

# ATTACHMENT K: Public Comments

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Due to the number of public comments and length of the attachment, this attachment is available in separate PDFs.

Comments are generally organized by public input cycle and by date received within that comment period. Please note that many of the comments pertain to development plans and site configuration and those are more relevant to the Planned Development and Subdivision requests that are not before the Commission for consideration at this time. However, much of the feedback pertains to the zoning/master plan amendment as well and so is provided for the Commission's consideration.

**K.1:** Recognized Community Organization letters (Greater Avenues Community Council and Preserve Our Avenues Zoning Coalition)

**K.2:** November 2021 Noticing Public Input up to Staff Report Publication (Planned Development/Subdivision input)

**a.** All letters

**b.** Support letters

**K.3:** February & March 2021 Noticing Public Input (Updated SR-1/20 lot request input)

**a.** All letters

**b.** Support letters

**K.4:** May 2020 Noticing Public Input (Initial FB-UN1/25 lot request input)

**a.** All Letters

**b.** Support Letters

**K.5:** May 2020 Opposition Petition Signature Forms Received

**K.3: February & March 2021 Noticing Public Input (Updated  
SR-1/20 lot request input)**

**a. All Letters**

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Friday, March 19, 2021 12:42 AM  
**To:** Echeverria, Daniel; Wharton, Chris  
**Subject:** (EXTERNAL) Re: Opposition to Ivory Homes rezoning - to any rezoning -corrected attachment  
**Attachments:** 2021 Rezoning Opposition from M L Larriva.pdf

This email has the correct attachment

On 03/19/2021 12:27 AM [REDACTED] wrote:

See the attached letter.

Opposition to Ivory Homes Amended & Supplemented Rezoning Application for 675 North F Street

Petition Number: PLNPCM2020-00334/00335

<https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>

I strongly oppose any rezoning of the property purchased by Ivory Homes.

Thank you for your support in this matter.

M L Larriva  
790 Northpoint Drive  
Salt Lake City, UT 84103

[REDACTED]

[REDACTED]

March 18, 2021

To:

Daniel Echeverria, Senior Planner, Planning Division  
Chris Wharton, District 3 Council Member and City Council Chair

Opposition to Ivory Homes Amended & Supplemented Rezoning Application for 675 North F Street  
Petition Number: PLNPCM2020-00334/00335  
<https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>

I have lived at 790 Northpoint Drive for 20 years.  
My home is *directly* across from the 675 North F Street Rezoning application.

I very adamantly oppose the rezoning of 675 N. F Street property from FR-3/12,000 to FB-UN1 or any other zone other than the existing zoning.

I recommend Ivory Homes develop their “new-build, in-fill, planned community that incorporates Accessory Dwelling Units” under the current foothills zoning goals.

Any zoning change will result in an overly dense and possibly a high elevation development. No zoning change is needed to develop The existing zoning adequately allows for ADUs while also limiting over-dense construction.

This amended plan contains misrepresentations, for example transportation:

- Automobiles will be for each unit. Bus transportation cited on Appendix F, pages 26-27, is only available Monday-Friday, during the day to early evening. Evenings, weekend and holiday transportation is not available by bus.
- RM-35 zoning for Meridian a special consideration to restore an historic building and so is not comparable to this new development
- Northpoint Estates is FR... density

The traffic evaluation is suspect as it was funded by the developer and as well was conducted during the COVID pandemic so vastly underestimates traffic and is possibly ‘directed’ by the payor, ie Ivory Homes.

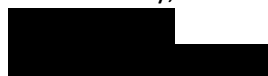
This amended concept does not represent a substantial difference in creating a development consistent with the existing foothills neighborhood density; nor does it commit to a specific build density.

As a resident and very concerned citizen, I urge you to oppose the Ivory Homes rezoning proposal for 675 North F Street. It is deleterious to my home and community.

I look forward to your continued support in this matter.

M Lisa Larriva, directly adjacent resident

790 Northpoint Drive  
Salt Lake City, UT 84103



## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Thursday, March 18, 2021 9:53 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Zoning

I am a resident at 786 Northpoint Drive in the avenues and have been for approximately 25 years. I oppose the proposed change in zoning by Ivory Homes. Its proposal for a zoning change is fraught with concerns. It is too dense in a compact space, will greatly increase the number of cars in a relatively small area with very little green space and will affect wildlife habitat. . Further, changing the zoning would not constrain the company to the proposed plan. Ivory's petition does not rise to the level of meeting the burden to justify a zoning change. Respectfully, Gifford Price

## Echeverria, Daniel

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**From:** Doug Grossman <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 7:52 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) 675 N. F Street

Hello,

My family lives at 674 N. Caring Cove, and our backyard is contiguous with the open lot at 675 N. F Street. We bought our home 20 years ago with the understanding that all future development would be in the character of the neighborhood. I understand that Ivory Homes has modified their proposal, but their new plan continues to have too many homes on this small parcel. The argument that this will provide more affordable housing is ludicrous. The increased traffic and noise not only will disrupt the tranquility of our neighborhood, but presents a safety concern, and the accompanying small yards with minimal setbacks is not consistent with the other houses around us. We are also concerned that if the site is rezoned, the developer is not held to the current plan and could build an even higher density complex. We hope that the city decides not to allow rezoning, and the developers can build 11 homes on the site consistent with the current zoning.

Thanks for your consideration,

Doug Grossman

Doug Grossman, MD, PhD  
Professor, Departments of Dermatology and Oncological Sciences Investigator, Huntsman Cancer Institute Co-Leader,  
Melanoma Center University of Utah  
[REDACTED]

## Echeverria, Daniel

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**From:** Jane Mangelson <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 5:46 PM  
**To:** Mayor; Echeverria, Daniel; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes request for rezoning the 675 north F Street Property ("Ivory Property")

Dear Mayor Mendenhall, Mr. Echeverria and City Councilman Wharton,

I am writing to you to express my concerns about the planned Ivory Homes development in my neighborhood. I have resided in my home for 25 years and I am a member of the Capital Park Homeowners Association. My home was one of the first built in the development that was created when Primary Children's Hospital moved from the Avenues to its current location. I have seen how respectful that the builders and developers have been with regards to maintaining the historic feel of the Avenues and the strict guidelines that they have followed. I was concerned when the two large historic buildings directly behind me were converted to condominiums (Meridien), for fear that there would be too many units and that they would not preserve the beauty of this fine old building. Fortunately, the developers stayed true to the historic nature of the building and restored it in fine fashion. The Annex adjacent to the Meridien is currently being developed into condominiums with the same care given for green space and avoiding overcrowding.

This sets the stage for why I, along with my neighbors and other Avenues residents, am so upset with Ivory's interest in changing the current zoning laws. They have no regard for what the people living in this area think. I am not opposed to developing this property as it is currently zoned, but I am very against the huge increase in homes that Ivory has proposed! The Neighborhood is not suitable for the density of housing they have planned! The few streets that would allow access are narrow and steep (including the private road that our HOA pays to maintain and that would have to be used), back up against foothills, and would not accommodate the increase in traffic and street parking. There is very little access to public transposition and there are no services other than one overcrowded grocery store. And while we do need more affordable housing, these densely packed homes with high price tags would not help.

In the interest of preserving our historic Avenues neighborhood, I ask that you reject Ivory's request for rezoning.

Thank you for your consideration

Jane Mangelson &  
Michael Mangelson  
369 East Twelfth Avenue

## Echeverria, Daniel

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**From:** carol ballou <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 5:34 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposed rezoning at 675 N F Street

Dear Mr. Echeverria,

I am writing to express my strong opposition to the Ivory Homes' request for rezoning of the property at 675 F Street. I can hardly list all the reasons why I consider to this rezoning to be detrimental to the community.

Local residents are strongly opposed to rezoning with 2100 residents signing a petition in opposition to the proposed rezone. The community has shown great energy in opposing this, with neighbors contributing both time and money to make their views known. At last year's community council meeting a vote on this proposal resulted in 688 voting against and 4 voting for rezoning. At the most recent community council meeting the comments were universally negative toward Ivory's proposal. Neighbors expressed frustration that when they were building or remodeling they were held to strict zoning and building standards that added time and expense to their projects. It appears that a big money company like Ivory is not held to the same standard and is able to bully the community.

The current proposal for high density housing is not right for the F Street location. Limitations to the city streets will make the increased traffic a burden to the existing neighbors. It is laughable for Ivory to describe it as a walkable community. No one is going to trudge up and down F Street to go downtown. It is unlikely that most people would be able to walk to the grocery store on 10th Avenue and haul groceries up the steepest part of F Street.

Ivory used incorrect information to describe the number of residences and density in the surrounding community. They ignore that the development of the Meridian was done to save an existing, historic building and the Northpoint Estates townhomes are spread across a much larger piece of property.

These homes are not affordable. Claiming to be providing homes for first responders and nurses is not honest as the cost of the homes is expected to be around a million dollars. In addition, the ADU's are more likely to be used as short term rentals than mother in law apartments, which is obviously detrimental to any neighborhood.

In May 2019, the Tribune published an interview with the CEO of Ivory Homes in which he expressed his anger that communities in Cottonwood and Holiday had successfully stopped rezoning for projects that the local residents felt were not in the best interest of the community. In this article he indicates that he has worked on his "tactics" (his word) so that he will not be denied other projects. These tactics seem to include providing misinformation about there surrounding neighborhood, claiming that million dollar homes provide some help for the affordable housing crisis, using sentiment about first responders as a way to paint Ivory as a charitable company and dragging out the process to wear out the community. In Cottonwood, Ivory also sent around false petitions in order to confuse people into thinking that they had signed a petition against the rezoning.

Please support the Avenues community by denying Ivory's rezoning request for 675 F Street.

Thank you for your attention,

Carol A. Ballou, PhD  
801 N Juniperpoint Drive  
SLC, UT 84103

## Echeverria, Daniel

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**From:** Sallie Benedict <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 5:18 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 F Street Rezone

Dear Mr. Echeverria,

I am writing this email regarding the rezone of F Street.

I am opposed to the rezone of the Avenues under any circumstances. When we bought our home in the Avenues we considered the existing zoning and quality of life this area provides and we expected that the city would protect it. It is clear that once you permit this builder to rezone, it will continue in other parts of the Avenues based on this precedent.

This is an outrage on many levels. The only way I became aware of what the city was considering was based on yard signs in my neighborhood. It smacks of an illegal move to allow a builder to take advantage of tax breaks currently allowed under the law with no consideration of the long-term impact on the community.

The city has permitted large high-rise apartments to be built on every square inch of the downtown. The original intent of the planning of the city has taken a back seat to the almighty dollar. To suggest that it's "affordable housing" is ludicrous when you examine the cost to rent any of these apartments. The city has FAILED to protect or manage the growth of this city and it's clear that it will never be the same.

The Avenues is one of the last great land masses Salt Lake City has to offer. Don't let builders ruin it the way you have allowed them to ruin the downtown. There should be NO rezone of F Street.

Sallie Benedict  
Attorney at Law  
712 12th Avenue  
Salt Lake City, Utah 84103

## Echeverria, Daniel

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**From:** mary moody <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 5:10 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Zoning Change at 675 Lot, F Street 84103

Dear Mr. Echeverria,

I write to you to support a decision to reject Ivory Homes application to rezone the Lot at 675 F Street.

First I believe that Ivorys development design creates overloaded choke points for ingress/egress of fire safety and threatened residential vehicles in case of fire, particularly at F Street and Capitol Park Avenue. At this point, the intersection would have to accommodate vehicles pouring out simultaneously from the homes on 13th Avenue, F Street above 13th Avenue, and those from within Northpoint Condominiums, Ivory Homes new development, and the Meridien. Climate change, with its attendant problems of increased heat and decreased availability of water will only exacerbate the danger. Increasing density in this area is simply too risky.

Ivorys design provides no place for children to play, unless the plan contemplates their playing in the street! Similarly, the 675 lot is too far from the only grocery in the area, Smiths at 406 6th Ave., to be walkable, a requirement of FB-UN1 zoning.

Finally, I have no faith in Ivorys integrity generally and in this instance particularly: (1) Ivory is not know as a developer of quality homes, a stark contrast to the existing area homes (2) Ivory explicitly argues for maximizing density under the guise of affordability, but the so-called cottage/ADU combination is priced at \$800,000 to \$1.2M, making a mockery of the claim of affordability; (3) Ivory's sign on the property announcing 20 homes implicitly suggesting that homes are available for sale and that the request for rezone has been approved perhaps legal, but patently misleading.

For all these reasons, I truly hope the Planning Commission will not recommend approval of Ivory's application to rezone the lot at 675 F St.

Respectfully,  
Mary Moody  
668 F St.

## Echeverria, Daniel

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**From:** Steve Anders <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 3:28 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory re-zone

As a resident of 11th Avenue and D street, I am writing to express my opposition to 675 F Street Rezone (original/update).

Allowing a rezone is precedent setting and will alter the congestion in this neighborhood forever. We already have a busy 11th Avenue with commuters to and from work and school and city creek.

The new conceptual plan submitted does not reduce the high density concept for land development. This a neighborhood of single family historic homes many of which are \$700- 2 million dollars and we are not interested in having our homes devalued by high density housing.

Please vote against this for the sake of preserving our beautiful historic neighborhood.

Thank you for your support

Steve Anders  
354 11th Avenue

## Echeverria, Daniel

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**From:** Jill Van Langeveld <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 3:15 PM  
**To:** Echeverria, Daniel; Wharton, Chris; Mayor; Preserve Our Avenues Zoning Coalition  
**Subject:** (EXTERNAL) 675 F Street  
**Attachments:** No to Rezone letter.docx

To All Who Are Looking at Changing the Zoning for 675 F Street,

I can write a simple statement of objection, however, when the Greater Avenues Community Council takes a vote on an issue coming before Planning, they have been asked to list the concerns and agreement that the residents have shared and not just the vote tally. So, simple statements of concern are bolded while my reasons are in the paragraph. Read what you what and need to know. I could refute with my own experience most of the claims, that Ivory makes but I won't take your time and only fill one sheet of paper.

**I am opposed to the RE-Zone. My husband and I are landlords.** He was born and raised on 6<sup>th</sup> Avenue east of B Street and I joined him on the Avenues when we married in 1966. In 1969 we bought his mother's duplex and we have owned rental properties on the Avenues ever since. Right now **we own a 6-plex at 225 6<sup>th</sup> Avenue.** We are certified "Good Landlords."

We've watch the many changes. We experienced the illegal "red lining" in 1971 when we tried to buy our first home. We discovered you could get a loan for a tear-down to build multi-family dwelling, but it was very difficult to get a loan to buy or remodel a property in which you planned to live. By the mid-1970s things began to change and loans became available to repair and remodel as well as build above 11<sup>th</sup> Avenue. I was so glad to see that the City was finally able to stop destroying our heritage of homes built in the late 1800s and early 1900s. We found a spec home and moved to Northcliffe Drive in January 1977. **The Avenues has become a very popular place to live.**

**We know that people would like to and need to live here.** Rentals changed over the years. It sometimes took 2 weeks to get an apartment rented but now people come to us to ask if we have a vacancy. We are well aware that **housing market is tight.** The Avenues is a convenient place to live and has so may perks.

**The Avenues is only a walkable community from 4<sup>th</sup> Avenue and below.** I have been part of the planning committee for the Annual Avenues Street Fair since 1996. The format was to place the stage on a relatively flat corner in the lower Avenues so that people could easily walk the four-block spokes. It could not go above 3<sup>rd</sup> Avenue because the northern spoke would be too steep for many people to comfortably walk and the venders who were assigned to that spoke would complain that people ignored them. In 2000 we tried a linear plan which put a stage at either end of 5 east-west blocks. The plan worked wonderfully so now we can move the Fair anywhere between South Temple and 11<sup>th</sup> Avenue although we are still restricted by the width of the streets which are not all the same band available electricity. The east-west Streets are relatively flat, but we still have to watch because some streets' grade gets steeper as you go east.

What I'm trying to say here is that as you start getting **above 4<sup>th</sup> Avenue, you will find that the Avenues get less and less walkable and you need a car.** Lots of people walk, but the majority will walk the horizontal streets. You get people who like to walk/hike the Bonneville Shoreline Trail, but most drive to the trailheads and then begin their walk. Talk to the neighbors and you will find that there are cars parked all over the streets close to the trailheads. On the weekends 18<sup>th</sup> Avenue has cars parked on both sides of the street for blocks as well as in the church parking lot. **It's not so fun or easy to hike up a steep paved street** even if you are in top condition.

**Bus Service is not convenient for those of us who live above 11<sup>th</sup> Avenue.** My stop is 13<sup>th</sup> Avenue at I Street -- 5 Avenue blocks from my house. On weekdays we can catch it to go downtown approximately once an hour starting at 7:45 am but coming home we'd need to find the #11 bus going to the University Hospital by 7:00pm if we don't want to walk. There is no service on Saturday or Sunday. **There is no way we can take a bus downtown for dinner and a show—lunch is possible.** It is **difficult to ride a bus to connect with TRAX to the airport.** Once downtown taking TRAX to the airport is very convenient but I've needed to drive my husband to a TRX stop from our home to use the service. Our tenants in our 6<sup>th</sup> Avenue 6-plex can easily use both the 6<sup>th</sup> Ave and the 11 Ave bus routes. The buses come twice as often at the corner of 6<sup>th</sup> Avenue and B Streets but, still not after 7pm or on weekends.

Ivory has said that they need the rezone to be able to build a community of homes with attached ADUs which will increase Salt Lake City's housing stock. They do not need a re-zone to build homes with attached ADUs because **ADU's are already approved to build in the existing zone.** Granted they could only build 11 homes and 11 ADUs rather than 20 homes with 15 ADUs so they won't make as much money as they would like to make. However, they will still come out in the black. They are businessmen with contingency plans. **I really don't think a neighborhood should need to make concessions in air quality to a multi-million-dollar business to help them make more money.**

**I am asthmatic and I like to breathe.** 33 to 44 more cars could be added to Avenues streets with full development in the existing zone or 55 to 70 more cars could be added with the rezone. *My lungs and my children's lungs say please reject the rezone application.* **Public transit in**

**the upper Avenues is not good enough** to keep most of those cars off the streets running errands and polluting our air. **Please find an area close to suitable public transportation for housing plans such as this.**

*I know that eliminating 26 potential cars from our streets won't make a big difference in our air quality, but every little bit each of us does will help our air be cleaner and help us to breathe better. **Please plan accordingly!***

**Jill Van Langeveld**  
**807 Northcliffe Drive**

**[REDACTED]** (we screen calls so starting talking and we will answer)

## Echeverria, Daniel

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**From:** Amanda Dillon <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 1:33 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; Alan Hayes  
**Subject:** (EXTERNAL) Rezone of 675 North F Street

Dear Mr. Escheverria,

I write to you as a professional planning consultant and resident within the vicinity of 675 North F Street.

I understand your inbox has been flooded with emails from concerned residents about the new proposed Ivory development/rezone. I hate to add to what might be considered "noise from the neighborhood" and Nimbyism, but I do feel it necessary to share a few thoughts, given my deep knowledge of planning and the affordable/housing crisis the City is desperately trying to remedy.

- **Affordability** - Ivory states that by adding housing with ADUs, it will contribute to solving the City's affordability housing crisis. Anyone who sees the price tag on these new homes knows this is a bold falsehood. Even with 15 new ADUs that can be rented (not owned), the costs of those would be steep and largely unaffordable to those earning the area AMI. Would renting them out help offset some of the costs of owning the main home? Sure, but not enough so to make that mortgage all that more affordable/attainable. If the developer wants to argue it is creating affordable housing, they should propose a truly affordable housing project that is meant to be attainable to those earning the median household income or at least closer to the [median household price](#). The City should use it's authority to grant a rezone as power to ensure more affordable housing is actually created than what they currently propose.
- **Upzoning** - I have heard the arguments on both sides and feel there is merit in each. Arguments against upzoning the site say it is too dense for the area and doesn't align with nearby zoning. While this may be true, we know that the zoning regulating the area was created in a time when the housing crisis in SLC was not so acute. In fact, I'm sure you know that other cities across the country facing their own housing shortages have started eliminating single-family zoning altogether. It is so great that the City has now established an ADU policy to begin to allow for more infill housing units throughout various neighborhoods. However, if the City is going to allow neighborhoods to become more significantly dense, it should do this as a City-wide policy, versus a spot treatment in an area that is not within walking distance of many amenities and frequent transit networks that other denser housing developments are.

I thank you for your service and hard work in elevating the quality of life for everyone in our community!

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Amanda Dillon

## Echeverria, Daniel

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**From:** The Mancinis <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 1:29 PM  
**To:** Mayor; Echeverria, Daniel; Wharton, Chris  
**Subject:** (EXTERNAL) Ivory Rezoning

Dear Mayor Mendenhall, Mr. Echeverria and City Councilman Wharton,

Subject - - Change from R-3 Zoning to FB-UN 1

We are residents of the Upper Avenues area and are absolutely opposed to this Ivory request for rezoning.

Nothing about the proposed zoning changes includes any benefit whatsoever to the established residents of this area, only great assistance to maximizing developer profitability.

The specific reasons why rezoning is not a good or fair proposal are abundant. We think the fact that so many of the current residents voted against this proposal should be reason enough to deny approval if any action resembling democratic process is applied.

We respectfully request that you do not approve this proposed rezoning in the name of precedence, good governance, democratic process and simple fairness.

Vincent P. and Janet E. Mancini

## Echeverria, Daniel

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**From:** Christophe diezma <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 1:27 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) About Ivory Homes project in the Avenues

I have read with alarm the plans of Ivory homes to build more than the 11 homes allowed to be built at F street. This email is to express my deepest protest to allow such thing.

After having lived here for many years I have played by the rules and have always asked permission to do any changes to my current home in the Avenues. The rules are clear; to keep the Avenues with its current character we must all obey them .... now it comes Ivory home (ie. corporate money) and alas, rules out the window so they can build too many super expensive homes in the avenues. Not ok.

Traffic is already out of control in our neighborhood, an increase in units will only be a huge detriment ... NOBODY will benefit from building so many units except Ivory homes; they will take the profits and we are left to deal with the mess for decades to come.

Please, express my deepest protest to this exception ... only the max allowed units by current regulations .. not one more.

Thank you,

Christophe Diezma  
361 6th Avenue  
SLC, UT 84103.

—————Life is wonderful, lets not forget it.

## Echeverria, Daniel

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**From:** Amber Skolnick <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 12:37 PM  
**To:** Echeverria, Daniel  
**Cc:** Jan McKinnon  
**Subject:** (EXTERNAL) "NO" to the rezone

To whom it may concern:

I am writing this email to say no to the rezone proposed by Ivory Homes. I have lived in the Avenues for 21 years and I have lived across the street from the plot in question for 3 years. The plan that Ivory has come up with doesn't fit in with the way the rest of the Avenues was designed. We are not a high density area like some of the newer communities in the valley. The Avenues is a historic neighborhood and I think that it's important to preserve the quaint character we have. Ivory homes doesn't seem to care about this as they want to fit as many houses as possible with money being their bottom line. Please consider the way the community feels about their neighborhood and stick with the plan of the original 11 plots.

Thank you,  
Amber Skolnick

## Echeverria, Daniel

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**From:** Beth Chardack <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 10:39 AM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) Comments/Objection Re: 675 N F Street Rezone Application Update - SLC Planning Division

To: Mayor Erin Mendenhall, Council Member Chris Wharton, Senior Planner Daniel Echeverria  
Re: Objection to Ivory Homes Petition to Rezone 675 North F Street

Ivory Homes is proposing a bold zoning change to its parcel at 675 F Street in the Avenues. While admirably trying to embrace some of the city's new innovative housing initiatives, approval of the proposed FB-UN1 zoning in this location is not in the best interest of current adjacent homeowners in this predominantly residential neighborhood in terms of preserving character. While I understand and applaud the city for encouraging innovative solutions to its housing crisis, I also know that it does not intend to throw away its commitment to preserving the very character of this beautiful city which is attracting so many new residents. To keep this crisis in perspective, I would like to remind you that while Salt Lake City remains less affordable than a place like Boise, ID, it is far more affordable than a place like Boulder, CO and most of the east coast cities. This is a national issue and not a problem that can be solved with a single solution of flooding the market with any and all kinds of new housing. It's also a reflection on education, jobs, wages, and many more social and market factors not unique to Salt Lake City. The solution must be multidimensional.

The proposed FB-UN1 zoning would not maintain the architectural and environmental protections that the FR zoning currently does, given its proximity to the sensitive foothill area nearby. Nor would it supply the kind of results that the relatively new FB-UN1 zoning intends. FB-UN1 is a more urban zoning designation, such as we see in the Central 9th Neighborhood, a close to downtown, mixed use, walkable neighborhood with good public transportation and services. FB-UN1 is a perfect zoning designation for parcels adjacent to the Trax line or downtown, but not appropriate for a parcel a block away from protected open space with very limited services and transportation nearby, which 675 F Street is.

The parcel at 675 F Street currently has a "Foothills" zoning designation (FR-3/12000), which is intended to allow a maximum of eleven houses on the lot, and "to promote environmentally sensitive and visually compatible development of lots not less than twelve thousand square feet." The proposed Form Based Urban Neighborhood zoning designation does not by definition preserve the residential character of this foothill neighborhood and is completely incompatible with the original logic and intent of the current master plan and zoning ordinance. The jump from requiring 12,000 square foot lots per house to potentially 1,500 square foot lots is significant, and would have a sizable negative impact on the adjacent properties in the neighborhood.

The Salt Lake City Comprehensive Housing Policy aims to "respect the character and charm of predominantly residential districts." The residents of the neighborhood surrounding 675 F Street almost unanimously oppose the proposed zoning amendment specifically because the increased density is higher than any other existing development in the neighborhood, and would not "respect the character and charm of the neighborhood." Residents, however, encourage the development of the parcel at the current allowable zoning, also not opposing the eleven ADUs allowed.

