PAID**

Salt Lake City, UT  
 PERMIT No. 5919

**This month's meeting:**

**October 5th**

See Page 1 for agenda.

 <b>CUCINA</b> <small>A GOURMET DELI</small> Dine In or Take Out~ Fresh sandwiches, salads and gourmet entrées. Have a party at Cucina~ Rent Cucina for FREE for private parties. <i>Patio Dining, Delivery,          Full Service Catering</i> 1026 2 <sup>ND</sup> AVE • 322-3055 • WWW.CUCINADELI.COM	<b>TAI CHI</b> Red Lotus School of Movement 740 South 300 West, SLC 801.355.6375 <a href="http://www.redlotusschool.com">www.redlotusschool.com</a>	<b>Eagle Gate Dental</b> <b>Dr. James M. Wright</b> 7am appointments available 32 N. State Street 359-2655
<b>Eileen Johnston, D.D.S.</b> Fellow, Academy of General Dentistry 521-8188 34 South 500 East	<b>WILD ROSE SPORTS</b> Bicycle Sales, Service, Rentals 702 Third Avenue 533-8671	<b>CAPITOL HILL CONSTRUCTION</b> DESIGN- BUILD 243-0043 Specializing in historic homes since 1995
<b>TURID LIPMAN</b> 580-6061 <a href="http://www.TuridLipman.com">www.TuridLipman.com</a> <b>Prudential Utah Real Estate</b>	People Love to Eat Give them Gastronomy Gift Cards Employees – Clients – Family – Friends 322-2020 or <a href="http://www.gastronomyinc.com">www.gastronomyinc.com</a>	<b>9<sup>th</sup> Avenue Salon</b> (at K Street) 26 Years in the Avenues Michael Adamson, Melissa Siguenza and Larry Wanner * 531-6060
<b>Astro Electric Inc.</b> All things electrical and voice/data. Small business, big results and in the neighborhood <b>Tom Bogus • 287 K Street • 558-3787</b>	<b>The Downtown Malls</b> Open For Business <a href="http://www.thedowntownmalls.com">www.thedowntownmalls.com</a>	<b>Avenues Consignment Company</b> Furniture, antiques, art, etc. Accepting consignments At the corner of 9th & K St. • 363-9457
<b>FULLER LANDSCAPES</b> Need help landscaping? Trees, Sod, Rock, Sprinkler, Hardscapes 631-2040/533-0244	<b>ZCMI<sup>®</sup> CENTER</b>  <small>M A L L</small>	<b>TWO CREEK COFFEE HOUSE</b> Corner of 3 <sup>rd</sup> Ave. and G St. Great coffee, pastries and conversation <b>Open Mic. Every Wed. 7-10 p.m.</b>
<b>Alan Aoki DDS</b> 702 East South Temple Ste. 105 <b>Saturday Appointments Available</b>	<b>DRIP IRRIGATION SPECIALISTS</b> <b>Expert Wallcovering Installation</b> 25 year experience 204 K St * 322-4673	<b>Mike Evertsen</b> Plumb & Company Realtors <i>Specializing in Avenues Real Estate</i> (801) 560-2138
 <b>GREAT COFFEES</b> <b>FRESH PASTRIES</b> <b>SMILING FACES</b> CORNER OF 1 <sup>ST</sup> AVENUE AND E STREET	<b>MENS HEALTH CENTER</b> We do physicals, we treat high blood pressure/cholesterol and more. Early hours, So. Temple Location, 521-2102 Contact Your State Legislators Rep. Ralph Becker–364-1656 Sen. Scott McCoy–359-2544	<b>St. Mark's Hospital</b> <b>Adult &amp; Senior Health Center</b> <b>MOUNTAINSTAR HEALTHCARE</b>  South Temple Medical Plaza 508 E. South Temple, Suite 102 <b>Accepting new patients.</b> 5 2 1 – 9 6 0 0

Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC newsletter.



**LDS HOSPITAL IS 100 YEARS OLD**

LDS Hospital celebrates its centennial this year; open house for all neighbors is **Saturday, November 5<sup>th</sup>**.

On January 5, 1905, LDS Hospital opened its doors to serve the ill and injured in Utah and surrounding states. "It was apparent throughout the entire building that no expense had been spared where the expenditure of money could secure the best results," said an article on the opening in the *Deseret News*. The hospital was reported as "modern in every sense of the term, perfect in arrangement and in equipment and accessory not surpassed in all the world. High above the din and smoke of the oft too clouded city, it stands in almost perpetual sunshine. Warm in the winter, because of the southern slope which catches and retains the sun's rays, cool in the summer, because of the almost constant stir of the air from the two or three canyons just opening behind it."

The hospital in 1905 measured 175 feet by 40 feet and covered a 2.5 acre plot (compared to the 18 acres the campus covers today). It had 80 patient rooms, 30 bathrooms, and an X-ray machine, which had been invented only 12 years earlier. Its nursing staff totaled eight nurses. There were 45 physicians on medical staff treating an average of 43 patients per day at a cost of \$2.24. The total annual Hospital budget was \$35,175 and the Building cost was \$175,000 (\$7,500 for the 2.5 acre site).

- Here are a few historical anecdotes from the last 100 years:
- One popular free-time activity for student nurses who were trained at LDS Hospital in the 1940s and 1950s: Sledding down B or C Street on the sidewalk from 11<sup>th</sup> Avenue to 9<sup>th</sup> Avenue using porcelain bedpans (that had a handle to hold onto).
- One of the first elevators in Utah was in the original LDS Hospital when it opened in 1905. It was a "major attraction" in the valley, according to a history of the hospital. The elevator was a wire cage that used push-buttons instead of an elevator attendant, which was rare.
- Every nurse in the 1940s owned her own hypodermic syringe for injections. Before they could be used, syringes were boiled for 10 minutes to sterilize them. Syringes regularly had a wire passed through the needle to clear any obstructions—and needle tips had to be checked for burrs, which had to be filed off before the needle was sterilized.

One hundred years of history is an accomplishment unto itself, especially when compared with the Hospital's current statistics. LDS Hospital *today*:

- o 541 beds
- o Nine stories
- o Building cost: \$77 million (1984 remodeling)...18 acres
- o 329,471 patients treated last year (26,884 inpatients; and 302,587 outpatients)
- o Average daily census: 341 patients
- o Average daily cost per patient: \$16,790
- o 902 total physicians on medical staff
- o Total annual Hospital budget: \$745,964,000 (in revenue)
- o Number of meals served in 2004: 1,713,644.

**GACC Community Meeting**

**Wednesday, November 2, 2005 7:00 p.m.**

Sweet Library, 9th Avenue and F Street

**Agenda** (times approximate)

- 7:00 Welcome and Announcements**
  - Jill Van Langeveld, 2005 GACC Chair
- 7:10 Reports**
  - Police
  - Committees
  - City/County Council
  - Legislature
  - School Board
  - Mayor's Office
- 7:40 Open Forum** (*Time permitting, limit 1 min. per person.*)
- 7:45 GACC Elections**– The GACC Nominating Committee will hold elections for the 2006 Executive Board: the Chair-elect, Treasurer, Secretary and Board members.
- 7:55 CareSource** – Gina Coccimiglio, Chief Clinical Officer, will bring her professional team to answer your questions about Hospice care.
- 8:10 LDS Hospital** – Mikelle Moore, CEO Administrator, will announce their Centennial Open House and discuss the future of our neighborhood LDS Hospital.
- 8:25 Housing Compatibility Committee** – Shane Carlson, Committee member, will discuss the Three Tier Plan for the SR-1 Zoning District that may lead to a new City Ordinance on Monster Homes.
- 8:40 GACC Election Results** – The Nominating Committee will announce results from votes counted.
- 8:45 Adjournment**

Hospital Administrator Mikelle Moore, who is the 13<sup>th</sup> administrator and the first woman to lead the hospital, says: "We hope our neighbors can join us on November 5 to celebrate our first 100 years—and our evolution from one of the city's first hospitals on the outskirts of the city to who we are today. When LDS Hospital was dedicated one of the members of our board said: 'It became the purpose of this board to erect a building which would be a credit to the city and a blessing to all those who should find need of using it.' A century later, that's exactly what we're still doing. We specifically appreciate the contributions and support of our neighbors on the Avenues including numerous medical and scientific leaders and employees who live nearby, who've helped us advance the frontiers of medicine."

All neighbors are invited to an **LDS Hospital Centennial Open House on Saturday, November 5**. It runs from 10 a.m. to 2 p.m. in the education center (which has a private entrance half-block north of the main hospital entrance at 8<sup>th</sup> Avenue and C Street). Plan on free health screenings, historical displays, health information, refreshments, children's activities, and more. Valet parking is available at the education center entrance. Questions? Please call 408-1841.

**SLC Leaf Bag Removal Program 2005**

3 Pickup dates: **Oct 31- Nov 2, Nov 14-18, and Dec 12-14** call SLC Streets Division at 535-6999 for special needs.



## Schools

### Brvant Intermediate School

Nov. 4 – Report Card Day  
 Nov. 5 – School Musical Rehearsal - 8 am – noon  
 Nov. 9 – School Musical – 7 pm  
 Nov. 10 – Short Day #3, school dismissed at 1:05 pm  
 Nov. 10 – School Musical – 7 pm  
 Nov. 23 – Comp Day – **No School!**  
 Nov. 24 & 25 – Thanksgiving Recess – **No School!**

### Ensign Elementary

Nov. 22 – Full day of school  
 Nov. 23-25 – Thanksgiving Break - **No School!**

### Wasatch Elementary School

Nov. 1 – 1<sup>st</sup> Annual Sally Foster Cookie Dough fundraiser begins  
 Nov. 4 & 5 – Family portraits  
 Nov. 15 – Music Show-n-Tell  
 Nov. 15 – Sally Foster Cookie Dough fundraiser ends  
 Nov. 15 – Ski and Snowboard Blaze sign-up – 3:15 pm  
 Nov. 17 – Hearing screening  
 Nov. 18 – Town Meeting, 3<sup>rd</sup> grade performs – 9 am  
 Nov. 18 – AM/PM Kindergarten – Room 201 – 8:30 – 10:30 am  
 Nov. 23 – Professional Development Day – **No School!**  
 Nov. 24 & 25 – Thanksgiving Recess – **No School!**

## Sweet Library

455 F Street – [www.slcppl.lib.ut.us](http://www.slcppl.lib.ut.us) - 594-8651

Book Baby & Preschool Storytimes – Wednesdays, 10:30 am

Sweet Reads – Nov. 29, 2 pm

Public Internet – with your Salt Lake City Public Library card!

## Literacy Action Network

**VOLUNTEERS NEEDS** –Volunteers are needed to tutor English-speaking adults – with literacy skills. The next tutor training is Nov 5 & 19th at the center on 3595 S. Main St. in Salt Lake City. Please call 265-9081, to register. If you, or someone you know, needs help reading OR writing please call us! Other volunteer opportunities are available.

## Cathedral of the Madeleine

331 E. South Temple – 328-8941

**CATHEDRAL CONCERTS** – All Concerts are Free of Charge and Open to the Public. Please call 328-8941 for more concert information.

Nov. 6 – 12<sup>th</sup> annual Eccles Organ Festival, 8 pm - performance by Joseph Adam, Organist, St. James Cathedral, Seattle  
 Nov. 13 - St. Cecilia's Day Concert, 8 pm

## Salt Lake Regional Medical Center

### Seniors Association 237 S. 10<sup>th</sup> East – 538-2084

**Monday – Friday, open 8 am to 4 pm.** Visit the seniors association for a wide variety of daily activities: from line dancing to yoga, bingo to genealogy, plus exercise classes, computer email, free legal assistance, “lunch & learn,” manicures, pedicures, a writers group, and more!

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## Exercise Class

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For more information, please call Renate: 534-1443.

## **WAL-MART The High Price of Low Cost**

## Avenues Community Meetings

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Wed., Nov. 2, 7 pm, Sweet Library

For more information, contact Jill Van Langeveld: 359-8513, or email: JAVANL1@softcom.net.

### GACC Board Meeting

Wed., Nov. 9, 7:30 - 9 pm, Sweet Library

### Mobile Watch Meeting

Wed., Nov. 9, 7 - 7:30 pm, Sweet Library; Wayne Green 521-7917

### Housing Compatibility Committee Meeting

Mon., Nov 7, 7 pm, Sweet Library

Mon., Nov 21, 7 pm, Sweet Library Call Lon Richardson 364-4529

### SLC Planning Commission Public Hearing- Monster Homes

Wed, Nov 9 TBA Contact Lon Richardson: 364-4529

## LDS Hospital

8th Avenue & C Street - 408-1100

**Grief Support Groups** – Autumn can often be a season of grieving.

LDS Hospital can help – with a number of free grief support groups.

These are especially helpful as the seasons change, when those grieving

tend to feel increased sadness. For details, contact Helen Rollins, RN:

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## Utah Heritage Foundation

[www.utahheritagefoundation.org](http://www.utahheritagefoundation.org) - 533-0858

**MONSTER HOUSES: NOT FOR EVERYONE** – Sat., Nov. 12, 9am - 1 pm, Memorial House in Memory Grove, 485 N. Canyon Rd. (120 East), Salt Lake City. \$10 non-members; \$8 UHF members  
 Lunch included. Advance registration required. Please call Angela at 801.533.0858 ext. 107. Information subject to change. Please check the web site for updates: [www.utahheritagefoundation.org](http://www.utahheritagefoundation.org).

- 9 - 11 am Rehab It Right! Workshop - Front Porch Repair and Compatible Additions - presented by Arrin Holt, Cooper Roberts Simonsen Architects and Roger Durst, Elliott Mahoney Architects
- 11 am – Noon - Monster Houses: Not For Everyone, Strategies, Solutions and Ideas - presented by UHF Advocacy Committee and Kirk Huffaker, UHF Assistant Director
- Noon – 1 pm Lunch Presentation - presented by Jim Lindberg, National Trust for Historic Preservation, co-author of Protecting America's Historic Neighborhoods: Taming the Teardown Trend

## Utah Museum of Natural History

[www.umnh.utah.edu](http://www.umnh.utah.edu)

**A GESTURE OF KINSHIP EXHIBIT** – Oct. 29 to Jan. 15. Explore the cultural evolution of Navajo communities.

**Children's Weaving Demonstration** – Sat., Nov. 5 – 1 & 3:30 pm, Children's Discovery Area. Children will card their own wool, spin year, and learn to weave on a loom.

**Navajo Codetalkers** – Fri. Nov. 11 & Sat. Nov. 12, 2 pm. Come hear WWII Navajo Codetalkers, in their own words, tell the story of how their battlefield messages in Navajo were never broken by the Japanese!

**Utah American Indians Today** – Sat., Nov. 19. Join Forrest Cuch, executive director of the Utah Division of Indian Affairs & editor of “A History of Utah's American Indians” – for an open discussion about living in Utah as an American Indian today.

**Please Note:** Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar page items to Colleen Kelley Barnes at [GACCcalendar@hotmail.com](mailto:GACCcalendar@hotmail.com), or call 232-6162. Submit Page 3 Articles to Kat Kivett at [gaccnewsletter@hotmail.com](mailto:gaccnewsletter@hotmail.com). For ad rates and information, please contact John Sittner at 359-9787, or [jsittner@sittner.org](mailto:jsittner@sittner.org).

### City Council District 3 Candidate Eric Jergensen:

“Together, the residents of our Avenues, Capitol Hill and Guadalupe neighborhoods have worked hard to make our communities better places to live, work and raise our families. I am proud to have been a part of these incredible efforts as your representative on the City Council. We have worked to improve pedestrian safety and slow down vehicles on our streets; to maintain and upgrade our neighborhood parks, streets, curb and gutter; to stop out of scale development and preserve our unique and historic neighborhoods; to protect our open spaces and our environment as well as to prohibit transportation of nuclear waste on our City’s roads and railways; to expand affordable housing opportunities. We have joined together in Neighborhood Watch groups to fight crime and have increased the number of police patrol officers without increasing property taxes. We have expanded economic opportunities in our City and are now on the verge of significant downtown renewal positively affecting our own and future generations.

The role of our city government, most importantly, is to provide resources that allow us to build and strengthen our neighborhoods and, thus, enhance the quality of our lives. Experience, trust and common focus – respectfully acknowledging that we will have differences of opinion – will be critical as we move forward. There is much left for us to do in building our communities. I ask for your vote on November 8<sup>th</sup> so that we can, together, continue the good work we have already started.”

### City Council District 3 Candidate Janneke House:

“Community leaders are not simply those whose political passions run deep, but those who feel a deep responsibility to their constituents. I share with my neighbors a desire to create and secure open spaces where children can explore our neighborhoods in safety. I share a desire to curb growth, control and calm traffic, and foster the exceptional qualities of the Avenues/ Capitol Hill community. This sense of responsibility inspired my decision to run for City Council in District 3.

My Masters degree in Urban Planning from The University of Utah and professional experience as a planner for Salt Lake County make me uniquely qualified to serve on the City Council. I share Mayor Anderson's commitment to progressive urban planning and equality for everyone. I see potential in proactive and thoughtful community development for District 3. It is not enough to address matters in a reactionary manner. We must plan for the future, today! I will make the tough decisions necessary to address the monster home problem that has languished in the city council for almost two years without resolution.

My Father, Fred House, who perished in the line of duty, inspired my calling to public service. He taught me that I *can* make a positive difference in the world. Support me with your vote on November 8th. Visit my web site at [www.votehouse.org](http://www.votehouse.org) to see my vision for preserving the quality and safety of our neighborhoods.”

### CareSource- an Invaluable Service

Hospice care involves more than the services of skilled nurses and doctors. Patients and families can expect to have their emotional, physical and spiritual needs met through an interdisciplinary team of professionals available on an as needed basis. Get a behind the scenes look at how these trained experts deliver end of life care in the Salt Lake Valley from the hospice team at CareSource, a premier hospice and home health care agency. CareSource co-founder Gina Coccimiglio will appear at the Nov. 2 GACC meeting and introduce three members of her professional team (a licensed social worker, a music thanatologist and a spiritual counselor) to answer your questions. CareSource operates the *only* inpatient hospice facility in Utah. Below is a personal insight from a client about their service:

“The very thought of a Hospice Hospital makes most of us shudder, but from the moment you walk in the front door of CareSource you know you have come to a very special place. I have had two experiences with family members as patients in CareSource: one was with a cousin who spent several months there and the other more recently was with my Mother who was only there a couple of days. It’s hard to describe what a wonderful place it is. The surroundings are amazing for the patients as well as their families. There is a safe and secure feeling permeating everything there. The atmosphere in every part of the facility is calming, and the entire team is efficient, feeling, and compassionate. The meals are nutritious and artistically prepared, everyone feels welcome and cared for. To me CareSource is a lot of little things that make a huge difference, and they helped bring an unforgettable peace to our family at a very difficult time. They are angels that walk a path with you that is one of the hardest you will come across in this life, and they do it with kindness, patience, and love. They smooth out the rough path, and I will be forever grateful to everyone there for the tender support and comfort they so willingly gave to me and my family.” ~ SUE HALL

### Utah State House Representative Ralph Becker:

[rbecker@bearwest.com](mailto:rbecker@bearwest.com), 364-1656.

### Utah State Senator Scott McCoy:

[smccoy@utahsenate.org](mailto:smccoy@utahsenate.org), 538-1406, or 359-2544 .

### Salt Lake City Council District III Rep. Eric Jergensen:

[eric.jergensen@slcgov.com](mailto:eric.jergensen@slcgov.com), 535-7600.

### Mayor’s Office Liaison Gwen Springmeyer: 535-6338,

[gwen.springmeyer@slcgov.com](mailto:gwen.springmeyer@slcgov.com).

### Salt Lake County Council District 1 Rep. Joe Hatch:

[jhatch@co.slc.ut.us](mailto:jhatch@co.slc.ut.us), 468-2933.

### Salt Lake County Council At Large Rep. Jenny Wilson:

[jwilson@co.slc.ut.us](mailto:jwilson@co.slc.ut.us), 468-2934.

### Salt Lake County Council At Large Rep. Jim Bradley:

[jbradley@co.slc.ut.us](mailto:jbradley@co.slc.ut.us), 468-2939.

### School Board Representative Doug Nelson:

[doug@mdxperts.com](mailto:doug@mdxperts.com).

### Avenues CERT Coordinator Carleton DeTar:

[detar@physics.utah.edu](mailto:detar@physics.utah.edu), 521-8318.

### Community Action Team District 3 Detective:

Matthew Evans, SLCPD, 799-4634.

**Police Dispatcher – Non-Emergency only: 799-3000.**

**Please note:** This newsletter “The Agenda” is mailed free to all residences in the Avenues every month. Please call GACC Chair Jill Van Langeveld at 359-8513 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, 9th Avenue and F Street. All are welcome. Visit [www.slc-avenues.org](http://www.slc-avenues.org) for more info.



**Greater Avenues Community Council**  
 c/o Salt Lake Association of Community Councils  
 P.O. Box 522038  
 Salt Lake City, UT 84152

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Salt Lake City, UT  
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**This month's meeting:**

**November 2nd**

See Page 1 for agenda or visit [www.slc-avenues.org](http://www.slc-avenues.org).

