

PLANNING COMMISSION STAFF REPORT

YNC YALECREST NEIGHBORHOOD CHARACTER OVERLAY DISTRICT

PLNPCM2010-00448 – Zoning Text Amendment

PLNPCM2010-00461 – Zoning Map Amendment

Public Hearing: July 28, 2010



Planning Division
Department of Community and
Economic Development

Applicant:

Salt Lake City Council

Staff:

Wayne Mills, 801-535-7282
wayne.mills@slcgov.com

Tax ID:

Not applicable

Current Zone:

R-1/7000 and R-1/5000 Single-Family
Residential District, and
YCI Yalecrest Compatible Infill Overlay District

Master Plan Designation:

East Bench Community Master Plan – Low
Density Residential (published April 1987)

Council District:

District 5 – Jill Remington Love, and District 6 –
J.T. Martin

Community Council:

Yalecrest – George Kelner, Chair

Applicable Land Use Regulations:

- 21A.24.060 R-1/7000 Single-Family Residential District
- 21A.24.070 R-1/5000 Single-Family Residential District
- 21A.34.120 YCI Yalecrest Compatible Infill Overlay District
- 21A.50 – Amendments

Notification:

- Notice mailed on July 13, 2010
- Newspaper ad on July 16, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 16, 2010

Attachments:

- A. Proposed Ordinance
- B. Department Comments
- C. Public Comments

Request

The Salt Lake City Council has requested that the Administration provide recommendations for proposed regulations that include refining what constitutes a demolition, requiring that proposed demolitions of homes built prior to 1942 be reviewed by the Historic Landmark Commission, and that the front setback of the existing structure must remain the same for any proposed building plans for new construction or remodeling. This is a zoning map and text amendment. The Historic Landmark Commission and Planning Commission will hold public hearings and send a recommendation to the City Council.

Staff Recommendation

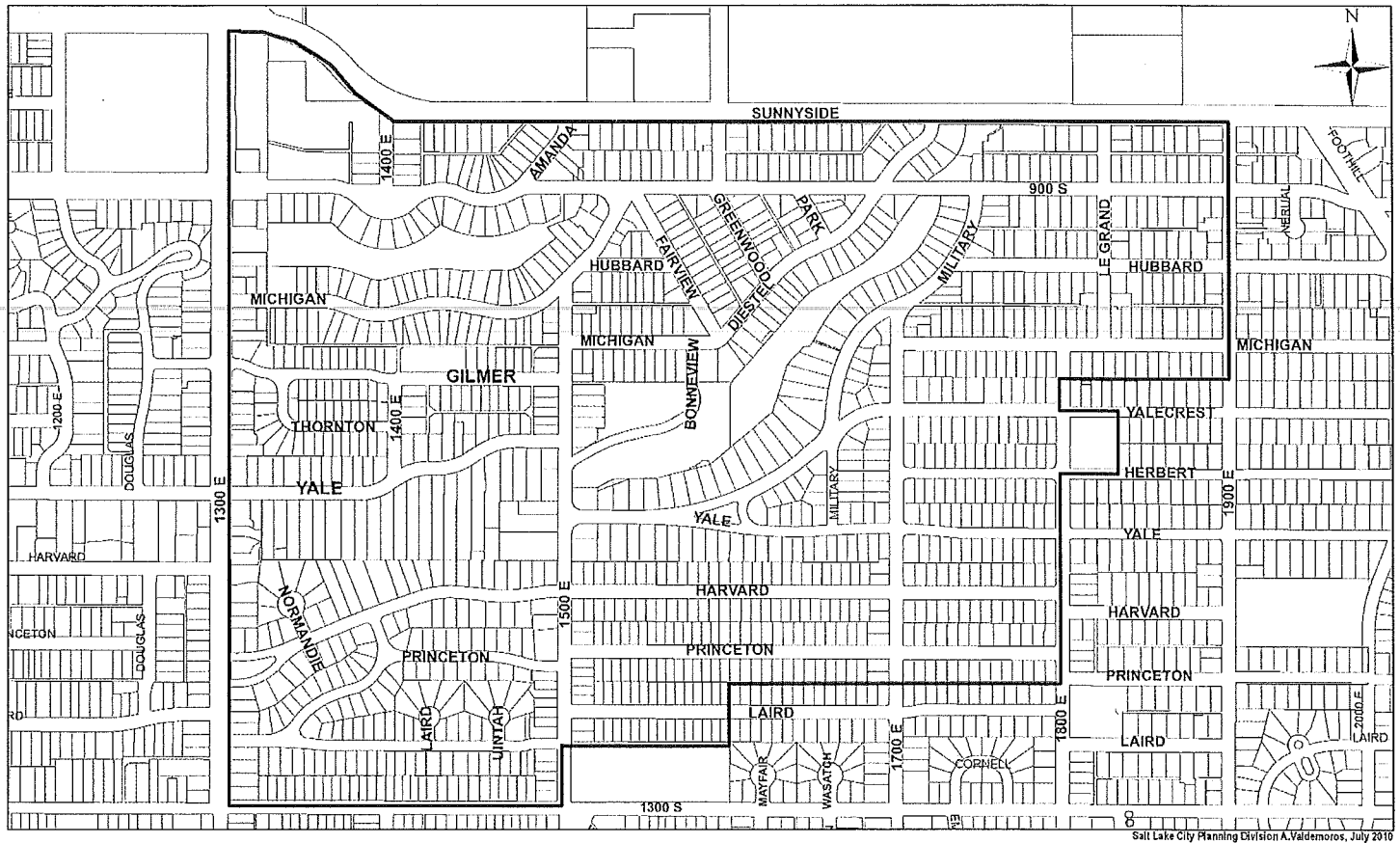
PLNPCM2010-00448 – Zoning Text Amendment

Based on the discussion and findings in the staff report, it is the Planning Staff's opinion that the Planning Commission transmits a favorable recommendation to the City Council to adopt Chapter 21A.34.125 YNC Yalecrest Neighborhood Character Overlay District as shown in Attachment A of the Staff Report.

PLNPCM2010-00461 – Zoning Map Amendment

Based on the discussion and findings in the staff report, it is the Planning Staff's opinion that the Planning Commission transmits a favorable recommendation to the City Council to amend the Salt Lake City Zoning Map and create the Yalecrest Neighborhood Character Overlay District as shown in Attachment B of the Staff Report.

Vicinity Map



Background

Project Description

On March 9, 2010 the Salt Lake City Council passed temporary zoning regulations for the Yalecrest neighborhood. The temporary regulations require that additions, remodels, and new construction be reviewed by the Historic Landmark Commission in accordance with Historic District Overlay District regulations and prohibits demolitions. Since passing the temporary regulations, the City Council has been working with the Yalecrest neighborhood on the creation of a Local Historic Preservation District. Through their work with the neighborhood, the City Council has determined that there is an immediate need to preserve the unique collection of pre-World War II architectural styles and the cohesive streetscape patterns that define the neighborhood.

On July 6, 2010 the City Council reduced the area of the Yalecrest neighborhood regulated by the temporary zoning standards. The Council also adopted the following legislative intent:

Within the area of the revised temporary regulations, the Administration, Historic Landmark and Planning Commissions provide recommendations for proposed regulations that include refining what constitutes a demolition, requiring that proposed demolitions of homes built prior to 1942 be reviewed by the Historic Landmark Commission and that the front setback of the existing structures must remain the same for any proposed building plans for new construction or remodeling. This would be an expedited process to be completed prior to the temporary regulations expiration date on September 10, 2010.

In response to this legislative intent, the Planning Division has drafted a proposed ordinance for Planning Commission review.

Proposed Ordinance Overview

In response to the legislative intent adopted by the City Council, the Planning Division has drafted a proposed ordinance that creates regulations for a new overlay district. The new overlay district is being created because the area is regionally known for its visually cohesive collection of early 20th century architectural styles. In order to retain the integrity of the neighborhood, which is important to the architectural history of the City, the proposed ordinance attempts to minimize the demolition of homes that are deemed to be architecturally significant. The ordinance also addresses the importance of the visual streetscape pattern by requiring that the existing front yard setbacks are maintained.

The following provides a summary of the proposed ordinance regulations. The proposed ordinance is attached as Attachment A:

- 1) Define “Demolitions” – the ordinance defines demolition as an act or process which results in the removal or intentional destruction of a principal building further defined as:
 - a) 50% or more of the roof area as measured in plan view;
 - b) 50% or more of the exterior walls of a building as measured contiguously around the exterior of the building walls; and
 - c) Any exterior wall facing a public street;
 - d) The definition goes on further to define what is required to consider a wall a retained wall:
 - i) The wall must retain studs or other structural elements and the entire exterior wall finish;
 - ii) The wall cannot be covered or concealed by a wall that is proposed to be placed in front of the retained wall. Open, covered porches are not considered a concealing wall; and
 - iii) The retained wall must be attached to an adjacent contiguous wall on at least one corner.
- 2) Prohibit the demolition of “Significant Structures” unless:
 - a) The structure is determined a dangerous building by the Building Official
 - b) The Historic Landmark Commission finds that demolition is required to rectify a condition of economic hardship (see #6).
 - c) The Historic Landmark Commission determines that demolition is appropriate according to a set of standards (see #5)
- 3) Determine whether a building is considered a Significant Structure using the following set of standards:
 - a) The structure must be at least 50 years old. The Planning Division recommends that the 50 year standard is used because it is the common planning and preservation standard utilized when analyzing a property for its historic contribution to the City.
 - b) The building meets at least one of the following criteria:
 - i) The building is historically or architecturally significant because of period, style, method of building construction, or important association with a famous architect or builder; or
 - ii) The building has an important association with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the City; or
 - iii) The building is one whose loss would have a significant negative impact on the historical or architectural integrity or urban design character of the neighborhood;
 - c) The original character has been retained since the building was constructed. This includes scale, massing, materials, architectural features, and associated spaces that characterize the structure.