According to the "Building an ADU" Handbook, written by the Salt Lake City Planning Department, "An ADU is allowed on any property in a residential zoning district that includes a single-family home, townhome, or rowhouse, that is located on it's own individual lot." (p.4) My interpretation of the code is that there must already be an existing home on the lot before the ADU can be applied for and built, thus the term 'accessory'. The Handbook also says that, "If the property is in an FR or R-1 zoning district, then conditional use approval is required." (p.4) Since the property at 675 F Street is located in an FR zone, without the change in zoning, Ivory

Homes would need to have conditional use approval for each proposed ADU connected with each individual house they build on this parcel, which would normally be done by each homeowner after Ivory builds and sells the original homes, and not as new original construction. With the proposed change in zoning, Ivory would theoretically be able by right to build an ADU for each home, allowing a much greater density in development given the additional density allowed by FB-UN1 plus the added allowable ADUs that go alongside that increased density, taking the current zoning of eleven homes allowed to 35 units allowed. This, as Ivory declares in its introductory statement in this zoning change application, is 'charting new territory'. I don't know of any other project where ADUs are allowed to be built as new development, without an existing home already on the property. It is an easy way for developers to increase and potentially double or more allowed density (and thus profit). I caution the City on setting this precedent, as other developers may argue building ADUs by right with new development should be allowable on any open parcel. This kind of thinking will most definitely alter the existing character of residential neighborhoods, starting with the neighborhood adjacent to 675 F Street.

At the starting price of \$800,000, no one can pretend to call these homes affordable (including Professor Nelson). If the housing goals of the city are to be met, the developers need to engage in real and innovative partnerships that produce the kind of housing Salt Lake needs. As it stands, the main result from this proposed zoning change is that Ivory Homes is setting itself up to make a substantial profit, without producing enough of what Salt Lake is looking for in its housing projects in terms of affordable homes close to transportation and services. And they would be doing so at the expense of the integrity of character of this long established Avenues neighborhood. It's important for Salt Lake to maintain the charm and beauty of the city as it builds housing for more people. It's a complex project, and I applaud Ivory for taking a stab at it, but I don't believe its contributions to the housing solution with the granting of this potential zoning change are substantial enough to offset the impacts to this neighborhood in question. We need to maintain a balance between preserving property rights and values of current homeowners, and developing housing solutions that really work for the people that need them, without just allowing the developer to make off with a tidy profit.

Unlike Professor Nelson's background that seems to be more pro-development and market-driven, I come from a background which is more environmentally protective, aware of potential impacts of new projects to existing uses, preservation of what is in place that makes our cities desirable by honoring long-standing documents that protect the integrity of the makeup of our cities (such as master plans and zoning ordinances), but also from a socially conscious background where public hearings and public input matter. When a city says it wants to take down barriers that slow down the cumbersome red tape that goes with building new housing, I see developers jumping to attention to take advantage of relaxed regulations. I see them looking to maximize profit, largely by pushing the limits and increasing density. Unless the city requires these developers to 'give back' in return for these relaxed regulations, I see some developers trying to take advantage of the system and making a lot of money, with the city not really getting the kind of housing supply that they hoped for. I'm not implying that Ivory is doing this, but by approving this zoning change, the city sets precedent for others to do the same, altering and jeopardizing the integrity of what city planners, elected officials, and involved residential communities have fought so hard to create and preserve in the long term.

With all due respect to Professor Nelson, his evaluation of the parcel in question as being accessible to employment, transportation, and other services is simply not true, as anyone who lives nearby will attest. It implies that Professor Nelson has not actually seen the sight or the neighborhood, at least in recent years. There's really nothing about this proposal that is affordable or desirable to lower income residents, and Professor Nelson admits this of the project: "...not meeting HUD's definition of affordable housing..." While I believe there are many creative options on the table, the Ivory proposal falls short.

Lastly, as a homeowner in the Avenues who has gone through the painstaking renovation process, we followed every code to the letter, including being required by the city to get the signed approval of our proposed renovation/changes of every adjacent neighbor. As a homeowner and stakeholder, this matters. The problem with Ivory's proposed zoning change is that Mr. Ivory and company are not going to live in the houses they are building. They will build, make their money, and be gone. Developers must be held to the same standards as homeowners. I had unanimous approval by my neighbors. Ivory has almost unanimous disapproval by neighbors for this proposed zoning change. That should count for a lot.

Because the proposed zoning change from FR-3/12000 to FB-UN1 is so drastic, and clearly meant for a more urban, mixed use setting, I object to the zoning change, and recommend that the application is denied. I urge the developer to build the eleven homes as current zoning allows, even adding the eleven ADUs allowed, of course going through the proper channels and conditional use process. If this area had better accessibility to public transportation, basic services, restaurants, employment opportunities, etc., then the FB-UN1 would make more sense. As it stands, FB-UN1 is not a compatible zoning designation for this parcel in this neighborhood.

Thank you.

Sincerely,  
Beth Chardack  
BA, University of Michigan, Political Science  
MA, George Washington University, Urban and Regional Planning  
MA, University of Utah, Public Administration

On Monday, February 1, 2021, 02:14:59 PM MST, Echeverria, Daniel <[REDACTED]> wrote:

Good afternoon,

You are receiving this e-mail as someone who has contacted the Salt Lake City Planning Division regarding the 675 N F Street zoning and master plan amendment application by Ivory Development. The Planning Division is providing you this update on the applicant's proposal. The applicant has submitted a revised proposal, including a revised concept plan and additional supporting documentation.

The updated material can be downloaded from the City's Open House website at the following link. Please see the orange link under the "February 1, 2021 Update" near the top of the page to download the PDF of the material:

<https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>

The revised material is being reviewed by City Staff and the proposal will be scheduled for a Planning Commission meeting at a later date.

Please provide any comments on the revised proposal by **March 18, 2021**. A Planning Commission public hearing will be scheduled after that date. You will receive an e-mail when the item is scheduled on a Planning Commission agenda with information on how to participate in the Planning Commission public hearing.

## Echeverria, Daniel

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**From:** Boyd Baugh <[REDACTED]>  
**Sent:** Thursday, March 18, 2021 9:51 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Rezone of 675 North F Street

Daniel Echeverria  
Senior Planner, Salt Lake City Planning

I am voicing my opposition to changing the zoning of the referenced property. I live across the street from the property and have some serious concerns about the traffic on Capitol Park Avenue if the proposed development is approved.

First of all, the proposed development does not fit the character of the established neighborhood.

Secondly, Capitol Park Avenue is a private street that is not adequate to accommodate the increased traffic if the zoning is changed, especially when residents travel west down Capitol Park Avenue toward Penny Parade Drive. The street is narrow and has blind spots that can be dangerous driving around the bend, especially when cars are parked on the street.

The number of homes the developer proposes will exacerbate the problem.

Please keep the existing zoning in place.

Boyd Baugh  
400 Capitol Park Ave, # 401  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Courtney Henley <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 11:19 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Inadequate Raptor Nest Study of Proposed Ivory Homes Development

Hi Daniel,

I am writing to provide comment on the proposed Ivory Homes development on 13th Ave and F Street.

The modifications of the development plan by Ivory Homes are inadequate. Fourteen homes without ADU's is the current zoning because anything else is completely out of character with the neighborhood and will radically decrease the quality of life that the rest of us in the Avenues paid our hard earned dollars to enjoy. Parking for 78 motor vehicles when under current zoning there would at most be 42? That doubles the potential traffic congestion on a block with only one outlet. Honestly even the thought of the total destruction of the neighborhood during construction is more than my tired heart can contemplate.

This block is most definitely not urban and it is ridiculous that Ivory is requesting urban high density zoning in a clearly low density residential area. The historical Veterans Administration Hospital aside there is no other development in the area of comparable density. Ivory is making the claim that Salt Lake City needs housing. But the needs are low to middle income affordability homes and the proposed development in not way satisfies the need.

I am particularly concerned about the misleading findings of the wildlife study. I have never heard of SWCA, but they do not appear to know what they are talking about when it comes to raptor activity around the wild open space. Just today I was at the property and witnessed two raptors occupying a nest on the Southeast corner of the property and SWCA does not even have this nest on their map. This is a well established nest that has been occupied in many years past. Last year three fledgling raptors were born and raised in the nest on the Southwest corner. Raptors are constantly seen in this area it is a ridiculous claim that no raptors were observed. Of course if SWCA only observed the area on two days their data is pretty much useless. For a thorough and accurate survey of the area an independent third party should be contracted and obviously not paid directly by Ivory as this report by SWCA is obviously biased by the desires of the employer. I suggest an independent study by the non-profit organization Raptor Inventory Nesting Survey and it is necessary that Ivory not be aware of the survey conductor as their involvement constitutes a conflict of interest.

These are incredible red tailed hawks and some ferruginous hawks and I have even seen a bald eagle in the area. They bring so much joy and love to the neighborhood and it would heart wrenching to lose these beautiful creatures.

Thank you for your correspondence and your public service. I really appreciate it.

Courtney Henley, MD  
[REDACTED]  
635 J Street  
Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** Lynn Keenan <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 10:33 PM  
**To:** Wharton, Chris; Echeverria, Daniel; Mayor; Janie Mathis  
**Subject:** (EXTERNAL) Fwd: Ivory homes upper avenues

**Subject: Ivory homes upper avenues**

Dear Daniel, Chris and Erin,

I am writing to strongly oppose the Ivory homes re-zoning in the slc upper avenues. Lynn Keenan, my wife, and I bought our lot in sept 2014. In buying our lot the LDS lot directly across the street from us was zoned for 11 potential houses IF it was sold by the LDS church. It had been previously considered for a LDS center, but evidently did not have enough demand. Fast forward and LDS preferentially sold it to Ivory Homes, despite other bids, to have Ivory now get preferential treatment by the city and the city council as well as the LDS church.

Lynn and I, both followed each city regulation to the nth degree at great personal financial cost to us. Each and every landscaping, lot and architectural decision had to be painstakingly approved by the city. Notwithstanding that we have a 37 foot building to the south of us that a hubris builder built with clear connections to the LDS church and buildings to the north of us also well over the height restrictions we were held to. We paid 60,000 to dig out an additional 2 ft due to neighbors unwilling to budge.

We got each and every piece approved.

Now with Ivory building 20-25 plus atrocities directly across the street we are now begging for each and every city ordinance to build a gate. To do this we have to beg the city to approve each tiny step on OUR property. It is a complete time sink and a HUGE financial commitment.

Meanwhile, Ivory is getting the white glove treatment and being allowed to re-zone the upper avenues despite the rest of us tax paying citizens having to follow each ordinance to painful detail. We put in sidewalks, city approved trees and did NOT have any opportunity to re-zone our lot to suit our personal needs or financial gain.

I watch the city recycle truck, the city trash trucks, the city fire trucks and every large truck turn around in our private driveway as we are at the end of F street right before a gated community. F street is NOT equipped to handle what is already here. It is already unequipped for fire trucks, if a fire happened there is NO way we could all safely get out with the huge gated community north of us. I am totally unclear why this has not been addressed by the city or fire chief.

Additionally, Ivory homes initially said no driveways would come out on F street. Of course that was a complete lie/fabrication and now new plan clearly shows driveways

on F street.

Additionally the new plan shows no sidewalks on F street, despite Lynn and I having to abide by city regulations for sidewalks and city approval for the trees on our land next to those sidewalks.

Ivory Homes nor the city has any regulation on the proposed ADUS. It will simply be a rental or B&B that continually turns over and sky high rents. No one is falling for the affordable housing lingo. Ivory Homes has more complaints than any builder in the the state of UT. I cannot imagine what the council and the mayor are thinking to fall for this line of thinking.

Additionally, snow removal is already a huge problem as is air pollution ,

Ivory Homes only adds to all these problems

IF you are supporting Ivory Homes you are NOT supporting the upper avenues or your constituents.

This will not be forgotten by me or any of the upper avenues resident.

Ivory homes should be held to the same standards Lynn and I were held to .

Sincerely,

Janle Mathis DO FACP FHM

## Echeverria, Daniel

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**From:** Liz Owens <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 9:31 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Re-Zoning on F Street

Dear Daniel,

I am a neighbor to the F Street Property and I am Vehemently opposed to Rezoning the Lot. I ask you to do the right thing for our Historic Avenues neighborhood and leave the zoning in place for this property. Do not allow Rezoning of the F Street Property.

Thank you

Elizabeth Owens

elizabeth owens/liz o. interiors  
623 g street  
salt lake city, utah 84103

[REDACTED]  
studio: [REDACTED]  
cell: [REDACTED]  
web: [www.lizointeriors.com](http://www.lizointeriors.com)

## Echeverria, Daniel

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**From:** Jeri Burr <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 9:21 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes Requested Rezone at 675 F Street, Salt Lake City

Dear Mr. Echeverria,

Thank you for this opportunity to submit my comments regarding the subject rezone request. I've lived in the Avenues for only 13 years but I agree with POAZC for two reasons:

1. The current zoning for this parcel supports our suburban amenities and transit capabilities. Efforts to continue the current zoning are requested. We aren't equipped to take on high density housing.
2. A rezone to FB-UN1 in the Avenues could open a door to more rezones of this type, over burdening our amenities and our environmentally sensitive foothills.

Thank you for your consideration of the views of the Avenues community.

Jeri Burr  
123 E 2nd Ave  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Jim P <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 9:19 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) 11 th Ave Ivory Home

I am strongly opposed to the re zone to allow Ivory Homes to put high density houses above 11th Ave. I have lived in this area for 41 years. The area is not going to have any increase in infra structure and will stress traffic, air pollution, sewer usage, electrical etc. It's is a very bad idea. Please stop this development. Thanks

Sent from my iPhone

## Echeverria, Daniel

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**From:** chris kolb <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 6:52 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Re: 675 N F Street Rezone Application Update - SLC Planning Division

### Opposition to Rezone Application of 675 F St - Don't ruin the Avenues

There is absolutely no reason to re-zone the parcel of land at 675 F St from the current Foothills Residential District to the requested Form Based Urban Neighborhood 1. The proposed Capitol Park Cottages are a horrible idea for this neighborhood and for this particular space, and the area should be left to accommodate 11 single family homes as it was meant to.

Other than saying that Salt Lake City has a document, included as Appendix H – Growing SLC: A Five Year Housing Plan, as the argument for this project being needed, almost none of Ivory Homes arguments for this project are realistic or make any sense. Yes, Salt Lake City may have a need for this type of project in general, but only in areas where it is appropriate. This project is not at all something that is needed for the Upper Avenues. There are plenty of places and neighborhoods in the city that do need help and do need improvement from this kind of project, but the avenues is not that place and I think the vote that was taken during the GAAC meeting last year during the presentation of the initial proposal speaks very clearly to that. Not even remotely has enough been done to reduce the size or density in this new proposal to make anyone's view change, it will still be a huge mistake for this particular spot in this neighborhood.

Ivory Homes calls this project “Unique and Innovative”. It might be in the right place, but for the Upper Avenues the only thing that is unique or innovative is Ivory Homes trying to figure out how many units they can shoehorn into a small area that doesn’t need them and how much profit they can make from that. They say they will provide “more access and attainability for ownership and rental opportunities” and says they will be “affordable”. There are plenty of other areas where growth can occur to provide that attainability, the Upper Avenues does not need to grow any, and there is no way to argue that these will be affordable. They state they will be “very attractive exterior elevations that will fit into the neighborhood aesthetic seamlessly”. Have they actually looked at any part of the Avenues? The Avenues is a great neighborhood because of how unique every property is. The perfect example is across the street directly to the east on F Street and look at those 4 existing houses. Those 4 houses could not be any more different from each other in design, they don’t look anything like the brick cookie cutter crap that they want to put in. That kind of design is great for new subdivisions in growing parts of the valley, they in no way fit into the Avenues. They say it “fits within the character of one of our states great neighborhoods”. If they look like or fit in with anything, they look like the parade of homes spec homes on 12<sup>th</sup> ave, which to be brutally honest do not fit in to the Avenues neighborhood at all. But at least those homes are unique from each other.

Many of the arguments Ivory Homes is making as to why this project is appropriate seem very mis-guided, an in reality make a better argument as to why there is no way this should be approved. They argue that there are other condos in the area, and that this project fits in because of that. Northpoint Estates at the top of F Street is barely noticeable due to its location, and in discussions with other people since moving to the Avenues many people are not even aware of its existence. On top of that, in Northpoint Estates there are huge amounts of green space and mature trees, nothing like the proposed development. The Meridian was a re-purposed building. The structure was never built with the intention of it being condos, but when it was transformed it was an improvement to the neighborhood going from an abandoned eye-sore to a nice property also with significant green space. Ensign Place and North Crest located between 9<sup>th</sup> and 10<sup>th</sup> Avenues are referenced as a positive argument to them, but they are a couple of the properties that also least fit in with

the rest of the aesthetic of the Avenues and is no way an endorsement that this project would fit in any better. In Appendix G, Ivory Homes states that “the surrounding land uses are much more dense than what could be built...” . If the other areas are already much more dense, that makes no logical sense to put another project into the exact same area that is also much more dense. If anything these types of projects should be as much spaced out as possible in a residential neighborhood, not placed side by side by side in the upper corner of the Avenues on a street that ends at the top. I know they have included a traffic study showing that the area can handle it, but it will be a noticeable increase in traffic and noise for a street that is quiet and sees a decent amount of walkers, runners, pets being walked, and bicycles, but without the existence of sidewalks on most of these connecting streets. By making the argument that “the southern neighbor is...arguably the most dense zoning island of property in the area” is the exact argument as to why adding another equally as dense project into the exact same area would be a complete mistake. Because it is already dense, the development that would make the most sense is 11 single family homes as currently zoned. 11 creatively designed and unique individual properties would easily still be valued at \$1 million + which would still get the city plenty of increased tax base. Hopefully the argument for the increased tax base that this project would produce in the U of U Professors letter is not what is the important deciding factor for a project of this type.

Finally, it also feels like a slap in the face to see the billboard advertisement on the corner of the property and receive mailers promoting these new properties being ready for development before the re-zoning has been approved. This whole process will look like a complete sham if the re-zoning gets approved allowing this type of development when there has been nothing but complete opposition to it. Everyone will be of the opinion that its just the same old big business getting its way while officials probably got their pockets lined when a re-zoning and project that provides no benefit to anyone except the developer can get approved against the will of every involved who actually lives in this neighborhood. This is without a doubt already “one of our states great neighborhoods”, this project will not improve it in any way, and in reality completely takes away from the character that exists here. Don’t ruin what is one of the rare and unique neighborhoods that exists in this city and state by allowing yet another generic cookie cutter development in an area that it doesn’t belong, you can never get that character back.

Chris Kolb

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**From:** Echeverria, Daniel <[REDACTED]>  
**Sent:** Monday, February 1, 2021 2:14 PM  
**To:** Echeverria, Daniel <[REDACTED]>  
**Subject:** 675 N F Street Rezone Application Update - SLC Planning Division

Good afternoon,

You are receiving this e-mail as someone who has contacted the Salt Lake City Planning Division regarding the 675 N F Street zoning and master plan amendment application by Ivory Development. The Planning Division is providing you this update on the applicant’s proposal. The applicant has submitted a revised proposal, including a revised concept plan and additional supporting documentation.

The updated material can be downloaded from the City’s Open House website at the following link. Please see the orange link under the “February 1, 2021 Update” near the top of the page to download the PDF of the material:

<https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>

The revised material is being reviewed by City Staff and the proposal will be scheduled for a Planning Commission meeting at a later date.

## Echeverria, Daniel

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**From:** Anne Anders <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 6:30 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Opposed to Ivory Home Rezoning

I am writing to express my extreme opposition to the Ivory Home Rezone. Our family moved to 11th Avenue one year ago. We spent 7 months renovating our house for which we paid a high price for. We spent many years working towards moving back to Utah and the Avenues.

11th Avenue is already a very busy road as are all the A- G streets. We are not interested in added to this already existing congestion with a rezoning to allow high density housing complex. We believe that changing the zoning will forever change the Avenues and our neighborhood and we are disheartened. Such a rezoning will unduly burden our existing roads and community and devalues our property and neighborhood.

Please do not allow this precedent setting rezoning to be approved so that we can maintain our precious and historic neighborhood.

Thank you for your help and support.

Anne Anders  
354 E. 11th Avenue

## Echeverria, Daniel

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**From:** Maria Mastakas <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 6:27 PM  
**To:** Mayor; Echeverria, Daniel; Wharton, Chris  
**Cc:** Scott Young; Andrew Bebbington  
**Subject:** (EXTERNAL) Capitol Park Response to Ivory Development  
**Attachments:** CPHOA Letter 03 17 21.pdf

Hello Mayor Mendenhall, Mr. Echeverria, and Mr. Wharton,

Attached is a letter from the Board of Capitol Park in response to the proposed zoning change for the Ivory Development at 675 N F Street.

Thank you for taking the time to read the responses from the homeowners and HOA's bordering the Ivory property. We appreciate all you are doing for Salt Lake City.

Please let us know if you have any questions or would like to discuss our response.

Sincerely,

Maria Mastakas  
President CPHOA

# CAPITOL PARK HOMEOWNERS ASSOCIATION

March 17, 2021

Re: Ivory Request for Rezoning of the 675 North F Street Property ("Ivory Property")

Dear Mayor Mendenhall, Mr. Echeverria and City Councilman Wharton,

We are members of the Board of Trustees of the Capitol Park Homeowners Association ("CPHOA"). CPHOA was formed in 1997 with respect to the homes that have since been built next to the Ivory Property and the Meridien and the Annex properties on Capitol Park Avenue. Our homes surround the Meridien and the Annex properties to the Northwest, West and South and are also on the western boundary of the Ivory Property.

We are writing this letter in response to Ivory's request to rezone the Ivory Property. Our CPHOA homeowners as well as other homeowners in the neighborhoods surrounding the Ivory Property (including the Merdien, Northpoint Estates, F Street, 13<sup>th</sup> Avenue and the wider Avenues community) are very concerned about the high-density development Ivory seeks to build. To be clear, we are not opposed to the development of the Ivory Property consistent with existing zoning requirements, including the 2018 ADU Ordinance that already doubles the zoning density for the Ivory Property from 11 to 22 homes. We are, however adamantly opposed to Ivory's request for a zoning change to facilitate its high-density plans for the Ivory Property from 22 to 35 homes.

History: To put our objections in context, we begin with some historical background. The Meridien and the Annex properties along with portions of CPHOA homeowners' properties were previously owned by Primary Children's Medical Center ("PCMC Property"). When Primary Children's Medical Center ("PCMC") relocated its facilities to the University of Utah and announced its plans to sell the PCMC Property, Salt Lake City ("SLC") was understandably concerned that "the scale, design and density of any new development will be low-density residential in nature." As a result, SLC imposed certain Restrictive Covenants on the PCMC Property (recorded July 1, 1987). Those Restrictive Covenants clearly state the reasons for the restrictions:

"Avenues residents are concerned about ... what will happen when [PCMC] vacate[s] the existing buildings."

"The question of what type of uses will replace [the PCMC property] is a major concern of Avenues residents and city officials."

"From the planning standpoint, land use at the [PCMC property] **should be low-density residential.** These properties are on the fringe of a low-density residential community. **Access to these sites is through narrow residential streets traversing relatively steep topography and there are no retail services or other facilities to support uses other than [low-density] residential.**"

**"The primary concern at this location is that the scale, design, and density of any new development will be low density residential in nature."**

The reasons for low density housing articulated by SLC with respect to the PCMC Property are even more compelling today with respect to the Ivory Property. The Ivory Property is directly across a narrow residential street from the Meridien property and in close proximity to low-density residential housing. The development that Ivory plans to build if a zoning change is approved will add at least 70 automobiles that will utilize the Avenues' streets, which are still "narrow residential streets traversing relatively steep topography." **Today, as then, our and the surrounding neighbors' primary concern is that the scale, design and density of the new development on the Ivory Property be low-density, residential in nature as designated in the current FR-3 12,000 zoning.** Ivory's request for a zoning change that would allow a high-density development is no more compatible with the existing neighborhood today than it was when the City imposed the Restrictive Covenants on the PCMC Property.

SLC Restrictions on Contiguous Properties. For many of the same reasons set forth above, SLC has restricted the Meridien property to a maximum of 29 units. In fact, the Meridien has only 26 units. The Meridien is located on a parcel of 3.44 acres (3.84 acres if you include Capitol Park Avenue). This equates to 7.56 units per acre.

And the Meridien provides covered parking for all residents and guests. It also prohibits parking on Capitol Park Avenue, which is consistent with the rules of the private roads throughout CPHOA.

The Annex property located on the former PCMC Property is currently under development. SLC has restricted the Annex property to a maximum of 7 units. The Annex property consists of 1.82 acres; this equates to 3.85 units per acre. The Annex also provides covered, off-street parking for residents and guests.

By comparison, Ivory can build 11 homes plus 11 ADUs<sup>1</sup> for a total of 22 units under current zoning. The Ivory Property consists of 3.2 acres. This equates to 6.88 units per acre, which is basically equivalent to the number of units per acre on the Meridien property and is almost double that of the units per acre on the Annex property.