 <p>Dine In or Take Out~        Fresh sandwiches, salads        and gourmet entrées.        Have a party at Cucina~        Rent Cucina for FREE for        private parties.  <i>Patio Dining, Delivery,        Full Service Catering</i></p> <p>1026 2ND AVE • 322-3055 • WWW.CUCINADELI.COM</p>	<p><b>TAI CHI</b>        Red Lotus School of Movement        740 South 300 West, SLC 801.355.6375        www.redlotusschool.com</p> <p><b>Avenues Bakery and Bistro</b>        Artisan Baked Goods        Breakfast, lunch, dinner, &amp; Sunday brunch!        481 E. South Temple * 746-5626</p>	<p><b>Eagle Gate Dental</b>  <b>Dr. James M. Wright</b>        7am appointments available        32 N. State Street        359-2655</p>
<p><b>Eileen Johnston, D.D.S.</b>        Fellow, Academy of General Dentistry        521-8188        34 South 500 East</p>	<p><b>WILD ROSE SPORTS</b>        Ski &amp; Snowboard Tune-up        702 Third Avenue * 533-8671        www.WildRoseSports.com</p>	<p><b>CAPITOL HILL CONSTRUCTION</b>        DESIGN- BUILD        243-0043        Specializing in historic homes since 1995</p>
<p><b>TURID LIPMAN</b>        580-6061  <a href="http://www.TuridLipman.com">www.TuridLipman.com</a>  <b>Prudential Utah Real Estate</b></p>	<p>Delectable Party Trays &amp; Luscious Desserts  <b>Let us do the cooking!</b>        Call 583-8808 Today to Order        Market Street Broiler ~ 260 S. 1300 E.</p>	<p><b>9<sup>th</sup> Avenue Salon</b> (at K Street)        26 Years in the Avenues        Michael Adamson, Melissa Siguenza        and Larry Wanner * 531-6060</p>
<p><b>Astro Electric Inc.</b>        All things electrical and voice/data.        Small business, big results and in the neighborhood        Tom Bogus • 287 K Street • 558-3787</p>	<p>The Downtown Malls        Open For Business  <a href="http://www.thedowntownmalls.com">www.thedowntownmalls.com</a></p>	<p><b>Avenues Consignment Company</b>        Furniture, antiques, art, etc.        Accepting consignments        At the corner of 9th &amp; K St. • 363-9457</p>
<p><b>FULLER LANDSCAPES</b>        Need help landscaping?        Trees, Sod, Rock, Sprinkler, Hardscapes        631-2040/533-0244</p>	<p><b>ZCMI<sup>®</sup> CENTER</b>         M A L L</p>	<p><b>TWO CREEK COFFEE HOUSE</b>        Corner of 3<sup>rd</sup> Ave. and G St.        Great coffee, pastries and conversation</p>
<p><b>Alan Aoki DDS</b>        702 East South Temple Ste. 105  <b>Saturday Appointments Available</b>  <b>50% off teeth whitening</b> 322-4600</p>	<p><b>Expert Wallcovering Installation</b>        25 years experience        204 K St * 322-4673</p>	<p><b>Mike Evertsen</b>        Plumb &amp; Company Realtors  <i>Specializing in Avenues Real Estate</i>        (801) 560-2138</p>
 <p><b>GREAT COFFEES</b>  <b>FRESH PASTRIES</b>  <b>SMILING FACES</b></p> <p>CORNER OF 1<sup>ST</sup> AVENUE AND E STREET</p>	<p><b>MENS HEALTH CENTER</b>        We do physicals, we treat high blood        pressure/cholesterol and more.        Early hours, So. Temple Location, 521-2102</p> <p>Contact Your State Legislators        Rep. Ralph Becker—364-1656        Sen. Scott McCoy—359-2544</p>	<p><b>St. Mark's Hospital</b>  <b>Adult &amp; Senior Health Center</b></p> <p><b>MOUNTAINSTAR HEALTHCARE</b>         South Temple Medical Plaza        508 E. South Temple, Suite 102  <b>Accepting new patients.</b>  <b>5 2 1 - 9 6 0 0</b></p>

Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC newsletter.





**Endings and Beginnings**

As the year 2005 comes to a close, we look forward to projects in 2006 and look back at some of the projects for 2005. Safety and improvements were the main goals for most projects.

Let's look ahead first. The **2006 Special Community Project** that GACC would like to do is apply for a CIP Grant to help:

- (1) fix our sidewalks which the roots of our wonderful big beautiful trees have made uneven and dangerous,
- (2) add sidewalks close to Ensign Elementary School so kids do not need to walk in the street,
- (3) make all street corners ADA accessible (a few still are not),
- (4) get grates to cover the storm drain openings that can swallow cars, pets and kids besides the runoff water.

We need to get all the specific sites listed for our application. This is where **you** can help. Look around your street as you walk the neighborhood. If you see sidewalk or gutter problems, write down the **exact** address of each problem and then contact Michael Hughes. You may leave a message via phone; 322-3428 or email [hsmichael@hotmail.com](mailto:hsmichael@hotmail.com). The application is very detailed and usually due at the end of the summer so we need to get started now. Eric Jergensen says that when the Community Council applies for a grant, they have more clout than if the City Council members apply for the exact same thing. We could use some extra clout. Also Lynn Jarman from SLC Planning will be at the Dec GACC meeting to explain our options.

As I was walking along 9<sup>th</sup> Avenue a few weeks ago, I noticed a number of uneven spots including one that caught me off guard and sent me flying to the ground. It left me with a skinned elbow, a bruised hip and a twisted ankle. I'm sure that I'm not the only one this has ever happened to. These are health and safety issues that need to be addressed in a timely manner. The City also has a program where the property owner pays half and the City pays half for sidewalk and gutter repairs, but it typically costs the owner thousands of dollars. The Special Community Project CIP Grant would be a more reasonable option and we could make the whole Avenues a safer walking neighborhood. So, as you **walk, make notes, and contact Michael**. We need your help!

Let's look back at 2005: **Neighborhood Watch** and **Mobile Watch** – These are two proven programs that help neighbors help the police to keep their neighborhoods safe. I had the goal of having every street segment organized into a Neighborhood Watch group. How effective were we in making our own streets safe? Only one street, 1<sup>st</sup> Avenue between T and U Streets, organized. Several other people have expressed interest but I haven't heard from them. Call me when your street group has talked to Det. Matt Evans (contact info pg 3) and decided to watch out for each other. Please call Jill at 359-8513 or email at [fresh@softcom.net](mailto:fresh@softcom.net). Also, Mobile Watch Chair Wayne Green is still looking for more drivers. Call him at 521-7917.

Sara, who lives on 11<sup>th</sup> Ave shared this experience to the GACC a few months back. She answered a knock during the day and found two well dressed young men asking for donations for Make a Wish Foundation. She knew that Make a Wish does not solicit door to door so who were they really?

**GACC Community Meeting**

**Wednesday, December 7, 2005 7:00 p.m.**

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

- 7:00 Welcome and Announcements**
  - Jill Van Langeveld, 2005 GACC Chair
- 7:10 Reports**
  - Police
  - Committees
  - City/County Council
  - Legislature
  - School Board
  - Mayor's Office
- 7:40 Open Forum** (*Time permitting, limit 1 min. per person.*)
- 7:45 GACC Year- end review**– Jill Van Langeveld, 2005 GACC Chair, will recap the year's events.
- 8:00 Middle School merge** – Doug Nelson, District School Board Representative, will speak about the proposal of merging Middle Schools into K-8 Schools.
- 8:10 Public-way Sidewalk Options** – Lynn Jarman, SLC Engineering Division Planning and Programming Manager, will discuss options for neighborhood sidewalk repairs and additions.
- 8:20 Earthquake Preparedness** – Mike Stever, member of the SLC Emergency Management Team, will give a presentation on Emergency preparedness.
- 8:40 GACC Meet and Greet** – Refreshments will be provided with an opportunity to meet your neighbors. All welcome.
- 8:45 Adjournment**

They could have been trying to get some extra change for a soda or maybe they were checking the neighborhood to see who was home during the day. She wanted to warn neighbors down the street but didn't have their numbers. She could have, if her street had organized a Neighborhood Watch.

Just down the street from me, Lynda told me about her mother-in-law's experience when she answered her door in October – she's also an Avenues resident. There was a man wearing a jacket that had *Police* in large print on the front and the back. He said that they were chasing an intruder and wondered if he had entered her home. He came inside the door and then asked her to check her back door. When she came back he was just starting to leave with her purse and the keys to her car. She screamed at him while grabbing the phone to call 911. Fortunately he dropped her purse and ran. When Det. Matt Evans comes to your first Neighborhood Watch meeting he'd remind you to never let anyone into your house without proper ID. He has many other ideas to help keep you safe. Call him now. If December is too busy, pick a date in January – it's a slow month. (article continued on pg 3)

**Important Dates in December:**

- GACC Meet your Neighbors .....** Dec 7th  
Refreshments too at the Sweet Library, 7:00 p.m.
- SLC City Council Public Hearing....** Dec 6th  
451 S. State St. Room 315, 7:00 p.m.



## Schools

### Bryant Intermediate School

Dec. 14 – Parent / Teacher Conference 4 to 7:30 pm  
 Dec. 15 – Holiday Choral Concert, 7 pm  
 Dec. 16 – Schedule #2 Holiday Choral Concert  
 Dec. 21 – Holiday Instrumental Concert, 7 pm  
 Dec. 22 – Short day #4, school dismissed at 1:05 pm  
 Dec. 23 to 30 – Winter Recess – **No School!**

### Ensign Elementary

Dec. 22 – Short day of school  
 Dec. 23 to Jan. 2 – Christmas Break - **No School!**

### The Madeleine Choir School

Dec. 3 – Primary Grades Christmas Concert 4pm, Erbin Hall  
 Dec. 11 – Violin Program Performance 1pm, The City Library  
 Dec. 20 – Fourth Grade Nativity Play 2:30 pm, Erbin Hall  
 Dec. 21 – School dismissed at 1 pm  
 Dec. 22 to Jan. 3 - **School Closed** for Christmas Vacation

### Wasatch Elementary School

Dec. 5 – 9 Book Fair! 8-9:30 am, 2:20-3:30 pm, 5-6 pm  
 Dec. 12 – Sally Foster Cookie Dough orders arrive  
 Dec. 12 to 15 Wasatch Players present, Hooray for Hollywood!  
 Dec. 13 – School Community Council, 3:15 pm  
 Dec. 15 – Ski & Snowboard Blaze sign-up, 3 pm  
 Dec. 20 – Evening Choir Concert, 7 – 8 pm  
 Dec. 23 to 30 – Winter Break, **No School!**

## Sweet Library

455 F Street – [www.slclpl.lib.ut.us](http://www.slclpl.lib.ut.us) – 594-8651

**Pieces of This** – Dec. 1 to 10. Photographs by Jeana Flowers  
**Book Baby & Preschool Storytimes** – Wednesdays, 10:30 am  
**Sweet Reads** – Dec. 27, 2 pm  
**Public Internet** – with your Salt Lake City Public Library card!

## Cathedral of the Madeleine

331 E. South Temple – 328-8941

**Holiday Concerts** – Free of Charge and Open to the Public. Please call 328-8941 for more concert information.

Dec. 8 - The Solemnity of the Immaculate Conception, Noon Mass  
 Dec. 12 - The Feast of Our Lady of Guadalupe, Noon Mass  
 Dec. 16 - Ceremony of Carols, 12:15 pm Concert  
 Dec. 19 & 20 - Christmas Carol Service, 8 pm Concert  
 Dec. 21 - Ceremony of Carols, 12:15 pm Concert  
 Dec. 24 - Vespers and Ceremony of Carols, 4:30 pm  
 Dec. 25 - The Solemn of the Nativity, Noon Mass

## Salt Lake Regional Medical Center Seniors

237 S. 10<sup>th</sup> East – 538-2084

**Monday – Friday, open 8 am to 4 pm.** Visit the Seniors Association for a wide variety of daily activities: from A to Z!

**Lunch** – Served daily at 11 a.m. \$2.00 donation. RSVP day before.

**Health Screenings** - first Wednesday of each month

**Foot Clinic** - by appointment only, second Wednesday of each month.

**Bingo** - last Thursday every month

**Donated Clothing** - The Hospital is in need of gently used sweats and or exercise clothing. We also could use magazines for our waiting areas. If you have either, please bring your donation to the Volunteer office!

**New members** - Please call Dottie Mitchell, 350-4991 to become a member of the Senior Association.

## Renovation Design

[www.renovationdesigngroup.com](http://www.renovationdesigngroup.com)

**Designing A Remodel With Character & Class** – Dec. 15, 7 – 9 pm, 3500 S 3<sup>rd</sup> West. This free seminar examines how to use the principles of space, light, and order to make a home feel inviting, functional, comfortable, inspiring, and relaxing. RSVP: 533-5331.

## Avenues Community Meetings

### GACC Meeting

Wed., Dec. 7, 7 pm, Sweet Library

For more information, call Jill Van Langeveld: 359-8513, or email: JAVANL1@softcom.net.

### GACC Board Meeting

Wed., Dec. 14, 7:30 – 9 pm, Sweet Library

### Mobile Watch Meeting

Wed., Dec. 14, 7 pm, Sweet Library. Call Wayne Green: 521-7917

### Housing Compatibility Committee Meeting

Mon., Dec. 5, 7 pm, Sweet Library Call Lon Richardson: 364-4529

## Exercise Class

5th Avenue & Virginia Street

**FREE exercise class** - Mondays and Wednesdays, 8:30 – 9:30 am, at the Federal Heights Ward, LDS Church. EVERYONE WELCOME!  
 For more information, please call Renate: 534-1443.

## LDS Hospital

8th Avenue & C Street - 408-1100

LDS Hospital extends thanks to Avenues residents for your support and especially to those who attended the Centennial anniversary party, flu shot giveaway, & free health screening last month. The hospital opened in 1905 with 48 employees and 45 physicians. In its 100-year history, more than 430,000 babies have been delivered at LDS Hospital. Today it serves as a referral center for six states and 75 regional institutions.

**Grief Support Groups** – The holidays can be a season of grieving. LDS Hospital can help – with a number of free grief support groups. For details, contact Helen Rollins, RN: [helen.rollins@ihc.com](mailto:helen.rollins@ihc.com), or 408-5661.

## Ronald McDonald House

935 E. South Temple - 363.4663

**Holiday Gift Wish Lists** - Please remember the families who will be spending Christmas away from home this year. Gifts Wishlist includes: New Clothes and PJs needed for adults sizes XL and XXL, scented lotions and soaps, gift certificates for music, movies or books.

**Volunteer needed** - weekdays, must be proficient with data entry and computer programs. Please call Beth @ 363-4663.

## Utah Museum of Natural History

[www.umnh.utah.edu](http://www.umnh.utah.edu)

**A Gesture of Kinship Exhibit** – Through Jan. 15, on the University of Utah campus: 1390 E. President's Circle (200 South), Salt Lake City  
 Explore the cultural changes in young Navajos through photos and interviews as they grew from children in the 1980's to adults today.

**Navajo Music and Dance** – Dec. 3, 10:30 am. Learn and participate in traditional Navajo songs and dance.

**Navajo Oral History** – Dec. 10, 1 pm. Virginia Begay & cultural anthropologist Dr. Donna Deyhle recount the importance of Navajo narratives in understanding our own lives.

**Navajo Stories for Children** – Dec. 17, 1 pm. Explore Navajo culture through children's books and artwork.

## Utah Heritage Foundation

[utahheritagefoundation.org](http://utahheritagefoundation.org)

**Art Moderne Candlelight Tour** – Friday, Dec. 2, 6 – 10 pm. Includes four unique Aves area homes and a reception at the Masonic Temple where coffee and hors d'oeuvres will be served. Purchase advance tickets by calling 533-0858 ext. 107. On the day of the tour, tickets will be available at the Masonic Temple located on 650 E. South Temple.

**How to Develop and Stick to a Plan and Budget** – series workshop presented by Cevan LeSieur, Sat. Dec 10, Memorial House in Memory Grove, 485 N. Canyon Road (120 East), Salt Lake City. To register, or for more information, please phone 533-0858, ext. 103.

**Please Note:** Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar page items to Colleen Kelley Barnes at [GACCcalendar@hotmail.com](mailto:GACCcalendar@hotmail.com), or call 232-6162. Submit Page 3 Articles to Kat Kivett at [gaccnewsletter@hotmail.com](mailto:gaccnewsletter@hotmail.com). For ad rates and information, please contact John Sittner at 359-9787, or [jsittner@sittner.org](mailto:jsittner@sittner.org).

## SR-1 Zoning Infill Ordinance

**Incompatible building** on the Avenues has increased. An example is the house at 675 8<sup>th</sup> Avenue that looks down 2½ stories on its neighbors, blocking views, taking sunshine from gardens, and destroying the opportunity for neighbors to talk over their back fences. In April, members of our GACC started calling the City Planning and Zoning Department almost daily. The City Planning people knew they had a problem. We called Eric Jergensen, our City Councilman, and sought his advice. Eric asked other members of the City Council to look closely at their districts and they soon saw a pattern developing. We called the Mayor's office. He was very supportive of the Yalecrest group, and we hoped we'd get his help too. During the summer we organized the GACC Housing Compatibility Committee to focus on these problems. It took the Yalecrest Community 4 years to get an infill overlay to help protect their community. We hoped that it wouldn't take as long for us.

At the same time the City Council charged the SLC Planning Division to come up with zoning changes that would allow for development but not at the expense of the neighbors. They presented their first draft in September which the Council said was not comprehensive enough and they wanted a completed plan by October. Joel Paterson, SLC Planning Supervisor, developed a summary and came to our Housing Compatibility Committee meeting to present the plan. We were delighted because it was very similar to our Committee's proposal.

On October 24<sup>th</sup> SLC Planning held an Open House to explain the changes and on November 9<sup>th</sup> a Public Hearing took place. The Planning Commission forwarded the Infill Ordinance to the City Council with additional recommendations. Their biggest concern was whether the protection was worth the "perceived" impact on development. The City Council was briefed November 17<sup>th</sup>. The last step is the City Council Public Hearing that will be December 6<sup>th</sup> at 7pm. At that time, the Council will take public comments and then take some kind of action. They could approve it, make changes, or they could vote it down and tell SLC Planning people to try again. If you would like to comment, call Eric at the number listed below or email Joel at [joel.paterson@slcgov.com](mailto:joel.paterson@slcgov.com).

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## Useful Contact Information

**Utah State House Representative** Ralph Becker:  
[rbecker@bearwest.com](mailto:rbecker@bearwest.com), 364-1656.

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Matthew Evans, SLCPD, 799-4634.

**Police Dispatcher – Non-Emergency only:** 799-3000.

## Endings and Beginnings (cont'd from pg 1)

What is the status of projects in *Memory Grove*? The **Olympic Legacy Project** included: planting ground cover and placing wood chips to prevent erosion, replacing the trails with concrete on the east side of the park up to A St, and adding new lighting on the switchbacks. The ribbon cutting ceremony was held on October 22, and Shanon Barhke, the 1<sup>st</sup> US Medalist of the 2002 Winter Games, was a guest speaker. However, the 9<sup>th</sup> Avenue Trail was not completed due to insufficient funds. Dale Cook, SLC Engineering Dept, said it was next on the list of things to complete. The City didn't have to put out any money for this project (\$100,000 came from SLOC and \$100,000 from SL County) so it is more likely they will finish the funding for the project. Dale hopes the 9<sup>th</sup> Avenue Stairs project will be completed this summer.

**Fourth Avenue Stairs** are still in much need of repair. In December 2004 I applied for a CIP grant that was rejected. Then in September 2005, I applied for a CDGB (Community Development Block Grant) for the 2006-2007 funding year. The Fourth Avenues Stairs were listed in 2005 as item #224 in the Salt Lake City Parks and Recreation 20 Year Master Plan with no projected completion date. They listed an estimated cost of \$200,000. What needs to be done? (1) Soil stability study (even though the stairs have been there since 1915). (2) Rebuild the railings and the stairs adding bike grooves to aid riders taking their bikes up and down the stairs. (3) Lighting – replace existing lighting to ensure safety and (4) Landscaping as needed. Hopefully the grant will be approved.

**Ottinger Hall/Youth City-** The City approved Youth City- an after school program to be placed in refurbished Ottinger Hall. A Federal Grant and the Rotary Club were funding the project. Later, it was discovered that they needed another \$80,000 due to unforeseen costs so the City Council gave their approval. As of press time, it looks like they are fixing problems with the foundation and the project continues.

At our GACC meeting in September 2004, Morgan Atkinson of the Utah Department of Environmental Quality (DEQ) came to discuss plans to **remedy the gasoline plume in the soil** around the intersection of E Street and 1<sup>st</sup> Avenue. The plan was to install equipment on the southwest corner of the intersection that would remediate the hazardous materials from the soil. We kept watching for the digging and the equipment that never was installed. What was happening? I spoke with Morgan in November, and he said that the project was still scheduled but just as they were putting the contract out for bids, the property owners of the southwest corner changed their minds. The DEQ had to find a new location. The owners of the northeast corner agreed to let the DEQ put in the equipment behind the Java Joe's building. However, that would require Java Joe's to be closed for two weeks while the DEQ had the trenches dug. Java Joe's thought that was unacceptable and want to fight it. Morgan says they may have to get a court injunction but they hope to begin the project in early spring. We will keep watching.

If you have any suggestions for future projects or questions about past projects please contact me. I have enjoyed being Chair of the Greater Avenues Community Council this past year. I'll still be around, just not running the meetings. Thank you for a fun and very busy year. *Jill Van Langeveld Chair'05*

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 PERMIT No. 5919

**This month's meeting:**

**December 7th**

See Page 1 for agenda or visit [www.slc-avenues.org](http://www.slc-avenues.org).

 <p>Dine In or Take Out~        Fresh sandwiches, salads        and gourmet entrées.        Have a party at Cucina~        Rent Cucina for FREE for        private parties.  <i>Patio Dining, Delivery,        Full Service Catering</i></p> <p><b>CUCINA</b>  <small>A GOURMET DELI</small></p> <p>1026 2<sup>ND</sup> AVE • 322-3055 • WWW.CUCINADELI.COM</p>	<p><b>9<sup>th</sup> Avenue Salon</b> (at K Street)        26 Years in the Avenues        Michael Adamson, Melissa Siguenza        and Larry Wanner * <b>531-6060</b></p> <hr/> <p><b>CAPITOL HILL CONSTRUCTION</b>        DESIGN- BUILD  <b>243-0043</b>        Specializing in historic homes since 1995</p>	<p><b>The Downtown Malls</b>        Open For Business  <a href="http://www.thedowntownmalls.com">www.thedowntownmalls.com</a></p> <hr/> <p><b>ZCMI CENTER</b>   <small>M A L L</small></p>
<p><b>Avenues Consignment Company</b>        Furniture, antiques, art, etc.        Accepting consignments        At the corner of 9th &amp; K St. • <b>363-9457</b></p>	<p><b>WILD ROSE SPORTS</b>        Ski &amp; Snowboard Tune-up        702 Third Avenue * 533-8671  <a href="http://www.WildRoseSports.com">www.WildRoseSports.com</a></p>	<p><b>Avenues Bakery and Bistro</b>        Artisan Baked Goods        Breakfast, lunch, dinner, &amp; Sunday brunch!        481 E. South Temple * 746-5626</p>
<p><b>Mike Evertsen</b>        Plumb &amp; Company Realtors  <i>Specializing in Avenues Real Estate</i>  <b>(801) 560-2138</b></p>	<p><b>Last Minute Gift Giving Dilemma?</b>  <b>People love to eat!</b>  <i>Give Gastronomy Gift Cards.</i>        Call 322-2020 or click <a href="http://gastronomyinc.com">gastronomyinc.com</a></p>	<p><b>Astro Electric Inc.</b>        All things electrical and voice/data.        Small business, big results and in the neighborhood  <b>Tom Bogus • 287 K Street • 558-3787</b></p>
<p><b>TWO CREEK COFFEE HOUSE</b>        Corner of 3<sup>rd</sup> Ave. and G St.        Great coffee, pastries and conversation</p>	<p><b>Eagle Gate Dental</b>  <b>Dr. James M. Wright</b>        7am appointments available        32 N. State Street  <b>359-2655</b></p>	<p><b>Eileen Johnston, D.D.S.</b>        Fellow, Academy of General Dentistry  <b>521-8188</b>        34 South 500 East</p>
<p>Contact Your State Legislators        Rep. Ralph Becker–<b>364-1656</b>        Sen. Scott McCoy–<b>359-2544</b></p>	<p><b>TURID LIPMAN</b>        580-6061  <a href="http://www.TuridLipman.com">www.TuridLipman.com</a></p>	<p><b>TAI CHI</b>        Red Lotus School of Movement        740 South 300 West, SLC 801.355.6375</p>
<p><b>MENS HEALTH CENTER</b>        We do physicals, we treat high blood        pressure/cholesterol and more.        Early hours, So. Temple Location, <b>521-2102</b></p>	<p><b>Expert Wallcovering Installation</b>        25 years experience        204 K St * 322-4673</p>	<p><b>St. Mark's Hospital</b>  <b>Adult &amp; Senior Health Center</b></p>
 <p><b>GREAT COFFEES</b>  <b>FRESH PASTRIES</b>  <b>SMILING FACES</b></p> <p>CORNER OF 1<sup>ST</sup> AVENUE AND E STREET</p>	<p><b>Alan Aoki DDS</b>        702 East South Temple Ste. 105  <b>Saturday Appointments Available</b></p> <hr/> <p><b>FULLER LANDSCAPES</b>        Need help landscaping?        Trees, Sod, Rock, Sprinkler, Hardscapes        631-2040/533-0244</p>	<p><b>MOUNTAIN STAR HEALTHCARE</b>         South Temple Medical Plaza        508 E. South Temple, Suite 102  <b>Accepting new patients.</b>  <b>521-9600</b></p>

Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC newsletter.





