



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Amanda Roman, Principal Planner
Amanda.Roman@slcgov.com or 385-386-2765 (Cell) / 801-535-7660 (Voicemail)

Date: March 10, 2021

Re: PLNPCM2020-00926 – Over Height Fence at 134 E Edgecombe Drive

Special Exception

PROPERTY ADDRESS: 134 E Edgecombe Drive
PARCEL ID: 09-30-351-015-0000
MASTER PLAN: Capitol Hill
ZONING DISTRICT: R-1/7,000 Single-Family Residential

REQUEST: Jon Rogers, on behalf of the property owners, is requesting approval to install a 4-foot privacy screen to an existing 6-foot tall steel fence at 134 E Edgecombe Drive. The proposed screening is imitation ivy and/or black mesh that would be attached to a wire extending across the length of the property line. The existing fence was approved as a special exception (PLNPCM2018-00846) in 2018 and is located along the front (north) and sides (east and west) property lines. In residential districts, front yard fences are permitted up to 4 feet and side and rear yard fences are permitted up to 6 feet. The property is located in the R-1/7,000 Single-Family Residential District.

RECOMMENDATION: Based on the information in the staff report, Planning Staff recommends that the Planning Commission deny the request for additional fence height at 134 E Edgecombe Drive.

ATTACHMENTS:

- A. [Vicinity and Zoning Map](#)
- B. [Site and Vicinity Photographs](#)
- C. [Analysis of Standards](#)
- D. [Application Materials](#)
- E. [Public Process and Comments](#)

PROJECT DESCRIPTION:

The applicant is proposing to attach a 4-foot privacy screen to the lower portion of the existing 6-foot tall steel fence located within the front (north) and side yard (east and west) setbacks of the property at 134 E Edgecombe Drive. The property owner received special exception approval to install the 6-foot transparent fence in 2018.

In residential zoning districts, fences and walls are allowed up to 4 feet in height between the front property line and front facade of the building where the primary entrance is located. Fences and walls up to 6 feet are allowed in all other required yards. The applicant is proposing to place a screen of imitation ivy material or black mesh along the bottom of the existing fence. The property owner initially erected the screen in 2020 but removed it after receiving a zoning violation warning for not obtaining a building permit or special exception approval.



Subject property (yellow) and the location of the existing 6-foot transparent fence.

The applicant is proposing to add 4 feet of screening material, which would be attached to the bottom portion of the existing 6-foot transparent fence with the intention of blocking views to discourage people from standing on the sidewalk or parking in front of the property to view Downtown Salt Lake City. The total fence height would remain at 6 feet. The photos below show the fencing material that the applicant is requesting to reinstall. They also state that the addition of screening material will discourage people from jumping the current fence and trespassing on the property. The property, which is located in the Ensign Downs Plat "A" subdivision, has remained undeveloped since it was subdivided in 1954.



Imitation ivy & black mesh screening material (both prohibited for use as fencing materials in section 21A.40.120.D attached to the existing 6-foot fence). The screening has been removed.

Additional height for fences and walls may be requested through the Special Exception process. The Planning Director or Planning Commission may approve taller fencing if:

- *it is found that the extra height is necessary for the security of the property in question AND*
- *it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety.*

In this instance, the applicant is requesting additional fence height to “enhance public safety and [eliminate] the public nuisance that exists” as described in the project narrative in [Attachment D](#).

KEY CONSIDERATIONS:

Consideration 1: Specific Special Exceptions Standards for Additional Fence Height

Special exception approval for additional fence height may be granted if the proposal complies with 21A.52.030(A)(3) of the Zoning Ordinance *and* if the proposal complies with other applicable standards. The applicant acknowledges that the existing fence has deterred individuals from trespassing into the property, as it is difficult to jump over the fence, but doesn’t believe the structure is effective enough because people can see through it to take in the view of the city. The applicant believes since the property is privately owned they have no obligation to provide access to views.

The zoning ordinance allows for additional fence height for security purposes and when the increased height does not negatively impact the character of the neighborhood and maintenance of public and private views. The applicant claims that adding a 4-foot privacy screen to the existing 6-foot fence is imperative to the safety and security of the neighborhood. A special exception for an over height fence may be approved if the proposal meets the Specific Special Exception Standards for Additional Fence Height per section 21A.52.030(A)(3).

The proposal to add a 4-foot privacy screen is non-compliant with [6 of the 8 specific special exception standards \(A, C, D, E, F, and G\)](#) for additional fence height. The proposal meets standard B because the property is not located on a corner and meets standard H because the property is undeveloped and has no driveway and the driveways on the adjacent properties are an adequate distance away from the property lines. The applicant has stated the proposal meets Standard E. The standard is intended to protect the public from the negative impacts of a specific property (i.e. a manufacturing or commercial use). The subject property is undeveloped and does not negatively impact the general public. The special exception standards are included in [Attachment C](#).

Section 21A.52.030(A)(3)

- Exceeding the allowable height limits; provided, that the fence, wall or structure is constructed of wrought iron, tubular steel or other similar material, and that the open, spatial and nonstructural area of the fence, wall or other similar structure constitutes at least eighty percent (80%) of its total area;
- Exceeding the allowable height limits on any corner lot; unless the city’s traffic engineer determines that permitting the additional height would cause an unsafe traffic condition;
- Incorporation of ornamental features or architectural embellishments which extend above the allowable height limits;
- Exceeding the allowable height limits, when erected around schools and approved recreational uses which require special height considerations;
- Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of noise, pollution, light or other encroachments on the rights to privacy, safety, security and aesthetics;
- Keeping within the character of the neighborhood and urban design of the city;
- Avoiding a walled-in effect in the front yard of any property in a residential district where the clear character of the neighborhood in front yard areas is one of open spaces from property to property; or
- Posing a safety hazard when there is a driveway on the petitioner’s property or neighbor’s property adjacent to the proposed fence, wall or similar structure.

The City does not typically permit 6-foot fences in the front and side yards of residential zoning districts because they create a walled-in effect and contribute to a poor pedestrian experience. Staff acknowledges that the existing fence still allows people to view Downtown Salt Lake City from the public realm, but the fence serves the applicant’s main purpose of deterring people from trespassing on the property. The existing 6-foot fence was approved because it is constructed with steel and more than 80% of the fence area is open, spatial, and nonstructural, thus does not create a walled-in effect within the front yard and the perception of open space from property to property remains. Adding 4 feet of screening material to the current fence would reduce the open area to approximately 33% and would intentionally wall-in the front yard of the property, which is not consistent with the visual character of the neighborhood.

Each of the 8 specific special exception standards for additional fence height must be reviewed and considered equally before issuing approval. In addition, the general standards for special exceptions must be met.

Consideration 2: General Standards for Special Exceptions

Special exception proposals must comply with the general standards of approval per section 21A.52.060, which consider whether the proposal is compatible with the location, design, and configuration of a specific site.

The proposal does not meet standard [A, C, D, or G](#). Adding 4 feet of screening to the bottom of the existing fence does not comply with the purpose of the R-1/7,000 zoning district, which is to promote compatible development patterns and preserve the existing character of the neighborhood. The proposal is also non-compliant with many of the standards for additional fence height as discussed in Consideration 1. There are no indications that the proposal would diminish or impair property values, have an undue adverse impact, destroy significant features, or pollute the environment.

The Ensign Downs Neighborhood, as designated in the *Capitol Hill Master Plan*, is characterized by large homes; many built to take advantage of the view of the Salt Lake Valley. The Master Plan policies include, notably, “ensuring development is compatible with the existing character of the immediate neighborhood.” As demonstrated by the site and neighborhood photos, the additional fence height is incompatible with the immediate neighborhood, which consists of mostly open front yards and in some cases retaining walls located within buildable areas. Only 3 of the other 19 properties (or 15%) located on Edgcombe Drive have front yard fences. Of these, 2 are solid wood and 1 is decorative wrought iron. The property located at 103 E Edgcombe Drive (on the same block face as the subject property) also has a view overlooking the city. The property has a solid 4-foot wood fence along the front property line and a “No Trespassing – No Dumping” sign in the unbuilt area. See photos of the 3 properties with front yard fences below, and additional site and vicinity photos in [Attachment B](#).

Section 21A.52.060

- A. Compliance With Zoning Ordinance And District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.
- B. No Substantial Impairment Of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.
- C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.
- D. Compatible With Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.
- E. No Destruction Of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- F. No Material Pollution Of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.
- G. Compliance With Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.