Ivory is now requesting a zoning change that will allow it to build 35 units on the Ivory Property. This is a **160% increase** over the number of units per acre under the current zoning, a **140% increase** over the number of units per acre on the Meridien property and **almost a 300% increase** over the number of units per acre on the Annex property. Here is a summary chart:

	<u>No. of Units</u>	<u>Acres</u>	<u>Units per Acre</u>
Meridien	26	3.44	7.56
Annex	7	1.82	3.85
Ivory (existing zoning)	22	3.20	6.88
Ivory (1 <sup>st</sup> rezoning request)	45	3.20	14.06
Ivory (2 <sup>nd</sup> rezoning request)	35	3.20	10.94

SLC recognized the essential character of this neighborhood and wisely restricted the density on the Meridien and the Annex properties. To allow Ivory to proceed with its high-density plans would be inequitable to the developers of the Meridien and Annex projects, who like Ivory would have enjoyed the greater profits that come with higher density. More importantly, it would undermine the care taken by the City to prevent the move by PCMC from destroying the ambience of this neighborhood. Indeed, each homeowner bought his or her property and invested in the neighborhood in reliance on the residential character of the neighborhood and its low-density, residential zoning. **It is unfair to change it now.**

Ivory is overreaching. The Ivory Property is currently zoned FR-3 12,000 (enacted in 1995), which requires a minimum 12,000 square-foot lot size and detached single family residences in order to limit development and to protect the fragile foothills environment. As discussed, with a property area of 3.20 acres with current FR-3 zoning would permit 11 single family homes on this property for a density of 3.43 dwellings per acre. Current zoning would ensure that the Ivory project employs the same level of low density development as CPHOA to the West and South and Northpoint Estates to the North.

The 2018 ADU Ordinance allows Ivory to add an ADU to each lot, giving a maximum permitted density of 11 Primary Dwellings and 11 ADUs, for a total of 22 units on the Ivory Property. The passage of the ADU Ordinance was effectively an upzone for Ivory, who proposes an ADU village with 15 of its 20 homes having an ADU (as mentioned above, we are not opposed to ADUs). However, Ivory is requesting a further upzone to increase the number of lots from 11 to 20 – a **182% increase**. Ivory then seeks to pile density on top of density to a total of 35 dwellings -- which would create a **318% increase in density** over the original FR-3 zoning. This is not a trivial increase in density; it is massive and totally incompatible with the existing low-density neighborhood.

Ivory points to the rezoning of The Meridien and Annex to RMF-35 as justification for their rezone request. There is no equivalence. The Meridien and Annex rezone was granted for the specific purpose of preserving two beautiful, neo-classical buildings listed on The National Register of Historic Places. The repurposing of these two buildings to condominiums in 2006 was widely welcomed by existing residents, in distinct contrast to the virtually unanimous opposition to Ivory's proposed development. It should also be noted that this redevelopment was done with great care to blend well with the existing, low density neighborhood, underground parking was established for all residents, and screened guest parking was provided above ground. The five-story nature of these existing buildings has a lower footprint, allowing generous setbacks and landscaping again fitting in with the existing single family homes in the vicinity. It should also be noted that the conversion to condominiums was permitted under a development agreement with the City that restricted the

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<sup>1</sup> One could argue that an ADU does not constitute a full unit. But, between the "cottage" and the ADU, there is likely to be at least 4 or 5 adults that drive cars. So, the impact of an ADU is equivalent to that of a cottage.

number to 29 units (it has only 26 units), a far lower density than that being proposed by Ivory. Finally, Ivory proposes new construction -- not the repurposing of existing historical structures.

**Traffic Study.** Nothing in the traffic study paid for by Ivory dispels these concerns. The study itself concedes that general traffic levels are lower today because of the COVID-19 pandemic. So, when life returns to normal, even Ivory's retained expert concedes that the general traffic levels will be greater than when the study collected its data. And with the requested 35 units on the Ivory Property and probable minimum of 70 additional cars, Ivory's expert opines that traffic will **add a minimum of 312 additional weekday trips. Weekend trips are likely to be even more frequent. That equates to a minimum of 113,880 additional trips a year. And, then consider the myriad of delivery trucks, lawncare, food, and other service providers that will serve these homes.** All of that is a substantial additional burden on the Avenues' "narrow residential streets traversing relatively steep topography." And, some of that additional traffic will likely travel through the CPHOA neighborhood. CPHOA's streets are private streets, are even more narrow and serpentine than the typical Avenues streets, and contain numerous blind spots. In fact, SLC refused to take over CPHOA's streets when requested, explaining they were too narrow and dangerous. Ivory's rezoning request will add additional traffic which CPHOA's road are not designed to accommodate and which will create an unreasonable risk to the children and families in our neighborhood.

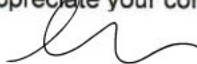
**Number of Homes.** Ivory is broadly advertising its new plan with a total of 35 units -- even though its rezoning request has not been approved. Ivory also promotes ADUs as a justification for the zoning change. Ivory can already include 11 ADUs. More importantly, Ivory's development does not meet any of the City's ADU objectives. The City's 2020 ADU Annual Report states, among other things, that ADUs should be (i) within ½ a mile of major job centers and commercial districts where multiple services are located, (ii) within ¼ miles of a school, and (iii) within ¼ mile of transit with frequencies of 15 minutes or less. None of these objectives are met by the Ivory plan. There are no major job centers or commercial districts within a ½ mile of the Ivory Property, and certainly not within reasonable walking or biking distance due to the steep inclines in the Avenues. That reality combined with the lack of accessible mass transit means Ivory's proposal will further exacerbate the SLC air quality problems that already have a dramatic deleterious effect on our health. While some increase in traffic is inherent in the development of the Ivory Property under existing zoning, there is simply no justification for a zoning change that will increase the severity of these detrimental impacts on the Avenues residents.

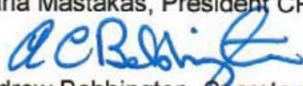
**Affordability.** Ivory promotes its development as providing "affordable" housing. According to Ivory, the homes will cost between \$1 and \$2 million or more, and the ADUs will rent for \$1,500 to \$2,000 or more per month. These amounts are simply not "affordable" based on local standards. The median household income of a SLC resident is \$45,883 a year. Thus, Ivory's argument that the zoning change will alleviate any of the City's affordable housing shortage carries no credibility.

In sum, SLC has previously and accurately recognized, **"Access to these sites is through narrow residential streets traversing relatively steep topography and there are no retail services or other facilities to support uses other than [low-density] residential."** That assessment remains true today and should be enough alone to deny Ivory's request for a zoning change. That's why over 2,100 Avenues residents signed a petition opposing the rezoning and, at the August, 2020 GACC meeting, the attendees voted an overwhelming 688 to 4 in vehement opposition to Ivory's rezoning request.

Therefore, on behalf of CPHOA and our Avenues' neighbors, we respectfully request that SLC firmly and unequivocally reject Ivory's request for a zoning change with respect to its property at 675 North F Street. Ivory is still able to develop the property with 22 homes under current FR-3 zoning.

We appreciate your consideration.

  
Maria Mastakas, President CPHOA

  
Andrew Bebbington, Secretary CPHOA

  
Scott F. Young, Board member

## Echeverria, Daniel

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**From:** Nancy Nunn <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 2:25 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 N. F St.

I have lived on 7<sup>th</sup> Avenue just West of E St. for almost 50 years. The Avenues are a special place, to me and the majority of people who live here. We are a community within a community and cherish that.

I am completely against the proposed development by Ivory & Co. I feel that rezoning is not in the area's best interests. The traffic on E St. can be hazardous at times and this has to be taken into consideration because although the development is on F St. , E St .gets major North / South usage. There is nothing "affordable" about these dwellings.

Thank you,  
Nancy Nunn

## Echeverria, Daniel

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**From:** Don Warmbier <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 11:36 AM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris; Mayor; [REDACTED]  
**Subject:** (EXTERNAL) Do Not Put Our Lives At Risk  
**Attachments:** Zoning Letter4.pdf

[All](#)

Please find attached a comment letter on the revised proposal submitted by Ivory Development to change the zoning on property at 675 N F Street.

Thank you for your consideration

Donald Warmbier  
827 N Grandridge Dr  
Salt Lake City, UT 84103  
[REDACTED]

## **DO NOT PUT OUR LIVES AT RISK**

March 17, 2020

Mr. Daniel Echeverria  
Senior Planner, Salt Lake Planning Division  
Salt Lake City, UT 84114

Dear Mr. Echeverria

I am a resident of the Northpoint Estates condominium and Treasurer of the Northpoint Estates Homeowner's Association.

I am writing to comment on the revised proposal submitted by Ivory Development regarding its request to change the zoning on the property at 675 N F Street from FR-3 to FB-UN1.

The section of F Street from Northpoint's entrance to F Street's intersection with Capital Park Avenue is the only way into and out of Northpoint. Should the requested zoning change go through, the actions Ivory Homes would be allowed to take would substantially additionally constrict and substantially additionally congest this choke-point, putting the lives of Northpoint residents at risk in the event of an emergency.

While Ivory's revised proposal shows five homes on the western side of F street between Capital Park Avenue and Northpoint's only entrance and exit, Ivory could add Accessory Dwelling Units (ADUs) to each of these five homes, giving them ten households, or put seven of its two-household "cottage homes," with ADUs and fourteen households, along this section of F Street.

Such households would have no designated area for guest parking, so guests would have to park directly in front of them, in the western lane of F Street.

On-street parking by guests of at least five to as many as fourteen households would frequently keep through traffic from using the western lane of F Street between Capital Park Avenue and Northpoint's only entrance and exit.

Since cars parked in front of the houses along the eastern side of F street, directly across from Ivory's property, already frequently keep through traffic from using the eastern lane of this section of F Street, narrowing this portion of F Street F Street to three lanes, Ivory's proposal would often further narrow it to only two lanes.

Vehicles from residents and guests of 5 to 14 households would then enter and exit directly onto Northpoint's F street choke point when it is often narrowed by on street parking to only two lanes.

To this congestion on a constricted Northpoint F Street chokepoint must be added the congestion on that chokepoint from vehicles of the 30 other households of Ivory's proposed development, most of whom would likely enter and exit onto F Street at its intersection with Capital Park Avenue.

The combined additional congestion on a constricted Northpoint F Street chokepoint could cause substantial incremental delays in the time it takes for emergency vehicles to reach Northpoint.

Because of such incremental delays, an ambulance, EMS, or fire truck may be unable to reach Northpoint in time to save its residents' lives. If Ivory's requested zoning change goes through, such incremental delays in emergency vehicles reaching them will increase the chances Northpoint residents will die.

While the above considerations apply throughout the year, they will be exacerbated in the winter and during fire season.

In winter, since Ivory's proposal has no place for snow to be piled-up after plowing it, piled-up snow may further reduce F Street between Capital Park avenue and Northpoint's only entrance and exit down to only one lane. Emergency vehicle access to Northpoint could then be further delayed.

During fire season, since Northpoint borders on City Creek Canyon, in the event of fire in that canyon Northpoint residents trying to evacuate will further congest Northpoint's F Street chokepoint just as fire trucks going in the opposite direction are trying to reach Northpoint. The construction in 2020 of a new trail in City Creek Canyon, within fifty feet or less of the Northpoint boundary, has increased the risk of a Canyon fire spreading even more quickly to Northpoint from activities on that trail (such as the fireworks that recently caused a fire on the Ensign Peak Trail).

It would be particularly incongruous for the Salt Lake Planning Division and/or Salt Lake City Council to now approve a zoning change that, by narrowing Northpoint's F Street chokepoint at the same time as it puts more traffic congestion on that constricted chokepoint, results in incremental delays to residents trying to evacuate from Northpoint in the event of a City Creek Canyon fire, and incremental delays to fire trucks trying to reach Northpoint to fight against such a fire, after a trail constructed by the Salt Lake City Department of Public Services and approved by the Salt Lake City Council has increased the risk to Northpoint from such a fire.

The current FR-3 zoning allows Ivory to develop 11 lots on its property. By putting one of its two-household cottage homes on each of these 11 lots, Ivory could, within the constraints of existing zoning, double the household density on its property, compared to single household homes.

Ivory, however, has said that it would not make enough money from a mere doubling of household density, and wants to change the zoning so that it can instead more than triple that density..

But no increase in density and in Ivory's profits is worth the life of even one Northpoint resident.

The Salt Lake Planning Division's and the Salt Lake City Council's most important duty is protecting the lives of Salt Lake residents. Approving a zoning change that puts the lives of Northpoint residents at a greater risk of dying would be a dereliction of that duty, and would make the Planning Division and City Council complicit in any deaths that result.

Very truly yours

Donald Warmbier  
827 N Grandridge Dr  
Salt Lake City, UT 84103  
[REDACTED]

Echeverria, Daniel

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**From:** Irene Stukshis <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 11:05 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) 675 North F Street

Dear Mr Echeverria,

I am writing to let you know that I am opposed to the rezoning of 675 North F Street from FR-3 to FB-UN1. Ivory's plan B does little to address the concerns of the residents of the Greater Avenues.

1. The current plan allows for 35 dwelling units and is still too dense for the relatively small space. The dwelling units have small yards and minimal set backs. I am very concerned about the ambient noise

level, given my home abuts the development plan. There is a strong echo of sound that starts at Northpoint and travels down along the houses on Caring Cove to the Meridien, and I fear this will only get worse with such an increase in the density of the housing for that small parcel of land.

2. It will add another 70 cars to the area creating safety issues for folks who walk and bike in this area. The driving up and down F Street is of great concern for me. The section of F Street between 12th and 13th which is very steep

and hazardous in the winter has a blind spot. It is very difficult to see cars coming down that section of the road which will pose risks to school children walking to Ensign.

Thank you for time,  
Irene Stukshis  
674 Caring Cove

## Echeverria, Daniel

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**From:** Kim Hale <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 9:56 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) Rezoning of 675 North F Street

Daniel,

Thank you for taking the time to consider our concerns regarding the rezoning of 675 North F Street.

Our most compelling oppositions include:

- Without a development agreement, if zoning is changed, the Developer can do what they want within the limits of the new zoning
- The proposal doesn't fit the character of the established neighborhood,
- With 35, even the 30 dwelling units (proposed compromise) this adds at least 70 more cars to an already busy intersection that cannot hold such a dramatic increase in traffic
- A development this size leaves little room for green space & loss of habitat for wildlife

We respectfully ask for no zoning change. We are supporters of smart, planned development and would promote growth, but only when we feel it is conducive to the environment.

Thank you again for your consideration,

*Mountain Seas Development*  
*PO Box 680844*  
*Park City, Utah 84068*  
*Ph:* [REDACTED]  
*Fx:* [REDACTED]

## Echeverria, Daniel

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**From:** David Garcia <[REDACTED]>  
**Sent:** Wednesday, March 17, 2021 8:41 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) F Street zoning

To: Daniel Echeverria

Senior Planner

Salt Lake City

Trashing the existing zoning ordinances to allow high density housing construction at F Street and 11<sup>th</sup> Avenue is a horrible idea; I'm strongly against such a move.

The basic premise, casting aside carefully thought out zoning ordinances long in place, stands alone as irrational, unless substantial reasons can be advanced. Citizen/neighborhood support for such change? A vote tallied by GACC (Greater Avenues Community Council) was 4 in favor, 688 opposed to change.

Alleged community benefit by constructing ADU's or "Generational Housing?" The site is on a steep hillside. Grocery stores are at a distance. Public transportation is skeletal; only automobiles feasible. Public benefit? No; just the opposite; torpedo a neighborhood, unnecessarily escalate pollution and traffic.

Existing zoning allows for 11 lots; there it should stay.

David Garcia

282 Canyon Road

SLC 84103

## Echeverria, Daniel

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**From:** Gary Crittenden <[REDACTED]>  
**Sent:** Tuesday, March 16, 2021 10:04 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes Development on 13th Ave and F Street

Daniel,

Thanks for the attention you have given to the proposed Ivory Homes Project in our neighborhood. Although they have made some alterations in the plan, at its heart, the plan is still the same as previously proposed and I ask you to reject it and stay with the current zoning.

There are a few reasons why I think their current proposal continues to be objectionable.

1. I bought my home in this neighborhood assuming the zoning would help protect our property values. One of the responsibilities that we depend on the city to do is to prevent the deterioration of property values based a use completely unsuited change in zoning. We trust you and our elected leaders to do your part protect our the investment in the housing stock - who knows what they will actually build if the zoning changes?
2. With the new subdivision proposal, the risk of a disaster in a wildfire is significant. With the drier weather of the last many years, our neighborhood is exposed to dry vegetation in the foothills. Can you imagine a late night fire with people exiting North Pointe, the Meridien, the Wright Building and the Ivory all at the same time. Again, we trust you and our elected leaders not to create a life hazard situation by too much densification without sufficient exit routes.
3. Ivory has a perfectly acceptable alternative to develop the property consistent with the current zoning. It will obviously be more attractive for Ivory to get the zoning changed to densify the property. It is unfair to transfer money out of the pockets of the existing tax paying homeowners to Ivory by allowing them to do something that will hurt us. This is corporate welfare at its best. They want us to pay the cost of their increase in profit.

I ask you will reject their re-zoning.

Thanks very much for your consideration.

Gary Crittenden  
400 E. Capitol Park Ave. #501  
Salt Lake City, UT. 84103

Sent from my iPad

## Echeverria, Daniel

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**From:** Mark Levitt <[REDACTED]>  
**Sent:** Tuesday, March 16, 2021 9:00 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Against zoning change 675 NORTH F STREET (Parcel Number 09304550210000)

Attn: Mr. Daniel Echeverria  
Re: IVORY HOMES APPLICATION TO REZONE 675 NORTH F STREET (Parcel Number 09304550210000)  
Salt Lake City Government Offices  
Planning Department  
[REDACTED]

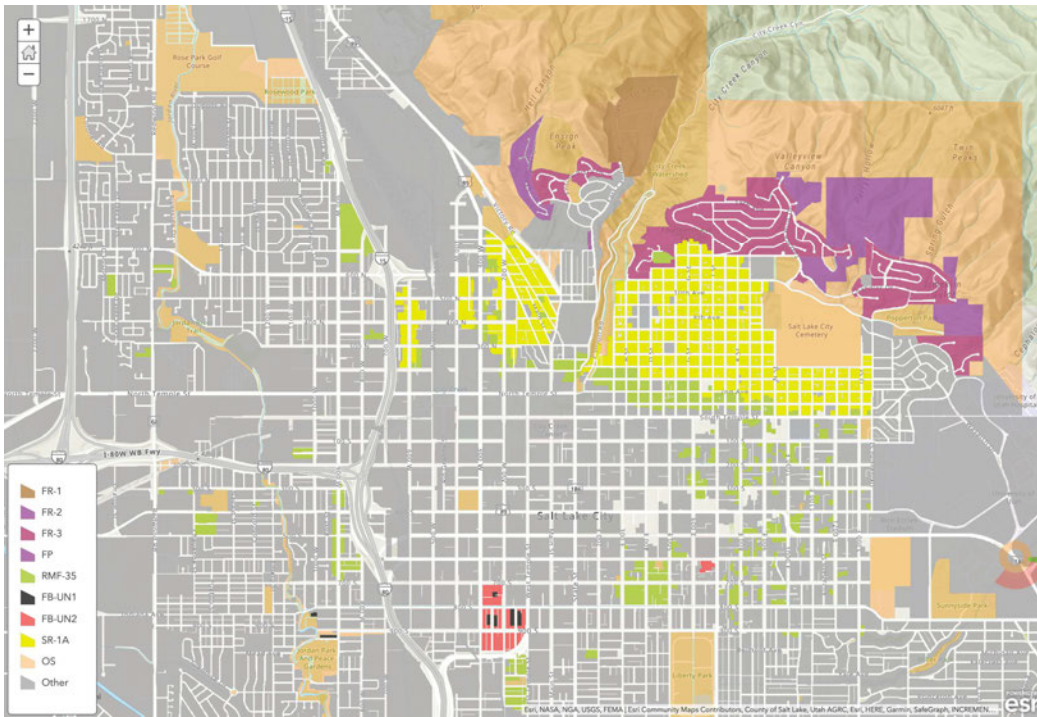
Dear Mr. Echeverria,

As a 25 year resident of The Avenues neighborhood, I see significant issues with the Ivory homes applicant narrative and plan as presented in their request to change the zoning of 675 F Street from Foothills Residential (currently FR-3) to Form Based Urban Neighborhood (specifically FB-UN1). I have had the opportunity to live many places in the world and, with opportunities to live elsewhere, remained in the Avenues area because of the very essence of what the current Avenues Master Plan supports. Its stated goal is to "direct future growth and development so that quality of lifestyle and community scale are maintained." I treasure this community and am compelled to argue against Ivory Homes' zoning request.

The current Avenues Master Plan states very clearly that the Primary Children's Hospital and BYU Education Center buildings would not have been approved were they to be built then as:

[t]hese properties are on the fringe of a low-density residential community. Access to theses sites is through narrow residential streets traversing relatively steep topography and there are no retail services or other facilities to support uses other than residential.

In an interview, Nick Norris, planning director for Salt Lake City, described the contexts for Form Based Zoning as best supported in the transit nodes that have evolved in the city. FB-UN1 zoning building types and form standards (21A.20.020) and the city's Transit Oriented Development are supported by access to transit and walkability. The image below, produced using the Salt Lake City GIS Open Data site, highlights the areas with FB-UN1/FB-UN2, demonstrates the alignment of this goal with actual zoning outcomes.



The location for this requested zoning change in the Upper Avenues, which has access to a single transit choice that only runs once an hour (and not twice per hour as their current submission claims), is clearly inconsistent with the Transit Oriented Development cited by Nick Norris above regarding Form Based Zoning.

The updated Ivory narrative argues that the existing zoning (FR-3) is inappropriate for the referenced lot (675 F St). Ivory argues that the repurposed VA hospital into The Meridien condominiums (across the street from said lot) is the "most dense zoning island in the area" and that that justifies their case for density without acknowledging the differences between an existing vertical structure and the horizontal development requested. The density they refer to in The Meridien is effectively 'households per square foot' while in actuality Ivory wants to create 'houses per square foot'. Ivory Homes has created a strawman argument - the use of The Meridien to justify the rezoning of 675 F St to FB-UN1 is actually inapplicable. Additionally, the Meridien is a high-end luxury usage of that land that has in fact also maintained significant greenspace. In contrast, the rezoning request by Ivory would create an island of high density horizontal development, with their current plans resulting in dramatically less greenspace than would exist in the current FR-3 zoning. This request for zoning change is the exact opposite of the planning goal stated in the Avenues Master Plan "Foothill Development And Protection":


Planning Goal: Preserve the city's natural mountainous backdrop and recreation opportunities the mountains provide. Devise a growth management program that includes strategies to help protect the foothills from continued urban encroachment. (emphasis added)

The current zoning of this parcel of FR-3 is consistent with the goals of the Avenues Master Plan and, like the repurposing of the VA hospital into a low density condominium building, had broad community support. In very stark contrast, the Ivory request to re-zone this land to FB-UN1 degrades available greenspace and has hijacked zoning targeting

urban use in order to maximize the value of the land to Ivory Homes itself. It does this in conflict with numerous explicitly stated goals in the Avenues Master Plan and without respect for this neighborhood or community support.

Building within the current density limits of FR-3 with the additional ADUs would be an increase in density, it would be aligned with the Growing SLC Five Year Plan, and is broadly supported by the Greater Avenues Community Council.

For the above stated reasons, I strongly object to the request for rezoning this property.

Respectfully,  
Mark Levitt  
847 N Juniperpoint Dr  
Salt Lake City, UT 84103  


**Echeverria, Daniel**

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**From:** Tay Haines <[REDACTED]>  
**Sent:** Tuesday, March 16, 2021 3:50 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Deny Ivory Homes Rezone Request

Dear Planning Commissioners,

I live on 8th Avenue, below the lots for which Ivory Homes is requesting a rezone. I have lived in my home for 25 years, and am an avid walker with my dog, passing through the neighborhood on a daily basis.

I strongly oppose any increase in density to the neighborhood, 14th Avenue is almost entirely car dependent. 22 dwellings including ADUs will increase auto traffic significantly and any more will unduly burden the community. Thank you for your consideration.

Sincerely,  
Tay Haines

## Echeverria, Daniel

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**From:** Alan Hayes <[REDACTED]>  
**Sent:** Tuesday, March 16, 2021 3:46 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris; Mayor  
**Subject:** (EXTERNAL) Mr. Gamvroulos claims that no custom home buyers would want an ADU at 675 North F Street  
**Attachments:** No ADUs for custom homes.docx

Dear Mr. Echeverria, Mayor Mendenhall, and Council Member Chris Wharton,

The Preserve Our Avenues Zoning Coalition has asserted that Ivory Homes could build 11 homes with each having the option of having an ADU on 675 North F Street under the existing FR-3 zone. Mr. Gamvroulos dismissed this compromise out-of-hand, saying that no custom home purchaser would want an ADU.

I think Mr. Gamvroulos is dismissing this approach because he does not want to give it any credence as a valid compromise position. But I argue that if Ivory can market and sell 15 "cottages" with ADUs to people paying \$800K or more for a house with an ADU, they could do the same for "custom" homes. Not everyone would wish to build with an ADU, but I think it is feasible that some would, especially if they were constructed and marketed with skill. Please see my attached letter.

Sincerely,  
Alan Hayes

Mr. Daniel Echeverria  
Senior Planner  
Salt Lake City Planning Division

March 16, 2021

Dear Mr. Echeverria,

At the Greater Avenues Community Council meeting on March 3, Chris Gamvroulos of Ivory Homes rejected the idea of putting ADUs on custom homes at 675 North F Street. Peter Wright of the Preserve Our Avenues Zoning Coalition (POAZC) had argued in his presentation that under FR-3, Ivory could build 11 custom homes and up to 11 ADUs for a total of up to 22 dwelling units on this plot and this was a sensible compromise position between the original 11 single family homes that FR-3 dictated and Ivory's proposal. In response to a question, Chris Gamvroulos stated bluntly that no one building a custom home will want an ADU in this development. I think that response is inaccurate and self-serving. Do people of means not have situations where they want a family member to live with them, but still be in independent quarters? Do people who can afford a custom home not have a need for live-in caregivers as they age? What if a U professor wanted a rental ADU to house graduate students or international students? What if having some rental income would make it possible for someone to buy a nicer home? In fact, in the July 2020 GACC meeting during the Q&A, Mr. Gamvroulos had said that Ivory would also put ADUs on the five custom homes on F Street. So now Mr. Gamvroulos is rejecting completely the validity of the compromise position of up to 22 dwelling units on this plot.