### **New Zoning Ordinance in the Avenues**

On December 13<sup>th</sup>, the Salt Lake City Council unanimously approved a city wide residential housing infill zoning ordinance. The ordinance was prompted by recent projects that harmed adjacent property owners and neighborhoods. Over the last year, the Avenues SR-1 zoning district has been particularly hard hit by numerous such projects, as the small, often deep and narrow lots characteristic of the SR-1 district pose a particular set of challenges.

The City Planning Division initially produced a creative and well-crafted proposal that balanced permit applicant rights with those of surrounding property owners. Public support of the proposal was strong. Unfortunately, most media coverage concerning the infill ordinance was largely inaccurate, and failed to describe the tiered process, which was designed specifically to address the challenges of areas where a wide variety of development patterns are found in close proximity. The SR-1 district has numerous areas where the development pattern differs from block to block and often from one side of the street to the other. Misinformation, along with other political factors, led to the Dec. 13<sup>th</sup> passage of a citywide ordinance that does not adequately protect Avenues homeowners.

The City Council recognized the Avenues SR-1 district (along with Capitol Hill and Wasatch Hollow) as uniquely vulnerable under the new ordinance and included a temporary building height restriction of 23 feet for an unreviewed counter permit in these areas. The City Council's expectation is that these communities will use this time to write community-specific "overlays". Several areas already have overlays e.g., the Foothills Overlay (FR-1) in the upper Avenues. Please refer to the Greater Avenues Zoning map located on page 3.

The Housing Compatibility Committee (HCC) of the GACC has been working with City Planning for some time on an overlay. We will be presenting our framework for the overlay at upcoming GACC meetings and will be soliciting ideas and comments from the Avenues community.

The community is also invited and encouraged to participate in our Housing Compatibility committee meetings, which are listed in the GACC newsletter calendar on page 2. The next committee meeting will be Dec. 28 at 7:00 p.m. at the Sweet Library.

### **GACC Community Meeting**

**Wednesday, January 4, 2006 7:00 p.m.**

Sweet Library, 9th Avenue and F Street

**Agenda** (times approximate)

- 7:00 Welcome and Announcements**
  - Steve Mecham, 2006 GACC Chair
- 7:10 Reports**
  - Police
  - Committees
  - City/County Council
  - Legislature
  - School Board
  - Mayor's Office
- 7:40 Open Forum** (*Time permitting, limit 1 min. per person.*)
- 7:45 GACC Year- end review**– Jill Van Langeveld, 2005 GACC Chair, will recap and conclude the past year's events.
- 7:55 Housing Compatibility Committee** – Shane Carlson, Committee member, will discuss plans for an Avenues Infill Overlay in the SR-1 Zoning District that will be compatible with the recently passed City Ordinance on Monster Homes.
- 8:20 Slide Presentation** – Lt. Tim Doubt, SLC Police Special Investigations Officer, will show residents what to look for concerning gang activity and when and how to report events to the police force.
- 8:45 Adjournment**

Additional details on the Avenues overlay and the work of the Housing Compatibility committee will be made available on the GACC web page at [www.slc-avenues.org](http://www.slc-avenues.org).

Links to related City web pages will be provided as they become available.

For the Housing Compatibility Committee,  
Shane Carlson  
Jim Jenkin

### **SLC Christmas Tree Removal Program**

**Curbside Holiday Tree Recycling ... Jan 23<sup>rd</sup> - 27<sup>th</sup>**

Place cut live Christmas trees on the curbside for pickup beginning Monday Jan 23, at 7:00 a.m.

Note: If there is heavy snowfall, pickup may be delayed. Contact the SLC Sanitation Dept at 535-6970 for additional information.

## Schools

### Brvant Intermediate School

Jan. 02 – No school

Jan. 12 – School dismissed at 1:05 pm

Jan. 16 – Martin Luther King, Jr. Day – No school

Jan. 20 – Report card day

Jan. 25 to 27 – Science Fair

### The Madeleine Choir School

Jan. 4 – Classes resume

Jan. 16 – School closed for Martin Luther King, Jr. Holiday

Jan. 26 & 27 – Student Educator Parent conferences, 8:30 am – 3:30 pm

Jan. 29 – Prospective Student Information Session, Erbin Hall, 2 pm

## Sweet Library

455 F Street – [www.slccpl.lib.ut.us](http://www.slccpl.lib.ut.us) - 594-8651

Book Baby & Preschool Storytimes – Wednesdays, 10:30 am

Sweet Reads – Jan. 31, 2 pm

Public Internet – with your Salt Lake City Public Library card!

## International Volunteers in Urology

South Temple & J Street – 524-0201 – [www.ivumed.org](http://www.ivumed.org)

**Volunteers Needed!** – For this international medical nonprofit organization which sends medical teams overseas to provide surgical care and training in developing countries.

**Historian** – capture ten-year history in scrapbooks & photo albums.

**Office Assistant** – assist with the day-to-day operations

**PR Assistant** – assist with media releases, newsletters and branding.

For more information contact Alyssa McBride, 524-0201.

## Salt Lake Regional Medical Center

### Seniors Association

237 S. 10<sup>th</sup> East – 538-2084

**Monday – Friday, open 8 am to 4 pm.** Visit the seniors association for a wide variety of daily activities: from A to Z!

**Lunch** – Served daily at 11 a.m. \$2.00 donation. RSVP day before.

**Health Screenings** - first Wednesday of each month

**Foot Clinic** - by appointment only the 2nd Wednesday of each month.

**Bingo** - last Thursday every month

**Donated Clothing** - The Hospital is in need of gently used sweats and or exercise clothing. We also could use magazines for our waiting areas.

If you have either, please bring your donation to the Volunteer office!

**New members** - If you are not a member of the Senior Association and would like more info please call Dottie Mitchell, 350-4991.

## Utah Museum of Fine Arts

410 Campus Center Drive – [www.umfa.utah.edu](http://www.umfa.utah.edu)

**When will I Dance?** - A Play About Frida Kahlo. – January 2006, Utah Museum of Fine Arts (UMFA), Dumke auditorium, on the University of Utah campus. This award-winning play will be presented by Avalon Isle, Women's Theatre Group on **Jan. 13, 14, 20, 21 at 7:30 pm** and **Jan. 14, 15, 21, 22 at 2 pm**. Ticket prices are \$15 for regular admission, \$10 for students, free for card-holding members of the UMFA. Tickets can be purchased at the door one hour before the performance begins.

The play is being produced in conjunction with the UMFA's exhibition, "Frida Kahlo through the Lens of Nikolas Muray," which runs through May 14. Admission to the exhibition is FREE during January with a ticket stub from the "When Will I Dance" performance.

## Primary Children's Medical Center

100 N. Medical Drive

**Super Sitter Class** - Saturday, January 21. 9:30 am to noon. \$15.

Participants must be 11 or older. Call 588-4071 for more information.

## Avenues Community Meetings

### GACC Meeting

Wed., Jan. 4, 7 pm, Sweet Library

Contact Steve Mecham: 359-4165, or email: [smecham@comcast.net](mailto:smecham@comcast.net)

### GACC Board Meeting

Wed., Jan. 11, 7:30 - 9 pm, Sweet Library

### Mobile Watch Meeting

Wed., Jan. 11, 7 pm, Sweet Library. Call Wayne Green: 521-7917

### Housing Compatibility Committee Meeting

Mon., Jan. 9, 7:30 pm, Sweet Library

Wed., Jan. 18, 7 pm, tba Contact Shane Carlson : 596-3939.

Mon., Jan. 30, 7 pm, Sweet Library

### Greater Avenues CERT Winter Meeting – general public welcome!

Wed. Jan 18, 7 pm, Fire Station #1, 5<sup>th</sup> E & 2<sup>nd</sup> South

"Lessons from the Gulf Coast"

## LDS Hospital

8th Avenue & C Street - 408-1100

### Construction – Jan. to June 2006 – Pipe removal will impact C

Street between 9th and 11th avenues. C Street will close sporadically during that time, but access to local traffic will still be available. Thanks for your understanding; we apologize for the inconvenience. If you have questions, contact Dave Symes, the hospital's director of Engineering, at [david.symes@intermountainmail.org](mailto:david.symes@intermountainmail.org) or 408-1434.

**Have questions or concerns about LDS Hospital? IF YOU'RE CONCERNED ABOUT PARKING ISSUES** related to LDS Hospital, please call Glenn Buma, director of security, at 408-1989 or e-mail [glenn.buma@intermountainmail.com](mailto:glenn.buma@intermountainmail.com). **IF YOU HAVE A GENERAL QUESTION OR CONCERN** about the hospital, call Mikelle Moore, 408-1838, or email [micelle.moore@intermountainmail.com](mailto:micelle.moore@intermountainmail.com).

## Utah Museum of Natural History

[www.umnh.utah.edu](http://www.umnh.utah.edu)

**A Gesture of Kinship Exhibit** – Through Jan. 15, on the University of Utah campus: 1390 E. President's Circle (200 South). Explore the cultural changes in young Navajos through photos and interviews.

**Navajo Ethnobotany** – **Jan. 7, 2 pm.** Utah Museum of Natural History curator Dr. Michael Windham discusses how plants play a vital role in traditional Navajo society, sustaining both life and culture. Navajos use hundred of plant species.

**The Dark Zone: Discovering Utah's Caves** – through January 15<sup>th</sup> This exhibit provides four interpretive experiences including: Entrances, Discovery and Exploration, The Natural History of Caves, and Cave Safety. Each area will illuminate and expand your understanding of caves, their beauty and mystery.

## Exercise Class

5th Avenue & Virginia Street

**FREE exercise class** - Mondays and Wednesdays, 8:30 - 9:30 am, at the Federal Heights Ward, LDS Church. EVERYONE WELCOME!

For more information, please call Renate: 534-1443.

## Ronald McDonald House

935 E. South Temple - 363.4663

**Volunteers needed** - Front Desk and Dinner Brigade Volunteers are needed. Short- and -long term volunteer opportunities are available. Please call Beth @ 363-4663.

## Utah Heritage Foundation

[utahheritagefoundation.org](http://utahheritagefoundation.org)

**Historic Interiors– Rehab it Right!** Series Workshop presented by Alys Revell, Interior Designer. Sat. Jan 14, 9 -11 a.m. Memorial House in Memory Grove, 485 N. Canyon Road (120 East), SLC. To register, or for more information, please phone 533-0858, ext. 107.

**Please Note:** Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar page items to Colleen Kelley Barnes at [GACCcalendar@hotmail.com](mailto:GACCcalendar@hotmail.com), or call 232-6162. Submit Page 3 Articles to Kat Kivett at [gaccnewsletter@hotmail.com](mailto:gaccnewsletter@hotmail.com). For ad rates and information, please contact John Sittner at 359-9787, or [jsittner@sittner.org](mailto:jsittner@sittner.org).

Welcome to Our 2006 GACC Officers:

2006 Chair	Steve Mecham
2006 Chair-Elect	Michael Hughes
Secretary	Jaynie Brown
Treasurer	John Sittner

The full list of GACC Board Members and the Avenues Areas they represent will appear in the February newsletter. Contact information will also be listed.

Shriners Hospital for Children - New Underground Parking Garage

Construction of a new underground parking garage at Shriners Hospital for Children is expected to begin in February or March. The new \$4.5 million structure will double current parking capacity on hospital property while relieving congestion and parking on side streets, especially Virginia St. and Fairfax Road.

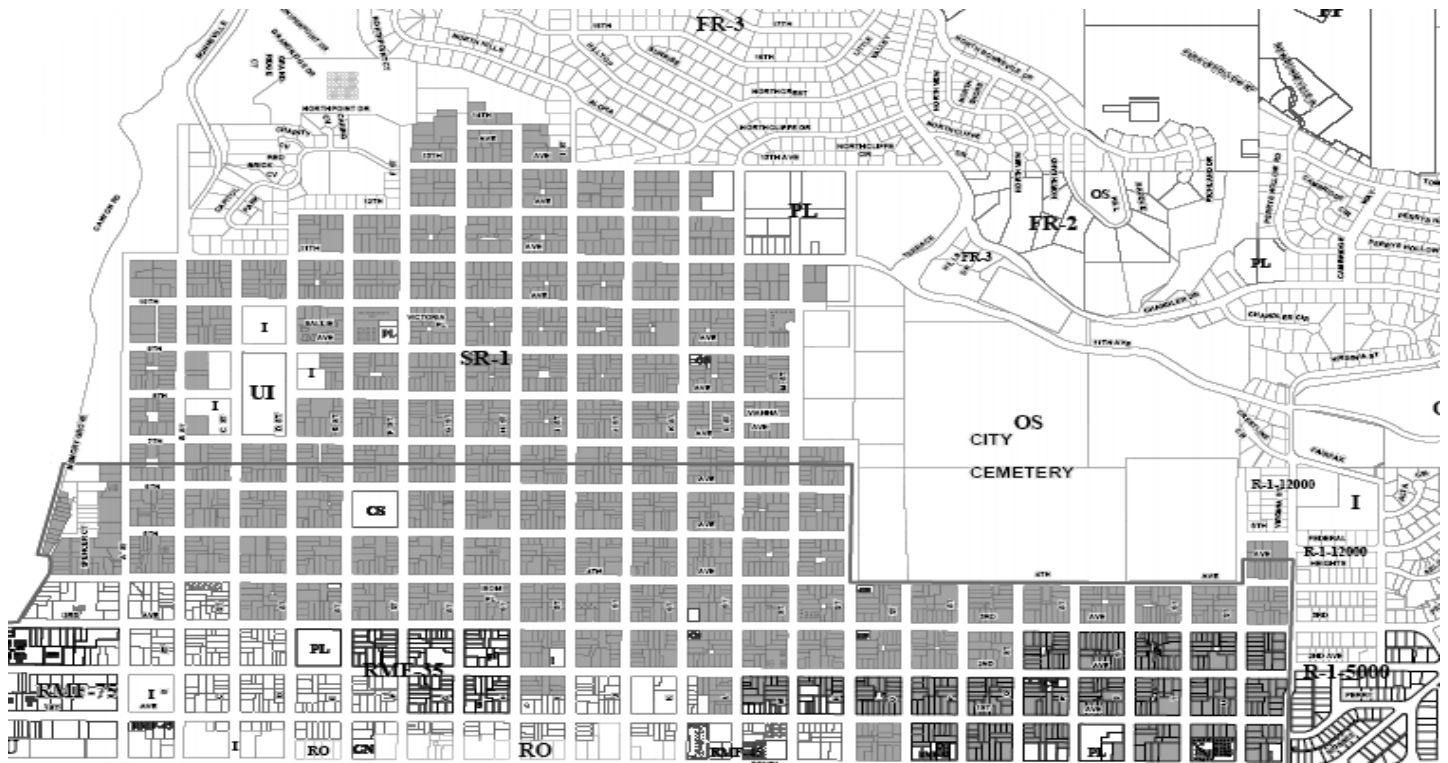
The project is expected to last 7-9 months and there will be an increase in large vehicle traffic on Virginia St. during that time. Changes in the architecture, view, and landscaping, from the street are expected to be minimal. Questions or comments about the construction process are welcome. Please contact Mike Babcock, Director of Public Relations, at 536-3713 or e-mail Mr. Babcock at [mbabcock@shrinenet.org](mailto:mbabcock@shrinenet.org).

Useful Contact Information

- Utah State House Representative Ralph Becker: [rbecker@bearwest.com](mailto:rbecker@bearwest.com), 364-1656.
- Utah State Senator Scott McCoy: [smccoy@utahsenate.org](mailto:smccoy@utahsenate.org), 538-1406, or 359-2544 .
- Salt Lake City Council District III Rep. Eric Jergensen: [eric.jergensen@slcgov.com](mailto:eric.jergensen@slcgov.com), 535-7600.
- Mayor's Office Liaison Gwen Springmeyer: 535-6338, [gwen.springmeyer@slcgov.com](mailto:gwen.springmeyer@slcgov.com).
- Salt Lake County Council District 1 Rep. Joe Hatch: [jhatch@slco.org](mailto:jhatch@slco.org), 468-2933.
- Salt Lake County Council At Large Rep. Jenny Wilson: [jwilson@slco.org](mailto:jwilson@slco.org), 468-2934.
- Salt Lake County Council At Large Rep. Jim Bradley: [jbradley@slco.org](mailto:jbradley@slco.org), 468-2939.
- School Board Representative Doug Nelson: [doug@mdxperts.com](mailto:doug@mdxperts.com), 532-5457.
- Avenues CERT Coordinator Carleton DeTar: [detar@physics.utah.edu](mailto:detar@physics.utah.edu), 521-8318.
- Community Action Team District 3 Detective: Matthew Evans, SLCPD, 799-4643.
- Police Dispatcher – Non-Emergency only: 799-3000.
- In an emergency, always dial 911.

Sundance Film Festival

The Sundance Film Festival kicks off Jan. 19th and runs through Jan. 29th 2006. To pre-register for tickets call 326-2000 or visit the website [www.sundance.org](http://www.sundance.org). Venues and special events are listed on the website. Contact the box office at 328-3456 for more info.



AVENUES SR-1 ZONING MAP

**Please note:** The newsletter "The Agenda" is mailed free to all residences in the Avenues every month. This correspondence is to conduct the business of the Greater Avenues Community Council. Please do not use the contact information of addressees for any other purpose. Please call GACC Chair Steve Mecham at 359-4165 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, corner of 9th Avenue and F Street. All are welcome. For more information visit [www.slc-avenues.org](http://www.slc-avenues.org).





**Greater Avenues Community Council**  
 c/o Salt Lake Association of Community Councils  
 P.O. Box 522038  
 Salt Lake City, UT 84152

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**PAID**

Salt Lake City, UT  
 PERMIT No. 5919

**This month's meeting:**

**January 4th**

See Page 1 for agenda or visit [www.slc-avenues.org](http://www.slc-avenues.org).

 <b>CUCINA</b> <small>A GOURMET DELI</small> Dine In or Take Out~ Fresh sandwiches, salads and gourmet entrées. Have a party at Cucina~ Rent Cucina for FREE for private parties. <i>Patio Dining, Delivery,          Full Service Catering</i> 1026 2 <sup>ND</sup> AVE • 322-3055 • WWW.CUCINADELI.COM	<p><b>9<sup>th</sup> Avenue Salon</b> (at K Street)          26 Years in the Avenues          Michael Adamson, Melissa Siguenza          and Larry Wanner * <b>531-6060</b></p> <hr/> <p><b>CAPITOL HILL CONSTRUCTION</b>  <b>DESIGN- BUILD</b>  <b>243-0043</b>          Specializing in historic homes since 1995</p>	<p><b>The Downtown Malls</b>          Open For Business  <a href="http://www.thedowntownmalls.com">www.thedowntownmalls.com</a></p> 
<p><b>Avenues Consignment Company</b>          Furniture, antiques, art, etc.          Accepting consignments          At the corner of 9th &amp; K St. • <b>363-9457</b></p>	<p><b>WILD ROSE SPORTS</b>          Ski &amp; Snowboard Tune-up          702 Third Avenue * 533-8671  <a href="http://www.WildRoseSports.com">www.WildRoseSports.com</a></p>	<p><b>Avenues Bakery and Bistro</b>          Artisan Baked Goods          Breakfast, lunch, dinner, &amp; Sunday brunch!          481 E. South Temple * 746-5626</p>
<p><b>Mike Evertsen</b>          Plumb &amp; Company Realtors  <i>Specializing in Avenues Real Estate</i>  <b>(801) 560-2138</b></p>	<p><b>5 Varieties of Crab</b>  <b>served over 2 dozen delicious ways!</b>  <b>The Crab Festival is on at all</b>          Market Street Restaurants &amp; Seafood Markets</p>	<p><b>Astro Electric Inc.</b>          All things electrical and voice/data.          Small business, big results and in the neighborhood  <b>Tom Bogus • 287 K Street • 558-3787</b></p>
<p><b>TWO CREEK COFFEE HOUSE</b>          Corner of 3<sup>rd</sup> Ave. and G St.          Great coffee, pastries and conversation</p>	<p><b>Eagle Gate Dental</b>  <b>Dr. James M. Wright</b>          7am appointments available          32 N. State Street  <b>359-2655</b></p>	<p><b>Eileen Johnston, D.D.S.</b>          Fellow, Academy of General Dentistry  <b>521-8188</b>          34 South 500 East</p>
<p>Contact Your State Legislators          Rep. Ralph Becker–<b>364-1656</b>          Sen. Scott McCoy–<b>359-2544</b></p>	<p><b>TURID LIPMAN</b>          580-6061  <a href="http://www.TuridLipman.com">www.TuridLipman.com</a></p>	<p><b>TAI CHI</b>          Red Lotus School of Movement          740 South 300 West, SLC 801.355.6375  <a href="http://www.redlotusschool.com">www.redlotusschool.com</a></p>
<p><b>MENS HEALTH CENTER</b>          We do physicals, we treat high blood          pressure/cholesterol and more.          Early hours, So. Temple Location, <b>521-2102</b></p>	<p><b>Expert Wallcovering Installation</b>          25 years experience          204 K St * 322-4673</p>	<p><b>St. Mark's Hospital</b>  <b>Adult &amp; Senior Health Center</b></p>
 <b>GREAT COFFEES</b> <b>FRESH PASTRIES</b> <b>SMILING FACES</b> CORNER OF 1 <sup>ST</sup> AVENUE AND E STREET	<p><b>Alan Aoki DDS</b>          702 East South Temple Ste. 105  <b>Saturday Appointments Available</b>          50% off teeth whitening 322-4600</p>	<p><b>MOUNTAIN STAR HEALTHCARE</b>           South Temple Medical Plaza          508 E. South Temple, Suite 102  <b>Accepting new patients.</b>  <b>521-9600</b></p>
<p><b>FULLER LANDSCAPES</b>          Need help landscaping?          Trees, Sod, Rock, Sprinkler, Hardscapes          631-2040/533-0244</p>		

Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC newsletter.