- 4) Establish a process for determining if a structure is significant. The process includes:
 - a) Notification to surrounding property owners and a 30 day public comment period
 - b) Review by the Planning Director to determine if the structure meets the standards stated in #3 above
 - c) Review by the Historic Landmark Commission if the Planning Director deems it appropriate
- 5) Establish standards and process for reviewing applications for demolition of Significant Structures.
 - a) The Historic Landmark Commission may approve the demolition of a significant structure if they determine the following:
 - i) The demolition is required to rectify a condition of economic hardship; or
 - ii) The streetscape within the context of the overlay district would not be negatively affected; and
 - iii) The Historic Landmark Commission finds that the reconstruction plan is consistent with a set of standards (see #7); and
 - iv) The site has not suffered from willful neglect.
 - b) In making the decision on demolitions of a Significant Structure other than cases of economic hardship, the Historic Landmark Commission can approve, approve with conditions, deny, or defer the decision for up to one year to allow time for consideration of designation of the structure as a Landmark Site to the Salt Lake City Register of Cultural Resources.
- 6) Establish standards and process for determining economic hardship.
 - a) The process includes:
 - i) Application submittal including all relevant information necessary to determine if the economic hardship standards are met
 - ii) Establishing a three person Economic Review Panel who reviews the evidence submitted by the applicant and submits a report to the Historic Landmark Commission
 - iii) Historic Landmark Commission review of the Economic Review Panel report in a public hearing. The Historic Landmark Commission makes the final decision on the economic hardship application
 - b) The Economic Review Panel and Historic Landmark Commission will review the application to determine if denying the demolition would deprive the property owner of all reasonable economic use or return on the property taking into consideration the following:
 - i) The current level of economic return on the property
 - ii) The marketability of the property for sale or lease, considered in relation to any listing of the property for sale or lease, and price asked and offers received, if any, within the previous two (2) years.
 - iii) The infeasibility of alternative uses that can earn a reasonable economic return for the property
 - iv) Economic incentives and/or funding available to the applicant through federal, state, city, or private programs
- 7) Establish standards for reviewing reconstruction plan associated with the demolition of a Significant Structure.
 - a) In reviewing all demolition applications, the Historic Landmark Commission will review and approve, approve with conditions, or deny a reconstruction plan based on a set of standards that address scale and form, composition of principal facades, and relationship to the street in relation to surrounding structures.
- 8) Require that the existing setback between the front property line and the front of an existing building is maintained in order to preserve the character of the streetscape.

Comments

Public Comments

The proposed ordinance was presented in a public open house on July 21, 2010. The comment forms received from the open house attendees are attached. (see Attachment C – Public Comments).

City Department Comments

On July 15, 2010, the Salt Lake City Planning Division solicited comments from all applicable City Departments and Divisions. All responses received prior to publication of this staff recommend approval and are attached (see Attachment B – Department Comments).

Analysis and Findings

Zoning Text Amendment

Section 21A.50.050 – A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making its decision concerning a proposed text amendment, the city council should consider the following factors:

1. **Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;**

Finding: The properties affected by the proposed overlay district are located in the East Bench Community Master Plan (EBMP) area. The Urban Design section of the Master Plan makes the following statement regarding the Harvard-Yale area, which is within the proposed overlay district:

The older Harvard-Yale area contains many buildings of architectural and historical significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character (EBMP, page 14).

While the proposed ordinance is not creating a conservation or historic district, it has been developed to ensure that the existing character of the neighborhood is preserved by regulating demolitions and preserving existing front yard, streetscape setbacks. Staff finds that the proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated in the East Bench Community Master Plan.

2. **Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;**

Finding: Salt Lake City Code provides the following purpose statement for the zoning ordinance:

21A.02.030: Purpose and Intent. *The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:*

- A. *Lessen congestion in the streets or roads;*
- B. *Secure safety from fire and other dangers;*

- C. Provide adequate light and air;
- D. Classify land uses and distribute land development and utilization;
- E. Protect the tax base;
- F. Secure economy in governmental expenditures;
- G. Foster the city's industrial, business and residential development; and
- H. Protect the environment.

The proposed zoning amendment is intended to “promote safety...order, prosperity and welfare of the present and future inhabitants of Salt Lake City.” Furthermore, the proposed legislation is intended to “protect the tax base” and “protect the environment” through the limitation of demolitions of character defining structures within the Yalecrest neighborhood.

In addition to the overall purpose of the Zoning Ordinance, the specific purpose of the residential zoning districts is to:

“... provide a range of housing choices to meet the needs of Salt Lake City's citizens, to offer a balance of housing types and densities, to preserve and maintain the city's neighborhoods as safe and convenient places to live, to promote the harmonious development of residential communities, to ensure compatible infill development, and to help implement adopted plans.” (Section 21A.24.010A, SLC Zoning Ordinance)

The proposed zoning amendment is intended to “promote the harmonious development” of the Yalecrest neighborhood by preserving the homes and streetscape setbacks that define the unique character of the neighborhood. The proposed ordinance also “ensures compatible infill development” by requiring that, in the event a significant structure is demolished, the replacement structure is compatible with surrounding homes.

3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and

Finding: The proposed overlay district is located within the existing YCI Yalecrest Compatible Infill Overlay District. Salt Lake City Code 21A.34.120 provides the following purpose statement:

21A.34.120.A YCI Yalecrest Compatible Infill Overlay District—Purpose Statement: The purpose of the Yalecrest compatible infill (YCI) overlay district is to establish standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI overlay district promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest community.

Through the limitation of demolitions and maintenance of existing streetscape building setbacks, the proposed zoning amendment will “encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.” Furthermore, the proposal “promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments...and neighborhood character” as stated previously.

4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Finding: The primary purpose of the proposed text amendment is to protect the Yalecrest neighborhood from demolitions and additions that harm character defining features that are broadly recognized and valued by the community. Character defining features are building architecture, mass, scale, construction materials, and spatial relationships. Based on a 2005 survey that studied the quantity and quality of existing character defining features, the Yalecrest neighborhood was successfully registered in 2007 as a National Historic District recognized by the National Parks Service under the Secretary of the Interior. Furthermore, Salt Lake City is currently engaged in discussions with local property owners, architects, and preservation consultants on whether or not to designate the neighborhood as a local historic district. Current professional practice recognizes preservation of neighborhood aesthetics and property values—which is promoted by the proposed zoning amendment—is as valid as ensuring public safety, health, and welfare.

Zoning Map Amendment

Section 21A.50.050 - A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment to the Zoning Map, the city council should consider the following factors:

1. **Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City;**

Finding: As stated previously, the properties affected by the proposed overlay zoning district are located in the East Bench Community Master Plan area. The Urban Design section of the East Bench Master Plan makes the following statement regarding the Harvard-Yale area:

The older Harvard-Yale area contains many buildings of architectural and historical significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character (EBMP, page 14).

While the proposed ordinance is not creating a conservation or historic district, it has been developed to ensure that the existing character of the neighborhood is preserved by regulating demolitions and preserving existing front yard, streetscape setbacks. Staff finds that the proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated in the East Bench Community Master Plan.

2. **Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property;**

Finding: The purpose of the proposed overlay district is to preserve the character of existing development in the neighborhood by regulating demolitions and preserving existing front yard, streetscape setbacks.

3. **The extent to which the proposed amendment will adversely affect adjacent properties;**

Finding: The proposed overlay district will not increase density, impact traffic, change land uses, or existing development patterns. The intent of the proposed overlay district is to “protect” properties “by minimizing the demolition of homes that significantly define the character of the Yalecrest neighborhood and...preserve streetscape building setbacks.”

4. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards; and

Finding: As stated previously, the proposed overlay district is located within the existing YCI Yalecrest Compatible Infill Overlay District. Salt Lake City Code 21A.34.120 provides the following purpose statement:

***21A.34.120.A YCI Yalecrest Compatible Infill Overlay District—Purpose Statement:** The purpose of the Yalecrest compatible infill (YCI) overlay district is to establish standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI overlay district promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest community.*

Through the limitation of demolitions and maintenance of existing streetscape building setbacks, the proposed zoning amendment will “encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.” Furthermore, the proposal “promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments...and neighborhood character” as stated previously.

5. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Finding: The proposed overlay district would not increase density in the neighborhood or change the existing development pattern. Staff finds that the proposal would have no impact on roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and wastewater or refuse collection.

Attachment A – Proposed Ordinance

DRAFT

21A.34.125 YNC Yalecrest Neighborhood Character Overlay District

A. Purpose Statement: The area included in the Yalecrest Neighborhood Character Overlay District (YNC) is known regionally for its importance in the residential development of the East Bench and the unique and irreplaceable, visually cohesive collection of early 20th century architecture of the City. The purpose of the Yalecrest Neighborhood Character Overlay District is to protect, preserve, and retain the historic integrity of this residential neighborhood by minimizing demolitions and maintaining the cohesive patterns which define the character of the neighborhood.

B. Overlay District Boundary: The YNC overlay district applies to all property located within the area defined on Figure 21A.34.XXX except those properties located within an H Historic Preservation Overlay District.

C. Definitions: The following terms used in this section shall have the following meanings:

1. "Demolition" means an act or process which results in the removal or intentional destruction of a principal building more particularly described as:
 - a. Fifty percent (50%) or more of the roof area as measured in plan view;
 - b. Fifty percent (50%) or more of the exterior walls of a building as measured contiguously around the exterior of the building walls;
 - c. Any exterior wall facing a public street;
2. "Retained Wall" means an exterior wall that is not included in a demolition calculation. A wall shall meet the following minimum standards to be considered a retained wall:
 - a. The wall shall retain studs or other structural elements and the entire exterior wall finish;
 - b. The wall shall not be covered or otherwise concealed by a wall that is proposed to be placed in front of the retained wall. Open, covered porches shall not be considered a concealing wall; and
 - c. The retained wall must be attached to an adjacent contiguous wall on at least one corner.
3. "Economic Hardship" means the application of the standards and regulations of this section deprives the applicant of all reasonable economic use or return on the subject property.
4. "Significant Structure" means a principal structure that contributes to the character of the YNC Overlay District pursuant to subsection E of this section.