In fact, I happen to know of at least one of the custom homes on 12<sup>th</sup> Avenue in the Capitol Park development that has such a mother-in-law apartment. And I have another friend who is building an ADU onto a very nice home on Scenic Drive above Wasatch Boulevard so that his son's family can live close by, but in separate quarters.

When local people move into a nicer home in Salt Lake City, they still free up their old home for a new family. Any new housing helps address the housing shortage. Is it really worth another dozen housing units for the City to approve a zoning change that crowds a cluster of homes into a neighborhood where they are out of character and are very likely to create a number of problems that the neighbors must then live with?

Sincerely,

Alan B. Hayes  
793 Northpoint Court  
Salt Lake City, UT 84103

**Echeverria, Daniel**

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**From:** Will. Woods <[REDACTED]>  
**Sent:** Tuesday, March 16, 2021 3:36 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning 675 F Street-Avenues

Dear Sir:

I oppose any rezoning of the parcel of land as proposed by Ivory homes. Building 11 single family homes is fine as currently allowed, because each of these homes could in turn support one accessory dwelling unit. Ivory's attempts to cram more housing into the Avenues will eventually destroy the Avenues if allowed to continue.

Sincerely,

William Woods  
424 J Street  
SLC, UT 84103

**Echeverria, Daniel**

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**From:** Janet Wright <[REDACTED]>  
**Sent:** Tuesday, March 16, 2021 11:07 AM  
**To:** Echeverria, Daniel; Wharton, Chris; Mayor; [REDACTED]  
**Subject:** (EXTERNAL) RE: Ivory Homes Application to Rezone 675 North F Street  
**Attachments:** Letter Practical Considerations (1).docx

Dear Senior Planner Echeverria, Council member Wharton and Mayor Mendenhall,

Please find attached a letter with regard to the above subject.

Thank you,  
Janet Wright

Senior Planner Daniel Echeverria  
Council Member Chris Wharton  
Mayor Erin Mendenhall

Janet Wright  
400 E Capitol Park Avenue,  
Apt. 306,  
Salt Lake City,  
UT 84103

3/16/2021

Re. Ivory Homes Application To Upzone 675 North F Street.

I write to register my strong objection to Ivory Homes proposal to upzone 675 North F Street. Ivory Homes has an easement with The Meridien granting ingress and egress to Capitol Park Avenue - a private street. This easement does not grant any right to parking or use of this private road for any other purpose than ingress and egress.

With this in mind there are a number of practical considerations that have been overlooked, or more likely deliberately ignored, by Ivory in their desire to pack this lot as densely as they can. For example :

**Guest Parking ?** Ivory has packed the development so densely there is insufficient space for resident and guest parking. There is minimal public transport to this location and almost all guests will arrive by car. Where will guests park their cars ? These cannot legally be parked on Capitol Park Avenue.

**Where will they plow snow ?** There is no space in their development to plow snow and they have no right to push this onto Capitol Park Avenue.

**Where will they place the mailbox stack ?** They have provided no space in their development for this and they have no right to place this alongside Capitol Park Avenue as this will cause illegal parking on Capitol Park Avenue in order to access the mailboxes.

**Where will they place the numerous waste and recycling bins ?** If each of the proposed 35 dwellings have a recycling bin and a waste bin this will give 70 bins - where will they place these for collection ? The five custom lots on F Street can place theirs on this public street. Where will the 15 primary houses and 15 ADUs place their 60 bins? Even if the primary house and ADU share bins there will be 30 which is a very large quantity. They have no right to place bins on Capitol Park Avenue and their internal 'no through road' is too narrow for the collection trucks to turn or even traverse with parked cars. Is it realistic to expect Ivory residents to trundle these out to F Street which is their only legal option ?

**Where will moving vans park ?** There is no space to park these on Ivory's narrow internal road without totally blocking this and they cannot legally park on Capitol Park Avenue.

These may seem small issues but they will be a constant source of friction and disputes between neighboring residents if the City grants a rezone to facilitate this overly dense development, whose only source of access is via a private road. Ivory of course won't care about such practical considerations, as once the last house is sold they will move on leaving their mess behind them.

The City should care and should reject this application for a radical upzone.

## Echeverria, Daniel

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**From:** joan clissold <[REDACTED]>  
**Sent:** Tuesday, March 16, 2021 9:25 AM  
**To:** Echeverria, Daniel; Wharton, Chris; [REDACTED] Mayor  
**Subject:** (EXTERNAL) Ivory Homes request for rezoning in the Avenues

Dear All,

I listened carefully to the Ivory Homes presentation at the GACC and found nothing in their arguments to dissuade me from my position. I am opposed to the request for change in zoning because it is not in the best interest of the carefully and aesthetically planned surrounding neighborhood.

I am opposed to the re-zoning request for the following reasons:

- . the plan breaks faith with the aesthetic design of the neighborhood and the needs of the immediate neighbors
- . there is no reason for density in this small area at the top of the Avenues.
- . it is detrimental to the safety of children, increases traffic load on narrow, steep streets, endangers wildlife, etc.

Ivory Homes has a fine reputation for developing areas to the satisfaction of the residents thereof and the city in general. This is not one of those areas. It is a blatant use of their considerable political power that they would even suggest such a plan for our area. It is an overreach of their influence and they know it.

Please deny the request for rezoning.

Sincerely, joan okelberry clissold

## Echeverria, Daniel

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**From:** Anne Albaugh <[REDACTED]>  
**Sent:** Monday, March 15, 2021 11:50 AM  
**To:** Wharton, Chris; Michael Hughes; Peter Wright; Echeverria, Daniel  
**Subject:** (EXTERNAL) Vote NO on Ivory Homes Re-Zone Request  
**Attachments:** Untitled.pdf

March 15, 2021

Mr. Chris Wharton  
Salt Lake City Council  
Representative - District 3  
Salt Lake City, Utah

Dear Chris:

I am writing to you directly in regard to the re-zoning request by Ivory Homes "Utah's Number One Homebuilder"...as per their marketing campaign to re-zone our neighborhood for their own benefit. What hubris!

No one...except Ivory Homes, will benefit from this zoning change. This is all about money, the money they want to make by re-zoning our neighborhood.

Salt Lake definitely needs more housing, however, people who are willing and able to spend in excess of \$500,000.00 for a home are certainly not the needy among us.

Build homes for our neighbors who need housing - not those who don't!


I resent getting a marketing mailer - oversize no less - from Ivory Homes trying to sell properties that they are NOT allowed to build! They are calling this monstrosity a "cottage"...only the Queen of England would think this is a cottage.

You represent the people of District 3...not developers. We voted for you... developers did not vote for you. We need you to protect our zoning - designed to maintain our neighborhood and the wildland that abuts nearly all of our district. We value our wild land and our wildlife...our deer, raptors, foxes and all the animals that share our home, our trails and our neighborhood.

Cracking open our zoning is not something to be taken lightly -especially when it only helps a developer make money. If done at all, it should benefit everyone in District 3.

Think about District 3 first! We are your responsibility...not Ivory Homes.

I vote NO on the Ivory Homes Re-Zone! NO!

Anne Albaugh  
453 3rd Avenue  
Salt Lake City, UT 84103  


cc:

Michael Hughes - Treasurer, Greater Avenues Community Council

Peter Wright - POAZC

Daniel Echeverria - Salt Lake City Planning Commission

## Echeverria, Daniel

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**From:** Richard Terry <[REDACTED]>  
**Sent:** Monday, March 15, 2021 8:32 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes avenues rezone

Hello Mr. Echeverria,

Thank you for taking the time to read my E-mail and for considering the opinions of avenues residents. There should be a very high burden imposed upon anyone seeking to change zoning.

I would submit that a zoning change within the middle of a Zone for a singular development should be impossible. Zoning is created for a reason. Variances as allowed for special circumstances.

If Ivory Homes could show that avenues zoning is no longer meeting needs, serves no useful purpose or is interfering with the avenues as a community then perhaps a change should be considered. Otherwise not.

Richard Call Terry  
184 E Street #2  
Salt Lake City, Utah 84013

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Sunday, March 14, 2021 9:05 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Objection to Ivory Homes Zoning Change

Dear Mr. Echeverria,

My family lives on 13<sup>th</sup> Avenue at H Street, and I wrote to you last July to register our opposition to the application by Ivory Homes to rezone the plot of land at 675 North F Street from the current FR-3 to FB-UN1. In their recent resubmittal Ivory made minor adjustments to their plans in terms of density and open space, but did little to address our concerns regarding setbacks, adequate parking for residents and guests, traffic, noise, air pollution and car/pedestrian conflicts.

We still feel the form-based zoning classification FB-UN1 is not appropriate for this property in the upper Avenues for multiple reasons – inadequate mass-transit and absence of nearby goods and services residents can walk to among them.

After reviewing Ivory's house plans, I am also convinced few purchasers of homes costing three-quarters of a million dollars will want ADU units and will convert the structures to single homes capturing their full square footage.

We understand development of this parcel is inevitable, but firmly believe that the density of housing proposed by Ivory Homes is more appropriate for flatter areas of the city with better access to mass transit, businesses and services. We want to register our opposition to changing the zoning from FR-3 to FB-UN1 at 675 North F Street.

James Bach  
655 North H St.  
Salt Lake City, UT

## Echeverria, Daniel

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**From:** Scott Tenney <[REDACTED]>  
**Sent:** Sunday, March 14, 2021 8:23 PM  
**To:** Echeverria, Daniel; Wharton, Chris; Mayor  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes Rezoning in the Avenues

I have reviewed the revised proposal for rezoning 675 N F Street. 35 homes is too dense for this neighborhood and I am still opposed.

Thanks,  
Scott Tenney



Scott Tenney  
City Manager SLC/Provo  
Google Fiber  
[REDACTED]

## Echeverria, Daniel

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**From:** Sabrina Neilson <[REDACTED]>  
**Sent:** Sunday, March 14, 2021 7:22 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes Rezone

Dear Mr. Echeverria,

I am writing to you to express my sincere opposition to Ivory Homes proposed rezoning of the property on F Street and 13th Avenue. This, or in fact any, rezoning of the avenues must be stopped at all costs. This neighborhood is a historic neighborhood with a charming community. It is meant for single family homes. Homes with children and yards to play in. But, more importantly, it is a neighborhood that cannot sustain any more large increases in population. The roads are narrow and steep. They are meant to permit only so much traffic. Adding anywhere from 50-80 cars to these roads is unsustainable. These roads are extremely steep and cannot handle traffic jams. Cars have been known to go on fire just trying to ascend them. Many cars have extreme difficulty starting to move again when forced to stop on these hills. And the need to stop in the winter would be extremely hazardous. There are only a couple of roads that allow for an ascent unencumbered by stop signs. Those roads were created that way because it was clear that cars needing to ascend to the upper Avenues could not do so, most especially in poor weather, if they had to stop frequently. These roads are already at capacity. I would argue that no additional dwellings should be allowed to keep the, from becoming extremely hazardous and prone to accidents. But, since I know that there is pretty much zero chance of that, I plead with you to at least protect this area from excessive overdevelopment. Even five homes on this property would be more acceptable. But I cannot hope for that.

I would further like to express my distress over the addition of ADUs to the homes. This area is not conducive at all to offering anything that could possibly be deemed affordable housing. There are few sidewalks and the roads are very steep and almost impossible to walk down in snow. Cars in this neighborhood must be of higher quality to even hope to navigate the steep inclines on a daily basis, and good tires must be used if there is to be any hope of not sliding backward onto 11th Avenue, endangering children, dogs, pedestrians, and cyclists. There is very little public transportation, and any increase in it would lead to greater traffic problems, as I have mentioned.

I think it is very important to note that the addition of ADUs to new homes is not in the spirit of the law which allows them to be built. But, most worryingly, their addition I fear may lead to a new mortgage crisis. It has come to my attention that there is a new mortgage packaging this year that is allowing people to add the prospective ADU rental income to the required minimum income of a person applying for a mortgage. This seems like a repackaging of the horrible and irresponsible mortgage policies of the last decade that led to a crash and harmed lower income families the most. It is a frightening thought to think that people who really can't afford one of these homes might be encouraged to buy them with the expectation of a steady rental income. As anyone knows who has a single rental unit, finding occupants is often difficult and tenants come and go. These places can be vacant for months. Should we be encouraging someone to buy a home that they can't really afford on the vague promise of the rental income that cannot be assured? I feel it is our responsibility to protect those who might be hurt by preventing them from being sold on unscrupulous and predatory mortgages.

I will write again on other issues, but I feel it is unfair to hit you with too much at once.

Thank you for your time and efforts,  
Sabrina Neilson

Sent from my iPad

## Echeverria, Daniel

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**From:** Marilyn Neilson <[REDACTED]>  
**Sent:** Sunday, March 14, 2021 7:22 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes REzoning

March 13, 2021

Dear Mr. Echeverria,

Again, we petition you to disallow ANY rezoning of the Avenues. The Avenues are a historic settlement of interesting diversity.

With the wide open spaces of Utah, it seems highly unnecessary to invade the Avenues with dense development and thereby obliterating the beautiful views.

The narrow roads are not equivalent to the density of traffic it will engender.

Earthquake faults run through the Avenues. Congestion in times of such a crisis of heavy traffic will result in numerous deaths.

Open spaces are necessary for mental and physical health. The Avenues provides a venue for hundreds of cyclists. Heavy traffic would abolish their treasured route.

Tranquility is a sought after option, earned by the current residents.

Beverly Hills and the Hollywood Hills have maintained the open-space feel and developed more in commercial areas. We can do the same.

You, and all of the Planning Committee would be as distressed as we are if a developer like Ivory came into your neighborhood.

We of the Avenues residents strongly oppose this radical change - or any change- to our achieved lifestyle of choice. Do we need to be the victims of greed? Why not build a few homes of real quality and the tax basis from wealthier buyers will equal out and allow for a beautiful area of the city, not a crammed in ugly, congested, undesirable density to diminish the lives of so many who protest this vehemently.

Please hear our pleas and disallow any zoning change.

Thank you,

Marilyn Neilson  
809 N. Grandridge Dr.  
Salt Lake City, Utah 84103

## Echeverria, Daniel

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**From:** karen terry <[REDACTED]>  
**Sent:** Sunday, March 14, 2021 5:31 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning

Dear Mr. Echeverria,

I am writing to add my voice to the many others who are opposing the Ivory Homes request for a change in zoning from FR-3 to FB-UN1 for their proposed development at 675 F street. I see no need whatever for them to be able to put in nearly double the lots allowed in the current zoning. If they would like to build here, they should have to build within the parameters that are already existing, the way the rest of us do. People have purchased their property with that zoning in mind, counting on it staying that way. That type of dense housing has no place in the avenues, and once the zoning is changed, there is no basis to deny others who would like to do the same. The builders are not the ones who live here. They do not face the consequences of what they build and leave behind.

I have lived in the avenues all my life. I was born and raised on E street, raised my own children here, and now have grandchildren growing up in the same area. There is a reason people choose the avenues. It is unique and historic. It is not as crowded as other urban areas. We bought and restored one older home, working with in the required parameters. We are now starting to renovate another old home. We have invested ourselves in this area, and that investment did not include the type of development Ivory Homes is asking for.

Throughout my lifetime I have watched green space disappear and traffic increase, and that's within the current zoning. It makes no sense to me to add to that burden by rezoning again to allow for larger, denser growth. I have no problem with that lot being developed, but feel it should be done so under the FR-3 zoning.

Sincerely,

Karen Terry

## Echeverria, Daniel

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**From:** Kathy Tenney <[REDACTED]>  
**Sent:** Sunday, March 14, 2021 5:20 PM  
**To:** Echeverria, Daniel; Wharton, Chris; Mayor  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Ivory Home Development Rezoning

SLC Planning Division,

I have reviewed the revised proposal for rezoning 675 N. F Street. I am still opposed to the rezoning. Thirty five dwellings is way too dense for the property. The increase in traffic through both city roads and private roads (that the city refused to annex years ago) will be dangerous. Please leave the property at its current zoning.

Thank you,

Kathy Tenney  
346 E. Red Brick Ct.

## Echeverria, Daniel

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**From:** Emily Swanson <[REDACTED]>  
**Sent:** Sunday, March 14, 2021 5:16 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 F Street Rezone project

Hello Mr. Echeverria,

I have lived in the Avenues for 11 years. I am concerned about the 675 F Street project. I read the article in the March edition of "The Agenda of the Greater Avenuse Community Council" and I believe that even the reduction in units from 45 to 35 is still too many units.

That area is very close to wildlife. I think that the additional traffic could be problematic especially during wildfire season. We live in an area that is not supposed to have fireworks, yet I always hear them in the summer. I'm also concerned about the added traffic. Finally, it seems that none of the homes will be low income housing. The housing in our neighborhood is already cost prohibitive and this would only add to that problem. The area was originally zoned for 11 houses. I think the final housing number should be closer to 11. If there are low income housing units then I think up to 22 would be reasonable. Thank you for taking the time to read this email.

Best,  
Emily Swanson  
[REDACTED]  
285 C Street

## Echeverria, Daniel

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**From:** Kevin Havlik <[REDACTED]>  
**Sent:** Sunday, March 14, 2021 4:23 PM  
**To:** Echeverria, Daniel; [REDACTED]  
**Cc:** Mayor  
**Subject:** (EXTERNAL) Proposed rezone of property at 675 N F Street

Dear Mr. Echeverria,

I am writing to express my strong opposition to the Ivory Homes' proposal for rezoning of the property at 675 F Street. I can hardly list all the many reasons I think that a rezone would be a bad idea.

As you know, this property has been zoned FR-3, which allows for 11 single family homes. With ADUs, it would allow for 22 residences. Ivory is asking for the zoning to be changed to FB-UN1 which allows for single family detached, single family attached (row houses) and two family / duplex dwellings. It would allow Ivory to create 25 lots with 45 dwellings if one includes ADUs. Ivory says they are now hoping to create 20 lots, with 35 dwellings when one includes ADUs, but a rezone would allow them to create up to 45 dwellings.

The current FR-3 zoning has been in place since at least 1995, and has worked just fine. Local residents are strongly opposed to any rezone, with 2100 residents signing a petition in opposition to the proposed rezone. At a Community Council meeting last year a vote was held about this proposal, and the tally was 688 opposed to the rezone, with only 4 in favor. The only party pushing for a rezone is the builder, Ivory Homes, since a rezone would allow them to put in more units and to make more money. If we re-zone every time a developer wants to make more money, then why even have zoning regulations in the first place? Do the opinions and desires of residents always get subjugated by the desires of developers, who don't have to live with the consequences of their development?

This proposed zoning change does not seem to meet any needs which the city now faces, at least as far as I can tell. It does not solve a housing shortage (the rezone allows for the addition of 22 additional dwellings, which doesn't make a dent in the housing crisis). This is certainly not affordable housing (the estimated price per dwelling is \$800,000 - \$1.2 million per unit. Ivory claims they are setting aside some number of units for first responders, nurses, and police. At this price, those people are certainly not going to be able to afford to live in this proposed new housing.

To jump from an allowed 22 residences, with perhaps an average of 1.5 cars per residence, to 35 residences with 1.5 cars per residence, increases the number of cars coming and going from 33 cars to 53 cars. If rezoning is approved, Ivory could put in 45 dwellings which would mean at least an additional 68 automobiles in 3.2 acres. Current roads really can't tolerate that kind of increase. F-Street is steep, many cars slide down the street in the winter or can't make it up the hill in the snow, and the street is in somewhat poor repair as it is. Capital Park Boulevard also can't handle this additional burden of cars. Since that road is a private road, the Capital Park Neighborhood Association would have the right to build a gate prohibiting drive through traffic, in which case all this additional traffic would have to have ingress and egress only via F Street. This would be a disaster in the case of a natural disaster such as a fire in City Creek Canyon, or an earthquake, where everyone had to evacuate the area.

High density housing should be in a walkable neighborhood. One can walk east from this proposed development, through a residential neighborhood, but there are no amenities reached by walking east and west in the Avenues. To walk down the Avenues to South Temple is a 1.1 mile journey and a steep 1.1 mile journey back home. To walk downtown, or to Harmon's grocery store, is about a 1.8 mile journey. It is steep going down the hill, it is quite steep going up the hill. No one walks to and from downtown from this area, because they cannot. Ivory proposes more units with ADUs for allowing grandparents to have their own residence. Older people certainly can't walk to and from downtown from this location. There is no public transportation on weekends, so people either drive their cars, or they are stuck in their dwellings.

Ivory Homes claims that with a rezone, and with their proposal for 35 dwellings or residences, there will be 312 additional automobile trips per day. In a year, this would be an additional 114,000 automobile trips thru the Avenues, on steep streets. It is likely there will be an even greater number of additional automobile trips, since there is no public transportation to speak of on weekends. This will significantly add to air pollution.

Ivory used many incorrect numbers and misleading information when they proposed a rezone. For instance, they used incorrect density numbers. In their presentation to the Community Council they showed a diagram listing the number of housing units at Northpoint, at the Meridian, and in two or three additional smaller housing developments in the Avenues. The number of housing units doesn't tell one the housing density, it only tells one the number of units. Northpoint has 49 units, spread over 13.5 acres. That is 3.6 dwellings per acre. Ivory proposes putting in 35 dwellings on 3.2 acres, which would be 11 dwellings per acre - three times the density of Northpoint. And a rezone would allow them to build 45 dwellings, which would be a whopping 14 dwellings per acre. Ivory stated the the Meridian has 57 units which is absolutely wrong. They have only 36 units in a historical building.

Ivory claims that there is an abundance of amenities and transportation in this area, and so no additional transportation would be needed. That is absolutely false and they should know it. About half a mile down a very steep hill there is a grocery store (who will lug multiple sacks of groceries up a steep hill either in good weather, or in blazing summer heat, or in the winter snow and ice ?). There is a liquor store, one sandwich shop, a dry cleaner, and a nail salon. Those are the only amenities, and I think it is debatable whether those are within a walkable distance.

Ivory says they want to build multigenerational housing, and they want to promote ADUs. This can be done without changing the current zoning which has been in effect and has worked just fine for at least the past 26 years. They don't have to rezone to meet these objectives. They do have to rezone to build many more units and to rake in more money, all in opposition to the wishes of the community.

The request for a rezoning of this property is based on incorrect, false and misleading information. This rezone and development does not seem to meet any needs of the city. The proposed development does not provide affordable housing. It does not solve any housing shortage. There are no nearby amenities nearby, and this development is certainly not in a walkable neighborhood. It will add to traffic congestion and pollution. The proposed rezone is overwhelmingly opposed by people who live in the Avenues. . The only party who would seem to benefit from this is the developer, and they have no long term place at the table.

Please deny the request for rezoning this property.

Respectfully,

Kevin Havlik MD  
801 N Juniperpoint Dr  
Salt Lake City 84103

[REDACTED]

## Echeverria, Daniel

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**From:** Dirk van Klaveren <[REDACTED]>  
**Sent:** Sunday, March 14, 2021 3:38 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) An Oppositional Opinion to the Proposed Ivory Cottages Project on "F" Street in the High Avenues

To Whom It May Concern:

I am an 11-year resident of Northpoint Estates. I voted against rezoning for this Ivory project in the past and remain against the revised plan which would also require rezoning. I am very much looking forward to that empty lot being developed in a responsible way, within the current zoning laws.

I do not see cement pads for dumpsters in the Ivory plans, so I must conclude the Ivory Cottage residents will be using blue, green, and brown bins. Would someone please tell us where 105 bins would be placed? Will they be dragged to "F" Street or Capital Park Avenue? Will they be stored outside the diminutive garages and ADU's, leaving them in full view?

Thank you,

Dirk van Klaveren

## Echeverria, Daniel

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**From:** Patsy Johnson <[REDACTED]>  
**Sent:** Saturday, March 13, 2021 8:27 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning of 675 F Street

Dear Sir:

We are writing this letter to voice our opposition to the down zoning of the land located at 675 F Street mainly because the plan proposed by Ivory Homes is too dense in population and cars. Other reasons to not allow rezoning is the steep incline of F Street, which in winter, makes the road treacherous. The neighborhood has interrupted sidewalks for pedestrians. Additionally, there are about 6 wonderful old pine and juniper trees, which should be saved.

Currently, 11th Avenue is very busy with bicyclists, runners, people pushing strollers, and old people walking. We compete with cars, trucks, and buses for space. Eleventh Avenue provides access to City Creek Canyon's hiking and biking trails. Already too many cars run stop signs at 11th and I, 11th and F, 11th and E, and 11th and B Streets. Despite speed bumps, vehicles exceed speed limits and ride cars' bumpers.

Please do not allow rezoning of 675 F Street.

Sincerely,  
Patsy and Ramon Johnson  
527 E. 11th Ave.  
Salt Lake City, Utah 84103  
phone: [REDACTED]

## **Echeverria, Daniel**

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**From:** Smitha Warriar <[REDACTED]>  
**Sent:** Saturday, March 13, 2021 8:16 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) NO to rezone by Ivory homes

Mr. Echeverria,

I am writing to OPPOSE the efforts of Ivory homes to rezone on F street for reasons below:

- 1. Too dense. The January 2021 proposed site plan under FB-UN1 packs 35 dwelling units into a compact space**
- 2. Will add too many cars. With 35 dwelling units, at least 70 cars could be added to an already busy intersection creating a safety issue for walkers, bikers and students walking to school.**
- 3. Developer not constrained to proposed plan. Without a development agreement, if the zoning is changed the developer can do what they want within the limits of the new zoning.**
- 4. No yards and very little green space. The proposal doesn't fit the character of the established neighborhood.**
- 5. Loss of habitat. A denser development will leave less habitat for wildlife.**

I hope you will strongly consider these points in your decisions.