### **New Zoning Ordinance in the Avenues**

In the January GACC newsletter, we announced the recently adopted City-wide In-fill Zoning Ordinance. Since then, we have had a number of questions about the ordinance. First, an “in-fill” zoning ordinance simply refers to the fact that nearly all of the land within the zoned area has been developed, hence the description “in-fill.” **In-fill** ordinances are written to address the challenge of ensuring that all construction remains compatible with the existing “development pattern.” The **development pattern** is defined by a specific group of buildings, and where they are located on the lot. For this Ordinance, lots on the same side of the street and on the same block as the proposed project comprise a “**block face**.” Homes on the same block face as the proposed project will be considered in defining a development pattern. Corner lots belong to two block faces.

So how will this work if you want to remodel your house? Because a number of neighborhoods in Salt Lake City have diverse development patterns in close proximity, the new in-fill zoning ordinance was crafted to allow homeowners to remodel while affording a measure of predictability for the adjacent property owners. In these diverse areas, a simple set of dimensional restrictions such as building height limits proved to be inadequate. A low building height limit that would provide protection and predictability for a row of single story bungalows would be too restrictive for the row of three story Victorian homes that were often located just a block away. To address this diversity, the City adopted a **three-tiered** approach to zoning.

In the three-tiered approach, projects are divided into tiers based upon their potential to negatively impact the character of the surrounding community. The **first tier** includes projects with little chance of having a negative impact. To determine if a proposed project fits in this tier, the City created a list of dimensional limits. Projects not exceeding those limits were deemed appropriate in any neighborhood. To obtain a permit you simply show that your project will not exceed these limits and you will be granted a permit “over the counter,” also known as a **counter permit**. However, if your project exceeds one or more of these dimensional limits, another way to obtain a counter permit is to show that your project is no greater than the average of your block face regarding the particular dimension(s) that exceed the dimensional limits of the first tier.

If your project exceeds both the dimensional counter permit limits and the block face average, you would then move to the **second tier**. The second tier is a very important addition to the City zoning ordinance.

The **second tier** was designed to provide *expedited* approval of projects exceeding the first tier limits but which are still compatible with the existing development pattern. In the past, projects exceeding the counter permit limits were referred to the Board of Adjustment (BOA). Hearings before the BOA could take weeks to schedule and often required a significant amount of effort and expense on the part of the applicant - with no guarantee a permit would be issued.

### **GACC Community Meeting**

**Wednesday, February 1, 2006 7:00 p.m.**

Sweet Library, 9th Avenue and F Street

**Agenda** (times approximate)

**7:00 Welcome and Announcements**

- Steve Mecham, 2006 GACC Chair

**7:05 Reports**

- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor’s Office

**7:35 Open Forum** –(Time permitting, limit 1 min. per person.)

**7:40 GACC Financial Report** – Michael Hughes, GACC Chair-Elect, will give the financial report for 2005.

**7:45 Housing Compatibility Committee** – Shane Carlson, Committee member, will discuss details of the Avenues Infill Overlay in the SR-1 Zoning District. **Overlay vote scheduled for March 1, 2006 GACC meeting.**

**8:15 Land Use Bill**– Lincoln Shurtz, analyst for the Utah League of Cities and Towns, will discuss a potential bill requiring cities to prove development zoning maintains the “health, safety, and welfare” of their community.

**8:25 State Legislation**– House Minority Leader Ralph Becker and Senator Scott McCoy will inform residents of progress on current legislation at the Capitol.

**8:45 Adjournment**

In contrast, tier two projects are administered by one person, an Administrative Public Hearing Officer (APHO), who has a great deal of latitude in scheduling.

The first two options for a tier two project are: 1) A “Routine and Uncontested Special Exception” which requires that all adjoining property owners approve your plans or; 2) A demonstration that your project is consistent with the development pattern on your block face. Finally, if the applicant cannot satisfy either the Special Exception or the Development Pattern requirements, they will be given the opportunity for a hearing before the APHO. Adjoining property owners will also be given an opportunity to voice their concerns. Ideally the applicant and adjacent property owners will work together before the hearing to reach a reasonable compromise that they can present to the APHO. Finally, if the APHO does not feel that the project is appropriate, the applicant will have the option of a Hearing before the Board of Adjustment, the **third tier** of this process.

Don’t forget that the Housing Compatibility Committee is now working on an “overlay” for the SR-1 area and we welcome your input (An **overlay** is a set of zoning rules written for a subsection of a larger region. Overlays are sought when some characteristic of the smaller area renders the zoning rules for the larger area insufficient or inappropriate). Work on the proposed overlay will conclude in early March with a **vote before the Community Council scheduled for March 1, 2006.**

For the Housing Compatibility Committee - Shane Carlson

## Schools

### Brvant Intermediate School

Feb. 07 – 7<sup>th</sup> grade orientation, 7 pm  
 Feb. 09 – Short say #6, School dismissed at 1:05 pm  
 Feb. 15 & 16 – Multi-cultural program, 7 pm  
 Feb. 17 – Download grades by 5 pm  
 Feb. 20 & 21 – No school!

### The Madeleine Choir School

Feb. 03 – Talent Show, Erbin Hall, 2 pm  
 Feb 11 – Alice in Wonderland performance, Erbin Hall, 3 & 7 pm  
 Feb 17 to 20 – School Closed!  
 Feb 24 – Science & Geography Fair, 6:30 pm – open to public

### Wasatch Elementary

*Reading tutors needed at Wasatch Elementary! Training provided. No experience necessary. Minimal time commitment, required. Please contact Marriott Bartholomew at 532-2056.*

Feb. 03 – Town meeting, 9 am  
 Feb. 04 – School Community Council, 3:15 pm  
 Feb. 16 – Vision screening  
 Feb. 20 & 21 – No school!

**March 3 – FALL Kindergarten Registration**, 10:30 am to 2:30 pm  
*Do you live within our boundaries? Will your child will be 5 years old on Sep. 1<sup>st</sup>? If so, please register your child now, to begin kindergarten this Fall. On March 3<sup>rd</sup>, you must bring your child's birth certificate and immunization record, to pick up your registration packet. Completed forms must be returned by March 17<sup>th</sup>.*

## Cathedral of the Madeleine

**331 South Temple – [saltlakedcathedral.org](http://saltlakedcathedral.org) – 328-8941**  
**Bishop Niederauer's Farewell Mass** - Feb. 5, 11 am  
**Chamber Music Concert** - Feb. 5, 8 pm. No seating passes required!

### First Presbyterian Church

**12 N. C Street – [fpcsl.org](http://fpcsl.org) - 363-3889**

**Surviving the Culture Wars** – Wednesdays, 7 – 8:30 pm, through April 25. Are you tired of the arguments between the “left and right” and looking for another perspective? Check out this weekly discussion group, facilitated by Pastor Jim Teall.

### Primary Children's Medical Center

**100 North Medical Drive – [primarychildrens.org](http://primarychildrens.org)**

**Radioathon Volunteers Needed!** - The 30th annual KSL Radiothon will be held Feb. 7 & 8 at Primary Children's Medical Center. Live broadcasts on FM100 & AM1160 will feature Primary Children's patients telling their incredible stories of hope and inspiration. All proceeds raised will help children in need at Primary Children's. To volunteer during the Radiothon, please call Lyn Dye, at 588-3674.

### Exercise Class

**1300 E. Fairfax Road – 534-1443**

**FREE Avenues Exercise Class** - Mondays & Wednesdays, 8:30 - 9:30 am. Have fun as you increase your strength, flexibility and body alignment. For more information, call Renate, at 534-1443.

### Clark Planetarium

**110 S. 4<sup>th</sup> West – [clarkplanetarium.org](http://clarkplanetarium.org) – 456-7827**

**IMAX Theatre** – through March 2<sup>nd</sup> - Magnificent Desolation 3D, T-Rex 3-D, & Adrenaline Rush. Adults: \$8. Children under 12: \$5.  
**Digital Dome Theatre** – through March 2<sup>nd</sup> - Black Holes, Night Vision, Secret of the Cardboard Rocket, Ultimate Universe, Entranced, Dark Side of the Moon, Rock Hall of Fame. Adults: \$8. Children: \$5.  
**FREE Exhibits** – Including: Earth Globe, Hubble Views, Eclipses, Foucault Pendulum, Observatory, Space Station, and Marscape.

## Avenues Community Meetings

### GACC Meeting

Wed., Feb. 1, 7 pm, Sweet Library  
 Contact Steve Mecham: 359-4165, or email: [smecham@comcast.net](mailto:smecham@comcast.net)

### GACC Board Meeting

Wed., Feb. 8, 7:30 - 9 pm, Sweet Library

### Mobile Watch Meeting

Wed., Feb 8, 7-7:30 pm, Sweet Library. Call Wayne Green: 521-7917

### Housing Compatibility Committee Meeting

Mon., Feb. 6, and Mon., Feb. 13, 7:00 pm, Sweet Library

Wed., Feb. 22, 7:00 pm, Sweet Library

Mon., Feb. 27, 7:00 pm, Sweet Library. Call Shane Carlson: 596-3939

## LDS Hospital

**8th Avenue & C Street - 408-1100**

**FREE suicide support group** – Tuesday, Feb. 21 – Mar. 28, 6:30 pm., at the Murray library, 166 E. 5300 South. This six-week, sponsored by LDS Hospital's bereavement program, is for anyone who's been affected by a loved one who choose to end their life. If you have questions, call Helen Rollins, RN, at 408-5661.

## Utah Museum of Natural History

[umnh.utah.edu](http://umnh.utah.edu)

**Human Nature: Insights from the Natural World** – Feb. 4 to Apr. 26, on the University of Utah campus, 1390 E. Presidents Circle (2<sup>nd</sup> south). The exhibit features paintings by artist and Utah native Arlene Braithwaite, inspired by her personal experiences and observations in nature. Her work helps us understand our place in the world and our connection to other living things. Activities for children and adults will be offered during the exhibit. For more information, call 581-6927.

## Utah Heritage Foundation

[utahheritagefoundation.org](http://utahheritagefoundation.org)

**Masonry Matters Workshop Series** – Feb. 11, 9 – 11 am, Memorial House in Memory Grove Park, 485 N Canyon Rd.(120 East). Learn what every property owner should know about repairing your historic masonry, including: removing paint, cleaning, repairing, and sealing. Presented by John Lambert, Abstract Masonry Restoration. UHF members: \$8 per individual class. Non-members: \$10 per individual class. To register by phone, please call (801) 533-0858 ext. 107.

## KUED Channel-7

[kued.org](http://kued.org)

**TV Audience Volunteers Needed!** - KUED-7 is looking for individuals to participate in an audience-driven televised discussion about the Utah State Budget, the tax surplus, and general tax reform. For more information, please call 585-6017.

## Ronald McDonald House

**935 E. South Temple – 363-4663**

**Silent Auction Donations Needed!** – The Ronald McDonald House annual silent/live auction fundraiser will be held April 22, at Little America Hotel. Donated items are currently being accepted for auction. Please contact Leslie Cunningham at 363-4663 or [leslie@rmhslc.org](mailto:leslie@rmhslc.org).

## Shriners Hospital

**1340 E. 11<sup>th</sup> Avenue**

**Art with Heart** – Dance Concert, Feb. 17, 7 pm; Feb. 18, 2 & 7 pm, at the Jeanne Wagner Theatre, Rose Wagner Performing Arts Center, 138 W. Broadway. Three of Utah's best dance groups will perform, with all proceeds benefiting Shriners Hospital. For tickets, call 355-ARTS.  
**Volunteer Opportunities** – If you're interested in participating in one of Shriners Hospital's volunteer programs, please call 536-3711.

**Please Note:** Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar page items to Colleen Kelley Barnes at [GACCcalendar@hotmail.com](mailto:GACCcalendar@hotmail.com), or call 232-6162. Submit Page 3 Articles to Kat Kivett at [gaccnewsletter@hotmail.com](mailto:gaccnewsletter@hotmail.com). For ad rates and information, please contact John Sittner at 359-9787, or [jsittner@sittner.org](mailto:jsittner@sittner.org).

## Welcome to Our 2006 GACC Board

### GACC Officers

**Chair:** Steve Mecham, 359-4165, 1180 1st Ave.  
**Chair-elect:** Michael Hughes, 322-3428, 704 5th Avenue  
**Treasurer:** John Sittner, 359-9787, 1560 E. Tomahawk Dr.  
**Secretary:** Jaynie Brown, 355-7819, 817 17th Avenue  
**Past Chair:** Jill Van Langeveld, 359-8513, 807 Northcliffe Dr

### GACC 2006 Board Members

#### Area 1 Canyon Road/West Avenues

Jim Jenkin, 363-3750, 212 5th Avenue  
 Ruth Morgan, 359-8539, 271 C Street  
 Shane McCarthy, 323-1753, 146 4th Avenue, Apt 8  
 Aileen Olsen, 521-3824, 22 D Street #2  
 Dave Jonsson, 364-1173, [d.jonsson@comcast.net](mailto:d.jonsson@comcast.net)

#### Area 2 Ensign

Wayne Green, 521-7917, 371 7th Avenue  
 Walter Jones, 363-1331, 412 12th Avenue  
 Judith Locke, 975-5138 wk, 407 7th Avenue  
 Kat Kivett, 323-9877, 620 H Street

#### Area 3 Northcrest

Jaynie Brown, 355-7819, 817 17th Avenue  
 David Arrington, 328-9308, 750 17th Avenue  
 Wynn Johnson, 355-7206, 852 Northcliffe Dr  
 Richard Smiley, 363-8737, 816 16th Avenue  
 Francisca Blanc, 582-2291, 526 13th Avenue  
 Jill Van Langeveld, 359-8513, 807 Northcliffe Dr.

#### Area 4 Mideast Avenues

Brooke Adams, 558-3787, 287 K Street  
 Michael Hughes, 322-3428, 704 5th Avenue  
 Angela Nguyen-Dinh, 599-4044, 206 K Street

#### Area 5 Midwest Avenues

Phil Carroll, 328-1081 wk, 89 G Street  
 Denton Taylor, 539-8182, 73 F Street  
 Trish Orlando, 581-7545 wk, 733 2nd Avenue

#### Area 6 Lindsey Gardens

Thella Mae Christensen, 359-0466, 755 9th Avenue  
 Kelly Quick-Stevens, 355-8870, 485 K Street  
 Ann Tillson, 363-2515, 530 11th Avenue  
 Shane Carlson, 596-3939, 375 L Street

#### Area 7 Eastern Avenues

Lon Richardson, 364-4529, 1280 4th Avenue

#### Area 8 Arlington Hills

Charles Cowley, 355-9147, 308 Alta Street

#### Area 9 Federal Heights

Stan Nelson, 521-4351, 26 S. Wolcott St  
 Larry Rigby, 521-3535, 1428 Circle Way

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### Memory Grove Park Clean Up Committee

Phil Carroll, Chair of the Memory Grove Clean - Up Committee, announces the annual event will take place **May 13th**. If you would like to be on the committee or volunteer please contact Phil at: 328-1081, email: [altapac@aol.com](mailto:altapac@aol.com).

A special thanks to all who put in extra effort to get the newsletter completed before the Holidays. Unfortunately, due to heavy traffic in the delivery system, some residents may have received the newsletter after the Jan. meeting and we apologize for the inconvenience.

### Useful Contact Information

**Utah State House Representative** Ralph Becker:  
[rbecker@bearwest.com](mailto:rbecker@bearwest.com), 364-1656.

**Utah State Senator** Scott McCoy:

[smccoy@utahsenate.org](mailto:smccoy@utahsenate.org), 538-1406, or 359-2544 .

**Salt Lake City Council District III Rep.** Eric Jergensen:  
[eric.jergensen@slcgov.com](mailto:eric.jergensen@slcgov.com), 535-7600.

**Mayor's Office Liaison** Gwen Springmeyer: 535-6338,  
[gwen.springmeyer@slcgov.com](mailto:gwen.springmeyer@slcgov.com).

**Salt Lake County Council District 1 Rep.** Joe Hatch:  
[jhatch@slco.org](mailto:jhatch@slco.org), 468-2933.

**Salt Lake County Council At Large Rep.** Jenny Wilson:  
[jwilson@slco.org](mailto:jwilson@slco.org), 468-2934.

**Salt Lake County Council At Large Rep.** Jim Bradley:  
[jbradley@slco.org](mailto:jbradley@slco.org), 468-2939.

**School Board Representative** Doug Nelson:  
[doug@mdxperts.com](mailto:doug@mdxperts.com), 532-5457.

**Avenues CERT Coordinator** Carleton DeTar:  
[detar@physics.utah.edu](mailto:detar@physics.utah.edu), 521-8318.

**Community Action Team District 3 Detective:**  
 Matthew Evans, SLCPD, 799-4643.

**Police Dispatcher – Non-Emergency only:** 799-3000.  
**In an emergency, always dial 911.**

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### Shriners Hospital New Underground Parking Garage

Construction of a new underground parking garage at Shriners Hospital for Children is expected to begin in February or March. The project is expected to last 7-9 months and there will be an increase in large vehicle traffic on Virginia St. during that time. Changes in the architecture, view, and landscaping, from the street are expected to be minimal. Questions or comments about the construction process are welcome. Please contact Mike Babcock, Director of Public Relations, at 536-3713 or e-mail Mr. Babcock at: [mbabcock@shrinenet.org](mailto:mbabcock@shrinenet.org).

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### Gang Graffiti and Tagging

Last Month, SLC Police Officer Lt. Tim Doubt gave a presentation on Gang Graffiti and Tagging. These terms are two different things and mean different things in the community. *Taggers* produce "artistic vandalism" and are rarely involved in other criminal acts. Taggers use big bubble letters, multiple colors and usually sign their work. *Gang graffiti* on the other hand is like a community message board where different gangs write insults and threaten each other by crossing out previous messages. The police can interpret these messages and know who is at war.

If you see any Gang Graffiti or Tagging, call to get rid of it or it will expand. **Graffiti Hotline: 972-7885**. Keep a pencil and paper with you so when you see it, you can jot down the address and what kind of *surface* is painted. Police will take pictures of it and remove it immediately. If you see gang activity happening call 911 or **Gang Hotline: 799-4114**. The number for all Police Non-emergencies is **799-3000**. If you would like to start a Neighborhood Watch group in your area and want more information, please contact Jill Van Langeveld:359-8513.

**Please note:** The newsletter "The Agenda" is mailed free to all residences in the Avenues every month. This correspondence is to conduct the business of the Greater Avenues Community Council. Please do not use the contact information of addressees for any other purpose. Please call GACC Chair Steve Mecham at 359-4165 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, corner of 9th Avenue and F Street. All are welcome. For more information visit [www.slc-avenues.org](http://www.slc-avenues.org).





**Greater Avenues Community Council**  
 c/o Salt Lake Association of Community Councils  
 P.O. Box 522038  
 Salt Lake City, UT 84152

NONPROFIT ORG.

U.S. POSTAGE

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Salt Lake City, UT  
 PERMIT No. 5919

**This month's meeting:**

**February 1st**

See Page 1 for agenda or visit [www.slc-avenues.org](http://www.slc-avenues.org).

 <p>Dine In or Take Out~        Fresh sandwiches, salads        and gourmet entrées.        Have a party at Cucina~        Rent Cucina for FREE for        private parties.  <i>Patio Dining, Delivery,        Full Service Catering</i></p> <p><b>CUCINA</b>  <small>A GOURMET DELI</small></p> <p>1026 2<sup>ND</sup> AVE • 322-3055 • WWW.CUCINADELI.COM</p>	<p><b>City Creek Internal Medicine 408-5151</b>        Nandita C. Gupta MD-<i>Internal Medicine</i>        Ann Jefferds MD-<i>Pulmonary Medicine</i>        Mary Mooers MD-<i>Infectious Diseases</i>  <b>324 10th Ave. #160 same day appts. available</b></p> <hr/> <p><b>CAPITOL HILL CONSTRUCTION</b>        DESIGN- BUILD  <b>243-0043</b>        Specializing in historic homes since 1995</p>	<p><b>The Downtown Malls</b>        Open For Business  <a href="http://www.thedowntownmalls.com">www.thedowntownmalls.com</a></p> <hr/> <p><b>ZCMI CENTER</b>   <small>M A L L</small></p>
<p><b>Eileen Johnston, D.D.S.</b>        Fellow, Academy of General Dentistry  <b>521-8188</b>        34 South 500 East</p>	<p><b>WILD ROSE SPORTS</b>        Ski &amp; Snowboard Tune-up        702 Third Avenue * 533-8671  <a href="http://www.WildRoseSports.com">www.WildRoseSports.com</a></p>	<p><b>Avenues Bakery and Bistro</b>        Artisan Baked Goods        Breakfast, lunch, dinner, &amp; Sunday brunch!        481 E. South Temple * 746-5626</p>
<p><b>Mike Evertsen</b>        Plumb &amp; Company Realtors  <i>Specializing in Avenues Real Estate</i>  <b>(801) 560-2138</b></p>	<p><b>Celebrate Carnivale of Venice!</b>  <b>Scrumptious Menu Specials</b>  <i>Now at Baci</i>        134 West Pierpont Avenue ~ 328-1500</p>	<p><b>Astro Electric Inc.</b>        All things electrical and voice/data.        Small business, big results and in the neighborhood  <b>Tom Bogus • 287 K Street • 558-3787</b></p>
<p><b>TWO CREEK COFFEE HOUSE</b>        Corner of 3<sup>rd</sup> Ave. and G St.        Great coffee, pastries and conversation        Open Mic. Wed. 7-10 p.m.,        Live noetrv 1st Thur.</p>	<p><b>Amerson Plumbing</b>  <b>680-3659</b>  <i>Your Avenues Plumber</i></p>	<p><b>9th Avenue Salon</b> (at K Street)        26 Years in the Avenues        Michael Adamson, Melissa Siguenza        and Larry Wanner * <b>531-6060</b></p>
<p>Contact Your State Legislators        Rep. Ralph Becker-<b>364-1656</b>        Sen. Scott McCoy-<b>359-2544</b></p>	<p><b>Grand Opening!</b>  <b>Sawadee Thai Restaurant</b>        754 E. South Temple        328-8424 <a href="http://www.sawadee1.com">www.sawadee1.com</a></p>	<p><b>TURID LIPMAN</b>        580-6061  <a href="http://www.TuridLipman.com">www.TuridLipman.com</a></p>
<p><b>MENS HEALTH CENTER</b>        We do physicals, we treat high blood        pressure/cholesterol and more.        Early hours, So. Temple Location, <b>521-2102</b></p>	<p><b>Irv Boyle</b>        ERA Legacy Realtors  <a href="http://www.irvboyle.com">www.irvboyle.com</a>  <b>(801) 718-1716</b></p>	<p><b>ALA CART -2 GO</b>        123 East 2nd South  <b>ESPRESSO-POOL-BRATS-BEER-FRIENDS</b>        BEFORE A SHOW, TO OPEN AN EYE        A BITE OF LUNCH-GIVE US A TRY!</p>
 <p><b>GREAT COFFEES</b>  <b>FRESH PASTRIES</b>  <b>SMILING FACES</b></p> <p>CORNER OF 1<sup>ST</sup> AVENUE AND E STREET</p>	<p><b>Alan Aoki DDS</b>        702 East South Temple Ste. 105</p> <p>Saturday Appointments Available</p> <p><b>HIGHER GROUND LANDSCAPING</b>        ALL PHASES OF LANDSCAPING        CLEANUP, HAULING, STONEMWORK        "WE WORK ALL YEAR-ROUND"  <b>CALL 801-631-2040</b></p>	<p><b>Eagle Gate Dental</b>  <b>Dr. James M. Wright</b>        7am appointments available        32 N. State Street  <b>359-2655</b></p>

Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC newsletter.