D. Demolitions: In the YNC, no Significant Structure shall be demolished unless:

1. The structure is determined a Dangerous Building by the Building Official according to the process and standards stated in Chapter 18.48 of this Title; or
2. The Historic Landmark Commission determines that demolition is appropriate pursuant to subsection F of this section; or

3. The Historic Landmark Commission finds that the demolition is required to rectify a condition of economic hardship, as defined and determined pursuant to the provisions of subsection K of this section.

E. Determination of Significant Structure: In the YNC a principal structure shall be considered a Significant Structure in accordance with the following standards and procedures:

1. Standards for Determination of Significant Structure:

a. The structure is fifty (50) years in age or older. The age of the building shall be determined according to Salt Lake City building permit records. In the event that building permit records cannot be found, the Planning Director may use other relevant and verifiable records to make the determination; and

b. The building meets at least one of the following criteria:

(1). The building is historically or architecturally significant because of period, style, method of building construction, or important association with a famous architect or builder; or

(2). The building has an important association with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the City; or

(3). The building is one whose loss would have a significant negative impact on the historical or architectural integrity or urban design character of the neighborhood; and

c. The original integrity and character has been retained and preserved since the building was constructed. This may include original scale, massing, materials, architectural features, and associated spaces that characterize the structure.

2. Application for Determination of Significant Structure: An application for a Determination of Significant Structure shall be made on a form prepared by the planning director and shall be submitted to the planning division. The planning director shall make a determination of completeness pursuant to section 21A.10.010 of this title.

a. Materials Submitted With Application: The application shall include photographs, drawings, and other documentation specified on the application form or deemed necessary to consider the application properly and completely.

b. Notice of Application and Public Comment Period: Upon receipt of a complete application, the Planning Director shall mail notice to any recognized or registered organization pursuant to title 2, chapter 2.62 of this code and to all property owners within 300 feet of the subject property that an Application for Determination of

Significant Structure is being considered. The notice shall state that the public has thirty (30) days to provide written comment regarding the application.

c. Standards for Determination: The application shall be reviewed according to the standards set forth in subsection E1 of this section.

d. Review and Decision by the Planning Director: Following the public comment period and on the basis of written findings of fact, the planning director shall approve, deny or forward the application to the Historic Landmark Commission for consideration. The decision of the planning director shall be issued in writing and shall be effective at the time the decision is made.

e. Referral of Application by Planning Director to Historic Landmark Commission: The Planning Director may refer any application to the Historic Landmark Commission due to the complexity of the application.

f. Appeal of Administrative Decision To Historic Landmark Commission: The applicant, any owner of property located within the YNC, or any recognized or registered organization pursuant to title 2, chapter 2.62 of this code, aggrieved by the administrative decision, may appeal the decision to the Historic Landmark Commission within ten (10) calendar days following the date on which a decision is issued. The filing of the appeal shall stay the decision of the Planning Director pending the outcome of the appeal.

g. Appeal of Historic Landmark Commission Decision to Land Use Appeals Board: The applicant, any owner of property located within the YNC, or any recognized or registered organization pursuant to title 2, chapter 2.62 of this code, aggrieved by the historic landmark commission's decision, may object to the decision by filing a written appeal with the land use appeals board within ten (10) calendar days following the date on which a record of decision is issued. The filing of the appeal shall stay the decision of the historic landmark commission pending the outcome of the appeal.

F. Standards for Demolition of a Significant Structure in the YNC Overlay District: In considering an application for demolition of a Significant Structure as determined pursuant to subsection E of this section, the historic landmark commission shall consider and may approve a demolition based on the following factors:

1. Standards for Zoning Approval for Demolition:

a. The streetscape within the context of the YNC District would not be negatively affected;

b. The reconstruction plan is consistent with the standards outlined in subsection I of this section;

c. The site has not suffered from willful neglect, as evidenced by the following:

- (1) Willful or negligent acts by the owner that deteriorates the structure,
- (2) Failure to perform normal maintenance and repairs, and
- (3) Failure to secure and board the structure if vacant.

2. Historic Landmark Commission Determination of Compliance with Standards of Approval: The historic landmark commission shall make a decision based upon the standards of approval stated in subsection F1 of this section. The Historic Landmark Commission may approve, approve with conditions, deny, or defer the decision for up to one (1) year to allow time for consideration of designation of the structure as a Landmark Site to the Salt Lake City Register of Cultural Resources.

G. Final Decision for Permit for Demolition Following One Year Deferral: Upon the completion of the one year period, the historic landmark commission shall approve, approve with modifications or deny the application for demolition.

H. Recordation Requirement for Approved Permit for Demolition: Upon approval of a permit for demolition of a significant structure, the historic landmark commission shall require the applicant to provide archival quality photographs, plans or elevation drawings, as available, necessary to record the structure(s) prior to its demolition.

I. Standards for Demolition Reconstruction Plan: In considering an application for a reconstruction plan in association with an application for demolition of a Significant Structure the historic landmark commission shall determine whether the project substantially complies with all of the following standards, as well as all applicable zoning standards, that pertain to the application and is in the best interest of the city:

1. Scale and Form:

a. Height and Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;

b. Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;

c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and

d. Scale of A Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

2. Composition of Principal Facades:

a. Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;

b. Rhythm of Solids To Voids In Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;

c. Rhythm of Entrance Porch And Other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d. Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

3. Relationship to Street:

a. Walls Of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b. Rhythm Of Spacing And Structures On Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c. Directional Expression Of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the YNC Overlay District.

J. Definition and Determination of Economic Hardship: The determination of economic hardship shall require the applicant to provide evidence sufficient to demonstrate that the application of the standards and regulations of this section deprives the applicant of all reasonable economic use or return on the subject property.

1. Application For Determination Of Economic Hardship: An application for a determination of economic hardship shall be made on a form prepared by the planning director and shall be submitted to the planning division. The application must include photographs, information pertaining to the historic significance of the significant structure

and all information necessary to make findings on the standards for determination of economic hardship.

2. Standards For Determination Of Economic Hardship: The historic landmark commission shall apply the following standards and make findings concerning economic hardship:

a. The current level of economic return on the property as considered in relation to the following:

(1) The amount paid for the property, the date of purchase, and party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant, and the person from whom the property was purchased,

(2) The annual gross and net income, if any, from the property for the previous three (3) years; itemized operating and maintenance expenses for the previous three (3) years; and depreciation deduction and annual cash flow before and after debt service, if any, for the previous three (3) years,

(3) Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, during the previous three (3) years,

(4) Real estate taxes for the previous four (4) years and assessed value of the property according to the two (2) most recent assessed valuations by the Salt Lake County assessor,

(5) All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property,

(6) The fair market value of the property immediately prior to its designation as a significant structure and the fair market value of the property as a significant structure at the time the application is filed,

(7) Any state or federal income tax returns on or relating to the property for the previous two (2) years;

b. The marketability of the property for sale or lease, considered in relation to any listing of the property for sale or lease, and price asked and offers received, if any, within the previous two (2) years. This determination can include testimony and relevant documents regarding:

(1) Any real estate broker or firm engaged to sell or lease the property,

(2) Reasonableness of the price or rent sought by the applicant, and

(3) Any advertisements placed for the sale or rent of the property;

c. The infeasibility of alternative uses that can earn a reasonable economic return for the property as considered in relation to the following:

(1) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation,

(2) Estimate of the cost of the proposed construction, alteration, demolition or removal, and an estimate of any additional cost that would be incurred to comply with the decision of the historic landmark commission concerning the appropriateness of proposed alterations,

(3) Estimated market value of the property in the current condition after completion of the demolition and proposed new construction; and after renovation of the existing property for continued use, and

(4) The testimony of an architect, developer, real estate consultant, appraiser, or other professional experienced in rehabilitation as to the economic feasibility of rehabilitation of the existing structure on the property;

d. Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.

3. Procedure For Determination Of Economic Hardship: The historic landmark commission shall establish a three (3) person economic review panel. This panel shall be comprised of three (3) real estate and redevelopment experts knowledgeable in real estate economics in general, and more specifically, in the economics of renovation, redevelopment and other aspects of rehabilitation. The panel shall consist of one person selected by the historic landmark commission, one person selected by the applicant, and one person selected by the first two (2) appointees. If the first two (2) appointees cannot agree on a third person within thirty (30) days of the date of the initial public hearing, the third appointee shall be selected by the mayor within five (5) days after the expiration of the thirty (30) day period.

a. Review Of Evidence: All of the evidence and documentation presented to the historic landmark commission shall be made available to and reviewed by the economic review panel. The economic review panel shall convene a meeting complying with the open meetings act to review the evidence of economic hardship in relation to the standards set forth in subsection J2 of this section. The economic review panel may, at its discretion, convene a public hearing to receive testimony by any interested party; provided, that notice for such public hearing shall be in accordance with chapter 21A.10, "General Application And Public Hearing Procedures", subsection 21A.10.020E and section 21A.10.030 of this title.

b. Report Of Economic Review Panel: Within forty five (45) days after the economic review panel is established, the panel shall complete an evaluation of economic hardship, applying the standards set forth in subsection J2 of this section and shall forward a written report with its findings of fact and conclusions to the historic landmark commission.

c. Historic Landmark Commission Determination of Economic Hardship: At the next regular historic landmark commission meeting following receipt of the report of the economic review panel, the historic landmark commission shall reconvene its public hearing to take final action on the application.