Thanks

Smitha Warriar

## Echeverria, Daniel

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**From:** Amrapali Shah <[REDACTED]>  
**Sent:** Saturday, March 13, 2021 5:19 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) Ivory homes Re zone

Dear Mrs. Mendenhall, Mr Echeverria, and Mr. Wharton,

Thank you for carefully hearing all the voices of the community as you consider decisions. I wanted to offer my perspective. I have lived in the Avenues since 2000 when I moved here from Oklahoma for Internal Medicine training. I moved into my home on 11th avenue in 7/2003 and have loved living here ever since. In many respects I have grown up here! I had an Indian wedding at my home in 2004, completed training (much of it at LDS Hospital) in 2006 and had three children. We've weathered storms and pandemic. I've seen amazing growth too.

I am not opposed to the the development and evolution of our community. I simply want it to be inspired by the values we care deeply about connection, health, and well being of each and every one of us. When I reflect on this development I am concerned about the the rezone due to increased traffic and longer term impact down the road. We would anticipate an impact on the recreational nature of 11th avenue, increase in emissions which will impact the air quality that affects hundreds of runners and bikers who I watch daily from my windows enjoying the views and space (in all weather!). City creek is a frequently visited state park and traffic would affect this environment as well. When I talk to my children about living a compassionate and non-violent life we often talk about other perspectives and considering the harm we can do without intending. Please keep this in mind as you consider. I recognize the economic pressures at play but hope a wider lens will guide decision making.

Sincerely,

Amrapali Shah, MD

## Echeverria, Daniel

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**From:** Rick Gamble <[REDACTED]>  
**Sent:** Saturday, March 13, 2021 11:09 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Say NO to the Revised 675 F Street Rezone Request

Dear Planning Commission:

I understand that Ivory Homes has revised its rezoning request for 675 F Street. The new proposal **should NOT be accepted.**

The revised plan has tried to address a few community concerns, but it still gets it wrong.

Accepting the rezoning request sets a dangerous precedent. We have developed our zoning rules for a reason. The rules should not be bent just to please a wealthy developer. If we allow rules to be changed on a whim in this situation, that will set the stage for rules to be changed again and again. The City will lose its rationale for preserving zoning laws. Allowing this request to change the rules would make it much more difficult to stand up to future requests to increase density against the will of the residents of the area.

Moreover, Ivory has presented a concept plan, but are we sure that Ivory wouldn't changing its concept once again after the fact, if a re-zone were permitted? We could end up with something even more detrimental than this current proposed concept.

In addition, as I have expressed previously, the Avenues streets are not equipped to handle an inflow of additional traffic that this poorly thought project would bring. Help us keep our streets as safe as possible. We owe it to our elderly citizens, and to our grandkids.

We who live in the Avenues have chosen this area because of its unique quietness and natural setting. Don't allow the quality of our cherished neighborhood to be depleted.

Residents (with the help of the Planning Commission) have worked long and hard to preserve the character of our beloved Avenues community. Do not forsake us now. Please preserve our zoning laws now and for the future.

Thank you,

Rick Gamble

Avenues resident since 2003



## Echeverria, Daniel

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**From:** CClark <[REDACTED]>  
**Sent:** Saturday, March 13, 2021 10:42 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Say NO to the Revised 675 F Street Rezone Request

Dear Planning Commission:

I understand that Ivory Homes has revised its rezoning request for 675 F Street. The new proposal **should NOT be accepted.**

The revised plan has tried to address a few community concerns, but it still gets it wrong.

Accepting the rezoning request sets a dangerous precedent. We have developed our zoning rules for a reason. The rules should not be bent just to please a wealthy developer. If we allow rules to be changed on a whim in this situation, that will set the stage for rules to be changed again and again. The City will lose its rationale for preserving zoning laws. Allowing this request to change the rules would make it much more difficult to stand up to future requests to increase density against the will of the residents of the area.

Moreover, Ivory has presented a concept plan, but are we sure that Ivory wouldn't changing its concept once again after the fact, if a re-zone were permitted? We could end up with something even more detrimental than this current proposed concept.

In addition, as I have expressed previously, the Avenues streets are not equipped to handle an inflow of additional traffic that this poorly thought project would bring. Help us keep our streets as safe as possible. We owe it to our elderly citizens, and to our grandkids.

We who live in the Avenues have chosen this area because of its unique quietness and natural setting. Don't allow the quality of our cherished neighborhood to be depleted.

Residents (with the help of the Planning Commission) have worked long and hard to preserve the character of our beloved Avenues community. Do not forsake us now. Please preserve our zoning laws now and for the future.

Thank you,

Carolyn Clark  
Avenues resident since 1997  
[REDACTED]

## **Echeverria, Daniel**

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**From:** Ira Hinckley <[REDACTED]>  
**Sent:** Friday, March 12, 2021 8:50 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED] Wharton, Chris; Mayor  
**Subject:** (EXTERNAL) Re: No Avenues Re-Zone!

Hello,

I am writing to ask that re-zoning not be allowed in the avenues. Especially in this case with Ivory homes cramming too many homes in a tiny, tiny space.

This request for special privileges for lots with no yards and very little green space is unfair to the rest of the neighbors who abide by the zoning laws. The proposal doesn't fit the character of the established neighborhood.

Also a denser development will leave less habitat for wildlife. This is a really terrible idea.

best regards,

Ira Hinckley

Avenues resident

On Sun, Feb 21, 2021 at 6:49 PM Ira Hinckley <[REDACTED]> wrote:

Hi,

I am writing to ask that re-zoning not be allowed in the avenues. Especially in this case with Ivory homes cramming too many homes in a tiny, tiny space.

This request for special privileges for lots with no yards and very little green space is unfair to the rest of the neighbors who abide by the zoning laws. The proposal doesn't fit the character of the established neighborhood.

Also a denser development will leave less habitat for wildlife.

best regards,

Ira Hinckley

Avenues resident

## Echeverria, Daniel

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**From:** Carolyn Chase <[REDACTED]>  
**Sent:** Friday, March 12, 2021 12:52 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Change of Zone from FR 3 request from Ivory

To the Planning Commission,

We're homeowners at 267 Second Ave, and a large part of the traffic into the Avenues comes past our house. Given the number of units, 20 being proposed, and the fact that they aren't even single family houses but places with ADUs, we're really concerned about the extreme increase in traffic they will permit. Second Ave goes past 2 schools before it gets to F street, and this would put increased risk to kids in these two areas. We also don't see good provision within or around the development itself for sidewalks for residents there. And they claim that it's located where people can walk to downtown. I walk to downtown from our house on Second, but to do so from the height on F St. of the development would not really be reasonable, given the distance and the extreme steepness of the street.

Changing the density of the housing from 11 to 20, with ADUs as well, doesn't seem to be at all in keeping with maintaining the community style and nature.

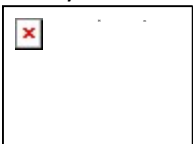
In July, 2100 Avenues residents signed a petition opposing the rezoning and at the August meeting of the Greater Avenues Community Council the vote was 688 to 4 in opposition. Totally ignoring this groundswell of opposition from Avenues residents, Ivory has simply filed a new concept plan that is largely unchanged from the earlier version. It seems fairly clear what the wishes of the community are, and also Ivory's reluctance to comply with the zoning in place when they invested in the property.

Part of their reason for higher density, and the ADUs is given as helping the housing situation. Given the price tag on the houses, we see no way that it is alleviating the affordable housing issue whatsoever.

Concern has already been expressed about access to the existing area by fire fighting equipment. Adding this many houses will only make matters worse. The new plan seems to make access interior to the development even less manageable.

Even if Ivory succeeds in ramming through the zoning change, the people who unknowingly buy the houses will be in a position of already having a negative attitude from their neighborhood through no fault of their own. Also once the zoning ends up changed in one area it opens the rest of the Avenues to the same uncaring treatment. Investment in homes has been made to this point with the knowledge of protection by the current zoning. Homeowners have had to comply with fairly strict rules about what can and can't be done. This change would set a precedent for big companies to push their way in, disregarding the wishes of those already in place.

Thanks,  
Carolyn & Jack Chase



## Echeverria, Daniel

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**From:** Heather Stewart Dorrell <[REDACTED]>  
**Sent:** Friday, March 12, 2021 11:10 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Re zoning F street

I am strongly opposed to re zoning this area! If ivory succeeds it opens the floodgates. Outrageous. Developers will have an open season on carefully protected living spaces and quality of life in this and, eventually other areas. Sets dangerous precedent to greed. Say No. Let these developers know their plans are totally unsuitable. Way too tall. Way too dense. No sidewalks means too many cars. Heather Dorrell 921 2nd Ave.

## Echeverria, Daniel

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**From:** Chachas, Greg <[REDACTED]>  
**Sent:** Thursday, March 11, 2021 3:01 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Development Zoning Request in Capital Park

Dear Mr.Echeverria:

I have been a resident of Capitol Park since 1999 when we built our home and moved into this secluded neighborhood which was close to the downtown area.All homes constructed during the first 10 years were all custom built and followed rigorous guidelines for both homes and landscaping.Now we have Ivory requesting to build little English Cottages with ADU's attached.

Have they considered the parking problems that will result in such a dense development? How many cars a day wil use F street and Capitol Park Boulevard for ingress and egress. I guess the children will have to stay in doors. This is a hazard to them. Ivory has estimated 100 cars a day using the Capitol Park road, not including F street.

In 2020, Ivory Homes purchased the property from the LDS church and the next thing I noticed is Ivory starting all their propaganda, (like they did at Cottonwood Mall and lost) about building affordable houses for the housing crisis in Salt Lake City with minimum disruption to the Capitol Park Residents and very little traffic impact. This is totally flawed logic.

The property taxes, i would guess, average \$10,000/year, HOA dues \$750/Year. The last lot was sold in the neighborhood of \$675,000.00. I will stop here since this clearly negates Ivory's definition of affordable housing. This is totally Ludicrous.

How arrogant of Ivory to install a sign depicting 20 little cookie cutter Cottages for sale. Has the zoning changed to allow for 20 homes instead of 11? This is not a negotiation which Ivory is attempting to sell.

I believe the opposition to this project is well deserved by almost all of the avenues residents and it is our intent to defend this zoning as it stands vigorously and all of us could care less about Ivory's ask to maximize their profit.

Respectfully:

Gregory A .Chachas  
689 North Caring Cove  
Salt Lake City, Utah 84103

## Echeverria, Daniel

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**From:** Judith Edwards <[REDACTED]>  
**Sent:** Wednesday, March 10, 2021 12:39 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Opposition to Rezoning of Property at 675 "F" Street

Dear Mr. Echeverria,

Please deny the request by Ivory Homes to rezone property at 675 North "F" Street. Ivory's desire to build more units than allowed by current zoning will result in density that is inconsistent with the neighboring community and with the Upper Avenues generally.

Even without rezoning, Ivory will have the benefit of the ADU ordinance and plans to construct ADUs as an integral part of its proposed development. Most of the residences in the Upper Avenue were built before that ordinance was adopted and cannot readily accommodate ADUs. Therefore, Ivory has sufficient practical density advantage under current zoning and ordinances. It should not be given more through rezoning.

Ivory's requested rezoning would result in increased vehicular traffic. Although there is occasional bus service to the Upper Avenues, the reality is that residents of the Upper Avenues must of necessity provide their own transportation. That is not a complaint. That is a statement of reality. The proposed Ivory development will result in more cars and more service vehicles on 11th Avenue, "B" Street, "I" Street, etc., etc., than contemplated by current zoning. That is a huge problem and should be avoided.

Thank you.

Respectfully,  
Judy F Edwards  
809 17th Avenue  
Salt Lake City, UT 84103  
[REDACTED]

cc: Mayor Erin Mendenhall  
Councilmember Chris Wharton  
Preserve our Avenues Coalition

## Echeverria, Daniel

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**From:** Peter Morris <[REDACTED]>  
**Sent:** Tuesday, March 9, 2021 9:38 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Comment on Rezone of 675 F Street lot  
**Attachments:** 675 F Str Zoning.pdf

Mr. Echeverria,  
Thanks you for taking my attached comments on the rezoning proposal for 675 F Street.

Sincerely, Peter & Lori Morris

TO: Daniel Echeverria, Senior Planner, SLC Planning Division

[daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)

RE: 675 F Street SLC Avenues, FR-3 zoning

DE: 03/10/2021

Dear Mr. Echeverria,

The Avenues is a suburban residential neighborhood, already supplementing nonresidential hiking and biking traffic year-round. Rezoning to FB-UN1 would further stress the bordering environmentally sensitive foothills. And, of course immediate recreational opportunity is a selling point for Ivory Homes; thus, decreasing housing affordability. The F Street lot is not a location that fits the city's housing goals as Ivory Homes states.

If Ivory Homes receives an FB-UN1 rezone, traffic congestion will greatly increase. Let us be realistic. 20 single family homes with 2 vehicles each, and 15 ADUs with 3 vehicles per dwelling equates to a minimum increase of 70 vehicles driving in a concentrated area.

If Ivory Homes receives this FB-UN1 rezoning, there is no justification for not allowing other FB-UN1 zones in the Avenues. Thanks to Ivory Homes for revising the conceptual 'Plan' and supporting documentation but these documents are not contractual, but would be opened up to urbanizing.

Let's look at recent history. Rezoning to FB-UN1 would increase Bonneville Blvd traffic for those driving North. Bonneville Blvd has already been changed to a one-way corridor for North bound I-15 traffic to safely accommodate increased foot & bike needs and 'decrease congestion' in the Avenues.

This historic unidirectional vehicle change on Bonneville Blvd has increased traffic congestion downtown by requiring South bound I-15 denizens to enter the Avenues via 2<sup>nd</sup> Ave. The lower Avenues' traffic wanting to turn onto State Street from 2<sup>nd</sup> Ave. is very congested and painful. Since the East bound 2<sup>nd</sup> Ave. left turn lane was closed to decrease traffic congestion heading uphill, traffic backs-up to the State Street light during the evening rush hour.

FB-UN1 is zoning for urban neighborhoods with mass transit and close amenities. I've never seen a bus above 11<sup>th</sup> Ave., and there is no commuter parking.

Rezoning to FB-UN1 would unreasonably increase traffic on the feeder streets to Capital Park Avenue. The unreasonable increase in population would further stress use of hiking, biking and open areas accessible only through the Avenues. Rezoning would further increase utility demands and service vehicle traffic. Rezoning would further increase unfavorable issues of urbanization; and the Avenues would lose its quintessence. The Avenues is a suburban neighborhood where we all interconnect with our neighbors and help each other.

We wish to present this, our public opinion to disapprove of Ivory Homes or any other contractor's request to rezone the 675 F Street lot or any other lot from FR-3 to FB-UN1.

Sincerely,

Peter R Morris & Lori A Morris, residents and owners  
330 C Street



## Echeverria, Daniel

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**From:** Jena W. <[REDACTED]>  
**Sent:** Tuesday, March 9, 2021 11:37 AM  
**To:** Echeverria, Daniel  
**Cc:** casey jarman  
**Subject:** (EXTERNAL) Ivory Homes / 675 F Street rezoning

To Daniel Echeverria, Senior Planner  
SLC Planning Division

Dear Mr. Echeverria,

We are writing to oppose the Ivory Homes request for rezoning 675 F Street, Salt Lake City, UT 84103. As residents of the upper avenues, we believe the proposed construction would be devastating for this area. Access to 675 F Street is minimal and will place an extreme traffic burden on our neighborhood. Developing affordable housing is an important goal for Salt Lake City, but this absolutely will not address that issue. It will forever change the livability and the dynamics of the upper avenues.

Please do not approve this rezoning plan.

Thank you for your time and consideration.

Jena Woodbury and Casey Jarman  
608 11th Avenue

## Echeverria, Daniel

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**From:** Gib Wilson <[REDACTED]>  
**Sent:** Monday, March 8, 2021 8:20 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes rezoning request, Avenues

Dear Mr. Echeverria:

I am strongly opposed to the Ivory Homes attempt to change zoning for their Avenues project. As you know, this is a 3.2 acre parcel which under the current zoning would accommodate approximately 9-10 homes at best considering .25 acre lot sizes, streets, and sidewalks. What Ivory has now "compromised to" is 35 residences (down from 45). This reeks of used car sales mentality. "Shoot for the moon" and then wear down the SLC Planning Division so that they will eventually compromise to something the city should never agree to.

My main concerns are that the current proposal will: 1) greatly increase traffic, and 2) allow building which is incongruent with the current neighboring lot sizes creating an eyesore. Both of these items unfairly decreases the property value of the greater avenues.

Please do not approve Ivory Homes' very bad proposal.

Should you have any questions or wish to discuss, please reply to this email or call me at [REDACTED]

Best,  
Gib Wilson  
850 E 18th Ave.  
SLC, UT 84103

## Echeverria, Daniel

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**From:** pat richards <[REDACTED]>  
**Sent:** Monday, March 8, 2021 4:32 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) FW: 675 N F Street Rezone Application Update - SLC Planning Division

Please note a correction on the message below. In the affordability section, I made a reference to zip code "84013". The correct zip code for the Avenues and Federal Heights neighborhood is **84103**.

I apologize for the error.

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**From:** pat richards  
**Sent:** Monday, March 8, 2021 4:25 PM  
**To:** Echeverria, Daniel <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** RE: 675 N F Street Rezone Application Update - SLC Planning Division

Dear Mr. Echeverria,

Thank you for sharing the revised proposal for the 675 N. F Street Rezone Application, and for the opportunity to provide comments.

After reviewing the updated proposal, my husband (Joseph Beaumont) and I continue to have concerns regarding the request for rezoning. Our major concerns fall into three areas: Density, Safety/Accessibility, and Affordability.

Density: There appears to be an error in the density calculations shown in the revised proposal. Specifically, the density of the nearby neighborhoods appears to be "over-stated" and the density of the proposed project appears to be "under-stated". It may be appropriate to have an independent party review/validate the calculations. Even with the modest reduction in the number of "Cottage" homes, the density is not consistent with the character of the larger surrounding neighborhood. The increased density will place additional demands on City services (fire, police, water/sewer/trash collection) and infrastructure. The streets in the area are narrow, and it is not clear that the proposed road (with a single in and out in the development) would support easy access for trash collection, mail or other delivery services. It appears there was a traffic study sponsored by Ivory Homes which stated that no traffic mitigation was recommended (see [bit.ly/capitolparkfaq](https://bit.ly/capitolparkfaq) distributed by Ivory Homes). This conclusion is not logical, as 300+ additional trips/day would result in more than 100,000 additional trips/year. This level of traffic will have a negative impact air quality and pose an increased risk of traffic accidents.

Safety/Accessibility: The increased density (along with the likelihood of increased "on street" parking) combined with the "single in and out" road into the development would appear to severely impede access for emergency vehicles (fire, police, ambulance). The proposed addition of sidewalks is helpful, but not sufficient to assure safety for residents - especially school children and the elderly. The revised proposal and the materials distributed by Ivory Homes also suggest that there is easy/quick access to public transportation. Specifically, the Ivory Home flyers indicate that residents of the development will be able to easily walk to/from the bus stops on 11<sup>th</sup> Avenue within approximately 3 minutes. This claim appears to be wildly exaggerated. My husband and I walk almost daily at a moderate pace (about 2.5 miles/hour). Yesterday (which was a beautiful, sunny day), we walked from the bus stop up to the closest SE corner of the development and it took almost 15 minutes due to the steep incline in this section of the neighborhood. It will be extremely difficult for pedestrians to navigate the walkways in winter or inclement weather, and will be almost impossible for anyone with a serious health condition or disability. The statements put forth by Ivory Homes regarding the "easy access" and expected use of public transportation are questionable and should be evaluated further by an independent party.

Affordability: Ivory Homes initially provided estimates of the cost of “Cottage” homes (with the ADUs) to be in the range of \$800,000 - \$1,200,000. This does not appear to support their argument that the rezoning would provide more “affordable” housing options. In a recent meeting with the Greater Avenues Community Council, the Ivory Homes representative did not provide a revised estimate. However, he did note that “the price of the Cottages will likely increase” from prior estimates since the number of units in the revised proposal was being reduced. The assertion that the proposed development and re-zoning will increase affordability and help address homelessness in the Salt Lake Valley is simply not valid. My understanding is that the median “sold price” in 2020 for real estate sales in the 84013 zip code was \$532,500, with an average sold price of \$645,364. The estimates provided by Ivory Homes are well above the average and median prices of real estate in this zip code.

The proposed rezoning does not achieve the objectives stated in the application.

Further, the current zoning allows for 11 single family homes, each of which could be built with an Accessory Dwelling Unit (ADU). Building within the current zoning would allow for expanded use of ADUs without placing additional burdens on the City and the local community.

Accordingly, my husband and I respectfully request that the request for re-zoning be denied.

Thank you for your consideration.

Patricia Richards and Joseph E. Beaumont  
1410 E. Tomahawk Drive  
Salt Lake City, UT 84103

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**From:** Echeverria, Daniel <[REDACTED]>  
**Sent:** Monday, February 1, 2021 2:15 PM  
**To:** Echeverria, Daniel <[REDACTED]>  
**Subject:** 675 N F Street Rezone Application Update - SLC Planning Division

Good afternoon,

You are receiving this e-mail as someone who has contacted the Salt Lake City Planning Division regarding the 675 N F Street zoning and master plan amendment application by Ivory Development. The Planning Division is providing you this update on the applicant’s proposal. The applicant has submitted a revised proposal, including a revised concept plan and additional supporting documentation.

The updated material can be downloaded from the City’s Open House website at the following link. Please see the orange link under the “February 1, 2021 Update” near the top of the page to download the PDF of the material:

<https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>

The revised material is being reviewed by City Staff and the proposal will be scheduled for a Planning Commission meeting at a later date.

Please provide any comments on the revised proposal by **March 18, 2021**. A Planning Commission public hearing will be scheduled after that date. You will receive an e-mail when the item is scheduled on a Planning Commission agenda with information on how to participate in the Planning Commission public hearing.

Written comments that you would like the Planning Commission to consider can be e-mailed to the City Planning Division staff planner assigned to the proposal at [REDACTED] Public comments provided to the

## Echeverria, Daniel

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**From:** Lynn Keenan <[REDACTED]>  
**Sent:** Monday, March 8, 2021 2:06 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Fwd: This will get worse! With Ivory homes re-zone

**Subject: This will get worse! With Ivory homes re-zone**

Hi Daniel, this is my home Not a parking lot. Lynn Keenan







Sent from my iPhone

## Echeverria, Daniel

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**From:** Betty Anderson <[REDACTED]>  
**Sent:** Monday, March 8, 2021 10:36 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) Rezoning Request by Ivory Homes for Property at 675 'F' Street

Dear Mr. Echeverria and the SLC Planning Division

Re: Response to Proposal Submitted by Ivory Homes January, 2021 for Rezoning of Property at 675 'F' Street

I understand that Ivory Homes has again submitted a proposal to change the zoning at the property at 675 F Street from FR-3 to FB-UN1. Under this latest proposal they are planning to build 20 intergenerational homes and 5 custom homes instead of 11 homes in this area allowed under current Avenues zoning. In my opinion, that is just too many houses for this small tract of land. I do not believe this change is needed or in any way desirable except to the profit margin of Ivory Homes who will build and leave. The current zoning is completely adequate for any further development. Their proposal shows an almost complete lack of regard for current and future Avenues residents. Houses built too close together cause problems among neighbors and destroy the ambience of the neighborhood which other developers such as the development of the former Primary Children's Hospital land into home sites have taken into consideration when planning their development. At the Avenues Community Council meeting of 3/3/2021, Representatives of Ivory Homes stated that one of their objectives was to provide more affordable housing for Salt Lake City residents. It is likely that all of the preplanned units Ivory Homes is proposing would sell for over \$800,000 each. This is definitely not affordable housing so the only argument they have put forward does not stand up to any kind of scrutiny. As a part of the 20 intergenerational homes their plans call for, each home would have a built in intergenerational living space – an ADU- essentially making each home a duplex. Rather than the 20 homes they propose and are advertising, this is essentially 40 homes in a very small space. This space would be too crowded with 20 single family homes and it is definitely extremely dense housing when you consider that they are actually talking about 40 living spaces in addition to 5 custom built homes.

Because Avenues streets were not designed to handle high density traffic, any development that increases traffic is a detriment not only to new home owners but also to current residents. To put a development in the Avenues like those in Sandy or West Jordan among many other communities whose roads and public transportation were designed to handle large volume traffic, would increase the number of cars, traffic, noise, parking, etc. on short, narrow, steep residential streets and reduce the quality of life for those of us already living here. This huge increase in traffic would also create a more hazardous situation for students walking to school and create a very dangerous situation for the school bus stop on F Street and 14<sup>th</sup> Avenue (the portion of F Street from 12<sup>th</sup> Ave to North Point is steep and narrow and very dangerous in the winter) and for the many, many Avenues walkers who utilize the streets for exercise. Additionally, parking on the Avenues is always a challenge even without putting in higher density housing developments. The traffic nightmares which would be created by the current Ivory Homes plan should in my opinion, on its own, mandate a no vote on their proposal for rezoning.

As a long time Avenues resident (50 years), it is readily apparent that this latest proposal from Ivory is but one more attempt on the part of Ivory Homes to increase the profit on their investment at the

expense of the quality of life on the Avenues for current and future residents. I believe their proposal would increase expenses for the city as well in terms of increased calls to the police department for neighbor problems caused by people living too close together and many more traffic problems and accidents. There are many of us who feel strongly this rezoning request should be denied. Please do not let development of the property at 675 F Street by Ivory Homes negatively impact the Avenues section of our City. Please vote no on this rezoning request.