151 E Edgcombe (north block face)



84 E Edgcombe (south block face)



106 E Edgcombe (south block face)

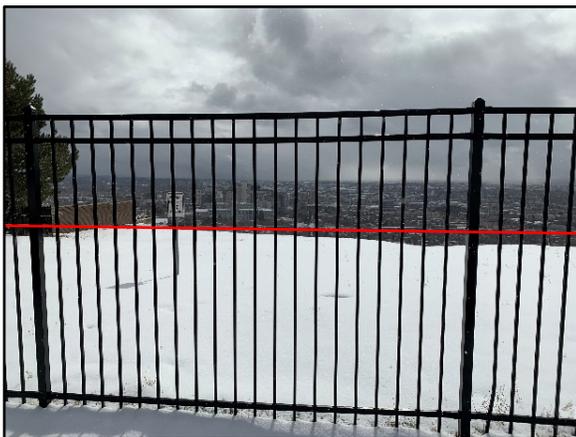
The *Capitol Hill Master Plan* also emphasizes the importance of protecting view corridors which it defines as “a visual image having aesthetic beauty worth preserving. A view corridor frames a view of a prominent building or natural feature from either a short or long distance... The community’s landmarks, worthy of a view corridor analysis and protection, include the [State Capitol Building].” The subject property overlooks the valley and provides a direct view of the State Capitol, which staff recognizes attracts City residents and visitors to the location. While the property owner has the right to secure the property from trespassers, the addition of the 4-foot privacy screen would not block the view of the city from the sidewalk, which is public property, and thus will not effectively mitigate the issues raised by the applicant. The photos below were taken from four different vantage points in front of the property. The red line indicates the top of the proposed 4-foot fence, which is currently measured out with a wire. The privacy screen would hide the view from a low-profile car but would not block the view from the sidewalk. Additionally, the sidewalk is public property, owned and maintained by the City to provide accessible, safe routes to all pedestrians.



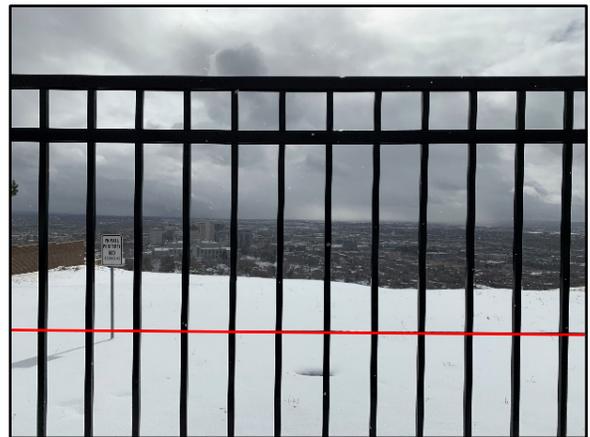
View from the driver's side of the car



View standing on the edge of the curb



View from the middle of the sidewalk



View standing next to the fence

Consideration 3: Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) is a “multi-disciplinary approach of crime prevention that uses urban and architectural design and the management of the built and natural environments”. CPTED is based on four design principles: natural access control, territorial reinforcement, natural surveillance, and maintenance.

CTPED Principle 1 – Territorial Reinforcement / Natural Access Control

Fencing is a prime example of territorial reinforcement, which is the distinction between public and private property. The existing 6-foot fence and signage clearly indicates that the property is private, and visitors are unwelcome. Shorter fences and landscaping can accomplish the same thing by defining space and establishing a sense of ownership. The subject property also has 3 “No Trespassing” signs to help deter people from climbing the fence and is an example of natural access control.

Staff suggested adding landscaping along the front and side property lines, which would create a second barrier and potentially discourage people from climbing the fence. The applicant explained that there is no water service on the property and installing it prior to the construction of a home would be too costly.

CTPED Principle 2 – Natural Surveillance

This principle can be summed up by Jane Jacobs “eyes on the street” theory that public spaces are safer when there are more people in the area, thus more eyes on the street to notice if something is amiss or unsafe. Natural surveillance techniques include keeping areas well-lit and eliminating hiding spots by removing tall hedges or fences.

The existing 6-foot tall fence is a physical barrier that discourages people from entering the property. The applicant’s request to add a 4-foot screen to the fence could deter people from stopping to look at the view of the city, but it would also inhibit neighbors from seeing criminal activity within the fenced area.

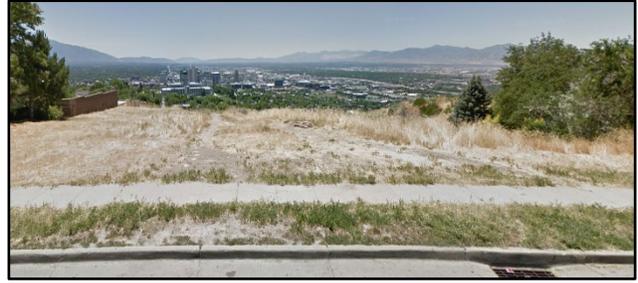
CPTED Principle 3 – Maintenance

Well-maintained properties signal to passersby that someone cares about what happens in the space, and regularly attends to it. Lack of maintenance often contributes to vandalism, which can escalate into more serious crimes. The applicant provided evidence of litter outside of the subject property and vandalism of the existing fence, which is not under dispute. Staff reviewed the property history, including the number of civil enforcement cases, building permits, and planning petitions. The photo documentation provided by the applicant aligns with past police reports of people congregating on the property and the sidewalk, but city records show evidence that the vacant property has not been appropriately maintained in ways not associated with the general public. Since 2002, there have been 26 cases initiated by Civil Enforcement. Of those 26 cases, 4 were for graffiti and 2 were unfounded complaints, and thus not directly related to the actions of the property owners. The remaining 20 violations included putting up the 4-foot privacy screen without a permit, having junk/unlicensed vehicles/outside storage, and the large majority of cases were for overgrown weeds.

Google Earth photos provide evidence of the property not being properly maintained as well as photos of people trespassing on the property. The applicant provided a list of measures that have been taken to “eliminate the nuisance activities conducted on and around the property”. Efforts include repairing the fence after vandalism, cleaning up litter, requesting additional police presence, and mowing the lawn. The applicant stated that “there has not been significant progress in eliminating the public nuisance that exists today, despite pursuing the approaches above”. City records show the property owner has been cited 3 times for violations since the 6-foot fence was erected. While staff acknowledges the property has been subjected to a assortment of unwanted and disrespectful activities, since the fence was erected there have only been violations issued due to the lack of maintenance and putting up screening material without obtaining a building permit.



2011



2014



2015



2016



2019

Consideration 4: Review of Applicant’s Request

Staff reviewed the issues the applicant referred to in their narrative and provided an analysis below. The applicant cites criminal activity and public nuisance as the reason they are requesting additional fence height in the form of a 4-foot privacy screen attached to the bottom of the existing fence. The original special exception approval for a 6-foot transparent steel fence along the front and side property lines was issued on November 5, 2018. The fence was completed and approved by Building Services in March 2019.

Between January 1, 2015 and February 10, 2021 there have been a total of 144 calls to police regarding the subject property. The average number of calls to police increased in 2019, following the approval of the special exception for the 6-foot fence and a neighborhood request for an increase in police presence. [Attachment D](#) includes the complete call log, as well as a memo from SLCPD Detective Gibic, the detective formally assigned to District 3, who supports the screening proposal.

The applicant stated, “traffic and parked cars are the fundamental root cause for the issues [on the property]” and provided a sample traffic count encompassing two weekends in the fall. Friday and

Saturday nights averaged 28 cars per night and the weekdays averaged 12 cars per night. The applicant didn't provide information on if the cars were parked briefly or if they were in front of the property for an extended amount of time. The property is marked with "No Parking" signs so regardless of the average time spent, any parking in front of the subject property is illegal. Additionally, Edgecombe Drive prohibits on-street parking between 10 PM – 6 AM.

Staff Analysis: Since the fence was inspected and approved by Building Services, there have been a total of 43 calls to police and/or property checks initiated by the police. "Patrol checks" account for approximately 57% of all calls between 2019-2020. Patrol checks can be initiated by a resident or by the police officer assigned to the area, but don't indicate that a crime or nuisance activity took place. There were 6 calls for reasons other than a patrol check or traffic stop including, 3 calls for "unwanted person /trespasser/ suspicious person", 2 calls for "noise disturbance", and 1 call for "indecentcy/lewdness investigation". After reviewing the police call log and asking for a definition of each call type (provided in [Attachment C](#)), staff cannot conclude that the criminal and nuisance activities taking place on or near the property have remained the same regardless of the 6-foot tall fence being installed. The overall increase in calls may also be attributed to the neighborhood requesting that the SLCPD patrol the area and check on the property more frequently.

While the existing signage may deter people from parking directly in front of the property, Edgecombe Drive is a public street open for use by property owners, residents, and the general public. As shown in the property photos above, approving a 4-foot privacy screen would prohibit occupants in a low-profile vehicle from seeing the view (if illegally parked in front of the property). There is no evidence that the additional height would correlate to less traffic overall, as the view is fully visible from the public sidewalk and potentially from a taller vehicle. In addition, people who wish to visit the property between 6 AM – 10 PM could legally park on the street and walk over to the property. While staff agrees the 4-foot privacy screen is likely to reduce illegal parking directly in front of the property, the fence would not prohibit people from legally parking elsewhere.