### Avenues Overlay for SR-1 Zoning Ordinance

Since July, 2005, the GACC Housing Compatibility Committee has been meeting at least twice a month. Recently the committee has been meeting every week. Committee members have studied the forces driving last summer's unfortunate abundance of out of scale and out of character tear downs and "remodels." We identified the SR-1 area, with its deep and narrow lots, and one of the most liberal zoning ordinances in the entire city as particularly vulnerable. Rapidly rising fuel costs and increasing commute times from distant areas of the Salt Lake Valley have led people accustomed to larger lots and larger homes to consider moving to the city. The Avenues historic character has also added to the area's popularity.

Housing committee members have reviewed zoning ordinances throughout the city, consulted the Avenues Master Plan, and met with City Council members, Planning Department officials, architects, realtors, contractors, and area residents. In addition, we have recently completed an inventory of every residential property in the SR-1 area. The inventory identified particularly vulnerable areas where surveyors from the City Division of Engineering will take exact measurements to confirm the estimates obtained from our inventory. Members of the Housing Committee have attended numerous City Council and Planning Commission meetings, and compiled a significant amount of information for the Housing Committee website. Finally, at each of the last nine Community Council meetings we have presented the results of our efforts and asked for input from the community. We have done all of this in an effort to draft a new set of fair and flexible zoning rules specific for our SR-1 area that will allow for a large range of diverse development patterns while providing a measure of predictability for everyone in the community.

In December, the Salt Lake City Council identified the SR-1 district in the Avenues as one of two particularly vulnerable areas in the city when they approved a temporary overlay for this district. The temporary ordinance was implemented to protect the SR-1 area while our Housing Committee developed appropriate measures to protect it permanently. At the same time, the City Council completed revising the base zoning ordinance for the entire city.

There has been some confusion between the overlay we are presently working on and the changes that took place throughout the city. The Avenues Overlay will address development unique to the neighborhood while still following the SR-1 Ordinance.

The City SR-1 Zoning Ordinance resulted in these changes: no inline side setback additions, front yard setbacks defined by the block face, and limits on dormers. Some measures, such as the reduction of allowable maximum lot coverage from 55% to 40% for all SR-1 and R-1-5000 districts, were instituted to make these areas more similar to rest of the city zoning which already had maximum lot coverage limits of 40-43%. Most importantly, the city adopted a tiered zoning process, the addition of which was specifically intended to address the type of diversity found in the SR-1 district.

### GACC Community Meeting

Wednesday, March 1, 2006 7:00 p.m.

Sweet Library, 9th Avenue and F Street

Agenda (times approximate)

**7:00 Welcome and Announcements**

- Steve Mecham, 2006 GACC Chair

**7:05 Reports**

- Police
- Committees
- City/County Council
- Legislature
- School Board
- Mayor's Office

**7:35 Town Hall Meeting**—Jaynie Brown, GACC Board Member, announces the SLC Meeting on Preventing Underage Drinking.

**7:40 Open Forum** (*Time permitting, limit 1 min. per person.*)

**7:45 2006 Avenues Street Fair** – Walter Jones, Avenues Street Fair Chair, will relay details of this year's first meeting on April 1st.

**7:50 Housing Compatibility Committee** – Shane Carlson, Speaker of the Committee, will present the master plan for an Avenues Infill Overlay in the SR-1 Zoning District. The Overlay will replace the Temporary SR-1 Zoning Ordinance. **A vote will take place March 1, 2006.**

**8:45 Adjournment**

The one item where the Housing Committee felt that additional restrictions are both appropriate and necessary is the size of accessory buildings. The ordinance presently in place throughout the city allows up to a 720 square foot garage for a single family residence. A 720 square foot garage can house up to four cars (36 feet by 20 feet). A large majority of the lots in the SR-1 district are less than 42 feet wide. Most of the SR-1 district was developed prior to the automobile being the center of so many people's lives. Many of the homes in our district started out with a carriage house that, if still standing, is adequate for just one car. In this day and age it is not reasonable to restrict a property owner to less than the 480 square feet required for a moderately sized two car garage (24 by 20 feet) but a three or four car garage would often unnecessarily and negatively impact the adjoining properties. The Committee is also considering an additional allowance for a second accessory structure with a footprint of 120 square feet and a height limit of 10 feet at the peak. The second accessory building could be used for storage, a workshop or perhaps an elaborate tool shed.

In conclusion, we agree with the City that no modifications to any of the permit processes are called for at this time. We also agree with the Planning Office, and our SR-1 inventory supports, that a counter permit height limit of 23 feet for primary buildings is required to ensure predictability in the most vulnerable SR-1 neighborhoods. The **Table on page 3** of this newsletter summarizes all of the changes sought by the proposed overlay. Please, visit our web-page at: [www.slc-avenues.org](http://www.slc-avenues.org) for the complete overlay text, inventories, maps and city links. At the **March 1<sup>st</sup>** Community Council meeting, the overlay will be described in detail and a vote will be taken to determine if the proposed overlay will be forwarded to the City for approval. – Shane Carlson, HC Committee Speaker



## Schools

### Brvant Intermediate School

Mar. 02 – Multi-cultural program, 7 pm  
 Mar. 07 – History Fair Parent Night, 6:30 pm  
 Mar. 09 – Short Day #9, school dismissed at 1:05 pm  
 Mar. 13 – No School!  
 Mar. 31 – Report card day!

### Ensign Elementary School

Mar. 13 – No school!

### The Madeleine Choir School

Applications for the 2006 2007 School Year are now available. Kindergarten is filling up fast – contact Jennifer Kern in the Admissions Office for more information at [jkern@madeleinechoirschool.org](mailto:jkern@madeleinechoirschool.org)

### Wasatch Elementary

Mar. 03 – FALL Kindergarten Registration, 10:30 am to 2:30 pm  
*Do you live within our boundaries? Will your child will be 5 years old on Sep. 1<sup>st</sup>? If so, please register your child now, to begin kindergarten this Fall. On March 3<sup>rd</sup>, you must bring your child's birth certificate and immunization record, to pick up your registration packet. Completed forms must be returned by March 17<sup>th</sup>.*  
 Mar. 13 – No School!  
 Mar. 17 – Town Meeting, 9 am – First Grade performs!  
 Mar. 25 – Annual Rummage Sale, 8 am – 3 pm  
 Mar. 30 – Science Night, 6:30 – 8 pm

## Cathedral of the Madeleine

331 South Temple – [saltlakecathedral.org](http://saltlakecathedral.org) – 328-8941

Founder's Day Concert – Mar. 19, 8:00 pm  
 Ludwig Van Beethoven *Messe in C-dur Op. 86*, Ludwig Van Beethoven *Fantasie für Klavier, Chor und Orchester c-moll Op. 80*

### First Presbyterian Church

12 N. C Street – [fpcsl.org](http://fpcsl.org) - 363-3889

Surviving the Culture Wars – Wednesdays, 7 – 8:30 pm, through April 25. Are you tired of the arguments between the “left and right” and looking for another perspective? Check out this weekly discussion group, facilitated by Pastor Jim Teall.

## Salt Lake Regional Medical Center

### Seniors Association

237 S. 10<sup>th</sup> East – 538-2084

Monday – Friday, open 8 am to 4 pm. Visit the seniors association for a wide variety of daily activities: from A to Z!  
 Lunch – Served daily at 11 a.m. \$2.00 donation. RSVP day before.  
 Health Screenings – first Wednesday of each month  
 Foot Clinic – by appointment only the 2nd Wednesday of each month.  
 Bingo – last Thursday every month  
 Donated Clothing – The Hospital is in need of gently used sweats and or exercise clothing. We also could use magazines for our waiting areas. If you have either, please bring your donation to the Volunteer office!  
 New members – If you are not a member of the Senior Association and would like more info please call Dottie Mitchell, 350-4991.

### Utah Museum of Fine Arts

410 Campus Center Drive – [www.umfa.utah.edu](http://www.umfa.utah.edu)

Frida Kahlo – through the lens of Nikolas Muray – runs through May. This exhibition comprises a suite of 21 photographic portraits taken of Frida Kahlo, dating from 1937 to 1941. Muray's images reflect his unique perspective on Kahlo – the artist, her life and the people significant to her. Objects from UMFA's pre-Columbian collection reflective of those found in the photographs of Kahlo are included in the exhibition to illustrate how her ancestry shaped her artistic identity. Adults \$4, Seniors \$2, Youth (ages 6-18) \$2, Children under 6 FREE!

## Avenues Community Meetings

### GACC Meeting

Wed., Mar 1, 7:00 pm, Sweet Library  
 Contact Steve Mecham: 359-4165, or email: [smecham@comcast.net](mailto:smecham@comcast.net)

### GACC Board Meeting

Wed., Mar 8, 7:30 – 9:00 pm, Sweet Library

### Mobile Watch Meeting

Wed., Mar 8, 7 pm, Sweet Library. Call Wayne Green: 521-7917

### Housing Compatibility Committee Meeting

Wed., Mar 15, 7:00 pm, Sweet Library  
 Mon., Mar 27, 7:00 pm, Sweet Library  
 Contact Lon Richardson: 364-4529

## Utah Museum of Natural History

[umnh.utah.edu](http://umnh.utah.edu)

Bats! & A Free Movie – Mar. 9, 6:30 pm, Main SLC Public Library, 210 East 4<sup>th</sup> South. Crazy bats—the result of a government experiment gone wrong—suddenly become intelligent, vicious, omnivorous, and attack people near Gallup, Texas. Bat specialists are brought in, but can they stop the bats before the military comes in and, in their ignorance, makes things worse? Utah bat rescuer and rehabilitator Heidi Harris will join us to discuss these misunderstood mammals of the night.

## Utah Heritage Foundation

[utahheritagefoundation.org](http://utahheritagefoundation.org)

Landscaping & Fences for your Historic House – Mar. 11, 9 – 11 am, Memorial House in Memory Grove Park, 485 No. Canyon Rd. (120 East). UHF members: \$8 per individual class. Non-members: \$10 per individual class. To register by phone, call (801) 533-0858 ext. 107.

## Ronald McDonald House

935 E. South Temple – 363-4663

Silent Auction Donations Needed! – The Ronald McDonald House annual silent/live auction fundraiser will be held April 22, at Little America Hotel. Donated items are currently being accepted for the auction. For details please contact Leslie Cunningham at 363-4663 or [leslie@rmhslc.org](mailto:leslie@rmhslc.org)

## Sweet Library

455 F Stree (9<sup>th</sup> Avenue) – 594-8651 – [slcpl.org](http://slcpl.org)

Share your Ideas! – Please email the library with your suggestions for programs you'd like to see the Sweet Library should offer. They are open to new ideas.

Dr. Suess' Birthday – Mar. 4, 10 – 11 a.m.

Book Baby – Wednesdays – 10 am, for children 2 years & under.

Storytime – Wednesdays, 10:30 am, for children 3-5 years.

Sweet Reads – Mar. 28, 2 p.m. – Staff-lead discussion of new book releases for adults & favorites reads.

## Primary Children's Medical Center

100 North Medical Drive (1800 East) – [primarychildrens.org](http://primarychildrens.org)

Surgical Services Open House – Mar. 4, 9:30 am to noon. The public is invited to attend. Don't miss your opportunity to see what happens on the other side of the Operating Room doors. Kids of all ages can perform a mock laparoscopy or a mock appendectomy, look through a microscope, learn about anesthesia, and more activities. For more information, call 588-3200.

## Clark Planetarium

110 S. 4<sup>th</sup> West – [clarkplanetarium.org](http://clarkplanetarium.org) – 456-7827

FREE Exhibits – Including: Earth Globe, Hubble Views, Eclipses, Foucault Pendulum, Observatory, Space Station, and Marscape.

**Please Note:** Newsletter information is due by the 10th day of the month prior to the next issue. Information will print on a space-available basis. Submit Calendar page items to Colleen Kelley Barnes at [GACCcalendar@hotmail.com](mailto:GACCcalendar@hotmail.com), or call 232-6162. Submit Page 3 Articles to Kat Kivett at [gaccnewsletter@hotmail.com](mailto:gaccnewsletter@hotmail.com). For ad rates and information, please contact John Sittner at 359-9787, or [jsittner@sittner.org](mailto:jsittner@sittner.org).

**Global Warming Resolution**

Global warming is the warming of the earth's environment caused by increased production in the atmosphere of "heat-absorbing", or green house gases, which is produced from the burning of carbon-based fuels such as coal, gasoline, and natural gas. Kevin Cummins has been appointed by the GACC to form a sub-committee to draft a resolution calling for state-wide action on global warming. This resolution, if adopted by Utah Leadership, will help call attention to a global problem, and will place Utah in the position of becoming a recognized leader in developing innovative solutions to global warming. Interested parties may contact him at 363-3622 or email Kevin at: [cummins.kevin@yahoo.com](mailto:cummins.kevin@yahoo.com)

**Another Kind of Problem House**

The GACC has been working diligently for 8 months with the City on extra-oversized houses in the area – a problem not unique to our neighborhood. Neighborhoods all over the country are facing the same problem and looking for solutions. However, with this strong focus we have been overlooking another housing problem often caused by absentee landlords.

There are **Problem Houses** scattered throughout our neighborhood. They may be vacant (weeds over 6 inches become a violation), have loud parties (noise ordinance from 9pm to 7am), too many animals (City ordinances allow for **two** dogs per household), or too many people living in a household (more than **three** unrelated adults living together is a violation and can result in parking violations). If you have a **Problem House** close to you, please call me. There are many different agencies in the City that can help solve these problems. You don't have to try to "just ignore it" or "just deal with it." Please call me and together we can make our neighborhood more **neighborly**. -Jill VanLangeveld 359- 8513; [JAVANL2@softcom.net](mailto:JAVANL2@softcom.net).

**Useful Contact Information**

**Utah State House Representative** Ralph Becker: [rbecker@bearwest.com](mailto:rbecker@bearwest.com), 364-1656.

**Utah State Senator** Scott McCoy: [smccoy@utahsenate.org](mailto:smccoy@utahsenate.org), 538-1406, or 359-2544 .

**Salt Lake City Council District III Rep.** Eric Jergensen: [eric.jergensen@slcgov.com](mailto:eric.jergensen@slcgov.com), 535-7600.

**Mayor's Office Liaison** Gwen Springmeyer: 535-6338, [gwen.springmeyer@slcgov.com](mailto:gwen.springmeyer@slcgov.com).

**Salt Lake County Council District 1 Rep.** Joe Hatch: [jhatch@slco.org](mailto:jhatch@slco.org), 468-2933.

**Salt Lake County Council At Large Rep.** Jenny Wilson: [jwilson@slco.org](mailto:jwilson@slco.org), 468-2934.

**Salt Lake County Council At Large Rep.** Jim Bradley: [jbradley@slco.org](mailto:jbradley@slco.org), 468-2939.

**School Board Representative** Doug Nelson: [doug@mdxperts.com](mailto:doug@mdxperts.com), 532-5457.

**Avenues CERT Coordinator** Carleton DeTar: [detar@physics.utah.edu](mailto:detar@physics.utah.edu), 521-8318.

**Community Action Team District 3 Detective:** Matthew Evans, SLCPD, 799-4643.

**Police Dispatcher – Non-Emergency only:** 799-3000.

**Memory Grove Park Clean Up Committee**

Phil Carroll, Chair of the Memory Grove Clean - Up Committee, announces the annual event will take place **May 13th**. Join the fun and reward in this family event that preserves the quality of Memory Grove Park. If you would like to be on the committee or volunteer please contact Phil at: 328-1050, or email: [altapac@aol.com](mailto:altapac@aol.com).

Summary of Proposed SR-1 Overlay	Citywide Ordinance as of 12/13/06	Temporary Ordinance in SR-1 District (exp. 7/06)	Proposed SR-1 Overlay
Primary Building - Maximum Height	28 feet at peak <sup>1</sup>	23 feet at peak <sup>1</sup>	23 feet at peak <sup>1</sup>
Primary Building - Flat Roofed Maximum Height	20 feet <sup>2</sup>	16 feet <sup>2</sup>	16 feet <sup>2</sup>
Primary Building - Maximum Exterior Wall Height	20 feet <sup>2</sup>	16 feet <sup>2</sup>	16 feet <sup>2</sup>
Yard Requirements - Front Setback	Block face average <sup>3</sup>	Block face average <sup>3</sup>	Block face average <sup>3</sup>
Yard Requirements - Corner Side Yard Setback	10 feet <sup>4</sup>	10 feet <sup>4</sup>	10 feet <sup>4</sup>
Accessory Buildings (e.g. garage) - maximum foot print	minimum 480 sf <sup>5</sup> maximum 720 sf	minimum 480 sf <sup>5</sup> maximum 720 sf	480 square feet
Accessory Building - maximum height	17 feet at peak <sup>6</sup>	17 feet at peak <sup>6</sup>	14 or 15 feet at peak <sup>6</sup>
Accessory Building - maximum wall height	none <sup>7</sup>	none <sup>7</sup>	9 or 10 feet <sup>6</sup>
Accessory Building - maximum flat-roofed height	none <sup>7</sup>	none <sup>7</sup>	9 or 10 feet <sup>6</sup>
One additional accessory structure - foot print	n/a	n/a	120 square feet <sup>6</sup>
One additional accessory structure - max height	n/a	n/a	10 feet at peak <sup>6</sup>

**Footnotes**

1. Or Average of block face
2. For each additional foot of side setback beyond the minimum add one foot of allowable exterior wall height
3. Provision to exclude properties with smallest and greatest setbacks from block face average if block face consists of three or more properties - added to proposed SR-1 Overlay
4. But no greater than established setback line (this provision removed in proposed SR-1 overlay)
5. Up to 50% of primary building foot print; but not smaller than 480 square feet, maximum for single family home - 720 square feet, maximum for dual family home - 1000 square feet.
6. Still being reviewed at time of this publication
7. Wall and flat roof height was determined by limits on pitched roof height

**Please note:** The newsletter "The Agenda" is mailed free to all residences in the Avenues every month. This correspondence is to conduct the business of the Greater Avenues Community Council. Please do not use the contact information of addressees for any other purpose. Please call GACC Chair Steve Mecham at 359-4165 with any community questions. The GACC Executive Board meets on the second Wednesday of each month, 7:30 p.m. at the Sweet Library, corner of 9th Avenue and F Street. All are welcome. For more information visit [www.slc-avenues.org](http://www.slc-avenues.org).



**Greater Avenues Community Council**  
 c/o Salt Lake Association of Community Councils  
 P.O. Box 522038  
 Salt Lake City, UT 84152

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**This month's meeting:  
 March 1st**

See Page 1 for agenda or visit [www.slc-avenues.org](http://www.slc-avenues.org).