Yours truly,

Betty Anderson  
612 E 10<sup>th</sup> Avenue  
SLC, UT 84103

## Echeverria, Daniel

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**From:** Scott <[REDACTED]>  
**Sent:** Monday, March 8, 2021 10:05 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) FR-3 to FB-UN1 Zoning and Master Plan Amendment

Dear Daniel,

I would like to submit my opposition to the Planning Commission regarding the request from Ivory Homes for the FR-3 to FB-UN1 Zoning change and Master Plan Amendment request.

The current zoning allows 11 single family homes to be built on this site and current City regulations would allow 11 ADU's to be added (for a total of 22 units). I believe that the revised request (20 single family homes and 15 ADU's) is still too dense for this location. There is insufficient public transit to support this density development. In addition the requested density is not appropriate adjacent to environmentally sensitive foothills.

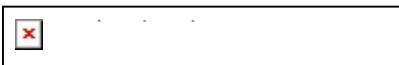
Thank you, in advance, for forwarding my comments to the Planning Commission for their consideration.

Best regards,

Scott Rosenbush  
1027 N Terrace Hills Dr., Salt Lake City, UT 84103

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H. Scott Rosenbush



**Echeverria, Daniel**

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**From:** Alan Hayes <[REDACTED]>  
**Sent:** Sunday, March 7, 2021 6:03 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) Ivory's Appendix G does not get density calculations even close to correct  
**Attachments:** Appendix G 20210307.docx

Dear Mr. Echeverria, Ms. Mendenhall, and Mr. Wharton,

We wish to point out that in Appendix G of Ivory's new submission for rezoning 675 North F Street, they do not calculate density correctly and thus come to erroneous conclusions.

Please refer to the attached document for our analysis.

Alan B. Hayes, Ph.D

March 7, 2021

Re: Ivory Homes Application to Rezone 675 North F Street

Dear Daniel Echeverria, Senior Planner, Mayor Erin Mendenhall, and Council Member Chris Wharton,

There are many misstatements and inaccuracies in Ivory Homes' revised submission dated January 26, 2021. One such item is Appendix G: Surrounding Zoning Designations and Land Uses (Page 28). Deliberately or otherwise, Ivory seeks to portray existing development as of far greater density than it actually is and thereby assert that their high-density proposal fits in when it does not. They write:

*"With the exception of the western boundary, the surrounding land uses are much more dense than what could be built on the subject property under the current zone. Adjoining this property to the north is a 49 unit gated, attached condominium community. The southern neighbor is a five story, stacked condominium complex zoned RMF-35, arguably the most dense zoning island of property in the area."*

On the diagram on the same page they describe The Meridien as a "57 Unit Multistory Condominium Community".

The above statements are incorrect with regard to both Northpoint and The Meridien.

Current zoning for 675 North F Street is FR-3 12,000 Foothills Residential District, which was enacted in 1995. This prescribes a minimum lot size of 12,000 square feet, limiting development to protect the sensitive foothills environment. This equates to 3.63 dwellings per acre.

To the north is Northpoint Estates, built in the early to mid 1980s, which predates FR-3 zoning. The 49-unit Northpoint sits on 13.28 acres giving it a density of 3.69 dwellings per acre, very much in line with current FR-3 zoning density.

To the south is The Meridien which was a conversion of the old Veterans Administration Hospital to condominiums in 2006. Ivory states that this contains 57 units -- this is incorrect. The old Veterans Administration Hospital conversion was permitted in two sections, The Meridien and The Annex, now renamed the Wright Building. Both were rehabilitated under a development agreement that restricted the number of units. The development agreement allowed 29 units for The Meridien and 7 units for the Annex for a total of 36 units, not 57. Some units in The Meridien have now been combined such that today it contains only 26 units and the Wright Building, currently under development, will contain only 4 units, for a combined total of 30 units. The actual number of dwelling units and thus the density is around half of that stated by Ivory in Appendix G.

The Meridien sits on 3.83 acres and the Wright Building on 1.82 acres for a combined total of 5.66 acres, giving a permitted density of 6.36 dwellings per acre and an actual density of 5.30

dwelling units per acre. Ivory's revised proposal has 35 dwellings, a mix of single-family homes and ADUs, on 3.20 acres for a density of 10.94 dwellings per acre making Ivory's proposed development of far greater density than either of these neighboring developments.

Please note that all acreages include roads which represents the fairest method of comparison, particularly since both Ivory's development and The Meridien will use Capitol Park Avenue, which is owned by The Meridien. We are also considering an Accessory Dwelling Unit as a dwelling unit. Each of these ADUs that Ivory proposes will have their own entrance, garage, and people and likely have separate utilities and addresses. Although this does not seem in any way incorrect to us and we believe we were given guidance by the Planning Division that this is accurate, we observe that Ivory does not follow this practice.

The density of The Meridien/Wright Building, which is the only exception made to the FR-3 zoning in the locale, does exceed that of FR-3 but this must be put in context. This exemption was granted to preserve a beautiful 1932 neoclassical building listed on the National Registry of Historic Places. Preserving the old Veterans Administration Hospital honors the important role this prominent landmark has played in our city's history. This building was becoming derelict and its restoration was widely welcomed by the neighboring residents. This is in distinct contrast to the almost unanimous opposition to Ivory's proposal within the community. It should also be noted that The Meridien gets its density in a totally different way. As a five-story building, it has a far lower impact on the land, facilitating extensive landscaping and setbacks that allow it to blend into the neighborhood in a way that Ivory's overly dense development with 26 structures, minimal setbacks and limited green space does not.

Thus, the information Ivory has provided on the density of the developments to the north and south of their property is clearly inaccurate. These inaccuracies are reiterated by Professor Nelson in Appendix N, page 143.

Indeed, the density of Ivory's development in terms of dwelling units is almost three times as dense as Northpoint and almost two times as dense as the combination of The Meridien and the Wright Building. Ivory's analysis of comparative density of neighboring developments is grossly inaccurate and provides no justification for a rezone.

Sincerely,  
Alan B. Hayes, Northpoint Estates  
Peter Wright, The Meridien

## Echeverria, Daniel

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**From:** Robert Felton <[REDACTED]>  
**Sent:** Sunday, March 7, 2021 2:49 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Ivory zone request

Sir, as a lifelong avenues resident please entertain my strongest objection to the request to redo the F Street parcel. POOAZC has presented all the credible objections so I will not restate them here. Another residential area cannot fall to Ivory's insatiable greed.

Sent from my iPad

## Echeverria, Daniel

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**From:** Anne Marie Stahulak <[REDACTED]>  
**Sent:** Sunday, March 7, 2021 2:22 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 F Street ReZone Input

Dear Daniel,

Thank you for taking our letters.

This 3.2 acre parcel could hold 6 homes with average lots, yes?  
Significantly lower numbers than what has been proposed by the company asking to build seems unreasonable for human & critter safety.

It seems that police and fire authorities would be able to maneuver with reasonable room with reasonable house-to-land ratios.

The many runners, walkers, baby carriages, dog walkings, bikers that pass F Street & its surrounding area would need for us to speak for them now.  
For example, I see at about 100 dogs pass my house per day, about the same about of humans with them. That's a significant amount of outdoor human movement!

I live on F Street and see the current pedestrian traffic every day. I am a part of this. Utah is known for its beauty and a lot of us get out into the Great Outdoors.

If you haven't seen this plot, I would suggest coming and taking a look. 12, 20, anything over ~ 6 homes seems unsafe, unreasonable.

Can we contribute to Compassionate Prosperity and have beautiful dwellings, safe space and neighborhood for ALL?

Thank you deeply for reading all our emails...

We are standing up for our homes, families, children, area for healthy and safe activities and for visitors.

Sincerely,  
Anne Stahulak  
F Street and 10th Avenue

## Echeverria, Daniel

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**From:** Robert S Broadhead <[REDACTED]>  
**Sent:** Sunday, March 7, 2021 1:29 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Reaction to Ivory Homes proposal

As someone who has lived in the Avenues since 2006, I object to the proposed plan of developing the 3.2 acres up on F street. The unique characteristic of the Avenues is its incredible diversity. The great majority of the homes in the Avenues were developed by different architects and builders, and at different time periods; variety is everywhere. Ivory Homes is a cookie-cutter; every home it would build in the 3.2 acres would look strikingly similar and derivative, in design, materials and everything else. The overall effect would be an affront to what is characteristic about the Avenues itself. In addition, jamming 32 homes into 11 lots presently zoned for would be a visual blight, like a huge wart within an otherwise special environment. Let's allow for the possibility of 11 different architects, and 11 different builders, developing the overall parcel in keeping with the Avenues' diversity, resulting in homes that further exemplify and express the characteristics of this very special neighborhood of Salt Lake City.

Thank you for soliciting the opinions of folks like me who live in the Avenues, and who love the special character of the neighborhood itself.

Robert Broadhead  
7th Ave. & H St.

## Echeverria, Daniel

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**From:** Kathleen Cahill <[REDACTED]>  
**Sent:** Sunday, March 7, 2021 12:56 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes Revised Plan

Dear Mr Echeverria,

I write as a long-time resident of the Avenues. I am against the Ivory Homes revised plan of rezoning to 35 single family homes with 20 ADU's in an area currently zoned for 11 single family homes each of which could be built with an ADU. This dense zoning which Ivory Homes wants to achieve is an inappropriate design, better suited to an urban environment - not to the Avenues unique, diverse suburban setting with its sensitive foothills environment. To put it more plainly, it is an insult to the Avenues neighborhood.

The Avenues is a one-of-a-kind place which deserves to be valued and respected.

I ask that you take my opinion seriously as you make your decision about the Ivory Homes revised plan.

Thank you,

Kathleen Cahill

## Echeverria, Daniel

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**From:** Ken Bronston <[REDACTED]>  
**Sent:** Sunday, March 7, 2021 10:22 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Opposition to Ivory Homes' request to rezone lot 675 F St.

Dear Mr. Echeverria,

I write to you of my opposition to Ivory Homes' recent resubmission of its request to amend the Avenues Master Plan and the current FR-3 zoning to FB-UN1 in relation to its planned property development on the lot at 675 F St. I believe Ivory's request should be summarily denied on the plain language of the Salt Lake City Code ("Code").

With respect to form based districts, the Code provides that "[t]he purpose of the FB-UN Urban Neighborhood Zoning District is to create an urban neighborhood that provides . . . [o]ptions in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near transit." Salt Lake City, UT., Code §§ 21A.27.050, 21A.33.050 (emphasis added).

The lot at 675 F St. does not fit at all within the FB-UN description.

As a 25-year resident at 668 F St., located directly across from the 675 F St. lot, I can reliably state no shopping or dining is within walking distance to anyone living in this vicinity. Smith's grocery, the only nearby grocery, is situated down a fairly steep hill, nearly one-half mile away from the subject lot. The Avenues Proper, the only and somewhat pricey nearby restaurant, is nearly as far away. Everyone in the vicinity of my home uses a car for shopping and dining, and no adequate public transportation exists for these purposes. Walking to shop or dine would be downright unsafe in winter.

"All new developments . . . **shall comply with the specific requirements of this chapter.**" Id. §§ 21A.27.010, 21A.33.010 (emphasis added). Since the specific requirements of the Code are mandatory, Ivory's request for a rezone to FB-UN1 should be denied for no other reason than that cited. And there are many other reasons, as the many letters I know you have received state.

Thank you for your kind consideration.

Respectfully,

Kenneth A. Bronston,

Ass't Utah Attorney General

Criminal Appeals

Division,

Retired

## Echeverria, Daniel

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**From:** Carrie McGregor <[REDACTED]>  
**Sent:** Sunday, March 7, 2021 8:38 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 F Street

The proposed Ivory Homes plan is too dense for our neighborhood and we want it to be stopped.  
E Street, Virginia Street I street and State Street are far too busy already leading to and from the avenues.  
We need forward thinking for any new avenues developments, not the cram as many units as we can proposal from Ivory.

Thank you,  
Carrie McGregor  
411 10th Ave. SLC

Sent from my iPhone

## Echeverria, Daniel

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**From:** CR Hayes <[REDACTED]>  
**Sent:** Saturday, March 6, 2021 6:42 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 F Street Revised Plan

Hello,

I live in the Avenues near Lindsey Gardens. Although I will not be directly impacted by the proposed project, I want to register my objection to the re-zoning for the following reasons:

- What we need in the Avenues is not more density. Rather we should be focusing on preserving and revitalizing the character of this historic area so close to downtown. A new development with more homes will only serve the interests of the developer to maximize profits from a project in an already highly desired neighborhood.
- The argument that adding additional housing (beyond the current zoning) is “beneficial” for the neighborhood is self-serving at best. In the Avenues land is a scarce resource. The area’s capacity for expansion is constrained on all sides. It is not in need of more development. Succumbing to the developer’s demands for a rezone is a dangerous precedent. It clearly will place more stress on the ecosystem. Accordingly, the plan is not in the best interests of all stakeholders in the area. A rezone would tilt the balance toward Ivory Homes and away from residents.
- In the vicinity of downtown and the University of Utah, what we need is more “affordable” housing. ADU’s will help. The present zoning allows for these. In light of this, the number of ADU’s is increased only marginally (15 ADU’s if rezoned vs. 11 under current zoning). Whereas the number of single family homes jumps from 11 to 20 under the proposed change.
- Salt Lake City has other close-in neighborhoods that would benefit greatly from a new homes development of this nature. The attention of developers should be re-directed and encouraged in all areas in proximity to downtown that are in need of rezoning and redevelopment.

Given the above, I strongly object to rezoning to the property. The zoning as it exists currently should be adhered to and the developer’s interests should not override the current zoning nor neighborhood concerns.

Respectfully,  
Carleen Hayes

## Echeverria, Daniel

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**From:** Lori Trumbo <[REDACTED]>  
**Sent:** Saturday, March 6, 2021 9:26 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues Rezoning

Dear SLC Planning Commission,

There is an old story about a camel who just wants to put his nose inside a man's tent. It wasn't long before the entire camel was inside the tent, and the man's tent was destroyed. The Avenues neighborhood has a unique character that deserves to be preserved. We have all seen the Ivory Homes homogenous subdivisions all over Utah. Let's keep the Avenues the wonderfully eclectic area that it is. Keep the camel out of the tent. **NO TO THE AVENUES REZONING!**

Lori Trumbo  
717 E 5th Avenue #207  
SLC, UT

## Echeverria, Daniel

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**From:** Daniel Gaffin <[REDACTED]>  
**Sent:** Friday, March 5, 2021 3:31 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) RE: in favor of the F Street Rezone

Hi Daniel

Just wanted to write a quick note to let you know I am deeply displeased with the group Preserve our avenues zoning. While I am not a huge fan of Ivory homes I feel they are bringing to the neighborhood housing that is desperately needed. I know it's not "affordable" but with the smaller size and ADU units on some of the homes it will allow people that would not be able to afford the neighborhood to actually be able to live here by creating an additional income stream. It is also ideal for people who may want to have a parent live in the ADU saving them from putting their parent or loved one in a pricy assisted living space. Still allowing that person who may not be able live on their own have some independence. This also cuts down on over all traffic and pollution because there are less trips visiting and caring for the person. Also, these ADU units typically rent for much less than a comparable rental in a larger apartment complex.

On a bigger picture look the city is at a crisis point that many other cities like Denver, Portland and others have been experiencing for the past 5+ years. They are building the wrong type of housing which is causing the traffic, and pollution problems. Just think if these 22 or so homes are not built. That means 40+ people will be moving to the suburbs driving further to get to work causing more traffic problems and pollution because their daily miles driven will increase substantially. Also, we won't have that additional inventory which will increase the pressure on the already high prices in our neighborhood. Making it harder for people to move into the neighborhood.

My last point I would like to make is the preserve the zoning aspect. What are they preserving? The current zoning laws were put in place in the 1970's onward to basically allow only large single family homes to be built. This in its self is not good policy for a city. What makes people love the avenues so much? It is because of the diversity of the people which happens because of the divinity of the housing. From the people living in small studio apartments to the large single family homes. We have it all with in a small area and its vibrant and a great place to live. But if we were to wipe the slate clean and do away with all of the development that happened prior to the current zoning laws. We would have less then half of the amount of residences living here and would be like every other suburban neighborhood that surrounds the city, lifeless and car dependent. In fact the people that are opposing it the most living in the Meridian would not be here!

Salt Lake city has the opportunity to avoid many of this problems if we have the courage to stand up to the NIMBY fear based mentality and have meaningful conversations about housing. I know it will be hard because right now this group is so miss-informed that they are making choices out of fear and not on facts. We know what happens when a group of people that make decisions based on bad information and fear do. They make bad choices that can negatively impact a lot of people.


If you would like to have a more detailed conversation on this issue which is going to come up more and more I would be happy to.

Some interesting articles of other cities doing away with single family zoning.

[https://www.planetizen.com/news/2021/02/112396-history-unmade-berkeley-city-council-votes-eliminate-single-family-zoning?utm\\_content=buffere320a&utm\\_medium=social&utm\\_source=facebook.com&utm\\_campaign=buffer&fbclid=IwAR250FOfOi65HquikTFbdmyKyveeBy5mColgzihzzi0p\\_q7YZJpqxl\\_FPtW](https://www.planetizen.com/news/2021/02/112396-history-unmade-berkeley-city-council-votes-eliminate-single-family-zoning?utm_content=buffere320a&utm_medium=social&utm_source=facebook.com&utm_campaign=buffer&fbclid=IwAR250FOfOi65HquikTFbdmyKyveeBy5mColgzihzzi0p_q7YZJpqxl_FPtW)

<https://www.planetizen.com/news/2021/01/111948-citywide-zoning-reforms-approved-sacramento>

Thanks for your time.

Daniel Gaffin  
328 M Street  


## Echeverria, Daniel

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**From:** Henry and Annegrey Scott <[REDACTED]>  
**Sent:** Friday, March 5, 2021 3:24 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Re: OPPOSITION REZONE: IVORY HOME DEVELOPMENT MUST BE STOPPED!

On Feb 25, 2021, at 11:49 AM, Henry and Annegrey Scott <[h](#)[REDACTED]> wrote:

# Daniel,

**Both my husband and I are opposed to the rezone for many reasons:**

1. The January 2021 proposed site plan under FB\_UN1 will be squeezing 35 units into a lot not big enough to tastefully handle that amount of housing.
2. The 35 units will bring additional traffic with many issues for walkers, bikers, and students walking to school.
3. Currently the developer is not constrained to the proposed plan and without an agreement the zoning can be changed and the developer can take advantage of this once again.
4. The 35 units leave very little green space and do not reflect the current appreciation of the environment surrounding the neighborhood.
5. With 35 units there will be less wildlife to wonder around these beautiful neighborhoods.

We could go on and on, but this is a precious part of the Avenues and we will continue to fight for it to remain a wonderful open place to live, walk and protect our students.

Thank you for your time and I hope you realize the quality of life here at the Avenues will truly suffer in the hands of this developer.

We have loved living here for the past 10 years because of all the greenery and wildlife - we can't imagine developers coming in and overbuilding to destroy the current serenity of the neighborhood.

*Annegrey & Henry Scott*

Meridien Residents

## Echeverria, Daniel

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**From:** Courtney Lauer <[REDACTED]>  
**Sent:** Friday, March 5, 2021 2:18 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) No to the Ivory Homes Rezone

Dear Mr. Echeverria,

I am writing to you regarding the Ivory Homes Rezone at 675 North F Street in Salt Lake City. I strongly **oppose** this rezone. As a frequent walker with my newborn and dog we enjoy the peaceful neighborhood around F Street. Adding an additional 35 homes would create unnecessary congestion with the potential for unsafe walking conditions around the neighborhood.

Utahns love the outdoors and our green space. Packing homes into a small area while eliminating green space in our neighborhood goes against everything we love about this state.

Please do not approve this rezone!

Thank you for your time,  
Courtney Lauer  
Avenues Resident

## Echeverria, Daniel

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**From:** McKinnon, Paul <[REDACTED]>  
**Sent:** Friday, March 5, 2021 1:32 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris; Preserve Our Avenues Zoning Coalition; Mayor  
**Subject:** (EXTERNAL) A vote against the zoning change at 13th and F street.

Mr. Echeverria,

I am writing to object to the proposed zoning change on 13<sup>th</sup> and F in the Avenues. I know you were at the GACC meeting on Wednesday night, and once again you heard all the reasons why this change makes no sense. The density of the housing brings too many cars to the neighborhood. Once there is a zoning change, Ivory can do pretty much what it wants, or could sell the property and someone else can do whatever they want. 35 dwellings in 3 acres is not consistent with the character of the neighborhood.

Moreover, Ivory has never said why they need the Zoning change. They can put 11 big homes on that lot, along with 11 ADU's. They will make a bundle, given what they paid for the lot. This was never an effort to bring in affordable housing, as they said a year ago, since all of the homes in their design were quite expensive. Ivory will not say why they need the change, because they don't want to acknowledge that it is only for the money. They claim this is multi-generational housing, but this is no constraint against anyone buying the home. And despite all their promises, they cannot constrain people from renting out their ADU.

As noted, last year, they said this was for affordable housing. This year, it is for "Multi-Generational" housing. They consistently overstate the density of the neighborhood, in an effort to make their proposal look reasonable. They will say anything to make an even bigger bundle of money.

Last year, 2100 people from the Avenues signed a petition to keep the zoning the way it is. I was one of them, and I am still one of them. In the GACC meeting, you got a feel for the sentiment against changing the zoning. In a GACC vote last year, the results were 688-4 against the change. I don't think that has changed. And I bet that if you could poll all of the Avenues, you would find that ratio to be consistent with current opinion.

Your office said we have until March 15 to voice our opinion about the zoning change. If you are serious about seeking neighborhood input, you will never get a more clear indication of how people feel about the change. Will it matter? Will it be a major consideration in your final decision or will you roll over for Ivory's political clout?

You heard the voices on Wednesday. You saw the petitions. You know heard the lame responses from Ivory.

Recommend that the zoning stay consistent with the rest of the neighborhood. It is the right decision.

Paul McKinnon  
400 E. Capitol Park Ave, Unit 302  
SLC, UT 84103

## Echeverria, Daniel

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**From:** Robert W Edwards <[REDACTED]>  
**Sent:** Thursday, March 4, 2021 7:27 PM  
**To:** Echeverria, Daniel; Mayor; [REDACTED] Wharton, Chris  
**Subject:** (EXTERNAL) Please Deny a Zoning Change at 675 North "F" Street

Dear Mr. Echeverria,

We have received a flyer in the mail from Ivory Homes announcing "20 Single Family Homes" to be developed at 973 North F Street. Current zoning would not allow 20 single family homes on the property in question, so it seems rather premature and arrogant for Ivory Homes to send such an announcement to the neighboring community.

We object to any rezoning of the property. Among other reasons, rezoning would allow density that is inconsistent with the Upper Avenues neighborhood and would result in increased traffic levels that would be highly detrimental.

Even if Ivory complies with current zoning, it will, as a practical matter, have greater density than neighboring properties because it is planning to construct ADUs. ADUs are appropriate, but most housing in the Upper Avenues in existence at the time when ADUs were first authorized does not easily accommodate them. Ivory will include them right from the start. That should be enough. Please don't allow Ivory to do more. Please deny any zoning change.

Respectfully,  
Robert W. Edwards  
[REDACTED]

cc: Mayor Erin Mendenhall  
Councilmember Chris Wharton;

## Echeverria, Daniel

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**From:** catherine <[REDACTED]>  
**Sent:** Thursday, March 4, 2021 6:57 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory homes revised plan for F street

Hi there

I emailed you last year regarding my objection to this project.

I'm emailing again to voice my continued objection to Ivory's revised plans.

35 residences is far too many for this small area. This is not a walkable area and there are no walkable amenities which means increased car traffic, pollution, noise, and forest fire risks.

I'm hoping the city will not approve this revised plan.

Thank you for your time  
Catherine Burton, MD

958 N Terrace Hills Dr  
SLC, UT 84103  
[REDACTED]

Sent from [Mail](#) for Windows 10

## Echeverria, Daniel

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**From:** Michael Stewart <[REDACTED]>  
**Sent:** Thursday, March 4, 2021 5:20 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenue rezone

Not trusting developers, I just want to say I'm against the dense-pack Ivory wants to install.  
Michael Stewart  
[REDACTED]

Sent from my iPhone

## Echeverria, Daniel

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**From:** Tom Walker <[REDACTED]>  
**Sent:** Thursday, March 4, 2021 4:04 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 F Street Rezone

Daniel,

My name is Thomas M. Walker. I reside at 580 E. 10th Ave. and am writing to register my opposition to Ivory Homes request for rezoning. The Avenues neighborhood has a distinctly unique character, a character that Ivory's plan would alter for the worse. As others have argued, once the rezoning occurs the builder can do anything the new designation would permit. Also, the precedent would make it easier for other rezoning requests to be approved elsewhere in the area.

I was once president of a company based in Temecula, CA, that administered municipal debt for numerous small California cities. The debt was due to bond issues real estate developers convinced municipalities to pass, funding infrastructure and other improvements. The Ivory request troubles me partly because, in my experience, developers eventually tend to get what they want whether or not the involved communities ultimately benefit from the requests.

We are fortunate to have many friends among our neighbors here on the Avenues. Opposition to Ivory's request is uniform among residents aware of the request and fearful of the reverberating effects the proposed change could usher in. Please, deny Ivory's request and honor the wishes of our neighborhood residents.

Sincerely,  
Thomas Walker

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Tom Walker  
[REDACTED]

## Echeverria, Daniel

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**From:** Ali Barnes <[REDACTED]>  
**Sent:** Thursday, March 4, 2021 11:09 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory development on the Aves

Dear Mr Echeverria,

I am writing to you to express my vehement opposition to the proposed Ivory Homes development on the Avenues. There are many reasons why this is a terrible proposal, but I'll point out two today.