(1) Finding Of Economic Hardship: If after reviewing all of the evidence, the historic landmark commission finds that the application of the standards set forth in subsection J2 of this section results in economic hardship, then the historic landmark commission shall issue zoning approval for demolition.

(2) Denial Of Economic Hardship: If the historic landmark commission finds that the application of the standards set forth in subsection J2 of this section does not result in economic hardship then the zoning approval for demolition shall be denied.

(3) Consistency With The Economic Review Panel Report: The historic landmark commission decision shall be consistent with the conclusions reached by the economic review panel unless, based on all of the evidence and documentation presented to the historic landmark commission, the historic landmark commission finds by a vote of three-fourths ($\frac{3}{4}$) majority of a quorum present that the economic review panel acted in an arbitrary manner, or that its report was based on an erroneous finding of a material fact.

4. Appeal of Historic Landmark Commission Decision to Land Use Appeals Board: The applicant, any owner of property located within the YNC, or any recognized or registered organization pursuant to title 2, chapter 2.62 of this code, aggrieved by the historic landmark commission's decision, may object to the decision by filing a written appeal with the land use appeals board within ten (10) calendar days following the date on which a record of decision is issued. The filing of the appeal shall stay the decision of the historic landmark commission pending the outcome of the appeal.

5. Review By City Attorney: Following the filing of an appeal to the land use appeals board of a decision of the historic landmark commission to deny or defer zoning approval for demolition, the planning director shall secure an opinion of the city attorney evaluating whether the denial or deferral of a decision of the demolition would result in an unconstitutional taking of property without just compensation under the Utah and United States constitutions or otherwise violate any applicable constitutional provision, law, ordinance or regulation.

K. Front Yard Setback: The minimum depth of the front yard for all principal buildings in the YNC District shall be equal to the depth of the front yard setback of the existing principal building measured at the closest point from the front property line. In the case of demolition of a principal building, the minimum front yard setback of the replacement structure shall be equal to the principal building being replaced. The front yard setback shall be measured from the front property line to the finished surface of the building or to the front of any post supporting a roof. Obstructions allowed in the front yard as indicated in Table 21A.36.020B shall not be included in the front yard setback calculation.

Attachment B – Department Comments

CITY DEPARTMENT REVIEW

Project: Proposed Yalecrest Neighborhood Character Overlay District

Applicant: City Council

Department/Division: Public Utilities

Reviewer: Jason Brown

Phone: 483-6729

Review Comments: While Public Utilities has no objection to the preservation of the Yalecrest neighborhood, it should be understood that the subsurface utilities have a much shorter life than the structure itself. Many utility laterals require heavy maintenance and/or justify replacement after about 60 years. This should be considered with appropriate measures to allow for the home owner to replace utility laterals as necessary to keep them in proper working order.

Department/Division: Engineering

Reviewer: Randy Drummond, P.E.

Phone: 535-6204

Review Comments: We have no concerns regarding this proposed change.

Department/Division: Transportation

Reviewer: Barry Walsh

Phone: 535-7102

Review Comments: The proposal for development of regulations that include refining what constitutes a demolition, requiring that proposed demolitions of homes built prior to 1942 be reviewed by the Historic Landmarks Commission and that the front setback of the existing structure must remain the same for any proposed building plans for new construction or remodeling, does not represent impacts to existing vehicular parking regulations or public way transportation corridors.

Attachment C – Public Comments

Yalecrest Historic Preservation Meeting July 21, 2010
Rowland Hall-St. Marks, Chapel Building
Public Comments taken by Cheri Coffey on white board

Can I change windows on front of house?

Can I change up to 10%?

1 year deferral time frame is too long.

Front yard setback – Have an average don't penalize if the house is further than neighbors.

50 yr. point – There are not many homes built after 1960, therefore almost all will have to go to the HLC.

Looks like this ordinance is the Historic District rules

Thinks only 1-2 blocks in the area are historic

Why does 50% roof removal = Demolition? Small house-hard to remodel without changing 50% of the roof. A lot of homes in the area are small. Hard to get a stairway up with only removing 50%.

How much information do you need initially for the City to make a decision on an ordinance? (Do you need architecture & engineering plans up front? – cost).

Why isn't 1942 year not defensible? Was the 50 years based on History? (Conservation, Hist. etc?) did you just change the term "Historic" to "Significant"?

Para. I.I. not F.I.

Approval of Demolition – Do you have to meet all 3 criteria?

How much change to your home equals not significant status?

Don't need more quantifiable criteria?

Just wants front porch – where are the plans in the process? Can a person put a front porch, change window to door on the front? The regulations are taking value from his property,.

Consider allowing seismically unfit structures to be demolished.

Why were some areas excluded from area?

Retained walls – only look at those and not the 50% roof criteria. Other cities say have to keep 3 walls

Demolition seems like it would be getting rid of the houses. Increasing the size of a home by going up ro out is not demolition.

Look at the comments that were gathered during the 4 units school meetings.

City hasn't done any "polling" to determine what the majority of property owners want.

People want to eliminate tear downs but they don't mind "pop ups" – people in homes 1500 ft. or less want to preserve – but enlarge.

Waterdown version of Historic District. Property owners are opposed to Historic Preservation District.

This proposal is more restrictive than a historic district in terms of being able to build additions from the roof.

The map the city council did is inaccurate. The rental properties are all green. Don't trust that the rental owners wanted to show support.

This ordinance is another way of hist. If 50% of roofline is there, can't remodel - not fair to small home owners.

Support what is proposed. Keep scale of home. Don't go too high that would block the views of trees and mountains.

Out of neighborhood – Enjoys Yalecrest, supports preserving character.

Majority of comments are opposed. Only a few have voiced support. Why not take a vote?

These meetings tend to bring out people opposed. He is in support, knows that many people in the neighborhood are supportive of the local historic district.

Against using historic preservation in Harvard Yale. Need to control scale and monster homes. Compatible Infill regulations go a long way to do that. Don't want a committee deciding how you can remodel house.

Many people are unaware of what these regulations would do. Many young people are busy with kids, etc. and want to remodel but don't know of these regulations.

Wants to be able to change the backdoor. If her home is not historic, why would rules apply to her?

In general, she would like the integrity of the neighborhood to be preserved but rules are difficult.

All about size of structure. Most people try to build something that is sympathetic to the neighborhood. City needs to look at just the size of the buildings.

7.21.10 Meeting

Vote 11 for, 39 opposed (one person represents 14 structures = 53 opposed)

Sense of security in a Historic District that character of neighborhood will remain the same.

Help make process/regulation in general (whether in or out of district) better throughout the city.

Opposed to new regulations. Concentrate on fixing/revising the compatible infill regulations.

How do you get your house out of the "area"?

1800 block of _____ Art modern – taken from area but is the most historic.

Should have several options/variations that are presented.

Community needs to be able to see various drafts that address different things.

Take the time to do this right, take 6-8 months to review, don't just do this by Sept. 10th.

Short time frame for a permanent ordinance that permanently affect property rights - Don't rush this proposal!

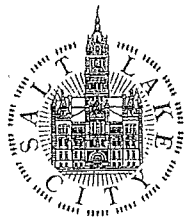
This is a big issue to be decided in such a short time. Same as Historic but different name. This ordinance would lead to decreased property values. Some homes are not attractive.

Amend Compatible infill for adjacent neighbors to sign off on plans, why should people far away have a say?

In favor of some regulation, not the historic district. This draft is too restrictive but would like some regulation before 9.10.10 to avoid demolition but want to get closer to a middle ground.

Sustainability will collide with Historic Preservation. Many sustainable things don't jive with historic preservation rules (windows is an example). Solar, seismic – reinforce on exterior). Future more important than past. People more important than objects. Environment more important than saving the past.

Sustainable materials are not materials that are necessarily approved in Historic District.



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OPEN HOUSE - JULY 21, 2010
PETITION PLNPCM 2010-00448
YNC Yalecrest Neighborhood Character Overlay
District

COMMENT CARD

Name: James C. Pechmann (Seismologist, University of Utah)
Address: 1846 Sunnyside Ave.
Phone: 801-582-5339
Email: _____

Comments/Suggestions:

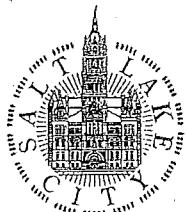
I am opposed to the ordinance as drafted - although it does appear to be an improvement over the historical district designation. I don't believe that most of the Yalecrest area requires special protection beyond the current "compatible infill" zoning overlay. The vast majority of the additions and rebuilds are tastefully done already, and are in character with the neighborhood. That said, if the Planning Dept. is going to recommend an amended version of this ordinance to the City Council, I recommend the following changes:

1. An exception to the demolition prohibition should be allowed for structures that are seismically unsafe. Such structures would include all unreinforced masonry structures, which are common in the Yalecrest neighborhood.
2. Homeowners should be allowed to add second stories to their homes - within existing zoning guidelines. Some of the homes in the Yalecrest area are quite small.
3. The area to which the ordinance applies should be significantly reduced to exclude areas with few genuinely historical or unique structures - such as Sunnyside Ave. and 9th South. My block is already about half apartment buildings!

Finally, as many speakers tonight commented, this ordinance should not be rushed through on. Use back side if needed... the timeline proposed - or any other ordinance as sweeping as this one!

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P.S. I like the idea of preserving streetscape building setback



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COMMENT CARD

Name: Judy Pechmann
Address: 1846 Sunnyside Ave
Phone: 801-582-5379
Email: jlp@pechmann.com
Comments/Suggestions:

I appreciate and agree with the City Council's
desire to have a new ordinance in place to replace
the temporary one which expires 9/10. However, I feel
the scope of the proposed draft is too broad,
approaching that of a ~~local~~ Local Historic District. (LHD)
The LHD proposal met significant opposition
within the neighborhood, so it seems the city council
is trying to accomplish the same goal by a
different route. This was not at all clear in the
letter & email we received about the new overlay
proposal. It was only apparent from discussion
at this meeting. I hope that there will be more
of an effort to put the proposal before the public,
before the council votes on it.