 <p>Dine In or Take Out~        Fresh sandwiches, salads and gourmet entrées.        Have a party at Cucina~        Rent Cucina for FREE for private parties.  <i>Patio Dining, Delivery, Full Service Catering</i></p> <p><b>CUCINA</b>  <small>A GOURMET DELI</small></p> <p>1026 2<sup>ND</sup> AVE • 322-3055 • WWW.CUCINADELI.COM</p>	<p>Contact Your State Legislators        Rep. Ralph Becker—<b>364-1656</b>        Sen. Scott McCoy—<b>359-2544</b></p>	<p>The Downtown Malls        Open For Business  <a href="http://www.thedowntownmalls.com">www.thedowntownmalls.com</a></p> <p><b>ZCMI<sup>®</sup> CENTER</b>  <b>CROSSROADS PLAZA</b>  <small>M A L L</small></p>
<p><b>WILD ROSE SPORTS</b>        Ski &amp; Snowboard Tune-up        702 Third Avenue * 533-8671  <a href="http://www.WildRoseSports.com">www.WildRoseSports.com</a></p>	<p><b>TWO CREEK COFFEE HOUSE</b>        Corner of 3<sup>rd</sup> Ave. and G St.        Great coffee, pastries and conversation  <i>Open Mic. Wed. 7-10 p.m, Live poetry 1st Thur.</i></p>	<p><b>Avenues Bakery and Bistro</b>        Artisan Baked Goods        Breakfast, lunch, dinner, &amp; Sunday brunch!        481 E. South Temple * 746-5626</p>
<p><b>Mike Evertsen</b>        Plumb &amp; Company Realtors</p>	<p>Celebrate. Motivate. Cheer. Applaud.        ~Acknowledge your clients &amp; employees~  <b>Gastronomy Gift Cards</b>  <b>322-2020</b></p>	<p><b>Astro Electric Inc.</b>        All things electrical and voice/data.        Small business, big results and in the neighborhood  <b>Tom Bogus • 287 K Street • 558-3787</b></p>
<p>Grand Opening!  <b>Sawadee Thai Restaurant</b>        754 E. South Temple        328-8424 <a href="http://www.sawadee1.com">www.sawadee1.com</a></p> 	<p><b>ALA CART -2 GO</b>        123 East 2nd South  <b>ESPRESSO-POOL-BRATS-BEER-FRIENDS</b>        BEFORE A SHOW, TO OPEN AN EYE        A BITE OF LUNCH-GIVE US A TRY!</p>	<p><b>Eileen Johnston, D.D.S.</b>        Fellow, Academy of General Dentistry  <b>521-8188</b>        34 South 500 East</p>
<p><b>Irv Boyle</b>        ERA Legacy Realtors  <a href="http://www.irvboyle.com">www.irvboyle.com</a>        (801) 718-1716</p>	<p><b>City Creek Internal Medicine 408-5151</b>        Nandita C. Gupta MD-Internal Medicine        Ann Jefferds MD-Pulmonary Medicine        Mary Mooers MD-Infectious Diseases  <b>324 10th Ave. #160 same day appts. available</b></p>	<p><b>TURID LIPMAN</b>        580-6061  <a href="http://www.TuridLipman.com">www.TuridLipman.com</a></p>
<p><b>MENS HEALTH CENTER</b>        We do physicals, we treat high blood pressure/cholesterol and more.        Early hours, So. Temple Location, <b>521-2102</b></p>	<p><b>9th Avenue Salon</b> (at K Street)        26 Years in the Avenues        Michael Adamson, Melissa Siguenza and Larry Wanner * <b>531-6060</b></p>	<p><b>Amerson Plumbing</b>  <b>680-3659</b>  <i>Your Avenues Plumber</i></p>
 <p><b>GREAT COFFEES</b>  <b>FRESH PASTRIES</b>  <b>SMILING FACES</b></p> <p>CORNER OF 1<sup>ST</sup> AVENUE AND E STREET</p>	<p><b>Alan Aoki DDS</b>        702 East South Temple Ste. 105        Saturday Appointments Available</p> <p><b>HIGHER GROUND LANDSCAPING</b>        ALL PHASES OF LANDSCAPING        CLEANUP, HAULING, STONEMWORK        "WE WORK ALL YEAR-ROUND"  <b>CALL 801-631-2040</b></p>	<p><b>Eagle Gate Dental</b>  <b>Dr. James M. Wright</b>        7am appointments available        32 N. State Street  <b>359-2655</b></p>

Our grateful thanks to LDS Hospital for their contributions toward the printing of the GACC newsletter.

## Appendix:

### C. City Council presentation – 12/1/2005

# City Council Fact Finding Hearing

## December 1, 2005

### Introduction

Thanks for allowing me to speak – Shane Carlson

I'm here to represent the Avenues

I am a GACC board member and more importantly,

I am a regular participant on the Avenues Housing Compatibility Committee.

We've been meeting for several months on a weekly and bi-weekly basis

We have a core group of about 12 people who attend regularly.

The Housing Committee consists of

- residents who have been affected by controversial projects
- committed community members
- interested Community Council Board members
- at least one real estate agent
- a prominent local architect
- and residents who want to ensure the protection of their property rights
- Many of us have recently completed, are in the middle of, or plan to soon undertake additions and renovations of our own.

We strongly support the proposed zoning ordinance

As you already know, our neighborhoods have been severely impacted by at least ten controversial projects started just this past summer.

We cannot bear another building season like the one we just endured.

### Why do we support the city's proposed ordinance?

We were asked to talk specifically about the proposed ordinance.

There are two key elements to the proposed ordinance;

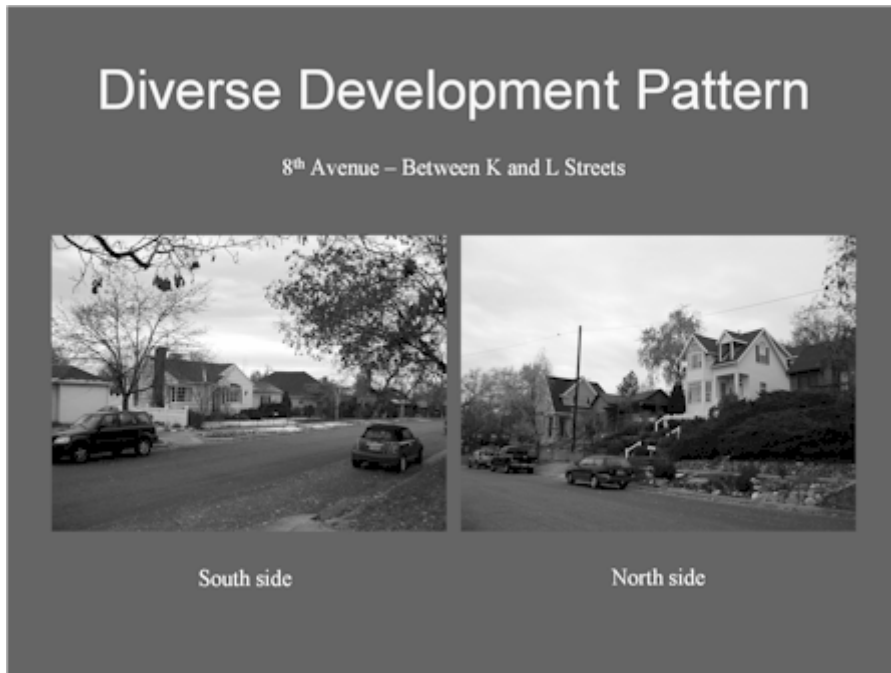
- The tiered structure of the ordinance
- The specific dimensional limits that move a person from a counter permit to a routine and uncontested exception, an Administrative Public Hearing and then to a BOA hearing.

Keep in mind that if the dimensional limits are set at too high a level the inherent properties of the Tiered Structure are rendered useless.

In discussing what we see as the goal of a tiered approach to zoning it may be useful to review the process the Housing Committee went through in our attempts to address this issue in our diverse neighborhood.



As members of the Housing Committee, we met regularly to try and craft a zoning ordinance that would protect the character of our area, respect all property owners and their investment in the community and allow for the predictable and responsible growth needed in our area.



We met numerous times this past summer trying to come up with a plan to address the divergent development patterns that exist side by side in our neighborhoods; patterns which often differed significantly from one side of the street to the other.

Our initial efforts were simply to arrive at a new set of dimensional building standards that would accurately reflect the developmental patterns found within each zoning district. After hours of discussion and several occasionally contentious meetings, this goal began to feel as though it were an impossible task.

It was at this point that we decided to explore other ways of achieving our objective.

Out of those efforts came our Three Tiered Proposal.

The three tiered approach to Avenues zoning is intended to encourage responsible growth and expansion while minimizing the impact of that expansion on the neighboring properties and the character of the area

#### Tier One Goal

The goal of the first tier is to encourage home owners interested in making exterior modifications to their houses and outbuildings to minimize the impact of those modifications on the neighboring properties and the character of the community. The first tier is also intended to

provide a quick and efficient way for the permit office to approve what is hoped would be a majority of permit applications.

#### Tier One Mechanism

Tier one would define a relatively restrictive list of limits regarding building height, front, side and back setbacks, building volume, lot coverage, etc. Proposed projects that remain within these limits would be eligible for a “counter permit,” simply by showing that the modified buildings would remain within the tier one limits.

#### Tier Two Goal

Tier Two provides a mechanism to gain approval for those projects that would exceed the strict limits of tier one but that would remain consistent with the structures already in existence on the street.

#### Tier Two Mechanism

Tier two would require property owners to collect a clearly defined set of measurements from surrounding properties to show that the project they are proposing does not differ significantly from the structures already in existence.

#### Tier Three Goal

Tier three would provide a thorough review of those projects that are likely to significantly impact neighboring properties and potentially change the character of the community.

#### Tier Three Mechanism

By definition, tier three projects exceed the height, volume, setbacks, etc. of the surrounding buildings and community. Because of their potential to significantly impact neighboring properties and permanently change the character of the community, approval of tier three projects would be granted only after thorough review of all specifications and a complete hearing of the community members’ comments and concerns.

The Housing Committee didn’t get past the point of drawing up our draft of the Three Tier principles when the city proposed its’ “Tiered” Zoning Ordinance.

Before I talk about the specific measures and restrictions of the proposed ordinance, I want to address what we feel are the essential elements and strengths of this tiered approach.

**First, we never intended the dimensional restrictions associated with counter permits to be absolute limits.**

As stated earlier, we wanted a mechanism that would allow applicants proposing smaller projects with little potential to negatively impact the community to get their permits quickly and easily. We feel that the counter permit process in the proposed ordinance accomplishes this goal.



A lot has been said about predictability.

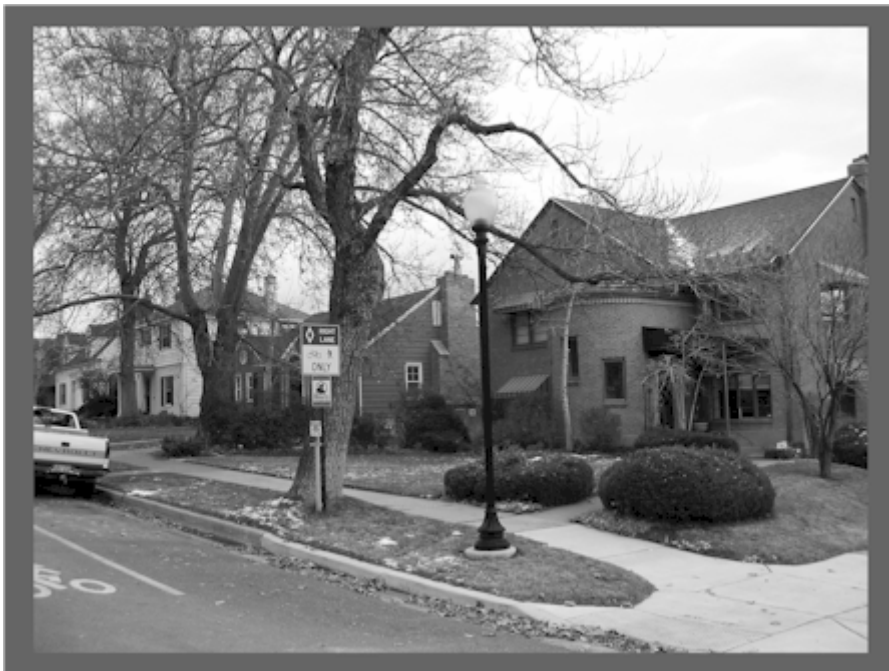
I have heard comments that requiring a permit applicant to demonstrate that their project is consistent with the development pattern on a block face removes the element of predictability from the building process.



I would counter that allowing inappropriate development has a much greater and longer lasting impact on the ability of the surrounding home owners to anticipate and have a role in the future of their community.



Projects that exceed the proposed counter permit restrictions have the potential to irreversibly modify the character of an area.



However, we also realize that many projects exceeding these restrictions will not be out of character.

Requiring applicants whose projects exceed the counter permit restrictions to take a close look at how their plans would impact an area is essential.

I have also heard the comment that nothing should be implemented until thorough large scale surveys can be conducted in each distinct neighborhood.

We feel that there are several problems with this approach:

- A comprehensive survey of an eclectic area (such as the SR-1 district) will produce a set of numbers that describes the average dimensions of an entire area well while failing to accurately describe a single street, let alone a given street.
- Large scale, chronologically fixed surveys are only capable of describing an area at the time of the survey. These averages start their slide towards obsolescence the moment the first tear down or addition is completed. A survey done just prior to a project reflects the development pattern at the time of the proposed project.
- Large scale surveys are time consuming and expensive – Many of the block faces within a given area will not experience any developmental pressure while other areas will experience significant pressure. The modest expense of a small scale survey addressing just those measurements of interest is not an unreasonable obligation when the typical second story addition will cost between \$100,000 and \$200,000.

The members of the Housing Committee feel very strongly that requiring the applicant whose project exceeds the dimensional restrictions for a counter permit to show that their project is appropriate places the burden of proof exactly where it belongs.

Neighboring property owners have no say over the proposed design nor do they get to choose when a given project is to commence. Many residents lack the expertise and the financial resources to initiate an investigation into whether or not a given project will detract from or enhance the neighborhood. Conversely, the project applicant has either undertaken the responsibility of designing an appropriate project or they have hired someone with the experience to do so. The balance is already tipped in favor of the permit applicant.

And while a permit applicant may have invested a significant amount of time in a community, it is just as likely that the surrounding neighbors have a significantly greater collective commitment to the community and many of them may have moved to or stayed in the community because they liked it just the way it is. It is exactly this situation in which it must be the applicant's responsibility to demonstrate that a proposed project is both sensitive to, and respectful of, the surrounding community.

In order to be effective, a permit applicant's responsibility to demonstrate that their project is appropriate must be combined with counter permit limits that are meaningful. Raising the dimensional limits for a counter permit above what would be appropriate in many areas of the city effectively eliminates consideration of the community within which a project will reside.



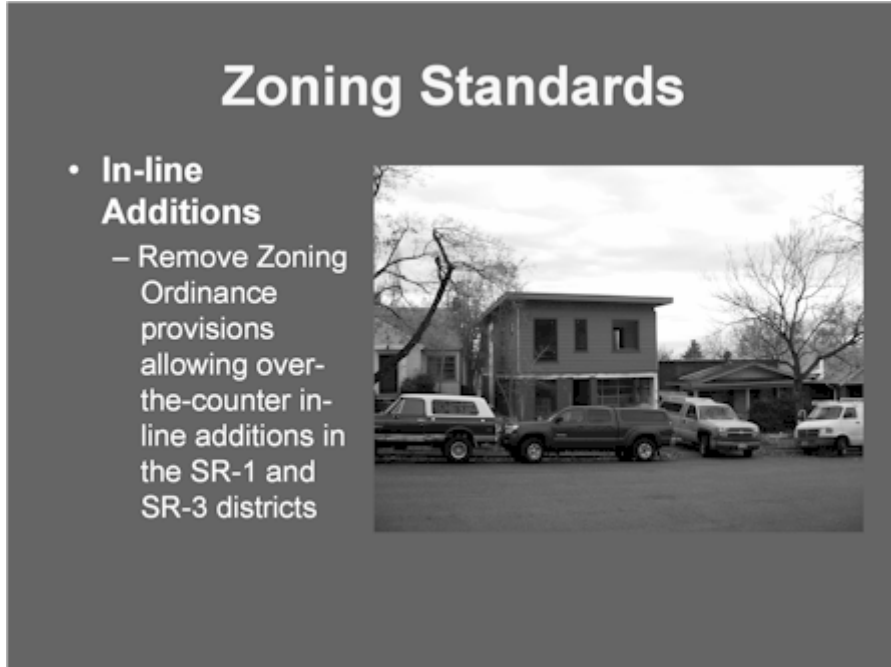
Finally, the success or failure of the proposed zoning ordinance depends upon the ability of the zoning and permits office to manage those applications requiring an Administrative Public Hearing in an expedient and even handed manner. However, enforcement of the proposed ordinance and the balanced consideration of all parties must not be sacrificed in a rush to move an application through the process. There will be no suitable substitute for adequate personnel and training to administer this ordinance.

## Comments concerning specific elements of the proposed ordinance

Before commenting on the specific elements of the proposed ordinance, I would like to emphasize that the dimensional figures (such as Building height) are not an absolute! They are restrictions on what an applicant can be granted an over the counter permit to build.

### In-line Additions

**Counter permits for in-line additions will no longer be granted in SR-1 and SR-3 districts.**



Allowing in-line additions has caused more damage in our area than any other single rule.

### Front and Corner Side Yard Setback

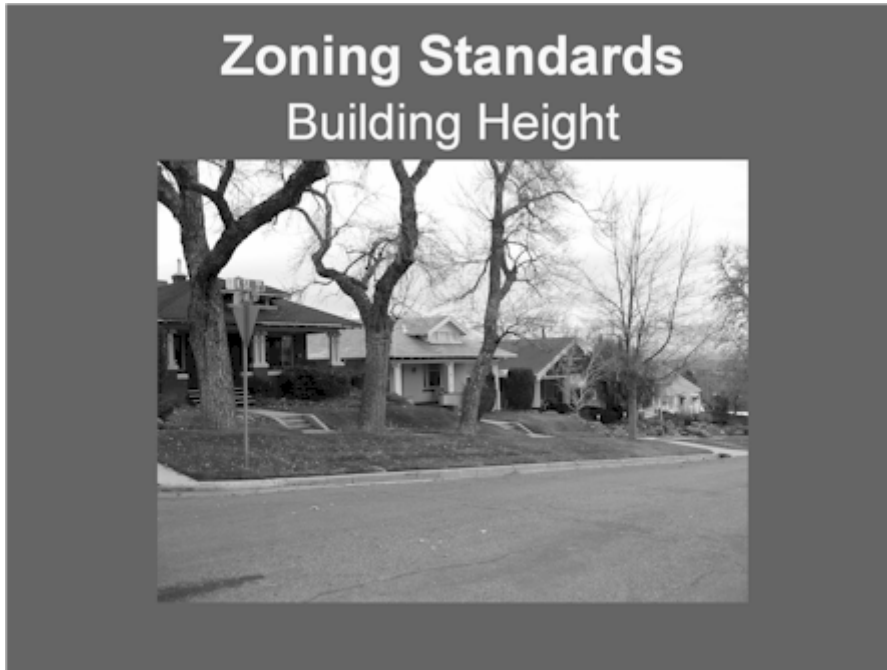
**Minimum front yard setbacks - average of buildings on the block face.**

(R-1-5000, SR-1, and SR-3 corner side yard remains at 10'. Existing minimum front setback established by existing subdivision plats would be respected).

This is another rule that we feel very strongly about. We would be opposed to any attempt to modify this such as only including the 50% of the properties with the shortest setbacks on a block face. While we do appreciate that one home with an excessively large setback could negatively impact a proposed project, we also feel that one home with an exceptionally short set back could negatively impact an entire community. We do feel that in these cases it should be left to the discretion of the APH officer to grant the exclusion of an exceptional home from the calculation of the average.

### Primary Building Height (R-1, R-2, and SR Districts)

**Counter permits for maximum building height of 23 feet at the crest  
Counter permits for maximum exterior wall height of 18 feet.**

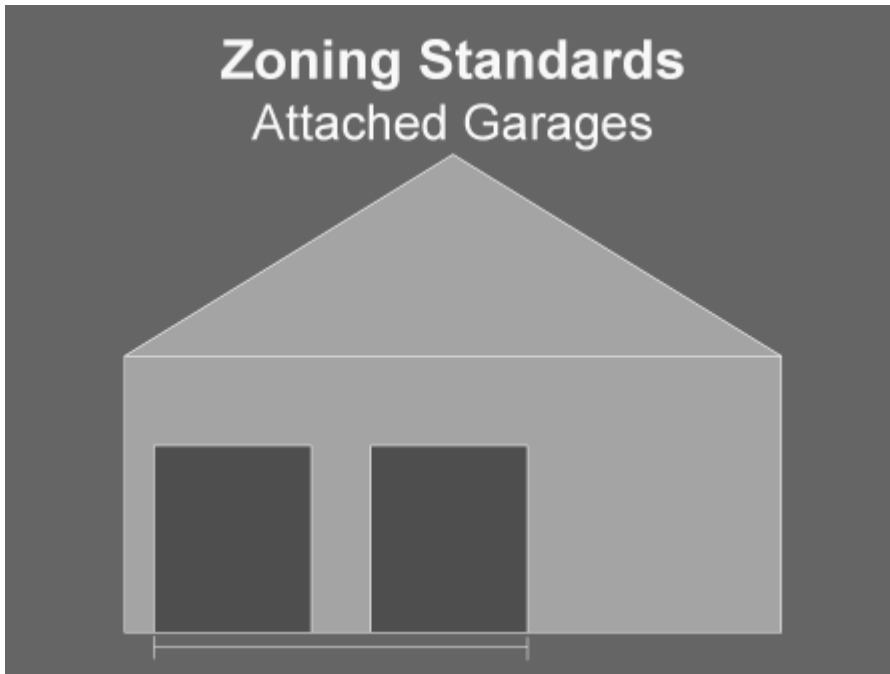


**Keeping in mind that the building height restrictions have only been proposed for a subset of the zoning districts, we feel strongly that the limit set for height in applying for a counter permit must be meaningful. We are an eclectic community and there are places where buildings taller than 23 feet would be appropriate. However, we also have numerous block faces where every house is one story above grade and the average height is closer to 16 feet. On a street such as this, even a 23 foot tall house will significantly alter the character of the street. Twenty-three feet would allow for 1 ½ stories on almost all block faces. We feel this is a reasonable counter permit restriction.**

**We would strongly encourage the council to refrain from adjusting the height limit for a counter permit at this time. The impact of this ordinance will be highly dependant upon the performance of the zoning and permits office. We would encourage the City Council to heed the advice of the Planning Commission and reconsider the impact of this rule after 12 months.**

#### Attached Garages

**Counter permits for garages behind or in-line with front of principle building. Width of attached garage not to exceed 50% of front façade of house.**



We would make one recommendation. It was suggested at the planning commission hearing that only the area of the garage doors be considered in calculating the 50% limit. If this were to change, we would recommend that when a project has two or more separate garage doors, the area of a garage be calculated from the outer edges of the two outermost doors.

#### Accessory Building Location

**Counter permits for accessory buildings located at least 20 feet from principle buildings on adjoining lots. Accessory buildings must be one to five feet from the rear property line.**

We support this ordinance with the Planning Commission recommendation that the developmental pattern of a block face be grounds for a routine and uncontested exception.

#### Maximum Height of Accessory Buildings

**Counter permits for accessory buildings that:**

- a) Do not exceed 15 feet from the established grade to the peak;**
- b) Have a maximum wall height of ten feet from the top plate to the established grade.**

## Zoning Standards Accessory Building Max. Height & Footprint



We strongly support this proposed change. We would strongly oppose any attempt to modify the 15 foot limit, especially in favor of a measure using roof mid-point due to many recent cases of abuse.

### Maximum Footprint of Accessory Buildings

**Counter permits for accessory buildings that do not exceed 50% of the footprint of the principle building to 720 sq. ft. (up to 1000 sq. ft. for two-family; 480 sq. ft. garage allowed).**

We strongly support the proposed change. Increasingly long commutes into Salt Lake City from the surrounding communities accompanied by rising fuel costs have resulted in rapidly escalating land values. The steep rise in housing costs has attracted some new residents to the area who are more interested in maximizing their building space than responsible development. Almost half of the most controversial projects started this past summer were garages. It is one thing to feel impinged upon by a principle structure. It is quite galling to have the impact of a garage exaggerated because the owner wanted more storage space. This is also the case regarding accessory building wall and roof height limits.