Consideration 5: Referral to Planning Commission

Section 21A.52.040(5)(b) of the city code states that *"The planning director or the planning director's designee may refer any application to the planning commission due to the complexity of the application, the significance in change to the property or the surrounding area."* This proposal is being forwarded to the Planning Commission for a decision because it is not shown to comply with many of the applicable standards. Staff attempted to work with the applicant to modify the proposal, but they requested to go before the Planning Commission for a public hearing, which staff agrees is appropriate due to the complexity of the project.

DISCUSSION:

Staff recommends the Planning Commission deny the Special Exception request to attach a 4-foot privacy screen to the existing 6-foot fence located in the front and side yards of the property at 134 E Edgecombe Drive.

Special Exception Request

The proposal is non-compliant with 6 of the 8 specific special exception standards for additional fence height and is non-compliant with 4 of the 7 general special exception standards. The proposed fence is not being requested due to negative impacts caused by incompatible adjacent uses or other noxious conditions. It is also not requested with the intent to provide some flexibility for ornamental features. If approved, the subject property would greatly differ from neighboring properties and the overall character of the neighborhood, as over height fences in the front and side yard area is an

uncommon design feature and would create a walled-in effect for pedestrians and change the perception of openness from property to property.

The proposed fence is meant to deter traffic and reduce the perceived crime on and adjacent to the property. Staff agrees that the 4 feet of screening may discourage people from illegally parking in front of the property, but approving the special exception request would not solve the applicant's underlying complaint that the public is coming to the undeveloped property to see the view of Downtown Salt Lake City, as the screening would not impact the view from the public sidewalk. Staff believes the existing 6-foot transparent fence, approved as a special exception in 2018, while not foolproof, has adequately deterred people from trespassing on the property and does not negatively impact the character of the neighborhood. The proposal to add 4 feet of screening material to the bottom portion of the existing fence does not meet the special exception standards of approval, thus staff is recommending the request be denied.

Proposed Fencing Materials

In addition to non-compliance with the special exception standards for additional height, the proposed 4-foot fence does not comply with the residential fencing design requirements in section 21A.40.120.D, which state:

“Fences and walls shall be made of high quality, durable materials that require low maintenance. Acceptable materials for a fence include chainlink, wood, brick, masonry block, stone, tubular steel, wrought iron, vinyl, composite/recycled materials (hardy board) or other manufactured material or combination of materials commonly used for fencing. Other materials of similar quality and durability, but not listed herein, may be used upon approval by the Zoning Administrator through an administrative interpretation application.”

The imitation ivy and/or black mesh material is neither high quality nor durable material and is comparable to a tarp, which is prohibited in residential zoning districts. Should the Planning Commission approve the special exception request, the property owner will be required to use fencing material that complies with the residential design requirements.

Proposed Fence Height Text Amendment (PLNPCM2020-00511)

The special exception petition is vested and the Planning Commission should make a decision based on the current zoning ordinance, but it should be noted that on January 13, 2021, the Planning Commission recommended approval to the City Council regarding a fence height text amendment (PLNPCM2020-00511) which if adopted would remove the Special Exception process for over height fences, walls, and hedges. The ordinance defines instances where a taller fence may be appropriate and approved by right. Except for a few instances, the proposed amendment would limit fence, wall, and hedge height to 4 feet in front yards and 6 feet in side or rear yards. The Planning Commission and Historic Landmark Commission would still have the authority to approve excess fence height for land use applications that are already required to go before them. The proposed amendment is intended to provide “uniformity and clear expectations to the public for when an over height fence, wall, or hedge is appropriate” and promote consistent development patterns.

During the public comment portion of the hearing, the Planning Commission received comments from a Captiol Hill resident who used the subject property as an example of where a taller fence on a vacant property would be appropriate due to the types of activity taking place on the property. In response to the comment, the Commission held a discussion regarding vacant and undeveloped properties and concluded that property owners could potentially secure their property by erecting a transparent 6 foot fence within the front setback, but the fence would be required to be removed once the property is developed.

The Commission delegated the proposed ordinance language to staff, which is below:

21A.40.120.E:

3. Vacant Lots. Fencing to secure vacant or undeveloped lots may be up to 6 feet in height, provided the fence is not closer than 5 feet to a public sidewalk and is no less than 80% transparent. Once the property is developed, the fence will be required to comply with the height restrictions of this Title.

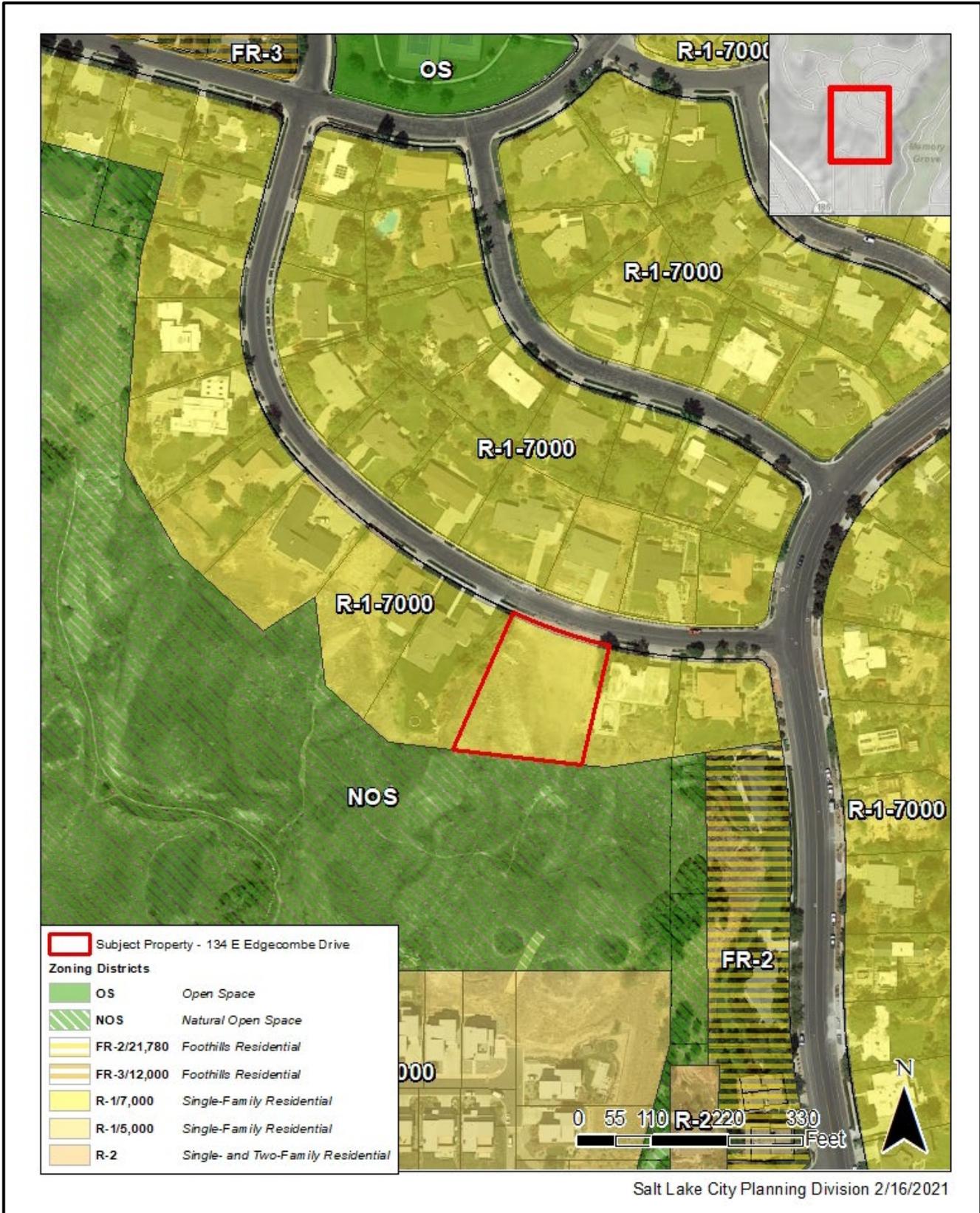
As stated above, the special exception petition is vested under the current zoning ordinance and should be reviewed accordingly. If the City Council adopts new fencing regulations any future application would be subject to the updated standards of approval.

NEXT STEPS:

If the request is denied, the applicant would not be allowed to attach the 4-foot tall imitation ivy and/or black mesh privacy screening to the existing 6-foot fence. The applicant could install a fence that complies with zoning standards or propose an alternative design in a new special exception application.