Use back side if needed...

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COMMENT CARD

Name: Susan H. Porter
Address: 1601 Yalecrest
Phone: 801 586 8825
Email: SusanHPCSW@Cnetmail.com
Comments/Suggestions:

I feel that working with the
existing Yalecrest Overlay is a much
better option. As a property
owner, I have no further interest
in having an LHD or the Proposed Overlay.

I am in favor of restricting
total tear-downs, but do not want any
additional regulations that have
not been set forth in the Yalecrest
Overlay.

SWP

Keep Current Yalecrest
Overlay & Amend to read
No Full Tear Downs

Use back side if needed...

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COMMENT CARD

Name: Kim Childs
Address: 1655 E 900 S
Phone: 801-581-1933
Email: kjchilds@aol.com
Comments/Suggestions:

I grew up on Harvard Ave since 1962 when my parents purchased their home. Now I live on 900 South. I love the area, thus wanting to stay in it. The reason for this "love" is the character of the area. I see a lot of people opposed to the historic district designation who have been much more recent neighbors moving in who don't seem to care about the neighborhood as a whole, but rather what's in it for "ME." They think they need a larger home. It's all about them. In the past, if a family outgrew their home they moved somewhere else to a larger home. Why doesn't this still seem to be an option?

Preservation is important. A historic district will enable the neighborhood to remain "special" and this will ensure that property values do ~~not~~ not go down.

I'd like to see the people who feel they need a larger home to go find one somewhere else. There will always be people who appreciate the area (and perhaps the smaller home) to replace them.

Enact the historic districts. Maybe then the lovers of cheap new trendy looks will go find them elsewhere rather than continue to pollute this treasured neighborhood with them.

Use back side if needed...

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COMMENT CARD

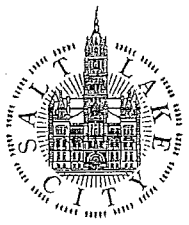
Name: Janine Sheldon
Address: 1784 Yalecrest
Phone: 510 917 7143
Email: _____

Comments/Suggestions:

I am very concerned that Mc Mansion will destroy the beauty of our neighborhood. There are generally accepted principles of good architecture that should be reflected in any new building. We aren't talking about subjective opinion; we are talking about time-honored principles of good design and aesthetics. If people don't understand these and want to build whatever they want, they should move to Sandy or Lehi. Government is not necessarily bad, regulation isn't necessarily bad. We need wise leaders who will protect our community from the self-interest of a vocal minority. Please preserve the integrity of the neighborhood - it's unique and valuable. Of course we need to find ways to maintain good architecture while incorporating sustainable design and materials. It is government's role to ensure minorities are heard and respected. ... sorry so rambling

Use back side if needed...

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COMMENT CARD

Name: Scott Brown
Address: 1861 Michigan Avenue
Phone: 801-918-7414
Email: slcplchlawyers.com
Comments/Suggestions:

I am against the new proposed "Demolition" ordinance. It is too vague and restrictive. It is an attempt to implement the historic district standards by using different terms. Please see A.I. of the proposed ordinance.

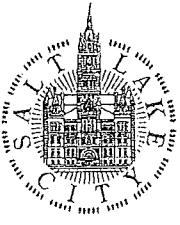
It is inappropriate to rush through this ordinance. The ordinance is dated July 20, 2010, and not circulated w/ the notice regarding this meeting which is dated June 12, 2010. ~~It~~ It appears that notice of this very intrusive ordinance is ~~not~~ not adequate.

The information and the comments made at this meeting should be thoroughly discussed and analyzed by the neighborhood. Trying to get this approved prior to September again shows that the City Council is not taking the views of the neighborhood.

The City Council/Planning Division need to wait for the neighborhood meetings, then draft the appropriate revisions to the current ordinance.

Use back side if needed...

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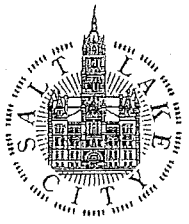
COMMENT CARD

Name: SID SPENCER
Address: 1355 LAIRD AVE
Phone: 801 581-1500
Email: ~~CBSK~~ CBSK-SPENCER@HOTMAIL.COM
Comments/Suggestions:

Opposed to the Draft as presented.
PAGE 4, 5 are overkill. You can handle
Demolition, and ReBuild as individual ordinances
without so many restrictions - Violation
of Property Rights. Need more time to
Come up with reasonable Draft.

Use back side if needed...

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COMMENT CARD

Name: Dale ZABROSKIE
Address: 1551 Michigan Ave
Phone: 801-581-0001
Email: dale@zabroskie.com
Comments/Suggestions:

Small step in right direction away from
historical district, but not enough.

Substitutes "historic" with "significant".

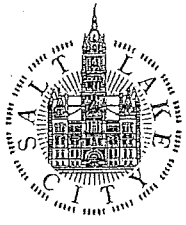
Still unnecessary intrusion into
~~property~~ property rights.

We need to see further revision w/
less restrictions

Dale
Zabroskie

Use back side if needed...

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COMMENT CARD

Name: Russell P. Burns
Address: 1140 South 1700 East
Phone: (801) 582-6191
Email: _____

Comments/Suggestions:

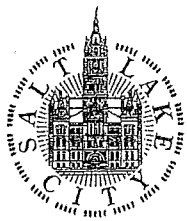
I AM IN ACCORD WITH CURRENT PROCESS FOLLOWED BY SALT LAKE CITY
PLANNING DIVISION AND SALT LAKE CITY COUNCIL IN THEIR EFFORTS
TO EFFECT YALECREST NEIGHBORHOOD'S INPUT INTO HISTORIC ZONING.

I AM IN FAVOR OF ESTABLISHING YALECREST NEIGHBORHOOD AS A ZONE,
OR DISTRICT, FOR HISTORICAL PRESERVATION.

THANK YOU,

Use back side if needed...

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COMMENT CARD

Name: MONTY T. LIKER
Address: 1452E - GILMER DRIVE
Phone: 801-583-2003
Email: N/A
Comments/Suggestions:

PLEASE DON'T PUNISH THE 1,000 FAMILIES LIVING IN THIS HISTORIC
DISTRICT, BY ALLOWING THE 100 FAMILIES WHO ARE COMPLAINING TO
SUCCEED WITH THIS NEW PLAN.

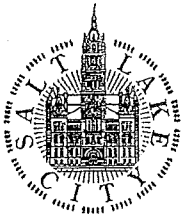
PEOPLE HAVE BEEN LIVING IN THIS AREA AND FIXING UP THEIR
HOUSES FOR 100 YEARS, WITH LITTLE GOVERNMENT INTERFERENCE, SO
WHY CREATE THIS VERY INTENSIVE PROGRAM FOR THE 100 PEOPLE
WHO ARE COMPLAINING.

① WHY WAS NO VOTE TAKEN AT THE MEETING FOR OR AGAINST THIS
NEW PLAN?

② HOW DID THE CITY FOCUS ON THIS AREA TO MAKE IT HISTORIC?

Use back side if needed...

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COMMENT CARD

Name: Mary Ellen Elggren
Address: 1428 E. 900 S.
Phone: 801-541-6937
Email: meelggren@comcast.net
Comments/Suggestions:

I prefer to amend the current ^{overlay} ordinance to just require
adjacent neighbor ^{notification} agreement to demolition + plans for
the replacement structure, just as it is currently
required for the addition of an out building.

Use back side if needed...

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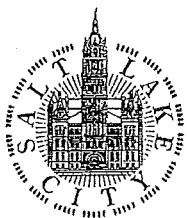
Name: Robert E Crandall
Address: 852 LeGrange St SLC UT 84108
Phone: 801 582 4449
Email: RCrandall@yahoo.com
Comments/Suggestions:

I would vote against The establishment of
a Yalecrest Historic District or a so called Yalecrest
Neighborhood Character Overlay and request that
my wishes be made known to each member of
the city council and Mayor Becker

Robert E Crandall

Use back side if needed...

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COMMENT CARD

Name: rick oliver
Address: 1411 LAIRD CIR
Phone: 801 583-2938
Email: OLIVER.RICHARD@COMCAST.NET
Comments/Suggestions:

I AM OPPOSED TO THIS PROPOSAL, I WOULD AGREE
TO KEEPING REMODELES IN CHARACTER WITH THE
NEIGHBORHOOD. THIS PROPOSAL SEEMS TO BE SLID
IN IN A SNEAKY MANNER. A REINSTATEMENT OF THE CURRENT
OVERLAY WOULD BE MORE APPROPRIATE.

Use back side if needed...

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COMMENT CARD

Name: Barber
Address: 999 So. Military Dr.
Phone: 801 582 9268
Email: brandonbarber@comcast.net
Comments/Suggestions:

50% or more of A Root Area should be considered
A Demo.

Many Smaller Homes, who would like to add A 2nd
story wouldn't be able to based on this Overlay.

If you are on A Small lot with No Room to the
Side & No Room to the Back you can only go
Up!

Use back side if needed...

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COMMENT CARD

Name: Curtis Pons
Address: _____
Phone: _____
Email: Curtispons@gmail.com
Comments/Suggestions:

Once again the city has come to the wrong conclusion about what most of the yalecrest neighbors want.

This is a size issue and that is what we all can get behind. Extremely rare would a historically significant home be demold because it doesn't make financial sense.

Don't regulate demos, regulate size, That is what we all can get behind.

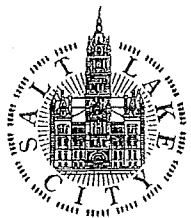
How can we be asked to support your definition of "demolitions" without public comment on what Yalecrest neighbors think "demo" means.

Once again - if you focus on size of new houses you will have great support!

That is the main issue!

Use back side if needed...