### Maximum Lot Size

**Counter permit when a new lot does not exceed 150% of the minimum required lot size in each zoning area (SR-3 limit would be 200%).**



## Zoning Standards Maximum Lot Size



You just have to go see 14<sup>th</sup> and H Street.

### Maximum Lot Coverage

**Counter permits for SR-1 and R-1-5000 projects with max. lot coverage of 40% (reduced from existing 55%). R-2 max. coverage reduced from 45% to 40%.**



This is absolutely essential.

### Fines for Building Permit Violations

**Building permit fine of 10% of the value of the proposed project or \$1000, which ever is greater.**

Many members of the Housing Committee would like to see these fines made even stronger. More importantly, we feel that in order to have any meaning, they need to be imposed when appropriate.

### Definition of Demolition/Teardown

**Complete demolition - any act or process that destroys or removes 75% or more of the exterior walls and/or total floor area of a structure, improvement or object.**

Many members of the Housing Committee would like to see this made more restrictive. Very little is left of a house when three out of four walls have been removed. There is no requirement that the remaining wall be the front wall. Keeping only a rear or a side wall has served as cover for a complete scrape and new construction in the past.

### Conclusion

We need zoning ordinances that we can live with as a community, not just as permit applicants or realtors and architects who leave once a project is completed. Many aspects of the proposed ordinance will encourage permit applicants to interact with their community. It will also provide them with the opportunity to do what any responsible community member would want to do, step back and take the time to look at the environment in which their proposed project will reside for decades to come.

Additions that negatively impact neighboring properties destabilize communities. Neighbors who have been impacted but who don't want to do the same thing to their neighbors often leave. Neighbors who don't care move into replace the ones who did and left.

Who will move in north and east of the Calls?

Projects done sensitively beget sensitive projects.

I have heard several project owners complain (very insincerely) that they would have loved to have accommodated the neighbors but they are just too far long in the process (often after having gone to great lengths to conceal the true nature of their project). This new proposal and the responsibility it places upon the applicant ensures that this will no longer be the case whether inadvertently or as a lame excuse.

This proposed ordinance is an attempt to move away from the often heard adage, it is easier to beg forgiveness than to ask for permission. Infringed upon neighbors often don't get over the anger, frustration, and the distance caused by an ever present, ever looming project.

Unfortunately there are times when applicants don't ask because they really don't want to know about a problem until they can claim that it is too late to modify their plans. When this happens, they are saying that they care more about their selfish wants than their community.

Many of the questions that applicants will be asked to answer under the proposed ordinance will have significant impact on community:

- Does my proposed project have the potential to negatively impact my neighbors or the character of the community? Tier One – Counter Permit
- Is the project that I am proposing consistent with other projects already completed in the community? Tier Two – Administrative Public Hearing
- Does my project, because of the scale or location, have the potential to single-handedly and irreversibly damage the character of a community? Tier Three - BOA.

I have heard the argument that large projects increase everyone's property values. Well executed, sensitive, and appropriate maintenance, restoration, additions or remodels increase property values. The economic impact of larger houses for the sake of larger houses is a subject of much debate. What is not debatable is that the benefit of increased property values is negligible until a property owner is ready to sever ties with the community. A community is so much more than a sterile collection of investments. It is relationships with neighbors, it is the security of those relationships, it is having a place where every single person has value and it should be a place where what impacts one person, is of importance to everyone.

“The Avenues is a community that knows what it is.”

Many communities share this same sense of place.

Please help us protect what we have come to value so dearly. Pass the proposed city ordinance as it is written!

## Appendix:

- D. Inventory Maps
  - a. Primary building height (number of stories)
  - b. Flat-roofed buildings
  - c. Attached garages
  - d. Coding sheet

See Accompanying Adobe Document for  
Inventory Maps.

Original Size of Inventory Maps is 11X 17  
inches.



## Avenues Housing Inventory Codes

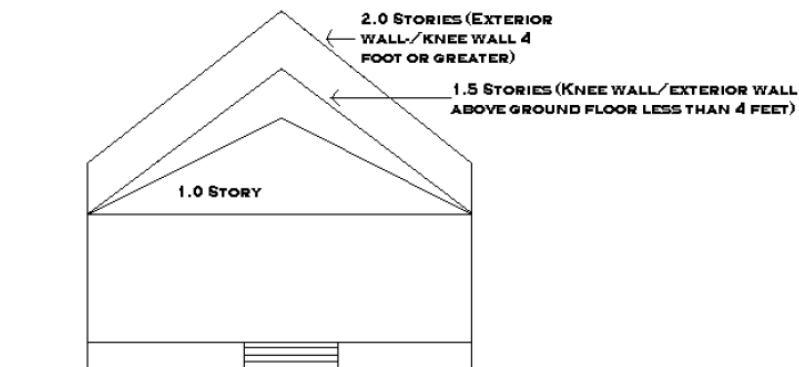
(If you have a digital camera, take it with you for those buildings you might have difficulty categorizing)

Thanks!

### Building Height (diagrams to show ratios of typical knee wall to ground floor)

Primary buildings are rated as they appear from the street. For buildings on hills where the back of the building is not visible from the street append an “S” to the height code to identify the slope (e.g. “1.5-S” = 1.5 story building with possible walk out basement – these buildings are typically located on the south side of the street between 6<sup>th</sup> and 14<sup>th</sup> Avenues).

- 1.0 (Do not and could not live within the roof)
- 1.5 (Could build within roof, 2<sup>nd</sup> story knee walls less than 4 feet)
- 2.0 (Two stories or 2<sup>nd</sup> story knee walls taller than 4 feet)
- ? (Can not classify)
- S (on slope – possible walkout basement)



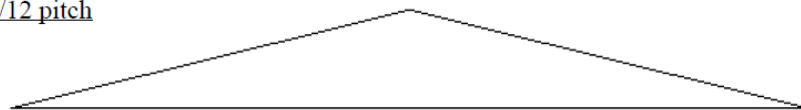
### Front Façade Attached Garage

G = single attached

GG = double attached (one double door or two or more single doors)

### Flat Roof – Less than 3/12 pitch

F = flat roofed



### Non-Single Family/Duplex Codes (do not classify size, garage or roof pitch)

M = Multifamily (3 or more housekeeping units)

C = Commercial

V = Vacant

## Appendix:

### E. HCC Web-site

## Avenues Housing Compatibility Committee

### Introduction

Thank you for visiting the Avenues Housing Compatibility Committee (HCC) web-page. The Salt Lake City Council recently adopted new residential zoning regulations for the entire city (400-25-05). Since it was generally accepted that the new ordinance did not adequately protect some neighborhoods, temporary measures were enacted by the City Council to provide additional protection to the SR-1 district (Single family Residential) of the Avenues and the R-1-5000 Wasatch Hollow area in Sugarhouse for a period of six months.

The City Council's expectation was that these neighborhoods would use the six month period to create an "overlay" zone to replace the temporary measures when they expire. According to 'A Collection of Terms: Commonly heard in Local Government and in Land Use Planning' provided by the Utah Local Governments Trust at their planning workshops, an overlay zone is a "set of zoning requirements that are in addition to those of the underlying district.

Developments within the overlay zone must conform to the requirements of both zones, or the more restrictive of the two. It usually is employed to deal with special physical characteristics such as flood plains, historical areas, soils, or hillsides."

Zoning overlay districts are an established and accepted method of fine-tuning zoning regulations to specific areas. Many areas of the city have zoning overlays that take precedence over the city's general regulations.

The Housing Compatibility Committee (HCC) was working on such an overlay for the SR-1 district of the Avenues when the recently adopted city-wide ordinance was proposed. The HCC overlay work was suspended in order to assess how the city ordinance would affect the Avenues.

Now that the ordinance is complete the HCC has resumed work on an overlay for the SR-1 district of the Avenues. This webpage has been created to provide information to the community about this process, and to increase input from community members. HCC meeting schedules and contact information are provided as well as other documents and information.

For the HCC,

Shane Carlson  
Jim Jenkin

### Housing Compatibility Committee Meeting Schedule

<i>Date/Day</i>	<i>Time</i>	<i>Location</i>		
12/28/05	7:00 PM	Sweet Library		Minutes
1/9/06 (Monday)	7:30 PM	Sweet Library	Agenda	Minutes
1/18/06 (Wednesday)	7:00 PM	Memorial House*	Agenda	Minutes
1/30/06 (Monday)	7:00 PM	Sweet Library	Agenda	Minutes
2/1/06 (Wednesday)	7:00 PM	Monthly GACC Meeting-HCC Presentation		
2/6/06 (Monday)	7:00 PM	Sweet Library	Agenda	Minutes
2/8/06 (Wednesday)		CHANGED TO 2/6-ABOVE		
2/13/06 (Monday)	6:30 PM	Sweet Library	New! Agenda	New! Minutes
2/22/06 (Wednesday)	7:00 PM	Sweet Library	New! Agenda	New! Minutes
2/27/06 (Monday)	7:00 PM	Sweet Library	New! Agenda	New! Minutes
3/1/06 (Wednesday)	7:00 PM	Monthly GACC Meeting - VOTE on Overlay Proposal <u>Overlay Summary Document</u> <u>Overlay Document Text</u>		
3/13/06 (Wednesday)	7:00 PM	Sweet Library	Agenda	Minutes
3/15/06 (Monday)	7:00 PM	CHANGED TO 3/13-ABOVE	Agenda	Minutes

\*(Located inside Memory Grove. Drive up Canyon Road to the entrance gate of Memory Grove Park. Stop at gate, gate will open, proceed)

#### HCC Information, Documents, and Zoning Maps

#### Contact Info

Housing committee contact information:

Questions can be sent to [AvenuesHCC@Comcast.net](mailto:AvenuesHCC@Comcast.net) or you can call Shane at 596-3939. To be added to the HCC email list, send a message to [AvenuesHCC@Comcast.net](mailto:AvenuesHCC@Comcast.net) requesting to be added to or removed from the email list.

Return to Housing main page

<b>Maps</b>	
See <b>HCC Final Overlay Documents</b> below for maps to be submitted with the Overlay request.	
<b>Doc ID</b>	<b>Description</b>
001	<b>Avenues SR-1 Zoning Map (127 kb gif )</b>
002	<b>Avenues All Zones Map (853 kb pdf from the SLC Planning website). Updated Jan 2006.</b>
003	<b>Updated SR-1 Zoning Map (756 kb pdf)</b> including Avenues and Capitol Hill

<b>Salt Lake City Planning Documents</b>	
<b>Doc ID</b>	<b>Description</b>
100	<b>Newly Adopted City-Wide Infill Ordinance (1209 kb pdf)</b> Text of new infill document. Includes only those sections of code that were modified, added, or deleted. <b>See Doc 103 for final version of document.</b>
102	<b>Temporary Infill Restrictions for SR-1 and Wasatch Hollow Areas (179 kb pdf)</b> These temporary restrictions will expire in July 2006. They apply to the SR-1 area north of South Temple and east of I-15 and the R-1/5000 and R-1/7000 districts of Wasatch Hollow (the area from 1300 East to 1900 East and 1300 South to 1900 South). <b>See Doc 104 for final version of document.</b>
103	<b>Newly Adopted City-Wide Infill Ordinance (1350 kb pdf). Final document signed by the Mayor.</b>
104	<b>Temporary Infill Restrictions for SR-1 and Wasatch Hollow Areas (223 kb pdf). Final document signed by the Mayor.</b>
105	<b>Letter to GACC from the Planning Department (95 kb pdf)</b> -Outlines the requirements for an overlay.
106	<b>Avenues Master Plan (10278 kb pdf from the SLC Planning website), adopted July 1987.</b>

<b>HCC Working Documents</b>	
<b>Doc ID</b>	<b>Description</b>
200	<b>HCC time line for an Overlay permit (36 kb pdf)</b> Time line for completing an overlay before the current temporary ordinance expires.
201	<b>Current Temporary Ordinances for the Avenues SR-1 zone (131 kb pdf)</b>

<b>HCC Final Overlay Documents</b>	
<b>Doc ID</b>	<b>Description</b>
400	<b>Letter to Joel Patterson requesting Planning Department surveys of example properties (24 kb pdf)</b> -- Document 401 is a map of the requested properties and 402 is a table with the exact addresses.
401	<b>Map of Planning Department Survey Request Properties (529 kb pdf)</b>
402	<b>Chart With Addresses of Planning Department Survey Properties (56 kb pdf)</b>
403	<b>Avenues SR-1 Inventory Criteria/Codes used on Maps (62 kb pdf)</b>
404	<b>Avenues SR-1 Inventory by building height (2091 kb pdf)</b>
405	<b>Avenues SR-1 Inventory of Flat Roofs ( 1056 kb pdf)</b>
406	<b>Avenues SR-1 Inventory of garages attached to front facade (1080 kb pdf)</b>



<b>NEW!</b> 407	<b>Avenues SR-1 Overlay Summary--as of 2/23/06 (60 kb pdf)</b>
<b>NEW!</b> 408	<b>Avenues SR-1 Overlay Counter Permit Dimensional Restrictions (141 kb pdf)</b>

<b>Infill Scenarios</b>	
<b>Doc ID</b>	<b>Description</b>
500	<b>Lot Coverage</b>
501	<b>Side Setback</b>
502	<b>Accessory Buildings</b>

<b>News articles and links</b>	
<b>Doc ID</b>	<b>Description</b>
600	<b>Salt Lake City Historic Landmarks Commission</b>
601	<b>Utah Heritage Foundation</b>
602	<b>Salt Lake City Planning and Zoning</b>
603	<b>Salt Lake City Planning Commission</b>

## Appendix:

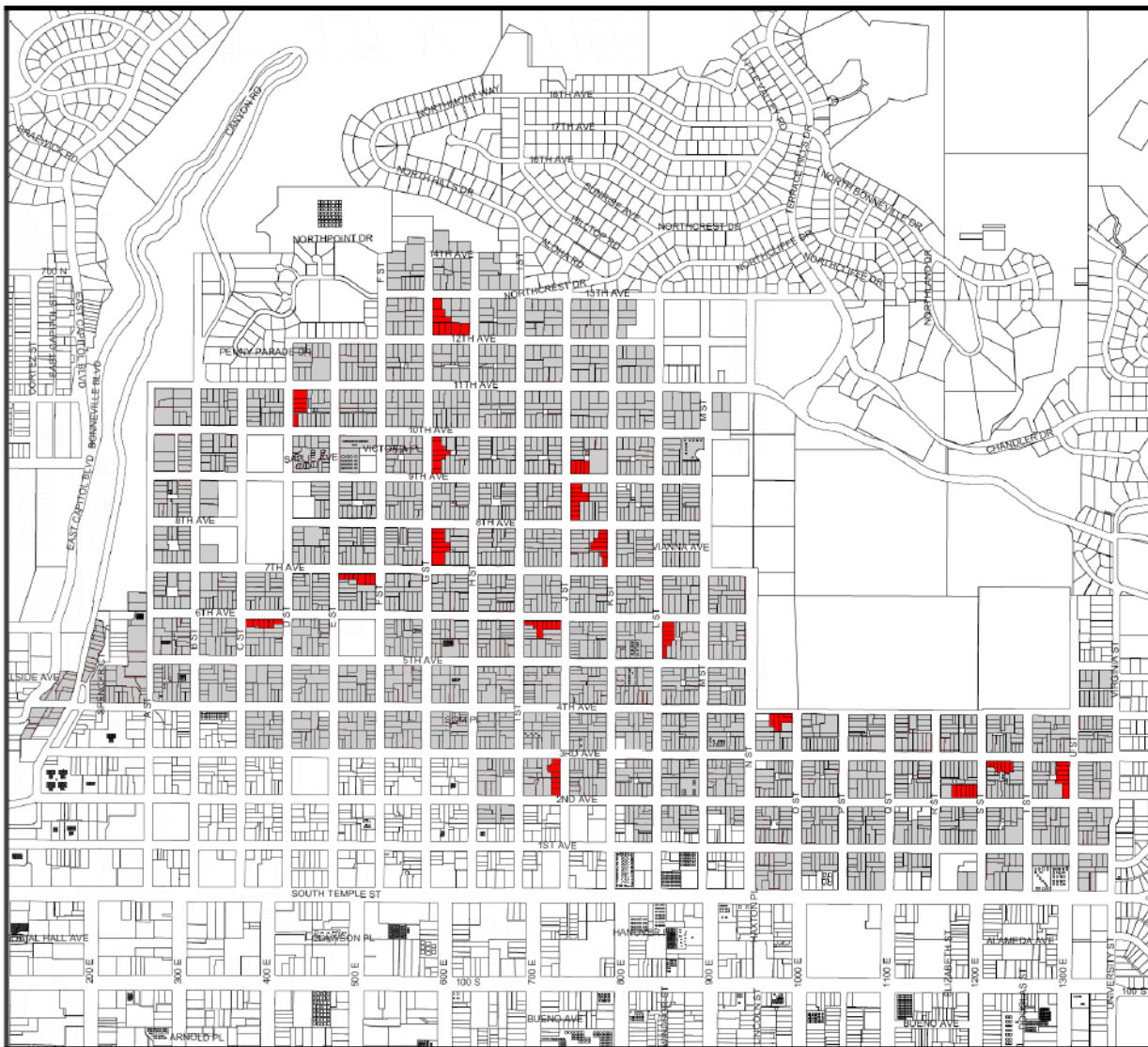
- F. Survey Properties
  - a. Map of block faces
  - b. Chart of addresses to be surveyed

## Proposed Survey Properties Representing Vulnerable SR-1 “Block Faces”

The following fifteen properties were estimated to be the tallest buildings on sixteen blocks vulnerable to excessively tall in-fill. These “block faces” were chosen from over fifty “block faces” identified by the Housing Committee members as being vulnerable to tall in-fill. This list was selected to represent areas spread across the SR-1 district. It does not represent the 16 most vulnerable blocks.

No.	Block Face	Address
1	West side of U, between 2-3 <sup>rd</sup> Aves.	1182 2 <sup>nd</sup> Ave (corner)
2	North side of 2 <sup>nd</sup> , between R-S	1073 2 <sup>nd</sup> Ave
3	South side of 4 <sup>th</sup> , between N-O	874 4 <sup>th</sup> Ave
4	West side J of Street, between 2-3 <sup>rd</sup>	117 J Street
5	South side of 6 <sup>th</sup> , between C-D	310 6 <sup>th</sup> Ave
6	East side of D, between 10-11 <sup>th</sup>	354 11 <sup>th</sup> Ave (corner)
7	South side of 7 <sup>th</sup> , between E-F	418 7 <sup>th</sup> Ave
8	North side of 12 <sup>th</sup> , between G-H	604 G Street (corner)*
9	East side of G, between 12-13 <sup>th</sup>	604 G Street *
10	South side of 6 <sup>th</sup> , between I-J	626 6 <sup>th</sup> Ave
11	East side of L, between 5-6 <sup>th</sup>	274 L Street
12	East side of J, between 8-9 <sup>th</sup>	434 J Street
13	East side of G, between 9-10 <sup>th</sup>	486 G Street
14	West side of K, between 7-8 <sup>th</sup>	373 K Street
15	East side of G, between 7-8 <sup>th</sup>	379 G Street
16	South side of 3 <sup>rd</sup> between S-T	1104 3 <sup>rd</sup> Ave
17	North side of 9 <sup>th</sup> between J-K	663 9th Avenue **
		* represents two block faces
		** Added to list on 2/6/06

# Avenues Community Council Housing Committee Survey Properties for "Vulnerable Blockfaces"



## Appendix:

### G. Proposed SR-1 Overlay

a. Text

b. Chart of SR-1 Zoning Regulations over time

# Proposed Greater Avenues Community Council SR-1 Overlay Counter Permit Dimensional Restrictions

1. Language to be removed from the City-wide Infill Ordinance for the SR-1 Overlay is shown as ~~strikethrough~~.
2. Language to be added to the SR-1 Overlay that differs from the City-wide Infill Ordinance is shown as underlined.
3. All other language shall be carried forward to the SR-1 Overlay.

21A.24.080 SR-1 Special Development Pattern Residential District:

**A. Purpose Statement:** The purpose of the SR-1 special development pattern residential district is to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics.

**B. Uses:** Uses in the SR-1 special development pattern residential district, as specified in section [21A.24.190](#), "Table Of Permitted And Conditional Uses For Residential Districts", of this chapter, are permitted subject to the general provisions set forth in section [21A.24.010](#) of this chapter and this section.

**C. Minimum Lot Area and Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use		Minimum Lot Area	Minimum Lot Width
1	Single-family detached dwellings	5,000 sq. ft.	50 ft.
2	Two-family dwellings	8,000 sq. ft.	50 ft.
3	Twin home dwellings per dwelling unit	4,000 sq. ft.	25 ft.
4	Natural open space and conservation areas, minimum public and private	No minimum	No minimum
5	Public pedestrian pathways, trails and minimum greenways	No minimum	No minimum
6	Utility substations and buildings	5,000 sq. ft.	50 ft.
7	Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
8	Places of worship less than 4 acres in size	12,000 sq. ft.	80 ft.
9	Public/private utility transmission wires, minimum lines, pipes and poles	No minimum	No minimum
10	Other permitted or conditional uses as listed in section <a href="#">21A.24.190</a> of this chapter	5,000 sq. ft.	50 ft.



#### D. Maximum Building Height:

1. The maximum height of buildings with pitched roofs shall be:
  - a: ~~Twenty eight feet (28')~~ measured to the ridge of the roof, or
  - a: Twenty three feet (23') measured to the ridge of the roof, or
  - b: the average height of other principal buildings on the block face
  
- ~~2. The maximum Height of flat roofed buildings shall be twenty feet (20')~~
2. The maximum Height of flat roofed buildings shall be sixteen feet (16')
  
3. ~~The maximum exterior wall height adjacent to interior side yards, twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard.~~ The maximum exterior wall height adjacent to interior side yards, sixteen feet (16') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance, or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.
  - a: Lots with cross slopes where the topography slopes , the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.
  - b: Exceptions:
    - i. Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.
    - ii. Dormer walls. Dormer walls are exempt from the maximum exterior wall height if:
      - 1) The width of the dormer is ten feet (10') or less, and
      - 2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard, and
      - 3) Dormers are spaced at least eighteen inches (18") apart.
  
4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from the finished grade existing at the time a building permit is requested. Building height for the SR districts is defined and illustrated in part VI, chapter 21A.62 of this Title.

5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12’).

6. Additional Building height

- a. For properties outside of the Historic Preservation Overlay District, additional building height may be granted as a special exception by an Administrative Hearing Officer subject to the special exception standards in 21A 52 and if the proposed building height is in keeping with the development pattern on the block face. The administrative hearing officer will approve, approve with conditions, deny, or refer the application to the board of adjustment to be considered as a special exception pursuant to Chapter 21A 52 of this Title. Any person adversely affected by a decision of the Administrative Hearing Officer may appeal the decision to the Board of Adjustment.
- b. Requests for additional building height for properties located in an Historic Preservation Overlay District shall be reviewed by the Historic Landmarks Commission which may grant such requests subject to the provisions of chapter 21A 34 020.