If the request is approved, the applicant would be able to obtain a building permit for the proposed screening, which would be required to adhere to the residential fencing design requirements in section 21A.40.120.D of the Zoning Ordinance. The fence would have to be constructed with approved materials that were durable and typical in residential zoning districts. The materials could be approved at staff level.

ATTACHMENT A: Vicinity and Zoning Map



ATTACHMENT B: Site and Vicinity Photographs

Vicinity Photos (West to East) of Properties on Edgecombe Drive



Existing Front Yard Fences on Edgecombe Drive



151 E Edgecombe Drive (south block face)



106 E Edgecombe Drive (south block face)



84 E Edgecombe Drive (north block face across the street from the subject property)

Subject Property – 134 E Edgecombe Drive



West side



East side



View of the property from across the street [photos were taken at approximately 1:30 PM]

ATTACHMENT C: Analysis of Standards

21A.40.120: Regulation of Fences, Walls and Hedges:

E.8. Special Exception Approval Standards: The planning commission or historic landmark commission may approve taller fencing *if it is found that the extra height is necessary for the security of the property* in question as defined in chapter 21A.52 of this title.

Staff Analysis: Fences serve properties by providing privacy and security to private spaces. They also affect the public by impacting the streetscape and overall character of a neighborhood. Section 21A.40.120 states that the purpose of fence, [wall, and hedge] regulations is to “achieve a balance between the private concerns for privacy and site design and the public concerns for enhancement of the community appearance, and to ensure the provision of adequate light, air and public safety.”

Taller fencing may be approved if it is found that the extra height is necessary for the security of the property, which is the applicant’s reasoning for asking to amend the original special exception approval. The applicant provided documentation from the SLCPD as evidence of the security issues. The report shows the number of calls made to the police and the specific type of call between January 2015 – February 10, 2021. Detective Gibic, the detective formally assigned to District 3, wrote a memo in support of the additional screening, which can be reviewed in [Attachment D](#). Staff asked the SLCPD for an explanation of what each call type entails including, patrol checks, traffic stops, and unwanted person/trespasser, which is included in an email below. Since the 6-foot tall fence was completed and approved by Building Services in March 2019 (BLD2018-11130), there have been a total of 6 calls for a reason other than a patrol check or traffic stop.

The applicant’s original special exception request for the 6-foot tall fence was approved because the fence is at least 80% transparent, which provides security but doesn’t detract from the character of the neighborhood or Edgecombe Drive’s streetscape. The current application to install a 4-foot tall screen along the bottom portion of the existing fence would reduce that transparency to approximately 33%, which the applicant believes will decrease the number of people who come to the property to look at the view of the Salt Lake City valley. The view would still be visible from the public sidewalk.

Finding: The applicant’s narrative stated that the neighborhood association has asked for an increase in police presence, so while the number of total calls to the SLCPD has increased it does not necessarily indicate that a crime was taking place.

Since the current 6-foot transparent fence was installed, the percent of calls not attributed to a patrol check or traffic stop have significantly decreased, which staff contributes to the property being adequately secured and the increased presence of police in the area. While the proposed 4-foot screening fulfills the applicant’s desire to better shield the view of Downtown Salt Lake City, the additional height is not found to be essential for the security of the property. Furthermore, the proposed screening creates a walled-in effect in a neighborhood that is characterized by open front yards with very minimal front yard fencing.

From: [Norgaard, Robert](#)
To: [Roman, Amanda](#)
Subject: Edgcombe Drive Comstat report 2021
Date: Tuesday, February 16, 2021 1:51:07 PM
Attachments: [Police Report # of Calls to Edgcombe Drive.pdf](#)

Hi Amanda.

Attached is the Compstat report for 2021 at Edgcombe Dr. There is only one call categorized as a "Hold Log" which I believe stems from when I went up there to look at the area. As requested, here are definitions for calls which appear on the report. Let me know if you need anything else.

Property/Patrol check: An Officer simply checking on the area known to be an issue.
Traffic Stop: Could be an Officer stops a vehicle or a pedestrian for a variety of reasons
Trespasser/Unwanted person: Sometimes are the same thing. People trespassing in a posted "No trespassing" area, and their presence is not welcomed by the complainant
Loud Party: Loud noise, music or other unwanted noise
Misc busy status: Variety of reasons an Officer is not available for calls such as writing a report, making a phone call, changing a flat tire, etc.
Nuisance: Somebody doing something which is annoying to the complainant, could also be loud noises of all types
Police PROQA: PROQA is a dispatching information gathering program. Not sure why that's on there.
Parking Complaint: Normally means a Vehicle is parked in a no parking zone, blocking a driveway, etc.
Suspicious Vehicle: An unknown vehicle to the complainant whose presence raises concern
Traffic Hazard: Anything which impedes regular flow of traffic on the street. i.e debris, broken down vehicle, road kill, etc.
Escape/Warrants: A person arrested for a warrant. A warrant arrest sometimes requires a separate case number in certain circumstances.
Shots fired: Any noise the complainant believes to be gun fire. A lot of times these calls are determined to be fireworks. Sometimes a vehicle back firing.
Traffic accident: Self Explanatory
Suspicious Person: An unknown person raising suspicion for the complainant. Sometimes the person is not doing anything wrong, sometimes they are.
Indecency/Lewdness: Normally people engaging in sexual intercourse. People going to the bathroom in the open also gets categorized as this.
Unknown Problem: Somebody doing something the complainant believes to be illegal but they aren't sure what. One common issue which gets this category is people screaming for help but the complainant does not know why.
Drug Problem: Complainant believes people are using drugs/found substances believed to be drugs or drug paraphernalia.
Vandalism: Property damage, usually graffiti
Hold Log: A log generated by dispatch sometimes to test the dispatch system.
Theft from a vehicle: A vehicle was broken into, forcefully or not forcefully resulting in theft of property
Possible DUI: Usually means people drinking in a vehicle, or poor driving patterns the complainant believes the driver to be intoxicated

Bob Norgaard
Salt Lake City Police Department
Community Liaison Officer Districts 3 & 4
801-535-3012

21A.52.030 Special Exceptions Authorized

A.3. Additional height for fences, walls or similar structures may be granted to exceed the height limits established for fences and walls in chapter 21A.40 of this title *if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety.*

Staff Analysis: All the surrounding uses are single-family dwellings that have either no fencing or short fencing in the front of the homes. The proposal does not compliment the character of the neighborhood and would have a negative impact on the existing streetscape by creating a walled-in effect not seen elsewhere. The proposed fence would block views from the street, which is the applicant's intention, but could also decrease safety by providing a space for criminals outside of the public view. As described in Consideration 3: Crime Prevention Through Environmental Design (CPTED), spaces are safer when there is natural surveillance of the property or "eyes on the street".

Finding: Because the additional fence height is proposed along the entire frontage and sides of the property, it would have a large impact on the streetscape and character of the neighborhood. The fencing would diminish the view, which is a defining characteristic of the Capitol Hill neighborhood. The proposed material (imitation ivy and/or black mesh) is not a durable or typical fencing material and is prohibited in residential zoning districts. While the fence would obstruct the view of the city from the street, it would not have any impact on the view from the sidewalk. Additionally, police records show that while it isn't 100% effective, the existing 6-foot tall fence has deterred people from accessing the property.

Approval of fences, walls and other similar structures may be granted under the following circumstances subject to compliance with other applicable requirements:

Criteria	Finding	Rationale
a. Exceeding the allowable height limits; provided, that the fence, wall or structure is constructed of wrought iron, tubular steel or other similar material, and that the open, spatial and nonstructural area of the fence, wall or other similar structure constitutes at least eighty percent (80%) of its total area.	Does not comply	While the existing 6-foot steel fence meets this standard, adding a 4-foot privacy screen would reduce the open, spatial, and nonstructural area to approximately 33% of the total area. The proposed material is not structurally sound, which is a requirement (section 21A.40.120.F(3)) for all fencing in the city.
b. Exceeding the allowable height limits within thirty feet (30') of the intersection of front property lines on any corner lot; unless the city's traffic engineer determines that permitting the additional height would cause an unsafe traffic condition.	Complies	The property is not a corner lot and is more than 30 feet from the intersection of Edgecombe Drive and East Capitol Boulevard.