1) These proposed homes do not fit into the character of the neighborhood. There's a reason those of us who live here live on the Aves. We aren't afraid of housing density. I can practically lean out my window and touch my neighbor's home. But this proposal, while it might be a lovely addition in another neighborhood, does not fit with the existing neighborhood. Why doesn't Ivory sit down with some selected people from GACC and come up with a plan that DOES fit. Why can't that happen?

2) This will add way too many cars into a neighborhood that already has traffic congestion, and will create a safety issue for walkers, bikers, and students walking to school.

I could go on and on and I know others have in other emails. Please listen to your constituents. Please include some Avenues advocates on a committee to sit down with Ivory and help them come up with a plan that fits the Avenues, which is a treasure, Salt Lake's first neighborhood. Please let it keep its unique character. Thank you, Alice Barnes

Sent from my iPhone

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Wednesday, March 3, 2021 6:27 PM  
**To:** galina polei  
**Cc:** Echeverria, Daniel; Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) Re: Oppose Ivory Homes Application to Re-zone 675 North F Street

> Dear Mayor Mendenhall, Mr. Echeverria, and Mr. Wharton,

>

> I respectfully urge you to oppose the proposed, by Ivory Homes, rezoning of the "Foothills Residential District" of the Upper Avenues neighborhood referenced in the subject line. The new high density rezoning plan would negatively affect safety (including fire safety) and traffic conditions of the neighborhood located on a steep hillside, which already presents challenging road conditions in wintertime. This rezoning would also change the historical character of our neighborhood. Without exception, all neighbors with whom I had a chance to discuss this profit-driven commercial plan by Ivory Homes are strongly against the proposed rezoning.

>

> Best regards,

> Galina Polei

> 828 N Juniperpoint Dr, Salt Lake City, UT 84103

> [REDACTED]

## Echeverria, Daniel

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**From:** Eugene Mishchenko <[REDACTED]>  
**Sent:** Wednesday, March 3, 2021 6:05 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) Oppose Ivory Homes Application to Re-zone 675 North F Street

Dear Mayor Mendenhall, Mr. Echeverria, and Mr. Wharton,

I respectfully urge you to oppose the proposed, by Ivory Homes, rezoning of the "Foothills Residential District" of the Upper Avenues neighborhood referenced in the subject line. The new high density rezoning plan would negatively affect safety (including fire safety) and traffic conditions of the neighborhood located on a steep hillside, which already presents challenging road conditions in wintertime. This rezoning would also change the historical character of our neighborhood. Without exception, all neighbors with whom I had a chance to discuss this profit-driven commercial plan by Ivory Homes are strongly against the proposed rezoning.

Best regards,  
Eugene Mishchenko  
828 N Juniperpoint Dr, Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** Mary Lou Reitz <[REDACTED]>  
**Sent:** Wednesday, March 3, 2021 4:54 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; [REDACTED]  
**Subject:** (EXTERNAL) No rezone for Ivory Homes

Dear Mr. Echeverría,

Please preserve the green space at the top of E Street in the Avenues by not allowing Ivory Homes to build high density housing there. Great Horned owls, deer, foxes and even bobcats frequent this area. This is not an area that should have a bunch of homes smothering the ground and causing tree removal. You have encouraged so much high density housing downtown which is needed I know, but, you have not seemingly tried to preserve green space there. Please consider the need for this throughout Salt Lake City. Right now, you can show the importance of this by not allowing Ivory Homes to disrupt this green area by overbuilding.

Thank you,

Dr. Mary Lou Reitz

Sent from my iPhone

## Echeverria, Daniel

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**From:** Bruce Reitz <[REDACTED]>  
**Sent:** Wednesday, March 3, 2021 4:47 PM  
**To:** Echeverria, Daniel; Mayor; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes Avenues Rezone

Dear Mr Echeverria

Normally I wouldn't side with the snobby rich people that live in that Meridian Complex, but, I do not see the value of adding a bunch of high dollar homes that are small and not similar to the neighboring homes. I guess I would rather see that space developed into homes that are similar to those around the area.

My preference would be a local park in that area but I don't think Ivory would think that a wise use of their investment.

There is already too much auto traffic in that part of the Avenues and more homes would mean even more traffic.

I'll keep this brief, I just wanted to weigh in as opposing the Avenues ReZone

Thank you for your attention to this matter.

Sr. Bruce A Reitz

## Echeverria, Daniel

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**From:** Jane Kim <[REDACTED]>  
**Sent:** Wednesday, March 3, 2021 3:02 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) No Ivory Homes

Hello!

I am a resident of Capitol Park and have written to you in the past. I have reviewed Ivory's revised proposal and remain opposed to the rezoning of [675 North F Street](#).

Here are only some reasons that I oppose such rezoning:

1. The January 2021 proposed site plan under FB-UN1 packs 35 dwelling units into a compact space will cause many problems including:

- More car traffic and car noise on the nearby Avenues feeder streets.
- More ambient noise and lack of screening from the denser development for close neighbors.
- Most of the cars will exit via a private road: Capitol Park Avenue is not a public street.
- FB-UN1 is inappropriate. It is not appropriate for the setting in which this plot exists, which is a suburban residential neighborhood bordering on environmentally sensitive foothills.
- Increases safety risk for students. F Street and 13th Avenue is currently a bus stop and at the crest of a very steep section of F where visibility is a real concern for cars coming uphill, especially in the dark. Kids walk to Ensign Elementary on 13th and 12th Avenues where there are only intermittent sidewalks and few crosswalks. 13th Ave from F to I Street will be heavily utilized by both kids and cars.
- Harms neighborhood aesthetic.
- Historic legacy will be lost of nearby buildings (the original VA Hospital and the second Primary Children's Hospital.)
- Loss of habitat. The neighborhoods in this area abound with wildlife. A denser development will leave less habitat for wildlife.

Thank you for registering my concerns.

Jane Kim

[615 Capitol Park Ave](#)  
[Salt Lake City UT](#)  
[84103](#)

## Echeverria, Daniel

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**From:** David Murrell <[REDACTED]>  
**Sent:** Wednesday, March 3, 2021 2:43 PM  
**To:** Echeverria, Daniel  
**Cc:** David Murrell, IV  
**Subject:** (EXTERNAL) Ivory Homes on F Street

Please, please do not allow Ivory Homes to succeed with the re-zoning. It will destroy the ambiance of the neighborhood. The density is just too too much and the housing is NOT affordable for most people.

Thanks for your consideration.

Best Regards,

David Murrell  
337 E. 11th Avenue  
[REDACTED]

## Echeverria, Daniel

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**From:** Judy\_Joel Daly\_Deaton <[REDACTED]>  
**Sent:** Wednesday, March 3, 2021 12:04 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes Rezoning Proposal for 675 North F Street, Salt Lake City, Utah

From: Judy A. Daly and Joel L. Deaton

Subject: Proposals for zoning change at 675 North F Street, Salt Lake City, Utah

Date: 3-2-2021

To: [REDACTED]

Dear Mr. Echeverria;

We are writing to you concerning the proposals for a zoning change at 675 North F Street, Salt Lake City Utah.

The property noted above is presently zoned in such a way as to add to the experience of living in in the avenues. We do not support the change as it will affect the quality of life we experience here and that quality of life is, in a major way, a reason we chose to live in the area.

The Ivory proposal for said property does not consider the present zoning which provides for the quality of life in the Avenues neighborhood but rather appears to be designed to maximize the profits for Ivory homes. We believe Ivory Homes should be held to the original zoning requirements that are in effect at this time. The home density is such that it would not be in keeping with the Avenues neighborhood. Street widths, as proposed, would not meet fire code requirements as we understand them. Parking would be problematic at best with this proposal and would create issues with congestion, especially in the cases of earthquake or fire.

The location of the property does not meet the minimum requirements upon which Ivory Homes is promoting the zoning change. Those are affordable housing and urban housing. I understand the starting price for a home in the Ivory Homes development will be \$800,000. That price would not fall into the category of "affordable" housing. This area is not a walkable neighborhood as stores, grocers and parks are considerable distances from this area. Additionally, the streets are steep and in snow are extremely difficult to walk. There are UTA busses some distance from the property and run from 6 a.m. to 6 p.m. and have no weekend service and it usually cancelled when there is snow.

We suggest Ivory homes builds 11 homes with ADUs if desired as I believe was in the original plans. This is what the present F1 zoning allows. These homes would fit into the present Avenues neighborhood and meet

present zoning regulations. The present proposal from Ivory does not fit into the present zoning requirements and would not fit into the Upper Avenues neighborhood.

The Upper Avenues is not the appropriate place for high density housing proposed by Ivory Homes. For a variety of reasons it would have a negative impact. Please carefully consider the impact that such a zoning change would have on our neighborhood and community.

We respectfully oppose the proposal for rezoning submitted by Ivory Homes.

Regards,

Judy A. Daly – Votes NO

Joel L. Deaton – Votes NO

Address: 813 North Juniperpoint Drive, Salt Lake City, Utah 84103

CC:

Chris Wharton District 3 City Council

Mayor Erin Mendenhall

Preserve Our Avenues Zoning Coalition

## Echeverria, Daniel

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**From:** Bruce <[REDACTED]>  
**Sent:** Tuesday, March 2, 2021 11:17 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) OPPOSITION TO IVORY HOMES REZONING APPLICATION AT 675 NORTH F STREET  
**Attachments:** Opposing F Street Zoning Change.pdf

March 2, 2021

Mr. Daniel Echeverria, Senior Planner  
Salt Lake City Planning Division  
[REDACTED]

Re: This is the second letter I have written in opposition to the proposed Zoning change at 675 North F Street in Salt Lake City.

Dear Mr. Echeverria,

I am writing this letter to express my continuing strong opposition to the Ivory Homes rezoning application. My neighborhood is adjacent to the property subject to the rezoning application.

I have read the purpose statement and general provisions of the proposed FB-UN1 rezoning. Walking distance to shopping, dining, employment and other daily needs are clearly not possible at this property location. Bus service is infrequent and does not include evenings or weekends. It must be remembered that distance is not the only impediment to walking in the upper avenues. The streets are very steep. I would invite anyone to walk from Smith's on 6th Avenue up to Capital Park Avenue; it is a steep, arduous climb.

I have also read Ivory's second proposal for the property. There are so many misleading and inaccurate statements this letter would get very long if I were to highlight all of them, so I will only mention a few. For example, Professor from the U wrote nine pages supporting Ivory's proposal. His proposal assumes that individuals who pay \$800,000 to \$1,200,000 are a logical and ready source for renting part of their property. He also mentions "ageing in place" and transit accessibility, plus proximity to services. The professor must not have visited the property, because if he had he would quickly realize there is not walkable availability to shopping, groceries, and medical services, etc. nearby.

Similarly, the UCAIR letter in support of Ivory also refers to "Placing housing, transportation and job or educational opportunities closer together results in more walking and biking, more transit use and, as a result, fewer vehicle trips." This leads to cleaner air. This comment must have been plucked from a previous stock file of recommendation letters. As mentioned above this neighborhood is not walkable other than for exercise or recreation.

The FB-UN1 zoning would allow for much greater density than surrounding properties. At any one time there could be over 70 automobiles in the property designed with insufficient parking and no visitor parking. Additionally, there is no street parking on Capital Park Avenue.

FB-UN1 zoning is for totally different property characteristics than 675 N. F Street. Ivory appears to be trying to put a square peg in a round hole in order to make more money at the expense of the existing neighborhood. In fact, all of what they say they want could be accomplished under current zoning, which would be eleven units and eleven ADUs. At a Greater Avenues Council Meeting a representative of Ivory said they could make more profit staying within the current zoning. A strange comment in light of their proposal.

Northpoint Estates has 49 residences on 13 acres at the top of F Street, adjacent to the property in question. The only way in or out of the Northpoint development is F Street. The added cars could create a danger to all residents in the vicinity in the event of severe storms or fires in the canyon. Item 7 of the purpose statement says that this zoning provides “safe accessible and interconnected networks for people to move around in.” Safety is a huge concern for all of the current residents in Northpoint.

We feel the current zoning, allowing for 11 units plus 11 ADUs more accurately fits the reality and livability of this property’s location at 675 North F Street. Zoning regulations have a purpose for the long-term viability of neighborhoods and should not be changed to suit a single entity’s desire or profit motivation.

Thank you for your consideration,

Bruce Johnson  
849 N Juniperpoint Drive  
Salt Lake City, UT 84103

[REDACTED]

Cc:

Mayor Erin Mendenhall

[REDACTED]

Chris Wharton District 3 City Council

[REDACTED]

Preserve Our Avenues Zoning Coalition

[REDACTED]

## Echeverria, Daniel

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**From:** Maxine <[REDACTED]>  
**Sent:** Tuesday, March 2, 2021 11:15 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) OPPOSITION TO IVORY HOMES REZONING APPLICATION AT 675 NORTH F STREET  
**Attachments:** Opposing F-Street Zoning Change.pdf

March 2, 2021

Mr. Daniel Echeverria, Senior Planner  
Salt Lake City Planning Division  
[REDACTED]

Dear Mr. Echeverria,

I have written to you previously (jointly with my husband on June 20) to express my objections to the proposed zoning change for the 3.2-acre lot located at 675 North F Street. I have read the latest documents submitted by Ivory Homes.

I have no objection to Ivory Homes building 11 homes plus ADUs on the site under the current zoning of FR-3/12,000.

Some of the supporting documents Ivory has included contain incorrect information.

Per the purpose statement in 21A.33.050 FB-UN1 zoning is among other items to create a neighborhood that provides:

1. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located transportation options
2. Access to employment opportunities within walking distance or close to transit
3. Appropriately scaled building that respect the existing character of the neighborhood

The Avenues streets, especially above 11th Avenue, are very steep. Although the distance to a grocery store, a hospital and medical facility and a bus stop are close to the property, walkability is limited as is public transportation. In fact, the first bus leaves from the Salt Lake Central Station at 7 a.m. and arrives at the University Medical Center at 7:33 a.m. and reverses its course to arrive back at the SL Central station at 8:09 a.m. The final bus leaves downtown at 7:00 p.m., completing its circuit at 8:11 p.m. In other words, the bus goes only once per hour in each direction and additionally does not operate on weekends. Contradicting the statement by UCAIR, there is little chance that residents would opt for public transportation over using a car to get downtown to shop, dine or enjoy other opportunities that Salt Lake City usually offers.

Employment opportunities in the Avenues are limited. While there are jobs at the airport, in town, and in other places in the valley, it is unlikely that with such infrequent bus service someone would rely on it as their only form of transportation to work.

The Avenues has a wide variety of homes. I live in a Northpoint estates condominium. We have 49 units plus a clubhouse and pool located on slightly over 13 acres of land. Although the project was built before the current masterplan and zoning were in effect, it nearly meets the FR-3/12,000 requirement. Appendix G of Ivory's submission states that surrounding land uses are denser than what they are requesting. This is not true. In addition, the Meridien complex and annex which is zoned as RMF-35 actually has just 30 units, not the 57 units shown in Appendix G. It was granted an exception based on the historic value of the building it occupies.

Another concern I have is with the Traffic Impact Study, which was performed on Tuesday, August 18, 2020, during the pandemic and in the summer. No children were catching the school bus at Capital Park Avenue and F Street during the 7:00 to 9:00 morning time; less people were commuting to work; many people were staying home; the University of Utah was not in session. The study should have included this mitigating information.

Through their actions, it feels like Ivory is more interested in its bottom line than in respecting the existing character of the neighborhood. The masterplan was devised in the 90's for the purpose of preserving the character of the Avenues, as developers were beginning to construct buildings that were detrimental to that preservation.

While Ivory Homes has offered two building plans, there is no guarantee that either of these plans would actually be built. Changing the zoning allows for potentially even more density than is being proposed.

I hope you agree that there is no compelling reason to change the zoning. Ivory Homes should develop the land under the current zoning, FR3/12,000. Ivory's zoning request should be denied.

Thank you for your consideration in this matter.

Sincerely,

Maxine Johnson  
849 N Juniperpoint Drive  
Salt Lake City, Utah 84103

[REDACTED]

Cc:

Mayor Erin Mendenhall

[REDACTED]

Chris Wharton District 3 City Council

[REDACTED]

Preserve Our Avenues Zoning Coalition

[REDACTED]

**Echeverria, Daniel**

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**From:** Rhendrix <[REDACTED]>  
**Sent:** Tuesday, March 2, 2021 9:54 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning of Capital Park

To whom it may concern:

I am a resident of Capital Park. My address is: 353 12th Avenue, Salt Lake City, 84103.

I am not in favor of rezoning of Capital Park. Presently, traffic is increasing and further development would contribute to a significant lowering of quality of life relating to air quality and greater traffic.

Thank you for your consideration of this matter. If you wish to have further communication, my iPhone is [REDACTED]

Sincerely,

Roger Hendrix

Sent from my iPad

## Echeverria, Daniel

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**From:** Matthew Tyler <[REDACTED]>  
**Sent:** Tuesday, March 2, 2021 9:03 AM  
**To:** Wharton, Chris; Echeverria, Daniel; Mayor; [REDACTED]  
**Subject:** (EXTERNAL) Rezone of lot on Capitol Park Ave and F St

Dear Planning Commission members,

I am writing to express my opposition to the rezoning of the lot located on the corner of Capitol Park Avenue and F Street as proposed by Ivory homes. I do not oppose development under the current zoning, which as I understand would allow 11 single family homes with 11 additional dwelling units (ADU) for a total of 22 housing units. However, permitting changes to the established foothill zoning restrictions would have a negative impact on the community.

F Street and Capitol Park Avenue are ill suited to handle increased traffic. Capitol Park Avenue is a private street which was developed as part of a PUD and as such does not meet city requirements for width and slope. I live on perhaps the steepest section of Capitol Park Avenue and have witnessed many cars unfamiliar with the road slide out of control on slippery wintry streets as they descend. Likewise, on many occasions I have slid on snowy F street without being able to stop before sliding into 11th avenue. Fortunately the traffic levels are such that I have never been in an accident, but the roads in this area are not suited for higher traffic levels.

The location is not well served by public transit. Although there is a UTA bus stop nearby, the level of service is infrequent and impractical for most. Unlike other higher density developments in the city, the proposed development is not near any shopping areas with the nearest store, Smiths, being 7 steep blocks away. A foot trip from Smiths to Capitol Park Avenue bears more resemblance to a hike than a walk. In 17 years living on Capitol Park Avenue, no member of my household has walked to Smiths for groceries even though we are avid walkers. Adding additional housing units in the upper avenues will increase vehicle traffic in the city with all the concomitant negative environmental impacts.

I enjoy the recreational aspects of my neighborhood and frequently bicycle on 11th avenue. Although there is a dedicated bike lane there, I have had many near misses as unaware vehicle operators cut off the bike lane as they turn without yielding to bicycles. Increased development will add to traffic on 11th avenue and change the recreational aspect.

When Ivory homes bought the lot, they were aware of the existing zoning. I feel they are trying to convince the planning commission that their plan would be a model to address housing shortages within Salt Lake City, whereas in reality it is a plan to increase their profits on the development. The homes they are proposing would cost around \$1 million and do very little to address affordable housing in the city.

Please vote to keep the zoning unchanged for this lot.

Sincerely,

Matthew Tyler  
354 Capitol Park Ave

## Echeverria, Daniel

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**From:** Susan Macnamara <[REDACTED]>  
**Sent:** Monday, March 1, 2021 10:16 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Rezoning of property at Capitol Park

I know you are receiving lots of input about the change from FR-3 to FB-UN1 in a development proposal by Ivory Homes. I hope to present to you my thoughts and suggestions succinctly and clearly.

I have been following the discussions in our media about the serious housing shortage we are facing in Salt Lake City. In my commute to work over the past few years I have seen the construction occurring in the downtown area. I have been pleased that steps are being made to address the shortage. I have been interested enough that I'm reading the websites' for these developments to view their floor plans and think about which ones I would prefer!

This shortage is requiring we all re-adjust our expectations about density. This of course raises many concerns by current citizens in the affected areas. Such is the case with the Capitol Park situation. Fortunately, SLC has anticipated this challenge by permitting ADUs. This has the multiple benefits of income for owners, housing for those who need it in high demand areas and increased revenue for the City.

The Ivory proposal addresses the issue of density. They are requesting a zoning change, however that increases density on 3.2 acres from 11 dwelling units to 35. This is a tripling of units.

I think this is asking a greater change in zoning in an environmentally sensitive foothill area than is needed. With ADUs the density of the development could double from 11 to 22 units. This is over half of what Ivory is asking for and would be a significant concession by the owners of adjacent properties.

If FB-UN1 zoning is permitted, the developer can legally build up to 138 units without further approval from the City and local citizens! In order to place appropriate restraints on such excessive density, the City would need to negotiate and enforce a development agreement that would be expensive in time and money.

Retaining the FR-3 zoning will be a solution that addresses the concerns of all parties: property owners, those in need of housing and the City as a whole. We would all be working together, rather than expending energy and resources needed elsewhere, to create the housing needed for our future.

Sincerely, Susan E. Macnamara

## Echeverria, Daniel

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**From:** Richard Schmidt <[REDACTED]>  
**Sent:** Monday, March 1, 2021 2:16 PM  
**To:** Echeverria, Daniel  
**Cc:** Preserve Our Avenues Zoning Coalition; [REDACTED] Maria Mastakas  
**Subject:** (EXTERNAL) RE: 675 N F Street Rezone Application Update - SLC Planning Division

Mr. Echeverria,

Thank you for forwarding to me the latest proposal from Ivory Homes for development of the property at 675 N F. Street.

I have carefully reviewed their revised plans and also material they have set up on a website devoted to this development.

As a long-time resident and home owner in that neighborhood, I remain strongly opposed to the revised Ivory project, because this still necessitates rezoning of the land parcel to allow high density development. High density development is not appropriate for that neighborhood.

When the Ivory project was first proposed our neighborhood, it was met with virtually unanimous opposition because of the need to rezone to allow much higher density development. The revised Ivory plan still proposes rezoning as before, and only make some minor reduction in the number of residences to be built. They have not addressed, even slightly, the concerns of the neighborhood property owners. The N. F Street neighborhood is not within walkable distance from shopping and other urban amenities. Urban transit is very limited in that area and not available after 630pm. This will inevitably bring an overload of traffic and parking problems to the area. The Capitol Park HOA is responsible for maintenance of roads and understreet utilities in that neighborhood, and our area will be unquestionably very adversely affected by the Ivory project as proposed and revised.

I, and the neighborhood coalition, are not opposed to Ivory developing the 675 N. F St property, but they need to do so under the zoning rules that are currently in place and that have guided land use in that district for many years. Development in that area needs to respect the limitations of the existing road and infrastructure system. We ask our Salt Lake Planning Division and our City Council to uphold our preexisting property rights and deny any rezoning of that property.

Thank you for your consideration of our feelings in this matter.

Richard H. Schmidt  
344 E. Charity Cv, Salt Lake City  
[REDACTED]

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**From:** Echeverria, Daniel <[REDACTED]>  
**Sent:** Monday, February 1, 2021 2:15 PM  
**To:** Echeverria, Daniel <[REDACTED]>  
**Subject:** 675 N F Street Rezone Application Update - SLC Planning Division

Good afternoon,

You are receiving this e-mail as someone who has contacted the Salt Lake City Planning Division regarding the 675 N F Street zoning and master plan amendment application by Ivory Development. The Planning Division is providing you this update on the applicant's proposal. The applicant has submitted a revised proposal, including a revised concept plan and additional supporting documentation.

## Echeverria, Daniel

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**From:** Ed Bedell <[REDACTED]>  
**Sent:** Monday, March 1, 2021 2:13 PM  
**To:** Wharton, Chris; Mayor; Echeverria, Daniel  
**Cc:** Tom Keen [REDACTED] Maria Mastakas; Preserve Our Avenues Zoning Coalition; Leah Bedell  
**Subject:** (EXTERNAL) Ivory Homes/Ivory Development rezoning application  
**Attachments:** COMMENTS IN REGARD TO REVISED APPLICATION OF IVORY HOMES TO REZONE 675 NORTH F STREET AND AMEND THE MASTER PLAN.docx

Dear Mayor Erin Mendenhall, Council Member Wharton and Senior Planner Daniel Echeverria. Attached is Tom Keen's letter "COMMENTS IN REGARD TO REVISED APPLICATION OF IVORY DEVELOPMENT TO REZONE 675 NORTH F STREET AND AMEND THE MASTER PLAN", dated March 1, 2021. My wife and I reside at 423 12<sup>th</sup> Ave, Salt Lake City, UT 84103 and we are next door neighbors to the Keens. I could not have worded our objection to the Ivory Homes/Ivory Development rezoning application better than Tom Keen's letter. We have lived in our residence on 12<sup>th</sup> Ave for 20 years and greatly fear what this proposed development would do to our neighborhood. I hope you do the correct thing and not approve this improper rezoning.

Ed & Leah Bedell

COMMENTS IN REGARD TO REVISED APPLICATION OF IVORY  
DEVELOPMENT TO REZONE 675 NORTH F STREET AND AMEND THE MASTER PLAN

March 1, 2020

Dear Mayor Erin Mendenhall, Council Member Wharton and Senior Planner Daniel Echeverria

My wife and I live at 415 E 12<sup>th</sup> Avenue, which abuts the Meridien Condominium property along its southern property line and is one block south of the Ivory Homes project site. **We oppose the requested rezoning.** Although it has made minor changes in its development plan, Ivory Development has not altered its initial rezoning request and all of the objections that we previously expressed on June 23, 2020 remain unaddressed. Please treat this letter as a continuing objection to the requested rezoning. We also request that you reread our June 23<sup>rd</sup> letter. Housing trends set in motion by the Covid-19 pandemic make our earlier objections even more relevant to the issue you face.