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COMMENT CARD

Name: GREG & KRIS ALISTER
Address: 1403 MICHIGAN AVE.
Phone: (801) 582-8643
Email: g.alister@comre.com
Comments/Suggestions:

WE BELIEVE THAT AN OVERLAY DISTRICT ZONING
CHANGE IS NEEDED, BUT THIS PROPOSAL IS
OVERKILL. WE DO NOT LIKE THIS PROPOSAL.

USING AN HISTORIC DISTRICT DESIGNATION IS
WRONG. BAD IDEA FOR 1,000 REASONS. WRONG TOOL.

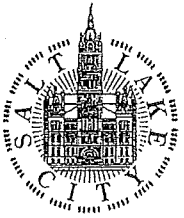
ALL BUT TWO TO THREE BLOCKS WITHIN THIS
ENTIRE DISTRICT MAY JUST MAYBE BE
HISTORIC RELEVANCE.

Thank you -

Greg & Kris Alister

Use back side if needed...

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THE CHAPEL WHERE IT WAS PICKED UP. YOUR COMMENTS WILL BE FORWARDED TO THE
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OPEN HOUSE - JULY 21, 2010
PETITION PLNPCM 2010-00448
YNC Yalecrest Neighborhood Character Overlay
District

COMMENT CARD

Name: Steven Whitehead
Address: _____
Phone: (801) 328-3600
Email: swhitehead@kmc.law.com
Comments/Suggestions:

The proposed ordinance should exclude institutional uses, such as schools, community centers, libraries, churches, etc. These buildings service the community and will need from time to time to be upgraded and or remodeled to be seismically safe and/or to accommodate the needs of the community. The proposed ordinance will make necessary remodels or reconstruction cost prohibitive to many community and faith based groups. This will have a significant detrimental and adverse affect on the community. The City should encourage institutions (community groups, schools, churches, etc.) to provide up to date facilities and services to the community. The ordinance should not discourage groups from providing community services or result in exorbitant costs on these groups. If there is an overlay district it should ~~not~~ ^{only} apply to residential zone districts, and then not to any institutional uses.

Use back side if needed...

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OPEN HOUSE - JULY 21, 2010
PETITION PLNPCM 2010-00448
YNC Yalecrest Neighborhood Character Overlay
District

COMMENT CARD

Name: David McConkle
Address: 1789 Hubbard Ave.
Phone: 801-582-2241
Email: mcconkle@comcast.net
Comments/Suggestions:

100% against historical district! And this comes from the person living across from the garage-mem-hall.

Also, why were Barbara Madsen's homes (Downey, Evan + Barbara Madsen, Jared Madsen) left out of the historical district. If the map can "bend" based upon complaints, then I want to complain too. Please leave 1789 Hubbard Ave out of the historical district.

It's funny how the historical map was modified based upon who complains the most.

Use back side if needed...

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OPEN HOUSE - JULY 21, 2010
PETITION PLNPCM 2010-00448
YNC Yalecrest Neighborhood Character Overlay
District

COMMENT CARD

Name: Jim Robinson
Address: 1749 MICHIGAN AVE
Phone: (801) 801-582-9322
Email: ~~jimjoelle~~ jimjoelle@yahoo.com
Comments/Suggestions:

Definition of ~~Feat~~ Does Demolition is against the
spirit of ~~it~~ being OK ~~to~~ to add a second story

Does ~~it~~ getting a new roof constitute a Demolition

This process is too fast.

How much ~~for~~ ARCH Drawings are required

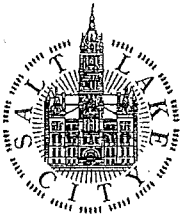
Unclear about small changes... like new window.

What guidelines does Historic Commission use?

We need to allow a second story additions

Use back side if needed...

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OPEN HOUSE - JULY 21, 2010
PETITION PLNPCM 2010-00448
YNC Yalecrest Neighborhood Character Overlay
District

COMMENT CARD

Name: Chris Lind / Colleen Lindstrom

Address: 852 Diester Rd

Phone: 801-562-4179

Email: chris.lind@ptc.utah.edu

Comments/Suggestions:

While we understand the concern over the demolition and then construction of disproportionately larger homes in the Yalecrest neighborhood, we believe the proposed character overlay district is bureaucratic overkill.

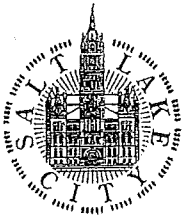
Rather than prevent or regulate demolition, we encourage the creation of new construction parameters which would define the scale and character of new homes, rather than impede plans to demolish, renovate or add on to existing structures.

We are therefore opposed to the creation of the Overlay District.

We would support ordinances which define and limit the size of building footprints, roof height, setback requirements.

Use back side if needed...

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OPEN HOUSE - JULY 21, 2010
PETITION PLNPCM 2010-00448
YNC Yalecrest Neighborhood Character Overlay
District

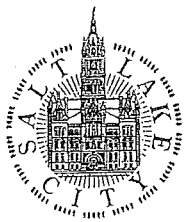
COMMENT CARD

Name: MaryDelle Gown
Address: 1595 S. 1300 E.
Phone: 282-6216
Email: bethechange too@gmail.com
Comments/Suggestions:

This ordinance is a long time coming. This is what we needed
Five years ago, so thank you for putting this together, at last.
I fully support the adoption of this ordinance, city wide.
What will the process be to apply this to other historic
neighborhoods? Specifically the area from 1300 S to 1700 S
& 1300 E to 1700 E. roughly Wasatch Hollow, where I live &
where the infill ordinance was never applied, even though residents voted for it.
If a demolition is determined necessary, for whatever reason,
the salvageable elements of the house, i.e., windows, flooring, brick,
doors, tile, bathroom fixtures, molding, stained and/or leaded
glass, radiators, must be salvaged. Not only will this keep
these materials out of the landfill, it is a travesty
that complete demolition of a historic structure is allowed.
Most of the homes have some old growth timber - this too
should be salvaged if possible.
If the structure is historically significant, it should be
documented by a historic preservationist before demolition
is allowed.

Use back side if needed...

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OPEN HOUSE - JULY 21, 2010
PETITION PLNPCM 2010-00448
YNC Yalecrest Neighborhood Character Overlay
District

COMMENT CARD

Name: Brian Jackson
Address: 1803 Michigan Ave
Phone: 801-582-3339
Email: brian.jackson@amplab.com
Comments/Suggestions:

1. My wife and I are of the opinion that neither a historic district designation nor a demolition ban are in the best interest of the neighborhood.
2. We support reasonable zoning, setbacks, etc. But "historic" designation is a very different set of issues that should be reserved for areas of greater historic value than our neighborhood (at least, more than my own block of Michigan 17th-18th East).
3. A well-organized, vocal minority of pro-historic-preservation residents has dominated the discussion so far.
4. Please commission a non-biased survey of resident opinions before instituting restrictions. Town hall hearings are not enough - ~~young~~ young families with children are underrepresented at these hearings and are more commonly opposed to proposed restrictions.

Thank you,
Brian Jackson

Use back side if needed...

PLEASE RETURN THIS CARD WITH COMMENTS BACK TO THE TABLE AT THE FRONT ENTRANCE OF THE CHAPEL WHERE IT WAS PICKED UP. YOUR COMMENTS WILL BE FORWARDED TO THE PLANNING COMMISSION FOR CONSIDERATION.

① Should paddle to make us to front of
house - Allow it to go to the far considering

② Home - back so far back -
has not back yard - Should be
able to move front

Pain Clauson

1619 Yale Crest

phclauson@

comcast.net

1 year interval too

50% Not practical for small homes

- Clarity process

- Front porch issue

- Consider Seismology ~~was Fe~~

- Retaining walls

- demolition too loosely defined -

- Neighborhood groups - 75% - No HLC

- Majority opposed to

- Overwhelming support - No tear-downs - but want to be able to build up.

- 69% opposed to ~~H.D.~~ H.D.

- This is watered down

- Proposal more restrictive



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OPEN HOUSE - JULY 21, 2010
PETITION PLNPCM 2010-00448
YNC Yalecrest Neighborhood Character Overlay
District

COMMENT CARD

Name: David Brown
Address: 1858 S. 1500 E.
Phone: 801-281-2565
Email: abrown@comcast.net
Comments/Suggestions:

1 of 2

not having seen the draft posted today, please excuse any
comments that are included in the draft. Since 1978

from the SLU public access website, a total of 5 ea.
buildings have been demolished. Actual numbers vary
by residents observations as twelve - twenty homes.
there are some 1400 homes in the district so
demolitions represent about 1% - 1.5% over
some 90 years depending on when homes were
built.

The temporary ordinance outlawing demolitions
and the "counterbalancing" ordinance is not justified.

also recently, portions of the proposed LHC have
been arbitrarily removed. Even though the National
Historic Register included this area. and "protection"
offered by the LHC are not available to the affected
home owners.

While I support historic preservation in general,
those who want to tear down & rebuild must necessarily
co-exist with those who want to maintain homes
as they are. (over)

Use back side if needed...

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OPEN HOUSE - JULY 21, 2010
PETITION PLNPCM 2010-00448
YNC Yalecrest Neighborhood Character Overlay
District

COMMENT CARD

Name: SUSAN Taylor
Address: 1721 Lebest Ave., SLC
Phone: 949-633-8761 801-583-0383
Email: taylordegn@cox.net
Comments/Suggestions:

1515 Princeton Ave

I find your draft proposal to be worse
than your initial presentation.

I do not support a regulation that
deems 50% roof plan a demolition.

It would make expansion of a 1000 SF home
an impossibility.

I believe this proposal is wrong.

I believe the historic overlay is not appropriate.

I bought my property with the understanding
that I was in control of my own property.

I have a large home and one small
home. The small home was purchased
with the intent of a remodel. ~~With~~ With
the draconian new proposal, there will
be no opportunity to remodel.

I was given 24 hours notice for this
meeting. I have sent numerous email
to city council and find all of the public
response by the council to be one sided.