<p>c. Incorporation of ornamental features or architectural embellishments which extend above the allowable height limits.</p>	<p>Does not comply</p>	<p>The proposed fencing material (imitation ivy/black mesh) is not ornamental in nature and is not listed as an “allowed material” per section 21A.40.120 of code. The proposed material is comparable to a tarp, which is specifically prohibited as a fencing material. Code states:</p> <p><i>“Fences and walls shall be made of high quality, durable materials that require low maintenance. Acceptable materials for a fence include chainlink, wood, brick, masonry block, stone, tubular steel, wrought iron, vinyl, composite/recycled materials (hardy board) or other manufactured material or combination of materials commonly used for fencing.”</i></p>
<p>d. Exceeding the allowable height limits, when erected around schools and approved recreational uses which require special height considerations.</p>	<p>Does not comply</p>	<p>The properties to the north, east and west of the subject property are single-family dwellings and the property to the south (rear) is zoned Natural Open Space and owned by Salt Lake City Corporation.</p> <p>There are no adjacent uses that may require additional fence height such as a school or a site where safety is a concern.</p>
<p>e. Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of noise, pollution, light or other encroachments on the rights to privacy, safety, security and aesthetics.</p>	<p>Does not comply</p>	<p>Since the special exception for a 6-foot fence was approved in November 2018 the number of calls to police has significantly decreased, which staff contributes to the property being better secured and an increase of police presence. The percentage of calls or events other than patrol checks and traffic stops are below decreased from 95% (2018) to 22% (2019) and 30% (2020).</p> <p>The top five call types include:</p> <ol style="list-style-type: none"> 1. Patrol check – 26 2. Traffic stop – 20 3. Unwanted person/trespasser – 15 4. Trespassing/unwanted – 15 5. Loud party/music - 13 <p>Since the 6-foot tall fence was installed and inspected by Building Services in March 2019, there have been 6 total calls that were for issues other than a patrol check or traffic stop (which are not direct indicators of a crime or public nuisance taking place on the property). The call summary is included in Attachment D.</p>

		Furthermore, the standard is intended to provide privacy to the lot that is surrounded by the fence. A vacant lot does not require additional privacy measures.
f. Keeping within the character of the neighborhood and urban design of the city.	Does not comply	<p>Tall fences in the front yard are not typical in the area nor in Salt Lake City’s residential neighborhoods. Only 3 of the 19 other properties on Edgecombe Drive have a fence in the front yard. There are no fences over 4 feet tall on the street.</p> <p>The Capitol Hill Master Plan characterizes the Ensign Downs neighborhood as very low density with large homes which were built to take advantage of the view of the valley. In addition to not meeting the special exception standards for additional fence height, obscuring the view with a fence does not meet the intent of the master plan and has a negative impact on the public realm.</p>
g. Avoiding a walled-in effect in the front yard of any property in a residential district where the clear character of the neighborhood in front yard areas is one of open spaces from property to property.	Does not comply	<p>The proposed fence would create a walled-in effect on the property and it is uncharacteristic for the neighborhood. The existing 6-foot fence is already at a height not found in other front yards in the neighborhood or along Edgecombe Drive. As shown in Attachment B the clear character of the neighborhood is to maintain open front yards.</p> <p>Adding a 4-foot privacy screen would reduce the visibility onto the property, which according to the Natural Surveillance CPED principle, is not an effective way to mitigate criminal activity.</p>
h. Posing a safety hazard when there is a driveway on the petitioner's property or neighbor's property adjacent to the proposed fence, wall or similar structure.	Complies	The driveway access for the property to the east of the subject property is approximately 60 feet away. The driveway access for the property to the west is approximately 30 feet away.

21a.52.060: General Standards and Considerations for Special Exceptions:

No application for a Special Exception shall be approved unless the planning commission or the planning director determines that the proposed Special Exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain Special Exceptions.

Criteria	Finding	Rationale
<p>A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.</p>	<p>Does not comply</p>	<p>The purpose statement for fence regulations recognizes a balance between the private concerns for privacy, security and definition of boundaries and the visual impact on the streetscape and public safety. In this case, the proposed fence, walls and gates would certainly buffer and secure the private property, but it would also create a negative impact on the public realm. The proposed fence and walls will be very visible from the street and will not be in harmony with the typical streetscape of low-density residential districts and the surrounding residential neighborhood. The tall fence and solid walls would negatively impact the perception of safety for pedestrians and would create a sharp difference between private and public instead of promoting the soft transition that shorter fences along street facing yards are intended to do.</p>
<p>B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.</p>	<p>Complies</p>	<p>The proposed fence, walls and gates may negatively impact the visual appeal and safety perception in the neighborhood. However, there is no evidence that it will have a substantial impact on property values.</p>
<p>C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare.</p>	<p>Does not comply</p>	<p>The proposed fence would have an adverse impact upon the character of the area, because it would depart from the typical and reduce the streetscape visual appeal created by the consistent openness of front yard areas. It would create a walled-in effect for pedestrians and negatively affect the safety perception in the neighborhood.</p>
<p>D. Compatible with Surrounding Development: The proposed Special Exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in</p>	<p>Does not comply</p>	<p>The proposal is not compatible with surrounding uses and development on neighboring properties, nor in accordance with the purpose of the R-1/7,000 zoning district.</p> <p>Taller front and side yard fences are not typically found in the neighborhood.</p>

accordance with the applicable district regulations.		
E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.	Complies	The proposed fence will not result in the destruction, loss or damage of a significant natural, scenic or historic feature.
F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.	Complies	There is no evidence that the proposed fence would result in any material pollution.
G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.	Does not comply	As discussed above, the proposal does not comply with many of the specific standards for additional fence height or general residential fencing standards.

ATTACHMENT D: Application Materials

PROJECT NARRATIVE

Purpose:

The purpose of this Special Exception is to request the allowance of a 4-foot privacy screen to be attached to the current fence that exists at the front of the property at 134 Edgecombe Drive, Salt Lake City, UT 84103 (“The Property”). The subject property is in the R-1/7000 Single-Family Residential District.

The Property today is currently a vacant lot with the exception of a six-foot see-through fence. There is no home/garage/building structure. The Property lies in the middle of a neighborhood surrounded by homes on all sides. Jon Rogers, Attorney at Law and agent for the property owners, applied for a Special Exception on 10/3/2018 requesting that a six-foot see-through steel fence be erected along the front (north) and sides (east and west) property line.

Summary of the Problem:

The initial Special Exception application was requested in order to address serious public safety concerns of neighborhood residents and to eliminate the following public nuisance:

- Individuals and groups drinking and doing drugs on the property
- Individuals and groups leaving a significant amount of litter including empty liquor/beer bottles and drug paraphernalia on site
- Individuals and groups partying on The Property with blaring music at all hours
- Individuals and groups trespassing on the property, crossing into *Salt Lake City Open Space Lands* property (which caused significant erosion and destroyed the natural vegetation), and proceeding down/south onto the private properties of Columbus Court Homeowners
- Individuals and groups vandalizing The Property and neighboring homes
- Individuals and groups shining high powered lights from The Property into the windows of neighboring properties
- Individuals and groups violating the Salt Lake City parking rules, regulations, and ordinances by parking numerous vehicles contiguous to The Property after 10:00PM nightly

The Special Exception request was granted on 11/5/2018 and signed by Associate Planner, Mayara Lima.

The fence was erected between February 20-22nd, 2019. The fence has significantly cut down on individuals trespassing onto the property, as it is difficult to jump over the current 6-foot fence.

Unfortunately, the Property continues to be a public hotspot for individuals and groups. The activities aforementioned still exist daily; however, the individuals and groups moved their activities from the Property onto the adjacent sidewalk and street surrounding the Property. The Property still has scores of visitors each day who park their cars in front of the lot and in front of surrounding neighbors’ properties, spending extended periods of time and often several hours. Although activities do include short stops to take pictures, more often than not, they are highly

invasive, disruptive and inappropriate as detailed below. These activities occur at all hours of the day and significantly increase during the evening hours past sunset into the early morning hours. These activities include but are not limited to:

- Individuals and groups drinking and doing drugs on the sidewalk of The Property and street adjacent to The Property
- Individuals and groups leaving a significant amount of litter including empty liquor/beer bottles and drug paraphernalia on The Property, the sidewalk of The Property, the street adjacent to The Property, and neighboring properties
- Individuals and groups vandalizing the current fence that exists on The Property
- Individuals and groups partying on The Property with blaring music at all hours
- Individuals and groups violating the Salt Lake City parking rules, regulations, and ordinances by parking numerous vehicles contiguous to The Property where parking is prohibited at all hours and in front of adjacent properties where parking is prohibited after 10:00PM nightly.

Traffic and Parking:

Traffic and parked cars are the fundamental root cause for the issues. The lot is marked with official City no parking signs, and the neighborhood does not allow parking after 10:00 PM. A recent traffic count sample over two fall weekends yielded the following results:

On a recent Friday and Saturday, there was a total of 111 cars over the two weekends resulting in an average of 28 per night and a high of 42. During the weekdays, there were a total of 157 cars with an average of 12 per night. It should be noted that this is only a sample only over a **1 to 2-hour period** each day and **not a complete survey**. Actual total counts would be several times higher. Additionally, these are fall counts. Summer and event nights are much higher. Finally, cars are often parked for hours well after midnight.