**E. Minimum Yard Requirements:**

1. **Front Yard:** The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are three or more SR-1 principal buildings with front yards on a block face, the average shall be calculated excluding the one property with the smallest front setback and excluding the one property with the largest front yard setbacks. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20’). Where the minimum front yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For buildings legally existing on April 12, 1995, the required front yard shall be no greater than the established setback line of the existing building.

2. **Corner Side Yard:** Ten feet (10’). ~~For buildings legally existing on April 12, 1995, the required corner side yard shall be no greater than the established setback line of the existing building.~~

3. **Interior Side Yard:**

a. **Twin Home Dwellings:** No side yard is required along one side lot line while a ten foot (10’) yard is required on the other.

b. **Other Uses:**

i. **Corner Lots:** Four feet (4’).

ii. **Interior Lots:** Four feet (4’) on one side and ten feet (10’) on the other.

- d. Where the width of a lot is 46' 8" or narrower, total minimum side setbacks shall be equal to 30% of the lot width with one side being four feet (4') and the other side being 30% of the lot width minus four feet.
- e. Where a lot is 26' 8" or narrower, required side setbacks shall be a minimum of four feet (4') and four feet (4').
- f. In no case where required side setbacks are less than four feet (4') and ten feet (10') shall the addition, remodel or new construction be closer than ten feet (10') to a primary structure on an adjacent property.

4. **Rear Yard:** Twenty five percent (25%) of the lot depth, but not less than fifteen feet (15') and need not exceed thirty feet (30').

5. **Accessory Buildings And Structures In Yards:** Accessory buildings and structures may be located in a required yard subject to table [21A.36.020B](#), "Obstructions In Yards", of this Title (see below).

- a. Maximum building coverage of all accessory buildings shall not exceed six hundred (600) square feet.
- b. Primary Accessory Building – One Accessory building may have up to the following dimensions:
  - i. A foot print of up to four hundred and eighty square feet (480')
  - ii. Roof Peak/ridge Height of up to 14 feet (14') above the existing grade.
  - iii. A flat roofed height limit of nine feet (9') above the existing grade.
  - iv. An exterior wall height of nine feet (9') above the existing grade.
    - a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may increase by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and the downhill faces of the building.
- c. Secondary Accessory Buildings – All other accessory buildings shall have the following dimensions:
  - i. Roof Peak/ridge Height of up to 10 feet (10') above the existing grade.
  - ii. Flat roofed height limit of eight feet (8') above the existing grade.
  - iii. An exterior wall height of eight feet (8') above the existing grade.
  - iv. Secondary accessory buildings may be attached to the primary accessory building so long as all buildings conform to the required wall and roof ridge height restrictions.

**F. Maximum Building Coverage:** The surface coverage of all principal and accessory buildings shall not exceed forty percent (40%) of the lot area. For lots with buildings legally existing

on April 12, 1995, the coverage of existing buildings shall be considered legal conforming. (Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(12-7), 1995)

**G. Maximum Lot Size:** With exception of lots created by a subdivision plat, notice of minor subdivision or minor subdivision amendments recorded in the Office of the Salt Lake City Recorder, the maximum size of a new lot shall not exceed 150% of the minimum lot size allowed by the base zoning district. Lots in excess of the maximum lot size shall be created through the subdivision process subject to the following standards:

1. The size of the new lot is compatible with lots on the same block face,
2. The configuration of the lot is compatible with the other lots on the same block face, and
3. The relationship of the lot width to the lot depth is compatible with other lots on the same block face.

**H. Standards for Attached Garages:** Width of an attached garage. The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the width of each garage door plus the width of any intervening wall elements between garage doors.

21A.36.020 Conformance with Lot And Bulk Controls:

- A. Conformance With District Requirements: No structure or lot shall be developed, used or occupied unless it meets the lot area, lot width, yards, building height, floor area ratio, and other requirements established in the applicable district regulations, except where specifically established otherwise elsewhere in this title.

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 district. Legal conforming lots in nonresidential districts shall be approved for any permitted use or conditional use allowed in the zoning district subject to complying with all yard area requirements of the district in which the lot is located.

- B. Obstructions In Required Yards: Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated ("X") in table 21A.36.020B of this section. No portion of an obstruction authorized in table 21A.36.020B of this section shall extend beyond the authorized projection. Dimensions shall be measured from the finished surface of the building or structure.

**Table 21A.36.020B**

**OBSTRUCTIONS IN REQUIRED YARDS**

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
1 Accessory buildings subject to the provisions of chapter 21A.40 of this part, and located at least 1 foot from the side property line except for the FP and FR districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot.			X
2 Arbors and trellises not to exceed 12 feet in height or 120 square feet in residential districts. This requirement shall also apply to nonresidential districts unless otherwise authorized.	X	X	X
3 Architectural ornament not elsewhere regulated projecting not more than 4 inches	X	X	X
4 Awnings and canopies, extending not more than 21/2 feet into front, corner side, or side yards and not more than 5 feet into rear yards allowed in residential districts only	X	X	X
5 Balconies projecting not more than 5 feet			X
6 Basketball hoop and backboard on or adjacent to permitted driveways	X	X	X
7 Bay windows which are 1-story high, not more than 10 feet long, project 2 feet or less and are located not less than 4 feet from a lot line	X	X	X
8 Below grade encroachments (see note 2 below)	X	X	X
9 Breezeways and open porches			X
10 Central air conditioning systems, heating, ventilating, pool and filtering equipment, the outside elements shall be located not less than 4 feet from a lot line. Structures less than 4 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title.		X	X
11 Chimneys projecting 2 feet or less into the yard must be located not less than 2 feet from a lot line.		X	X
12 Decks (open) 2 feet high or less	X	X	X
13 Eaves, not including gutters projecting 2 feet or less into the yard. 4 foot eave may project into a 20 foot yard area.	X	X	X
14 Fallout shelters (completely underground), conforming to applicable civil defense regulations and located not less than 4 feet from a lot line			X
15 Fences or walls subject to applicable height restrictions of chapter 21A.40 of this part	X	X	X
16 Fire escapes projecting 4 feet or less			X
17 Flagpoles			
Residential districts: 1 permanent flagpole per street frontage	X	X	X
Nonresidential districts: 3 flagpoles per street frontage	X	X	X
Subject to provisions of table 21A.36.020C of this section			
18 Grade changes of 2 feet or less except for the FP and FR districts which shall be subject to the provisions of subsection 21A.24.010O of this title. (All grade changes located on a property line shall be supported by a retaining wall.)	X	X	X



Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
19 Ham radio antennas subject to provisions of subsection 21A.40.090D of this part			X
20 Landscaping, including decorative berms 4 feet or less in height with no grade change along any property line, provided that if such landscaping obstructs the visibility of an intersection the city may require its pruning or removal.	X	X	X
21 Laundry drying equipment (clothesline and poles)			X
22 Parking, carports and covered parking spaces except as otherwise expressly authorized by table 21A.44.050 of this part			X
23 Patios on grade	X	X	X
24 Patios on grade (attached, covered and unenclosed) maintaining a minimum 15 foot setback from the rear property line			X
25 Porches (attached, covered and unenclosed) projecting 5 feet or less			X
26 Recreational (playground) equipment			X
27 Refuse dumpster			X
28 Removable handicapped ramp (when approved as a special exception)	X	X	X
29 Satellite dish antennas		X	X
30 Signs, subject to the provisions of chapter 21A.46 of this part	X	X	X
31 Steps and required landings 4 feet or less above or below grade which are necessary for access to a permitted building and located not less than 4 feet from a lot line	X	X	X
32 Swimming pools (measured to the water line), tennis courts, game courts, and similar uses shall not be located less than 10 feet from a property line.		X	X
33 Window mounted refrigerated air conditioners and evaporative "swamp" coolers located at least 2 feet from the property line. Window mounted refrigerated air conditioner units and "swamp" coolers less than 2 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title.	X	X	X
34 Window wells not over 6 feet in width and projecting not more than 3 feet from structure	X	X	X

Notes:

1. "X" denotes where obstructions are allowed.

[2. Below grade encroachments \(encroachments which are completely below grade where the surface grade remains intact and where the below grade encroachment is not visible from the surface\) into required yards shall be treated as a routine and uncontested matter in accordance with the procedures set forth in chapter 21A.14 of this title.](#)

**Avenues HCC Overlay Summary –  
Draft 2/23/06**

	BOA	Administrative Public Hearing Process		
	Prior to Citywide Infill ordinance on 12/13/06	After Adoption of Citywide Ordinance on 12/13/06	Temporary 6 month Ordinance in SR-1 district	Proposed SR-1 Overlay
<b>Land Use - Minimum Lot Area</b>				
Single-family detached dwellings	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
Two-family dwellings	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.
Twin home dwellings per dwelling unit	4,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.

**Land Use - Minimum Lot Width**

Single-family detached dwellings	50 ft.	50 ft.	50 ft.	50 ft.
Two-family dwellings	50 ft.	50 ft.	50 ft.	50 ft.
Twin home dwellings per dwelling unit	25 ft.	25 ft.	25 ft.	25 ft.

**Primary Building**

Primary Building - Maximum Height	30 feet at "mid-roof"	28 feet at roof ridge/peak or Average of block face	23 feet at roof ridge/peak or Average of block face	23 feet at roof ridge/peak or Average of block face
Primary Building - Flat Roofed Maximum Height	determined by maximum primary building height at mid-roof (30 feet)	20 feet - for each additional foot of side setback beyond the minimum add one foot to allowable flat-roofed height	16 feet - for each additional foot of side setback beyond the minimum add one foot to allowable flat-roofed height	16 feet - for each additional foot of side setback beyond the minimum add one foot to allowable flat-roofed height
Primary Building - Maximum Exterior Wall Height	determined by maximum primary building height at mid-roof (30 feet)	20 feet - for each additional foot of side setback beyond the minimum add one foot of allowable exterior wall height	16 feet - for each additional foot of side setback beyond the minimum add one foot of allowable exterior wall height	16 feet - for each additional foot of side setback beyond the minimum add one foot of allowable exterior wall height

Dimensions perpetuating 6 month temporary SR-1 zoning ordinance

Exterior Wall Exception - Dormer Walls				
Combined total width per exterior wall	none	50% of exterior wall	50% of exterior wall	50% of exterior wall
Maximum width of each dormer	none	10 feet	10 feet	10 feet
Minimum separation of adjacent dormers	none	18 inches	18 inches	18 inches

**Minimum Yard Requirements**

Front Setback	20 feet	Block face average	Block face average	Block face average excluding smallest and greatest setback if block face consists of three or more properties.
Corner Side Yard Setback	10 feet but no greater than established setback line	10 feet but no greater than established setback line	10 feet but no greater than established setback line	10 feet

**Interior Side Yard Setbacks**

Twin Home Dwellings	No side setback on shared Property line - 10 feet on other side	No side setback on shared Property line - 10 feet on other side	No side setback on shared Property line - 10 feet on other side	No side setback on shared Property line - 10 feet on other side
Corner Lots	4 feet	4 feet	4 feet	4 feet
Interior Lots	4 feet and 10 feet but no greater than established side setback	4 feet and 10 feet	4 feet and 10 feet	4 feet and 10 feet. For properties narrower than 46' 8", not to exceed 30% of lot width but never less than four feet per side (lots narrower than 26' 8"). No closer than 10 feet to primary structure on adjacent lot.
Rear Yard	25% of the lot depth, but not less than 15' and need not exceed 30'	25% of the lot depth, but not less than 15' and need not exceed 30'	25% of the lot depth, but not less than 15' and need not exceed 30'	25% of the lot depth, but not less than 15' and need not exceed 30'

Dimensions differing from 6 month temporary SR-1 zoning ordinance

**Accessory Buildings in rear yard**

minimum side setback	one foot	one foot	one foot	one foot
Distance from rear property line	min. 1 and max. 5 feet	min. 1 and max. 5 feet	min. 1 and max. 5 feet	min. 1 and max. 5 feet
Minimum distance from adjacent primary building	10 feet	10 feet	10 feet	10 feet
Maximum foot print	720 square feet	50% of primary building foot print, min. 480 square feet, max for single family home -720 square feet, maximum for dual family home - 1000 square feet.	50% of primary building foot print, min. 480 square ft., max for single family home -720 square feet, maximum for dual family home - 1000 square feet.	Maximum footprint of all accessory buildings combined not to exceed 600 square feet. No single building to exceed 480 square feet.
Accessory Building - maximum height	17 feet at roof mid-point	17 feet at roof ridge/peak	17 feet at roof ridge/peak	One accessory building with maximum of 14 feet at roof ridge/peak, all other accessory buildings not to exceed 10 feet. Smaller building(s) may be attached to larger building if peak height limits are observed.
Accessory Building - maximum wall height	determined by maximum accessory building height at mid-roof (17 feet)	none	none	9 feet
Accessory Building - maximum flat-roofed height	determined by maximum accessory building height at mid-roof (17 feet)	12 feet	12 feet	9 feet
Maximum Combined Building Coverage of Entire Lot	55%	40%	40%	40%
Maximum Lot Size		150% of minimum allowable lot	150% of minimum allowable lot	150% of minimum allowable lot
Attached garage facing the street - max. width		50% of front façade	50% of front façade	50% of front façade
Dimensions differing from 6 month temporary SR-1 zoning ordinance				

## Appendix:

- H. Proposed Overlay Sketch Scenarios
  - a. Lot coverage and attic addition
  - b. Proposed interior lot side setback allowance
  - c. Accessory building lot coverage and height

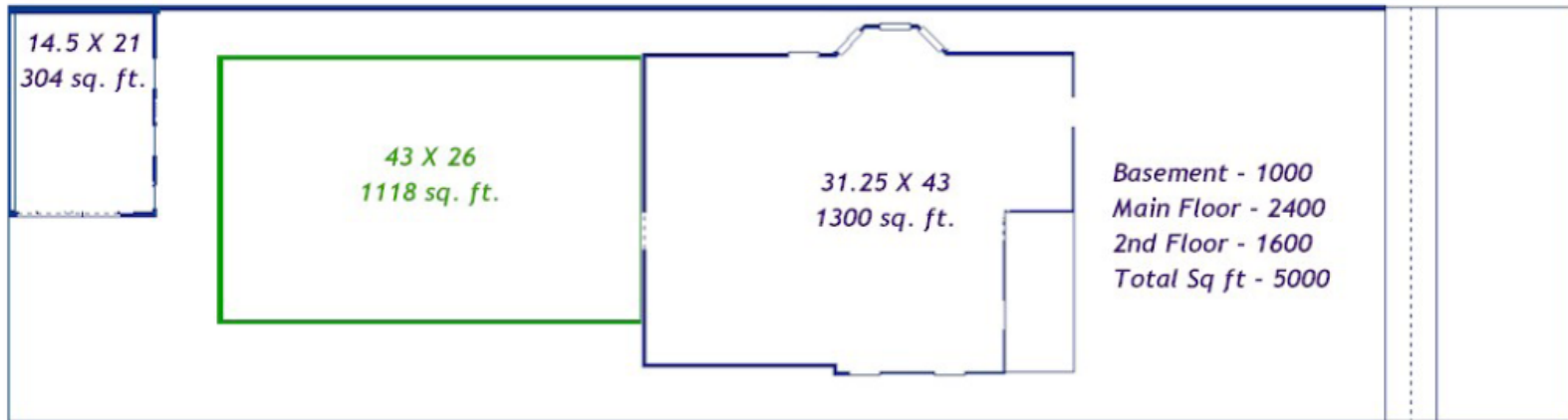
# Proposed Avenues SR-1 Lot Coverage Scenario

Blue represents existing building  
 Green represents counter permit limits  
 Yellow represents Administrative Public Hearing process



$165 \times 41.25 = 6805 \text{ sq. ft}$   
 Max. Lot Coverage = 2722 sq. ft.

$2722 - 1604 =$   
 1118 sq. ft additional space

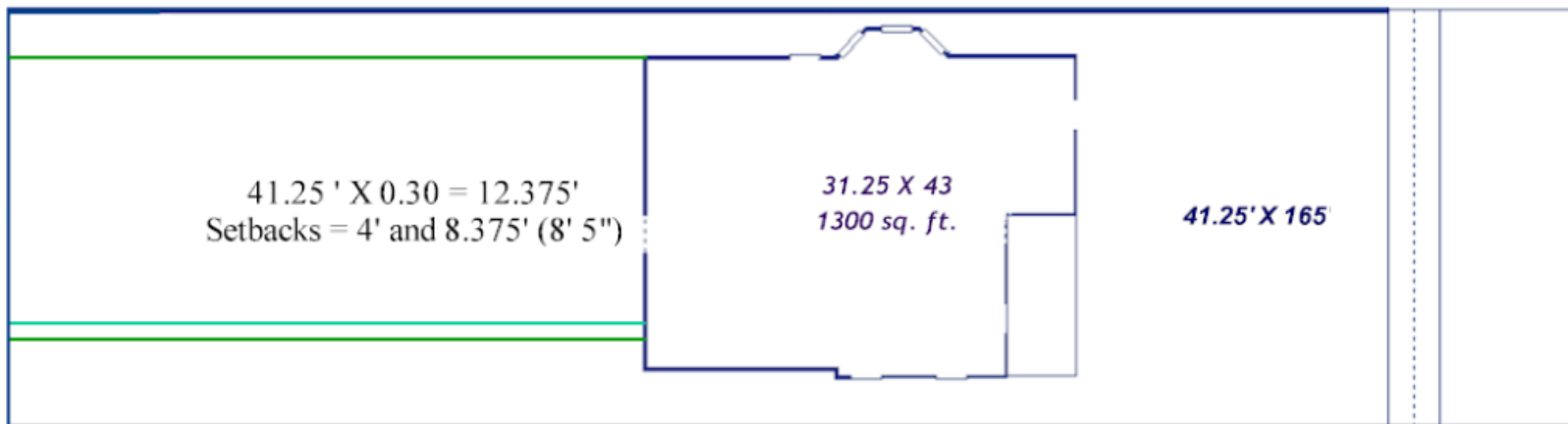
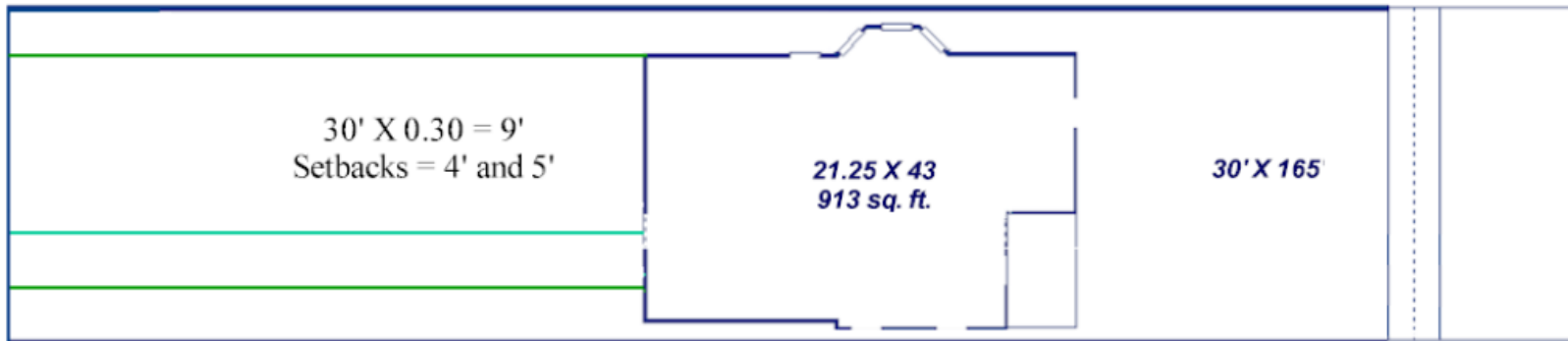




# Proposed Avenues SR-1 Interior Lot Side Setback Rules

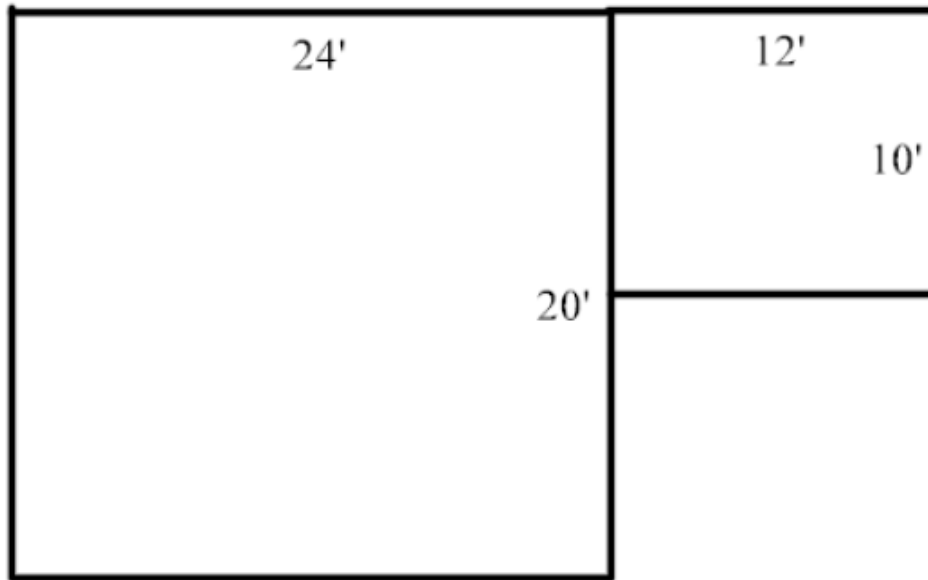
Minimum side setback: Four feet (4') and Ten feet (10').  
For properties narrower than 46' 8", not to exceed 30% of lot width but never less than four feet per side (lots narrower than 26' 8").  
No closer than 10 feet to primary structure on adjacent lot.  
Lower green line on each lot represents additional side setback under proposed side setback rule.

Minimum Side Setback for Narrow Lots  
If LT 46' 8" - Side Setbacks = 4' and 30% - 4'  
If LT 26' 8" - 4' and 4'



Accessory Buildings  
600 Square Feet Total

Primary Accessory Building - 480 Square Feet, 14 foot peak, 9 foot walls or flat roof  
Secondary Accessory Building(s) - 10 foot peak, 8 foot walls



All rear yard accessory buildings  
must meet rear (1' - 5') and  
side (min. 1')  
setback requirements