Susan Taylor

Use back side if needed...

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PLANNING COMMISSION FOR CONSIDERATION.

Dear Wayne,

I am a resident of the Yalecrest area for which petition PLNPCM2010-00448 is being proposed. What does it mean to "preserve existing streetscape building setbacks"? I am particularly concerned that preserving existing streetscape building setbacks means that homeowners will be unable to build second level additions to their homes, if these additions can be viewed from the street. Is this proposed zoning amendment akin to making the area an historic district, in that second level additions will be prohibited?

Thank you for your time,

Amy Davis

Amy J. Davis, PhD
Associate Director
The Brain Institute at the University of Utah
383 Colorow Drive, 3rd floor
Salt Lake City, UT 84108

801.587.1222 office
801.746.9255 mobile
801.585.5375 fax

Amy J. Davis, PhD
Associate Director
The Brain Institute at the University of Utah
383 Colorow Drive, 3rd floor
Salt Lake City, UT 84108

801.587.1222 office
801.746.9255 mobile
801.585.5375 fax

amy.davis@utah.edu
<http://brain.utah.edu>

From: John Diamond [john@diamondphillips.com]
Sent: Wednesday, July 14, 2010 10:49 AM
To: Mills, Wayne
Subject: yalecrest

Categories: Other

Wayne,

Thank you for sending the information regarding the public hearings. I hope all is well for you.

John D. Diamond
diamond phillips
944 EAST 200 SOUTH SALT LAKE CITY, UTAH 84102
TELEPHONE: 801.363.0604 FACSIMILE: 801.363.6688

From: Rick Oliver [oliverrichard@comcast.net]
Sent: Wednesday, July 14, 2010 2:46 PM
To: Mills, Wayne; Maloy, Michael
Subject: Open House

Categories: Other

I could not download the map attached to the email regarding the open house July 28, 2010 Can you send me a copy of the map?

Rick Oliver
1411 Laird Cir
Salt Lake City, UT 84105

Tel 801 583-2938
Cel 801 232-6798
oliverrichard@comcast.net

From: Richard Butler [richard_butler@comcast.net]
Sent: Wednesday, July 14, 2010 4:55 PM
To: Mills, Wayne
Cc: Maloy, Michael
Subject: PROPOSED ZONING AMENDMENTS: YALECREST NEIGHBORHOOD

Categories: Other

Mr. Mills:

Will you please send me a copy of the complete text of the proposed zoning amendments for the Yalecrest neighborhood, or tell me where on the City's website I can download them?

Thanks very much.

Richard H. Butler

1578 East 900 South
Salt Lake City, UT 84105

Phone: 801.583.3435

Cell: 801.891.0393

Email: richard_butler@comcast.net

From: Bryan Brown [btbrown57@gmail.com]
Sent: Wednesday, July 14, 2010 7:03 PM
To: Mills, Wayne; michael.maloy@slscgov.com
Subject: Petition PLNPCM2010-00448

Categories: Other

Dear Gentlemen:

I support Petition PLNPCM2010-00448 to preserve the single-family residential character of a portion of the Yalecrest neighborhood. As a 16-year resident of the neighborhood, this amendment is sorely needed.

I will not be able to attend any of the meetings you have planned, but I ask that you read this communication into the public record at them for me.

Thank you for your consideration.

sincerely,

Bryan Brown
1015 South 1400 East
Salt Lake City, UT 84105
801.583.2146

From: JAMES PARRY [jeppwp@msn.com]
Sent: Tuesday, July 20, 2010 1:33 PM
To: Mills, Wayne; Maloy, Michael
Subject: Petition PLNPCM2010-00448

Categories: Other

What does this mean? We see that some neighborhoods are not now considered for what we assume is still the Historic District designation. How did they get out of it? And, is that what the new zoning overlay district is all about?

The flyer we got during the last two weeks (which we just saw after being out of town for that time period) is really not clear as to what is being planned. And, we cannot attend the July 21 & 28 meetings.

We would like to know what this all means to us on Sunnyside, etc. & how some properties are not now being considered as they were on the original maps we received.

Thank you, Jim & Peggy Parry

From: Lindsey Christensen [lindsey_christensen@yahoo.com]
Sent: Tuesday, July 20, 2010 9:23 PM
To: Mills, Wayne; Maloy, Michael

Categories: Other

Dear Wayne and Michael,
 I have a newborn baby, so I cannot attend the meeting. I am including my thoughts and I hope you will read and consider them.

I do not think the Harvard/Yale area should be slotted as an historic area (so, I do not want it to pass) and here are my reasons why.

1) Most all of the houses in that area ARE the hold historic type, and that will never change (unless someone has a trillion dollars and influence over everyone and they buy the entire area and develop it all with cheep similar houses....which won't happen).

2) If the plan passes, you will be changing the demographics of the area...only older couples with no kids, or single people will move here. Families that LOVE the area and want to upgrade their homes to fit their lifestyles won't be able to, so they will move south. That would be unfortunate.

3) there are a LOT of junky old awful houses that NEED to be redone.....it would be so much nicer if they were able to be redone.

4) you will be employing architects for upgrades.....and bigger construction jobs (instead of little redos on small houses where they simply add a stucco blob on the back..yuck).

5) hopefully there will be something about tasteless redos...that don't limit size (not all people will do a dumb redo like that firehouse/garage house on Hulbert...or whatever that road is...around 1750 east).

6) there have been endless redos that are in good taste with the neighborhood and maintain the historic look to a house.

7) let people stay in the area and upgrade their homes instead of spreading out to the outskirts of town...its very non-environmental to do that

I'm not sure if you've been to the Palo Alto area in California (s. of San Fran) but it is a wealthy area with small lots. PReTTY much everyone has redone their homes (a lot are big) and it is BEAUTIFUL. They are the type that have pretty yards (as are the people that live in the Harvard/Yale area. Don't make people move! Families don't like to live in tiny houses anymore....(there SHOULD be a lot size/house size ratio limit)

Thanks so much
 Lindsey

From: Schylar@comcast.net
Sent: Tuesday, July 20, 2010 11:05 PM
To: Mills, Wayne
Subject: proposed amendement to overlay

Categories: Other

I live at 1719 Michigan Avenue. Although I am happy to see the willingness to make changes to try and reach some type of accommodation in our area, I am having a very difficult time with the proposed demolition changes. It seems to me that it is very arbitrary to select a year and limit demolitions based on that. I have no plans to demolish my home, however, I find it very limiting to any future options I may have. Mine, like many of the homes are included simply because of the year they were built, they are not good examples of the period, they were simply tract homes of the time. As I attempt to keep up on the normal repairs on the home I can understand why demolitions occur. Under the proposed ordinance I understand my house would have to basically be condemned or I have an extreme economic hardship (whatever that means.) I am for preserving the "character of our area", the trees (which by the way cannot be replace with similar trees when they die, or like in front of my house, was removed years ago), the walkability of the area, the neighbors, the mix of people, young and old, across socio-economic groups. I have a really hard time seeing what any of these proposals have to do with preserving the character. They are what they are, focused on preserving structures, structures that will get more and more run-down, except for those that have already been added on, or are frankly of greater significance.

Find ways to preserve the character, provide incentives for people to preserve structures where appropriate, and allow this dynamic area to evolve the way it has for the last 80+ years. If I have to use original materials on the facade of my house, why can't I use original landscaping, by this I mean the park strip trees, if they were not here I don't believe this discussion would be happening.

I have a hard time having what I see as draconian restrictions being placed on my property after I have been a resident in this area simply because of it's age.

I keep hearing that this path was started down to stop the demolitions and McMansions. I think I would hear from you that it is preserve wonderful areas of our city. I think we can find a way, but I do feel that this is in some ways a run-away process that so many people feel that they have expended so much energy on that we cannot abandon it without doing something.

I encourage you to find ways to strike a balance between preservation and "character".

Thank you

Schylar Frampton
(801) 652-0711

From: KARL BARBARA LIBSCH [libsch@msn.com]
Sent: Wednesday, July 21, 2010 6:57 AM
To: Mills, Wayne
Subject: zoning overlay

Categories: Other

I live in the Douglass Park amended subdivision. Two questions:

1. How does the proposal differ (or does it) from the historic district previously discussed?
2. Where do I get a copy of the proposal?

Valdemoros, Ana

From: Mills, Wayne
Sent: Wednesday, July 21, 2010 12:12 PM
To: 'Michael Krieger'
Cc: Coffey, Cheri; Maloy, Michael; Valdemoros, Ana
Subject: RE: Overlay
Attachments: YNC Boundary Map.jpg; Yalecrest Neighborhood Character Overlay Ordinance_Draft_7-20-10.pdf

Thank you for your comments Mr. Krieger. I have attached the current draft of the proposed ordinance for your review.

Wayne Mills
Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: Michael Krieger [mailto:mkrieger@kmclaw.com]
Sent: Wednesday, July 21, 2010 10:16 AM
To: Mills, Wayne; Maloy, Michael
Subject: Overlay

I will not be able to attend the meeting tonight, but I am very opposed to any more restrictions on construction or destruction of existing buildings in our neighborhood. I live in the Douglas Park part of the map and my name is Mike Krieger.

Michael F. Krieger



60 East South Temple, Suite 1800
Salt Lake City, Utah 84111
Telephone: 801.321.4814
Facsimile: 801.321.4893
Toll Free: 866.867.5135
E-mail: mkrieger@kmclaw.com

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Valdemoros, Ana

From: Mills, Wayne
Sent: Wednesday, July 21, 2010 12:17 PM
To: 'khardy@xmission.com'
Cc: Coffey, Cheri; Maloy, Michael; Valdemoros, Ana
Subject: RE: Yale Overlay
Attachments: Yalecrest Neighborhood Character Overlay Ordinance_Draft_7-20-10.pdf; YNC Boundary Map.jpg

Thank you very much for your comments. They will be included in the information that will be forwarded to the Planning Commission, Historic Landmark Commission and City Council. I have attached a copy of the current draft of the proposed regulations for your review. Please contact me if you have questions.