Vandalism:

Three fence panels have been vandalized to the point of requiring complete replacement. Regular maintenance each month is required to address periodic bending of the fence tines and graffiti.



Trash:

Trash pickup is a daily occurrence for residents in the surrounding neighborhoods. An array of pictures of trash at The Property and surrounding sidewalk/street areas is also being submitted with this application.



Other Mitigation Efforts:

The property owners have been working together with their neighbors south of the property (The Columbus Court Homeowner's Association), the Ensign Downs Neighborhood Association, and the neighbors with adjacent properties on Edgcombe Drive to determine the best solutions to eliminate the nuisance activities conducted on and around The Property. The property owners, along with the other parties mentioned above, have **already tried** a number of concrete measures in order to address serious public safety concerns of neighborhood residents and eliminate the nuisance activities. These measures have included but are not limited to:

- Erection of a six-foot fence to keep individuals and groups off The Property
- Cleaning off/painting over vandalism on the fence in addition to replacing broken fence panels and rails that individuals have bent in their attempt to gain access onto The Property
 - This clean-up activity occurs **several times a month**
- Cleaning up the litter that accumulates on the sidewalk, street, median between sidewalk and street, behind the fence, and in neighboring yards
 - This clean-up activity has become a **daily** task for neighbors
- Posting “No Trespassing” signs—currently there are 3 large signs on The Property. The property owners completed an affidavit that was notarized and submitted to the SLC Police Department. They were then granted approval for the signs. The purpose of having approved Police Department signs is so the Police Department now has the property owners’ permission to write tickets to those individuals caught trespassing on the property moving forward



- Calling the Salt Lake City Police Department daily/nightly when neighbors observe nuisance or illegal activities
- Requesting the local Salt Lake City Police Department patrol the area more frequently
- Mowing the property on a regular basis

Unfortunately, there has not been significant progress in eliminating the public nuisance that exists today, despite pursuing the approaches above.

Proposal/Application to Install Additional Privacy Screening:

Therefore, the 134 Edgecombe property owners, in conjunction with the adjacent neighbors, the Ensign Downs Neighborhood Association, and the Columbus Court Neighborhood Association, believe that attaching a 4-foot privacy screen on the current fence would significantly contribute to resolving public safety concerns and negative activities that are currently taking place on or around The Property, eliminate the public nuisance, and make a safer and happier environment for all. Significant input from the groups identified above led to the recommendation of a 4-foot screen. The idea is to balance the continued ability to enjoy the view when visitors are out of their car as long as no house is constructed, but to reduce the incentive to sit in cars for an extended period of time. Additionally, by attaching the privacy screen, attention would not be drawn to this private property and would not be the hotspot for city viewing and partying it has become.

Privacy Screen Information:

An example of the materials of a privacy screen is depicted in the picture below. We have run tests with a 4-foot high imitation ivy material and a black mesh attached to the existing fence. The privacy material would span the entire length and side of the fence (unlike this picture in which the installation was tested and there is a panel without the material). If this material proves durable enough, we will likely continue using it. However, if it is not durable or is too frequently vandalized, we will evaluate material alternatives, but in all cases the visual block will only be 4-feet high. Finally, a wire rope material has been installed at this height for a more consistent visual appealing installation along the top edge of the screen.

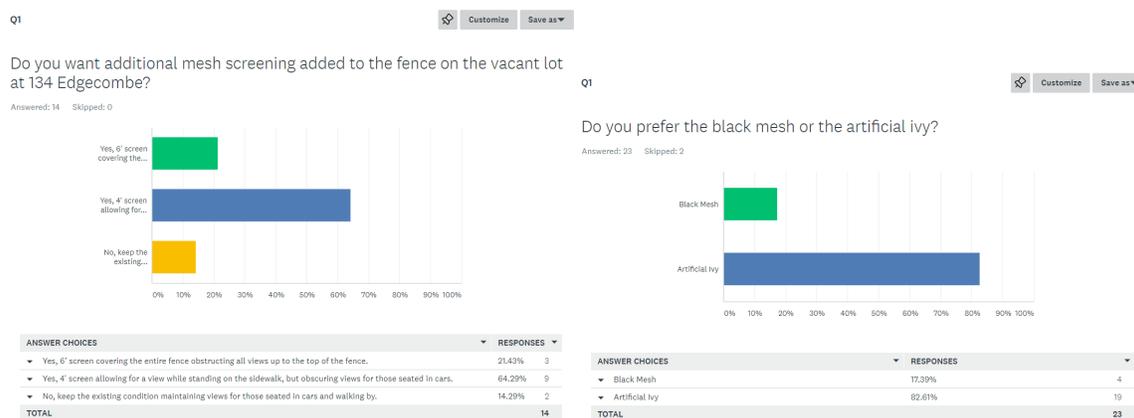


The 134 Edgecombe property owners, in conjunction with the adjacent neighbors, the Ensign Downs Neighborhood Association, and the Columbus Court Neighborhood Association, believe that attaching a 4-foot privacy screen on the current fence is imperative to enhancing public safety and eliminating the public nuisance that exists today.

The property at 134 Edgecombe Drive is a private property, and therefore the property owners have no obligation to offer a public viewing on The Property for individuals and groups. In fact, the property owners in conjunction with the neighborhood have taken substantial measures to stop public access to their private property. Adding a privacy screen to the current fence is one more step toward eliminating a reason (the view) for individuals and groups to trespass onto and around the property, engage in nuisance activities, and create serious public safety concerns for the neighborhood residents. Within 1 block of the vacant lot, the City has created a very attractive public park with the proper infrastructure to support a high volume of visitors with ample parking surrounding it, trash services, regular maintenance and extraordinary views of the City and Salt Lake valley.

Neighborhood Support:

Over the past several years, the neighborhood surrounding 134 Edgecombe has demonstrated strong and active support for solutions to continuing excessive visitation and unlawful activity. To solicit feedback, the community has held several in person meetings, distributed flyers door-to-door and conducted surveys to brainstorm various solutions, raise funds for implementation and to gain an understanding for preferences. Flyers were distributed to over 100 homes in the surrounding neighborhood, donations were collected from 36 neighbors, surveys were open to all neighbors willing to provide an email address which totaled 37. With respect to the installation of a fence, neighbors expressed interest by contributing funds. With respect to additional screening, two separate surveys were sent out. The first was intended to determine if neighbors supported a screen and the second to determine a preference for screen material. Over 85% of survey respondents expressed an interest in some type of screening with 64% expressing an interest in a 4-foot screen vs. a 6-foot screen. As to material 83% expressed an interest in a screen using artificial ivy vs. black mesh.



Civic Support:

In addition to broad support from the surrounding neighbors, we have also received support from a relevant Salt Lake City official including the following:

- 1) Statement from Detective Alen Gibic, District 3, Salt Lake City Police Department who can attest to the nuisance and safety issues with The Property

Documentation for his support is attached.

SLC Code of Ordinances:

As detailed above, the 134 Edgecombe Drive property owners, in conjunction with the adjacent neighbors, the Ensign Downs Neighborhood Association, and the Columbus Court Neighborhood Association believe that the activities above constitute a public nuisance that not only negatively affects the noise level of the neighborhood, but also significantly impacts the safety and security of the neighborhood, in addition to the privacy of the neighborhood, recognizing that The Property is private property.

Under the SLC Code of Ordinances Chapter 21A.40 Accessory Uses, Building, and Structures, standard “e” states the following:

- e. Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of noise, pollution, light, or other encroachments on the rights to privacy, safety, security, and aesthetics.

The 134 Edgecombe property owners, in conjunction with the adjacent neighbors, the Ensign Downs Neighborhood Association, and the Columbus Court Neighborhood Association are requesting a privacy screen be approved to help eliminate the public nuisance and make the neighborhood a safer place to reside. All impacted parties believe that they meet or exceed the negative impact standards enunciated in the above SLC Code of Ordinances 21A.40(e).

Additional Submittal Requirements:

2. Minimum Plan Requirements One paper copy (24” x 36”) of each plan and elevation drawing A digital (PDF) copy of each plan and elevation drawing One 11 x 17 inch reduced copy of each plan and elevation drawing
N/A. This request does not build a new structure nor make any elevation changes to the existing fence, which is the only structure on The Property. Included is a site plan in addition to Google Maps pictures of the property in its current form.
3. Site Plan
Per our previous submission, included is a print-out of a Google Maps view with detailed measurements.
4. Elevation Drawing (if applicable)
N/A

SITE PHOTOS



134 Edgecombe - Traffic



134 Edgecombe - Traffic



134 Edgcombe - Trash



134 Edgecombe - Trash



134 Edgcombe - Vandalism

DETECTIVE ALEN GIBIC MEMO

ERIN MENDENHALL
Mayor



MIKE BROWN
Chief of Police

POLICE DEPARTMENT

Detective Gibic
SLCPD District 3
385-414-4203
475 South 300 East
Salt Lake City, Utah 84101

Regarding 134 East Edgcombe drive,

I am a SLCPD detective working directly with District 3, which includes the nuisance property in questions here. For the past five years, one of my top complaints for the district has been Edgcombe drive. The nighttime music, loud cars, alcohol and general nuisances that happen here are of great concern.

Two summers ago, I have spoken to several homeowners below this property who have claimed and shown evidence of beer bottles being thrown onto their property from trespassers above at Edgcombe. I have personally witnessed people there at night creating a nuisance.

Recently, the involved neighborhood coalition has incurred a large expense fencing off the property. This has not helped because it does not obstruct the view. People who do not care about the "NO TRESSASSING" signs on the property go around the fence and get on the property anyway. At some point a section of the fence was even torn down in an act of vandalism.

I fully support an effort to fence it off from street view. The view from the property is what attracts people to the site. Obstructing the view could have a positive outcome easing traffic thru the area and calls for service to police.

Thank you,

Alen Gibic

SALT LAKE CITY POLICE DEPARTMENT
P.O. BOX 145497
475 S. 300 E.
SALT LAKE CITY, UT 84114-5497

WWW.SLCPD.COM
TEL 801-799-3100
FAX 801-799-3640

SLCPD CALL HISTORY: January 1, 2015 – February 10, 2021



**CALLS TO 134 EAST EDGECOMB DRIVE
01 January 2015 – 10 February 2021**

TOTALS SUMMARY BY YEAR & CALL TYPE

**2021 is YTD from Jan 1 to Feb 10*

CALL TYPE	2015	2016	2017	2018	2019	2020	2021*	TOTAL
PATROL CHECK	0	0	0	0	20	6	0	26
TRAFFIC STOP SLC	7	2	1	1	8	1	0	20
UNWANTED PERSON / TRESPASSER	0	0	2	10	3	0	0	15
TRESPASSING/UNWANTED	7	5	3	0	0	0	0	15
LOUD PARTY/MUSIC	0	2	11	0	0	0	0	13
MISC BUSY STATUS	5	2	0	3	0	0	0	10
TRESPASSING/UNWANTED - IND/SMALL GROUP	7	2	1	0	0	0	0	10
NOISE DISTURBANCE	0	0	0	7	1	2	0	10
NUISANCE	0	3	1	0	0	0	0	4
POLICE PROQA	1	1	0	1	0	0	0	3
PARKING COMPLAINT	1	1	0	0	0	0	0	2
SUSPICIOUS VEHICLE	1	0	0	1	0	0	0	2
MISCELLANEOUS - NON URGENT	1	0	0	0	0	0	0	1
TRAFFIC HAZARD - LOW TRAFFIC	1	0	0	0	0	0	0	1
ESCAPE - WARRANTS ALL IN STATE	0	0	0	1	0	0	0	1
SHOTS FIRED JUST OCCURRED	0	0	0	0	1	0	0	1
TRAFFIC INCIDENT W/ INJURY	0	1	0	0	0	0	0	1
SUSPICIOUS PERSON	0	0	0	0	0	1	0	1
INDECENCY/LEWDNESS INVESTIGATION	0	0	0	0	1	0	0	1
UNKNOWN PROBLEM	0	0	0	1	0	0	0	1
DRUG PROBLEM	0	0	0	1	0	0	0	1
VANDALISM	0	0	0	0	1	0	0	1
HOLD LOG	0	0	0	0	1	0	1	2
THEFT FROM VEHICLE	1	0	0	0	0	0	0	1
POSSIBLE DUI	0	0	1	0	0	0	0	1
TOTAL	32	19	20	26	36	10	1	144

CALL DETAILS

EVENT #	DATE/TIME	CALL TYPE	ADDRESS
SL201531385	2/20/2015 17:08	TRESPASSING/UNWANTED - IND/SMALL GROUP	134 E EDGECOMBE DR
SL201531576	2/20/2015 22:25	TRAFFIC HAZARD - LOW TRAFFIC	134 E EDGECOMBE DR
SL201532276	2/22/2015 0:23	POLICE PROQA	134 E EDGECOMBE DR
SL201532679	2/22/2015 20:13	TRESPASSING/UNWANTED - IND/SMALL GROUP	134 E EDGECOMBE DR
SL201535306	2/26/2015 21:47	TRESPASSING/UNWANTED - IND/SMALL GROUP	134 E EDGECOMBE DR
SL201536568	2/28/2015 20:26	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL201536722	3/1/2015 1:36	TRAFFIC STOP SLC	134 E EDGECOMBE DR

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Any figures contained herein represent preliminary counts of original police incidents, calls for service, citations, and/or arrests. Due to the statute-driven, changing nature of crime classification and area boundaries over time, the figures contained may not fully coincide with data shown in other areas of SLCPD's crime statistics page. Differences are reflective of the departmental procedures or policies that were in place at the time the events occurred and the date the data was compiled. Data may also be approximate in relation to indicated areas. Results are generally classified by primary offense categories as defined by the Uniform Crime Reporting (UCR) system. However, data is not subjected to any other standards set forth under UCR and may not be distinguished as "attempted" or "completed". Full statistical analysis to determine the confidence level of this data has not been performed. Although every reasonable verification effort is made, the accuracy of any data is subject to the constraints of the report generation process as well as the manner, format, and point in time of any query. The SLCPD accepts no liability for decisions made—or not made—based on information contained herein. *This product has been approved for public dissemination by 57J.*

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EVENT #	DATE/TIME	CALL TYPE	ADDRESS
SL201541099	3/8/2015 0:55	PARKING COMPLAINT	134 E EDGECOMBE DR
SL201544664	3/13/2015 19:33	SUSPICIOUS VEHICLE	134 E EDGECOMBE DR
SL201545394	3/14/2015 23:07	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL201545871	3/15/2015 18:41	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL201545903	3/15/2015 19:51	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL201546029	3/15/2015 23:57	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL201549935	3/21/2015 22:17	MISC BUSY STATUS	134 E EDGECOMBE DR
SL201550053	3/22/2015 1:50	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL201550560	3/23/2015 2:22	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL201553063	3/26/2015 20:18	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL201553156	3/26/2015 23:31	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL201554510	3/28/2015 23:25	MISC BUSY STATUS	134 E EDGECOMBE DR
SL201556089	3/31/2015 16:43	TRESPASSING/UNWANTED - IND/SMALL GROUP	134 E EDGECOMBE DR
SL201559033	4/5/2015 17:58	TRESPASSING/UNWANTED - IND/SMALL GROUP	134 E EDGECOMBE DR
SL201563078	4/11/2015 22:57	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL201568030	4/19/2015 15:48	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL201568069	4/19/2015 16:50	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL201592271	5/26/2015 8:57	TRESPASSING/UNWANTED - IND/SMALL GROUP	134 E EDGECOMBE DR
SL201596987	6/1/2015 20:19	TRESPASSING/UNWANTED - IND/SMALL GROUP	134 E EDGECOMBE DR
SL2015101777	6/7/2015 23:23	MISC BUSY STATUS	134 E EDGECOMBE DR
SL2015115979	6/26/2015 17:48	MISCELLANEOUS - NON URGENT	134 E EDGECOMBE DR
SL2015121391	7/3/2015 22:47	MISC BUSY STATUS	134 E EDGECOMBE DR
SL2015138647	7/26/2015 23:03	MISC BUSY STATUS	134 E EDGECOMBE DR
SL2015158938	8/22/2015 22:30	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL2015180159	9/20/2015 17:40	THEFT FROM VEHICLE	134 E EDGECOMBE DR
SL201611137	1/3/2016 4:39	PARKING COMPLAINT	134 E EDGECOMBE DR
SL201633760	2/25/2016 18:08	TRESPASSING/UNWANTED - IND/SMALL GROUP	134 E EDGECOMBE DR
SL201643396	3/12/2016 5:41	POLICE PROQA	134 E EDGECOMBE DR
SL201672758	4/27/2016 17:10	TRAFFIC INCIDENT W/ INJURY	134 E EDGECOMBE DR
SL2016108515	6/19/2016 0:37	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL2016123182	7/9/2016 0:00	NUISANCE	134 E EDGECOMBE DR
SL2016128653	7/16/2016 23:07	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL2016129251	7/17/2016 21:37	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2016129242	7/17/2016 21:23	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL2016133202	7/22/2016 23:35	MISC BUSY STATUS	134 E EDGECOMBE DR
SL2016149656	8/14/2016 22:14	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL2016164711	9/3/2016 21:59	NUISANCE	134 E EDGECOMBE DR
SL2016174834	9/18/2016 21:15	NUISANCE	134 E EDGECOMBE DR
SL2016174881	9/18/2016 22:47	MISC BUSY STATUS	134 E EDGECOMBE DR
SL2016188447	10/7/2016 18:09	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL2016191935	10/12/2016 22:39	TRAFFIC STOP SLC	134 E EDGECOMBE DR