Wayne Mills
Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

-----Original Message-----

From: khardy@xmission.com [mailto:khardy@xmission.com]
Sent: Wednesday, July 21, 2010 10:38 AM
To: Mills, Wayne
Subject: Yale Overlay

Hello

I live in this area. I am in favor of stopping houses from being built that are too big for their lots however, there are times that some houses should be torn down. That doesn't mean big should be built, but people should have the ability or option of tearing a place down if they can construct something that fits in. The people behind this committee have all put additions on their homes or done extensive remodeling, the way they wanted. Now they want control of what others do. I don't buy it. A lot of people don't have pockets that are as deep as JT Martin or others on the committee. I live next to a house which is totally uninhabitable and has been for 30 years. This will prevent anyone from being able to do anything with this house. My neighbors, as well as myself would like something done with it. It is a total eye sore. Please just oversee peoples requests to remodel as opposed to making it a historic district. Thank you.

Kim Hardy
1337 Michigan Ave

Valdemoros, Ana

From: Mills, Wayne
Sent: Wednesday, July 21, 2010 12:23 PM
To: Yalecrest CC Chair
Cc: Coffey, Cheri; Maloy, Michael; Valdemoros, Ana
Subject: RE: Question about proposed demo ordinance
Attachments: Yalecrest Neighborhood Character Overlay Ordinance_Draft_7-20-10.pdf; YNC Boundary Map.jpg

Hello-

I'm sorry that I was not able to get this to you earlier than today. The current draft of the proposed ordinance is attached. Please contact me if you have questions or comments.

Thank you.

Wayne Mills
Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: GEORGE CATHY KELNER [mailto:kelnergeo@msn.com]
Sent: Thursday, July 15, 2010 12:40 PM
To: Mills, Wayne; Maloy, Michael
Subject: Question about proposed demo ordinance

I'm the chair of the Yalecrest Neighborhood Council and I and many of my neighbors are wondering whether this proposed change in the demolition ordinance for our neighborhood will have a tighter definition of what constitutes a demolition. As you probably know, the infamous house on Hubbard Avenue lovingly nicknamed the garage mahal was, by the current definition, a remodel rather than a teardown. My understanding is that currently 75% of a home may be demolished and called a remodel rather than a demolition. If this proposed new ordinance is going to preserve any Yalecrest character I believe a new tighter definition is required. Is there any language for the new ordinance that you could share with me? thanks

George Kelner

Valdemoros, Ana

From: Mills, Wayne
Sent: Wednesday, July 21, 2010 12:26 PM
To: 'James.gibb@pharm.utah.edu'
Cc: Coffey, Cheri; Maloy, Michael; Valdemoros, Ana
Subject: Proposed Yalecrest Ordinance
Attachments: YNC Boundary Map.jpg; Yalecrest Neighborhood Character Overlay Ordinance_Draft_7-20-10.pdf

Hello Dr. Gibb-

Thank you for your phone call today. I have attached the current draft of the proposed Yalecrest Ordinance for your review. Please contact me if you have questions or comments.

Thank you.

Wayne Mills
Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

Valdemoros, Ana

From: Mills, Wayne
Sent: Wednesday, July 21, 2010 12:27 PM
To: 'mariaandtom@comcast.net'
Cc: Coffey, Cheri; Maloy, Michael; Valdemoros, Ana
Subject: Proposed Yalecrest Ordinance
Attachments: Yalecrest Neighborhood Character Overlay Ordinance_Draft_7-20-10.pdf; YNC Boundary Map.jpg

Hi Maria-

Thank you for your phone call today. I have attached the current draft of the proposed Yalecrest Ordinance for your review. Please contact me if you have questions or comments.

Thank you.

Wayne Mills
Senior Planner
Salt Lake City Planning Division
451 S. State Street, Room 406
PO Box 145480
Salt Lake City, UT 84114-5480
Phone: 801-535-7282
Fax: 801-535-6174

From: Amy J. Davis [amy.davis@utah.edu]
Sent: Wednesday, July 21, 2010 12:52 PM
To: Mills, Wayne
Cc: Coffey, Cheri; Maloy, Michael; Valdemoros, Ana
Subject: Re: Petition PLNPCM2010-00448

Categories: Other

Hello Wayne,
 Thank you for the information. I just read the Yalecrest Neighborhood Character Overlay District proposal, and I have to admit that being neither an architect nor a city planner, I am unable to interpret what this proposal, if passed, would mean to me. I plan to come to the open house this evening, but I am wondering what your advice is re: having a particular property and renovation plan reviewed in this strange time of moratoriums, zoning amendments, and historic district considerations. I am in the midst of a significant life-changing event, and would like to know what is possible, or what will be possible when the moratorium expires in September, with a renovation. Are there mechanisms for a resident to invite a city planning official to look at the home and renovation sketches, and offer informal advice before filing an official application?
 Amy

On Jul 21, 2010, at 12:05 PM, Mills, Wayne wrote:

Hello Ms. Davis-

In response to your question regarding "preserve existing building setbacks", the regulations in the draft proposed ordinance would not allow an addition to be built closer to the front property line than the setback of the existing building. This would not impact the construction of a second level; however, there are other regulations in the proposal that would require Historic Landmark Commission review of a 2nd story. The proposed regulations define a demolition as the removal of 50% or more of the existing roof for structures that are determined "significant". The Historic Landmark Commission would have the authority to review demolition applications according to a set of standards. I have attached a copy of the current proposal for your review. Please review the proposed regulations and provide comments or contact me if you have questions.

Thank you.

Wayne Mills
 Senior Planner
 Salt Lake City Planning Division
 451 S. State Street, Room 406
 PO Box 145480
 Salt Lake City, UT 84114-5480
 Phone: 801-535-7282
 Fax: 801-535-6174

From: Amy J. Davis [mailto:amy.davis@utah.edu]
Sent: Wednesday, July 21, 2010 9:20 AM
To: Mills, Wayne
Cc: Card, Quin
Subject: Petition PLNPCM2010-00448

Maloy, Michael

From: brandonbarber@comcast.net
Sent: Wednesday, July 21, 2010 7:32 PM
To: Maloy, Michael
Subject: Fw: Overlay

Categories: Other

Sent from my Verizon Wireless BlackBerry

-----Original Message-----

From: brandonbarber@comcast.net
Date: Thu, 22 Jul 2010 01:02:54
To: <wayne.mills@slcgov.com>
Reply-To: brandonbarber@comcast.net
Subject: Overlay

I would like to voice my opinion on the overlay. My concern is the 50 percent or more roof area is considered a demo.

Many smaller homes, who would like to add a 2nd story would not be approved bases on the overlay.

This is too restrictive. If you are on a small lot with no room to the side or no room to the back what can you do? Go up. Not according to this overlay.

The 50 percent of exterior walls seems too restrictive as well.

I am ok with everything except with the 50 percent of roof area and 50 percent of exterior walls. And any exterior wall facing the public street.

I hope this opinion is heard.....

Sent from my Verizon Wireless BlackBerry

Maloy, Michael

From: Boyd Anderson [Boyd@StakerCompany.com]
Sent: Thursday, July 22, 2010 8:41 AM
To: Mills, Wayne; Maloy, Michael
Subject: Yalecrest

Categories: Other

Wayne & Michael,

I am writing to let you know that I do not support the proposed overlay ordinance. I do not support a no demolition policy. I do not support an ordinance which effectively defaults to an historic district. I do not support the lock down on setbacks. I believe this is too broad. For example, it would prohibit minor improvements to front porch overhangs. I think the overlay should either be scrapped or re-written. Additionally, I would like to see an end to the vigilante code enforcement being done by people who do not work for the City. These people trespass on every construction project with their tape measures and cameras. They cost owners thousands of dollars in delays and additional expenses associated with their architects and engineers. Some of the details of the overlay are ambiguous but I believe that City staff, acting in good faith, is well capable of approving and monitoring construction projects.

Please send this on to each member of the City Council.

Cheers - Boyd

Maloy, Michael

From: Ryan Bell [rbell@rqn.com]
Sent: Thursday, July 22, 2010 10:44 AM
To: Mills, Wayne; Maloy, Michael
Subject: Status of the Yalecrest Neighborhood

Categories: Other

Hello Mssrs. Mills and Maloy,

As a resident on 900 South at 1850 East, I have followed the discussions regarding the proposed historic district in the Yalecrest Neighborhood with great interest. I am strongly opposed to any such development, and have attended many meetings in the last few months to make sure my opinions were heard by the relevant decision-makers.

After returning from a long vacation at the beginning of the week, however, I see the landscape has changed somewhat dramatically, and I haven't yet been able to discern what is now being proposed. My wife was able to go to part of the meeting last night, but was also unclear on the current status of the proposals. I'm trying to cut through the hearsay and find a good source who can tell me what's really going on. I'm told that we are still on track to have small neighborhood meetings on these issues, but others have told me that by the time those meetings take place, the larger decision about the geographic boundaries of the new overlay will already have been established. There is very, very little support for the historic district in my smaller area, and I would find it very suspect if our neighborhood were included in the historic district overlay despite this lack of support. It is also suspicious that those areas where the most vocal opponents of the proposal live have now been cut out, giving the appearance that the city has just attempted to remove the most vocal opponents so as to easily conquer the rest of the neighborhood.

I am a concerned citizen who has given a lot of time and effort to trying to keep up to speed with this process and it is frustrating to now suspect that decisions may soon be made without any opportunity for real input. The other frustration comes from the fact that I can't seem to find reliable information on the true status of the process at the moment. Please let me know if either of you is available for a telephone conversation, or whether there is someone better qualified to speak to me about these issues.

Thank you for your help.

Ryan Bell

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