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EVENT #	DATE/TIME	CALL TYPE	ADDRESS
SL2016209751	11/8/2016 17:32	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL2016212684	11/13/2016 0:56	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2016218710	11/22/2016 12:02	TRESPASSING/UNWANTED - IND/SMALL GROUP	134 E EDGECOMBE DR
SL201767050	4/15/2017 15:46	TRESPASSING/UNWANTED - IND/SMALL GROUP	134 E EDGECOMBE DR
SL201767214	4/15/2017 22:15	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL201785860	5/14/2017 0:37	NUISANCE	134 E EDGECOMBE DR
SL201791248	5/22/2017 22:26	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL2017103685	6/9/2017 22:43	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017104910	6/11/2017 21:19	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017109732	6/19/2017 10:42	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL2017113119	6/23/2017 22:42	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017113866	6/25/2017 1:33	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017120632	7/4/2017 21:26	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017124323	7/9/2017 22:37	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017133409	7/22/2017 22:20	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017134720	7/24/2017 21:10	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017134850	7/24/2017 23:34	TRESPASSING/UNWANTED	134 E EDGECOMBE DR
SL2017159513	8/24/2017 22:36	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017164542	8/30/2017 22:22	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017166927	9/2/2017 23:14	LOUD PARTY/MUSIC	134 E EDGECOMBE DR
SL2017191946	10/7/2017 19:13	POSSIBLE DUI	134 E EDGECOMBE DR
SL2017218067	11/16/2017 17:56	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2017233984	12/12/2017 17:10	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL201872819	4/26/2018 21:55	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL201891457	5/25/2018 3:08	POLICE PROQA	134 E EDGECOMBE DR
SL201899812	6/7/2018 0:18	NOISE DISTURBANCE	134 E EDGECOMBE DR
SL2018149593	8/17/2018 1:36	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2018163336	9/5/2018 21:27	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2018163395	9/5/2018 23:08	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2018163418	9/6/2018 0:06	MISC BUSY STATUS	134 E EDGECOMBE DR
SL2018164063	9/6/2018 20:33	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2018164905	9/7/2018 22:50	DRUG PROBLEM	134 E EDGECOMBE DR
SL2018165640	9/8/2018 23:00	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2018168969	9/13/2018 22:15	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2018168314	9/13/2018 0:00	MISC BUSY STATUS	134 E EDGECOMBE DR
SL2018169765	9/14/2018 23:46	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2018170450	9/15/2018 23:31	MISC BUSY STATUS	134 E EDGECOMBE DR
SL2018171063	9/16/2018 23:17	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2018175107	9/22/2018 23:20	NOISE DISTURBANCE	134 E EDGECOMBE DR
SL2018175704	9/23/2018 23:16	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2018178317	9/27/2018 19:25	UNKNOWN PROBLEM	134 E EDGECOMBE DR

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EVENT #	DATE/TIME	CALL TYPE	ADDRESS
SL2018178455	9/27/2018 23:33	NOISE DISTURBANCE	134 E EDGECOMBE DR
SL2018179242	9/29/2018 0:27	NOISE DISTURBANCE	134 E EDGECOMBE DR
SL2018200785	11/1/2018 3:48	NOISE DISTURBANCE	134 E EDGECOMBE DR
SL2018200811	11/1/2018 7:03	ESCAPE - WARRANTS ALL IN STATE	134 E EDGECOMBE DR
SL2018205863	11/8/2018 22:26	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL2018219426	12/1/2018 3:21	NOISE DISTURBANCE	134 E EDGECOMBE DR
SL2018227892	12/15/2018 0:26	SUSPICIOUS VEHICLE	134 E EDGECOMBE DR
SL2018228444	12/15/2018 23:17	NOISE DISTURBANCE	134 E EDGECOMBE DR
SL201920533	2/3/2019 8:40	SHOTS FIRED JUST OCCURRED	134 E EDGECOMBE DR
SL201927385	2/14/2019 19:40	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL201934867	2/26/2019 23:07	VANDALISM	134 E EDGECOMBE DR
SL201942488	3/10/2019 22:25	NOISE DISTURBANCE	134 E EDGECOMBE DR
SL201969622	4/20/2019 23:48	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL201969640	4/21/2019 0:43	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL201980900	5/7/2019 18:51	INDECENCY/LEWDNESS INVESTIGATION	134 E EDGECOMBE DR
SL2019146845	8/9/2019 23:31	UNWANTED PERSON / TRESPASSER	134 E EDGECOMBE DR
SL2019162325	8/31/2019 21:01	PATROL CHECK	134 E EDGECOMBE DR
SL2019169102	9/10/2019 2:34	PATROL CHECK	134 E EDGECOMBE DR
SL2019169744	9/10/2019 22:23	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL2019176051	9/19/2019 3:46	PATROL CHECK	134 E EDGECOMBE DR
SL2019176783	9/19/2019 22:50	PATROL CHECK	134 E EDGECOMBE DR
SL2019176840	9/20/2019 0:20	PATROL CHECK	134 E EDGECOMBE DR
SL2019182020	9/27/2019 1:59	PATROL CHECK	134 E EDGECOMBE DR
SL2019182054	9/27/2019 3:46	PATROL CHECK	134 E EDGECOMBE DR
SL2019182716	9/27/2019 21:27	PATROL CHECK	134 E EDGECOMBE DR
SL2019185436	10/1/2019 23:46	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL2019185439	10/1/2019 23:52	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL2019187608	10/4/2019 23:03	PATROL CHECK	134 E EDGECOMBE DR
SL2019189733	10/7/2019 23:40	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL2019196915	10/18/2019 0:19	PATROL CHECK	134 E EDGECOMBE DR
SL2019196991	10/18/2019 5:03	PATROL CHECK	134 E EDGECOMBE DR
SL2019200162	10/22/2019 22:35	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL2019200234	10/23/2019 1:49	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL2019205523	10/30/2019 22:21	PATROL CHECK	134 E EDGECOMBE DR
SL2019205802	10/31/2019 11:39	HOLD LOG	134 E EDGECOMBE DR
SL2019206165	10/31/2019 22:49	PATROL CHECK	134 E EDGECOMBE DR
SL2019209966	11/7/2019 0:45	PATROL CHECK	134 E EDGECOMBE DR
SL2019211374	11/8/2019 23:17	PATROL CHECK	134 E EDGECOMBE DR
SL2019219831	11/21/2019 22:24	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL2019223568	11/27/2019 22:24	PATROL CHECK	134 E EDGECOMBE DR
SL2019224615	11/30/2019 4:41	PATROL CHECK	134 E EDGECOMBE DR

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SL2019225180	12/1/2019 3:24	PATROL CHECK	134 E EDGECOMBE DR
SL2019226237	12/3/2019 0:28	PATROL CHECK	134 E EDGECOMBE DR
SL2019241557	12/27/2019 3:57	PATROL CHECK	134 E EDGECOMBE DR
SL202014403	1/23/2020 2:20	PATROL CHECK	134 E EDGECOMBE DR
SL202036270	2/25/2020 1:27	PATROL CHECK	134 E EDGECOMBE DR
SL202038287	2/28/2020 3:00	PATROL CHECK	134 E EDGECOMBE DR
SL202038308	2/28/2020 4:55	PATROL CHECK	134 E EDGECOMBE DR
SL202040879	3/3/2020 0:48	TRAFFIC STOP SLC	134 E EDGECOMBE DR
SL202041574	3/4/2020 2:48	PATROL CHECK	134 E EDGECOMBE DR
SL202051742	3/20/2020 2:28	PATROL CHECK	134 E EDGECOMBE DR
SL202092768	5/28/2020 1:21	NOISE DISTURBANCE	134 E EDGECOMBE DR
SL2020129076	7/22/2020 20:53	SUSPICIOUS PERSON	134 E EDGECOMBE DR
SL2020188351	10/18/2020 3:13	NOISE DISTURBANCE	134 E EDGECOMBE DR
SL202117961	1/31/2021 19:40	HOLD LOG	134 E EDGECOMBE DR

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ATTACHMENT E: Public Process and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

Public Notices:

- Notice of application sent to adjacent property owners and tenants on December 23, 2020. No comments were received.

Public Hearing Notice:

- Sign posted on the property on February 25, 2021.
- Public hearing notice mailed on February 26, 2021.
- Public hearing notice posted on City and State websites on February 26, 2021.

Public Comments:

- At the time of the publication of this staff report, no public comments were received. Any comments received prior to the hearing will be forwarded to the Planning Commission.