This may be Salt Lake City's last chance to avoid making a serious mistake by approving a radical, untested ***"first of its kind in Utah plan"*** (the quoted words of Christopher P. Gamvroulas, President of Ivory Development, January 26, 2021). This is a housing proposal that is so radical that it should have never gotten past initial discussions with City officials, yet the developer implies that it enjoys support from the City and is engaged in an aggressive campaign to secure full approval for the project.

As you know, the plan involves the extensive use of independent functioning ADU's coupled with a rezoning of the current FR-3 zone to a FB-UN1 zone thereby increasing the number of permitted lots. This ***"first in its kind in Utah plan"*** would permit the construction of 35 dwelling units on land originally zoned for 11 single family houses on 11 lots. The plan would convert the 11 lots to 20 through the rezoning and then incorporate ADU's within 15 of those 20 lots to produce 35 dwelling units. That is 318% of the currently permitted occupied structures on the 3.21 acre development site. While the plan is being promoted as the solution to a multigenerational housing problem, Utahans have long dealt with multigenerational housing problems by constructing separate living areas, often including kitchens and separate entrances, within the footprint of their existing homes. Many of the larger homes in the Greater Avenues area include these separate areas. Ivory Development could do the same thing without any rezoning. But the dwelling units in ***"the first of its kind in Utah plan"*** have been designed to assure that the purchaser of a principal residence need not worry about living with other generations of their family. The ADU's are fully independent of the principal residences in all respects and are really rental units, just like those being built elsewhere throughout the City. And, because they are fully independent, they result in the principal residences being reduced in size and require the dedication of large surface areas of the development site for duplicative driveway, parking and other functions dictated by their independence. So, what is gained in terms of the number of dwelling units is lost in terms of outdoor amenities, open space and quality of life considerations for occupants of all the dwelling units and even their neighbors outside the development area. There may be other areas of the City where a ***"first of its kind in Utah plan"*** would be appropriate, but this site has some unique attributes which make it particularly inappropriate. It is not within easy access to public transportation, employment opportunities, retail shopping, recreational areas or other of the requisite preconditions for this type of development. This is a neighborhood that requires the use of automobile transportation.

Moreover, the development site is only a few hundred feet from a wildlife area consisting of thousands of acres. Ivory Development completely ignores this fact, though it did secure a token environmental study

which is confined only to the 3.21 acre site. Not surprisingly, it showed no adverse environmental concerns with the proposed development. The site has been denuded of all vegetation, except for a few mature trees, fewer trees than we have on our own .25 acre lot. The wildlife that SWCA Environmental Consultants could not find on the denuded site are alive and well in our neighborhood, one block to the south of the studied site. There they can be found daily, feasting on insects, pine nuts, vegetation and occasionally one another. These include species that migrate to and from City Creek Canyon. They merely need to cross the empty development site to find food and shelter, something that would be made difficult as a consequence of the *“first of its kind in Utah plan”*.

It's no wonder that this proposal has aroused widespread opposition, not only throughout the Greater Avenues, but throughout the City. If approved by the City this *“first of its kind in Utah plan”* would create a precedent for a similar corruption of existing zoning and housing patterns throughout the City. How did we get here? The plan exposes to public scrutiny for the first time that an aggressive exploitation of the ADU concept, coupled with a more favorable zoning status, could result in a multi-unit residential site morphing into one with 3 times the number of previously permitted dwelling units. This was certainly not understood by the general public, or perhaps even ADU housing advocates, when the recently adopted ADU legislation was under consideration. For example, Jake Young, planning manager for Salt Lake County and a strong advocate for ADU's was quoted in a September 1, 2019 Salt Lake Tribune article as follows:

*“It's one unit at a time...It's not a subdivision or an apartment complex of 200 units. [They] have little impact on actual neighborhoods and streets. They often blend in and are unnoticed”*

Was he unaware of the potential for this *“first of its kind in Utah plan”*, or was this part of an effort to allay the public's natural concern for the impact of a new law affecting their homes and neighborhoods?

There is nothing in the ADU ordinance itself or the “Build An ADU, Guide To Accessory Dwelling Units” published by the City that suggests the possibility of incorporating ADU’s into a multi-lot development. Whatever the City officials thought at the time, the public was never made aware that such a development could be done and, even more shocking, that it could be done in combination with a rezoning of the sort proposed here by Ivory Development. Since there was no public awareness of this prospect prior to the adoption of the ADU ordinance, the “*first of its kind in Utah plan*” is a first in more ways than one.

Ivory Development would like you to believe that opposition to the development plan is, in part, a case of NIMBYism. Professor Nelson was obliging enough to refer to this phenomenon in his September 28, 2020 opinion and even provided a footnote citation in support of this supposed obstacle to the proposed development. But, this is a project that is opposed by citizens living throughout the Greater Avenues. That’s a big, diverse, sophisticated, well educated, liberal neighborhood! Mere allegations of NIMBYism can’t be used to denigrate and dismiss all opposition to change. In fact, what the “*first of its kind in Utah plan*” is facing is really an informed electorate, and democratic control is still the ultimate test that developers, and even well intended housing experts and public officials, must meet.

The NIMBYism suggestion is particularly galling to those of us who are immediate neighbors of the proposed development. The redevelopment of the former sites of the Children’s and VA Hospitals which began in the 1990’s has taken nearly 35 years and is only now nearing a conclusion. To this point it has been challenging for developers and purchasers of residences. Many of the initial developers were undercapitalized and the site required the construction of expensive infrastructure, including private streets. A particularly serious challenge was created by the historic VA Hospital and its Annex. The residents of the Greater Avenues area, the City itself and the initial developers wanted to restore and readapt the building to residential use. Meanwhile, construction of single family homes began on the parts of the overall development area which were suitable for new residential development. This was done in accordance with the applicable FR-3/12000 zoning, but sales and construction progress was slow. Prospective purchasers had to suspend their understandable disbelief that the VA Hospital and Annex could be successfully restored and

readapted to residential use. Those of us who purchased homes in the Capitol Park Subdivision took large financial and other risks when we committed to make our homes in this area. Eventually, in the mid 1990's, conditional RMF-35 zoning approval was given to the VA Hospital and Annex site, but finding a sufficiently capitalized developer and addressing myriad construction, infrastructure, planning, lot split, legal and financing issues still lay ahead. Ivory Development has now acquired the last remaining portion of the overall development site, including access to infrastructure that was created by the efforts, investments and risk taking of others over the previous 35 years. It seeks to build an overly dense, environmentally insensitive “*first in Utah*” collection of “*cottages*” at the principal entrance and gateway to a system of private streets created and maintained largely by others, including the Meridien Condominiums, the Wright Building Condominium and the Capitol Park Home Owners Association. **Yes, this is our yard, but it's our front yard!**

In considering the Ivory Development Proposal, the City should address this question....What would have happened if the Ivory Development “*first of its kind in Utah plan*” came first, rather than last? Would the Meridien and Wright Buildings have been saved and redeveloped? Would the houses throughout the Capitol Park Subdivision exist in the form they do today? Would this area of the City be as attractive to families? Would the tax revenues of the City be enhanced? Would the Avenues be a better neighborhood in which to live? Ironically, if approved by the City, the precedent which would be created by the “*first of its kind in Utah plan*”, and the process of its approval, may make it harder to get a second of its kind.

Thomas W. Keen and Lynn A. Keen

415 E. 12<sup>th</sup> Ave., Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Ed Zipser <[REDACTED]>  
**Sent:** Sunday, February 28, 2021 3:55 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Oppose F St. Rezone (in spite of proposed modification by Ivory Homes)  
**Attachments:** EZ-Daniel Echeverria\_F St. Rezoning.doc.rtf

Dear Mr. Echeverria,

I have studied the revised plan for the site on North F St. and Capitol Park Blvd. I was at first somewhat pleased that there was a modified site plan that reduced the originally-planned density, but upon further reflection, I must write to strongly oppose the re-zone for this site for several reasons, as expressed in the attached letter.

I am in sympathy with the desire of many SLC citizens, and of many on the Planning Commission and City Council, to provide more opportunities for housing, especially for lower income citizens, and for (carefully) increasing density to provide more housing opportunities. However, this is the wrong plan in the wrong place, in my opinion.

Sincerely,  
Ed Zipser

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Edward J. Zipser, Professor, Dept. of Atmospheric Sciences, Univ. of Utah

135 S 1460 E, Room 809, Salt Lake City, UT 84112-0110. Phone: (801) [REDACTED]

Cell: [REDACTED] ) [REDACTED] Dept. Office: [REDACTED] E-mail: [REDACTED] or [REDACTED]

822 N. Grandridge Dr.  
Salt Lake City, UT 84103-3343  
February 28, 2021

**RE: Proposed re-zoning of 675 N. F St. from FR-3 to FB-UN1**

Dear Mr. Echeverria,

I am an 83-year-old resident of Northpoint Estates, adjacent to the land proposed for rezoning, and while I have written to you last June, when this re-zoning was first proposed, I would like to reiterate my opposition, and state my reasons that the new plan proposed by Ivory is not at all persuasive enough for me to change my position in opposition.

I have lived here for over 20 years, since I accepted a Department Chair position at the University of Utah. and my late wife and I *love* this neighborhood. I still work at the University of Utah, and until the COVID-19 closure, I enjoyed walking to the #11 bus to take me to and from the U of Utah daily. I still enjoy neighborhood walks daily, not least because of the abundant bird life including our resident red-tailed hawks.

We were *always* well aware that this property could have up to 11 homes built on it, plus auxiliary units, and we accept that, but we must strongly oppose the proposed plan, because even as modified, it would surely have a major negative impact on the quality of life, not to mention safety, of those of us who live here. Walking and driving on F St would surely become more difficult and probably more hazardous, especially in winter.

Let me hasten to add that many neighbors and I applaud the efforts of the City Council to provide more affordable housing in our city, especially to minorities and other disadvantaged groups. We have always supported these efforts and we are proud that Salt Lake City is a leader in so doing. Higher density has its place, but this location is not one of them. Aside from the #11 bus, public transportation is lacking, and there are many people, myself included, who simply cannot manage the walk down and up the steep hill, for example to the nearest grocery or drug store.

The recent modification of the design for the property by Ivory Homes is a modest improvement on the initial plan some months ago. It is better that some open space is proposed on Capitol Park Avenue. However, the impact on F St. is just as severe as the original plan, and it is my understanding that once the zoning change is approved, Ivory could not be required to build to the new plan; rather, they would be free to increase density still further.

The most predictable impact of this major increase in population in this limited space will be a major increase in traffic on a very steep street, hazardous in winter, and marked departure from expectations based on existing zoning. My neighbors and I urge rejection of the proposed rezoning.

Sincerely,  
Edward J. Zipser

## Echeverria, Daniel

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**From:** THOMAS KEEN <[REDACTED]>  
**Sent:** Monday, March 1, 2021 8:54 AM  
**To:** Mayor; Wharton, Chris; Echeverria, Daniel  
**Cc:** [REDACTED] Peter Wright  
**Subject:** (EXTERNAL) COMMENTS REGARDING IVORY DEVELOPMENT APPLICATION TO REZONE 675 NORTH F STREET  
**Attachments:** COMMENTS IN REGARD TO REVISED APPLICATION OF IVORY HOMES TO REZONE 675 NORTH F STREET AND AMEND THE MASTER PLAN.docx

COMMENTS IN REGARD TO REVISED APPLICATION OF IVORY  
DEVELOPMENT TO REZONE 675 NORTH F STREET AND AMEND THE MASTER PLAN

March 1, 2020

Dear Mayor Erin Mendenhall, Council Member Wharton and Senior Planner Daniel Echeverria

My wife and I live at 415 E 12<sup>th</sup> Avenue, which abuts the Meridien Condominium property along its southern property line and is one block south of the Ivory Homes project site. **We oppose the requested rezoning.** Although it has made minor changes in its development plan, Ivory Development has not altered its initial rezoning request and all of the objections that we previously expressed on June 23, 2020 remain unaddressed. Please treat this letter as a continuing objection to the requested rezoning. We also request that you reread our June 23<sup>rd</sup> letter. Housing trends set in motion by the Covid-19 pandemic make our earlier objections even more relevant to the issue you face.

This may be Salt Lake City's last chance to avoid making a serious mistake by approving a radical, untested ***"first of its kind in Utah plan"*** (the quoted words of Christopher P. Gamvroulas, President of Ivory Development, January 26, 2021). This is a housing proposal that is so radical that it should have never gotten past initial discussions with City officials, yet the developer implies that it enjoys support from the City and is engaged in an aggressive campaign to secure full approval for the project.

As you know, the plan involves the extensive use of independent functioning ADU's coupled with a rezoning of the current FR-3 zone to a FB-UN1 zone thereby increasing the number of permitted lots. This ***"first in its kind in Utah plan"*** would permit the construction of 35 dwelling units on land originally zoned for 11 single family houses on 11 lots. The plan would convert the 11 lots to 20 through the rezoning and then incorporate ADU's within 15 of those 20 lots to produce 35 dwelling units. That is 318% of the currently permitted occupied structures on the 3.21 acre development site. While the plan is being promoted as the solution to a multigenerational housing problem, Utahans have long dealt with multigenerational housing problems by constructing separate living areas, often including kitchens and separate entrances, within the footprint of their existing homes. Many of the larger homes in the Greater Avenues area include these separate areas. Ivory Development could do the same thing without any rezoning. But the dwelling units in ***"the first of its kind in Utah plan"*** have been designed to assure that the purchaser of a principal residence need not worry about living with other generations of their family. The ADU's are fully independent of the principal residences in all respects and are really rental units, just like those being built elsewhere throughout the City. And, because they are fully independent, they result in the principal residences being reduced in size and require the dedication of large surface areas of the development site for duplicative driveway, parking and other functions dictated by their independence. So, what is gained in terms of the number of dwelling units is lost in terms of outdoor amenities, open space and quality of life considerations for occupants of all the dwelling units and even their neighbors outside the development area. There may be other areas of the City where a ***"first of its kind in Utah plan"*** would be appropriate, but this site has some unique attributes which make it particularly inappropriate. It is not within easy access to public transportation, employment opportunities, retail shopping, recreational areas or other of the requisite preconditions for this type of development. This is a neighborhood that requires the use of automobile transportation.

Moreover, the development site is only a few hundred feet from a wildlife area consisting of thousands of acres. Ivory Development completely ignores this fact, though it did secure a token environmental study

which is confined only to the 3.21 acre site. Not surprisingly, it showed no adverse environmental concerns with the proposed development. The site has been denuded of all vegetation, except for a few mature trees, fewer trees than we have on our own .25 acre lot. The wildlife that SWCA Environmental Consultants could not find on the denuded site are alive and well in our neighborhood, one block to the south of the studied site. There they can be found daily, feasting on insects, pine nuts, vegetation and occasionally one another. These include species that migrate to and from City Creek Canyon. They merely need to cross the empty development site to find food and shelter, something that would be made difficult as a consequence of the *“first of its kind in Utah plan”*.

It's no wonder that this proposal has aroused widespread opposition, not only throughout the Greater Avenues, but throughout the City. If approved by the City this *“first of its kind in Utah plan”* would create a precedent for a similar corruption of existing zoning and housing patterns throughout the City. How did we get here? The plan exposes to public scrutiny for the first time that an aggressive exploitation of the ADU concept, coupled with a more favorable zoning status, could result in a multi-unit residential site morphing into one with 3 times the number of previously permitted dwelling units. This was certainly not understood by the general public, or perhaps even ADU housing advocates, when the recently adopted ADU legislation was under consideration. For example, Jake Young, planning manager for Salt Lake County and a strong advocate for ADU's was quoted in a September 1, 2019 Salt Lake Tribune article as follows:

*“It's one unit at a time...It's not a subdivision or an apartment complex of 200 units. [They] have little impact on actual neighborhoods and streets. They often blend in and are unnoticed”*

Was he unaware of the potential for this *“first of its kind in Utah plan”*, or was this part of an effort to allay the public's natural concern for the impact of a new law affecting their homes and neighborhoods?

There is nothing in the ADU ordinance itself or the “Build An ADU, Guide To Accessory Dwelling Units” published by the City that suggests the possibility of incorporating ADU’s into a multi-lot development. Whatever the City officials thought at the time, the public was never made aware that such a development could be done and, even more shocking, that it could be done in combination with a rezoning of the sort proposed here by Ivory Development. Since there was no public awareness of this prospect prior to the adoption of the ADU ordinance, the “*first of its kind in Utah plan*” is a first in more ways than one.

Ivory Development would like you to believe that opposition to the development plan is, in part, a case of NIMBYism. Professor Nelson was obliging enough to refer to this phenomenon in his September 28, 2020 opinion and even provided a footnote citation in support of this supposed obstacle to the proposed development. But, this is a project that is opposed by citizens living throughout the Greater Avenues. That’s a big, diverse, sophisticated, well educated, liberal neighborhood! Mere allegations of NIMBYism can’t be used to denigrate and dismiss all opposition to change. In fact, what the “*first of its kind in Utah plan*” is facing is really an informed electorate, and democratic control is still the ultimate test that developers, and even well intended housing experts and public officials, must meet.

The NIMBYism suggestion is particularly galling to those of us who are immediate neighbors of the proposed development. The redevelopment of the former sites of the Children’s and VA Hospitals which began in the 1990’s has taken nearly 35 years and is only now nearing a conclusion. To this point it has been challenging for developers and purchasers of residences. Many of the initial developers were undercapitalized and the site required the construction of expensive infrastructure, including private streets. A particularly serious challenge was created by the historic VA Hospital and its Annex. The residents of the Greater Avenues area, the City itself and the initial developers wanted to restore and readapt the building to residential use. Meanwhile, construction of single family homes began on the parts of the overall development area which were suitable for new residential development. This was done in accordance with the applicable FR-3/12000 zoning, but sales and construction progress was slow. Prospective purchasers had to suspend their understandable disbelief that the VA Hospital and Annex could be successfully restored and

readapted to residential use. Those of us who purchased homes in the Capitol Park Subdivision took large financial and other risks when we committed to make our homes in this area. Eventually, in the mid 1990's, conditional RMF-35 zoning approval was given to the VA Hospital and Annex site, but finding a sufficiently capitalized developer and addressing myriad construction, infrastructure, planning, lot split, legal and financing issues still lay ahead. Ivory Development has now acquired the last remaining portion of the overall development site, including access to infrastructure that was created by the efforts, investments and risk taking of others over the previous 35 years. It seeks to build an overly dense, environmentally insensitive “*first in Utah*” collection of “*cottages*” at the principal entrance and gateway to a system of private streets created and maintained largely by others, including the Meridien Condominiums, the Wright Building Condominium and the Capitol Park Home Owners Association. **Yes, this is our yard, but it's our front yard!**

In considering the Ivory Development Proposal, the City should address this question....What would have happened if the Ivory Development “*first of its kind in Utah plan*” came first, rather than last? Would the Meridien and Wright Buildings have been saved and redeveloped? Would the houses throughout the Capitol Park Subdivision exist in the form they do today? Would this area of the City be as attractive to families? Would the tax revenues of the City be enhanced? Would the Avenues be a better neighborhood in which to live? Ironically, if approved by the City, the precedent which would be created by the “*first of its kind in Utah plan*”, and the process of its approval, may make it harder to get a second of its kind.

Thomas W. Keen and Lynn A. Keen

415 E. 12<sup>th</sup> Ave., Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** JUDY DENCKER <[REDACTED]>  
**Sent:** Sunday, February 28, 2021 2:17 PM  
**To:** [REDACTED] Echeverria, Daniel  
**Subject:** (EXTERNAL) POAZC 13th and "F" St.  
**Importance:** High

Chris and Daniel –

The purpose of this email is to reaffirm my position on the Ivory request for a zoning change at 13<sup>th</sup> Ave and "F" Streets.

I am still dead set against a zoning change to this parcel of land. Neither of Ivory's proposals fit in with the existing neighborhood. Based on what I have seen via marketing signs placed at 13<sup>th</sup> and "F" Streets, Ivory does not intend to really fit in with the existing neighborhood.

I see that Ivory reportedly presented a traffic study. Of course, results to their study by [REDACTED] shows no impact, or nothing to worry about. My question to you as my representatives is, IS the City going to do a traffic survey? A traffic survey used to be one of the "go-to" things that needed to be done before any such huge change was even considered. I hope that a City survey would at least be impartial and factual.

Also, has anyone from our Fire Department been asked for an impact study? If not, why not? If so, what are the results? A huge concern is the vulnerability of the entire area of the avenues to wildfire. Ivory's proposal would expose more structures and people to either human or natural caused wildfire. With the proposed increase in density, I'd hate to see folks from North Point crowded out of their egress by the "no real impact" of the dense home placement on the land, in the event of a need to evacuate the area in a fire situation.

I will continue to speak against this zoning change idea. It is wrong. It does not belong in this neighborhood on such a small parcel.

Salt Lake City is losing its character and charm at an alarming rate. Every corner has become a high density apartment building with no apparent end in sight. You gentlemen, as our elected and appointed officials, have the obligation to protect our neighborhood and our property values. By supporting/allowing this type of uncontrolled dense development is not protecting our existing properties and our neighborhood's unique character.

Thank you for your time reading this.

Judy Dencker  
475 13<sup>th</sup> Avenue  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Jill Kinney <[REDACTED]>  
**Sent:** Friday, February 26, 2021 10:17 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes Rezoning Petition

Daniel Echeverria  
Senior Planner  
SLC Planning Division

RE: Ivory Homes Proposal to Re-Zone 675 N. F Street, SLC

Mr. Echeverria:

I have reviewed Ivory Homes' latest proposal to re-zone the property located at 675 North F Street and believe that their current proposal, like their original proposal, would create a development project that is still too dense for this section of the Avenues, particularly since this parcel of land is currently, and correctly in my opinion, zoned as a Foothills Residential property. Ivory's plan is to build 35 dwelling units on only 3.2 acres of land which is a dramatic increase from the 11 or 12 homes that would be allowed under the current zoning ordinance and does not fit the character of this established neighborhood. The need for affordable housing in Salt Lake City is well documented but rezoning a parcel of property in the City's precious foothills to me seems reckless and irresponsible. In addition, there is no indication that the price of these homes will fall into the "affordable" category and are not near the type of services (primarily transit and shopping) that appear to typically drive the development of affordable homes.

I am concerned about the increase in traffic that these homes would no doubt produce — by my estimation up to 70 additional cars — and the associated increase in pollution should not be dismissed by the City. I would suggest that doing a traffic study during the onset of COVID last year was not a good idea either as traffic at that time was significantly reduced. And . . . what does the Fire Department have to say about cramming so many homes into such a small area? With wildfires becoming an even more common occurrence in the Salt Lake Valley, fire safety should also be a priority when determining whether a rezoning of this property is in the best interests of all involved. I would also mention that with this many dwellings, there will be very little green space and a loss of wildlife habitat which is an important reason why zoning for foothills properties was created in the first place.

As mentioned, Ivory's proposal does not fit the character of our established neighborhood and the current zoning laws are designed to balance the need for additional housing with the negative consequences of "urban sprawl." Please consider these arguments in your recommendation to City Council as Ivory's proposal is designed to only increase their profits on this investment. I am also extremely disappointed that Ivory has already posted signage on the corner of this property advertising more homes than what current zoning would allow. Just this morning I received an email from Ivory Homes advertising "A proposed new housing community . . ." It concerns me that they have already been given indications by someone that their latest proposal has been given a wink and a nod that it will be approved. If that is true, I am truly disappointed.

Respectfully,

Jill Kinney  
461 E 13th Avenue  
SLC, UT 84103

## Echeverria, Daniel

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**From:** Nancy Schmidt <[REDACTED]>  
**Sent:** Friday, February 26, 2021 10:16 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) NO Rezoning at 675 North F Street

Dear Mr. Echeverria,

I am again writing to let you know that I am still as strongly opposed as before to the Ivory Homes reapplication to build 20 homes at the above address. I have looked over the proposed plans and I have concluded that there is very little improvement from the original. Decreasing homes from 25 to 20 doesn't even begin to ease my concerns for our very quiet neighborhood. To me this is so negligible an improvement that it seems to me to be no improvement at all. Going from as many as 90 cars total to 65 may look good on paper, but it would do very little ease the congestion on Capitol Park Avenue, a private and quiet road. Giving access off F Street to the private homes again does nothing to ease the general neighborhood traffic. I again repeat my earlier point that this is NOT a walkable urban area, which seems to be one of Ivory's selling points. There is only one bus that is within walking distance, which runs once an hour. The Smith's complex is a 7 block walk, but I challenge anyone to trudge up the steep hill lugging groceries without deciding to never again attempt it. Additionally, these will NOT be affordable urban homes for most people, so the only advantage I can see from this plan is that it will be a big money-maker for Ivory Homes. It will NOT improve the neighborhood, will NOT be a walkable urban development, and will NOT be an affordable alternative for most people. Rezoning from FR-3 to NB-UN1 should NOT be allowed. Please help us preserve our quiet and unique Avenues neighborhood so future generations can enjoy it as much as we do.

Thank you for your consideration.

Nancy Schmidt  
344 Charity Cove  
Salt Lake City, UT 84103

**Echeverria, Daniel**

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**From:** LEO CYNTHIA SOTIRIOU <[REDACTED]>  
**Sent:** Friday, February 26, 2021 10:04 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory development

Dear Mr. Echeverria,

The zone change that Ivory Homes is trying to pass would be very detrimental!!!! Ivory Homes is trying to pack way too many homes in an area that cannot handle the traffic and pollution.

11th Avenue, F Street, and Capitol Park roads are too narrow and dangerous to cope with the traffic from the number of homes Ivory is proposing.

Families who have built homes in this area have followed zoning rules that allow only so many homes to be built.

Ivory Homes should be held to the same zoning rules!!

Sincerely,

Leo and Cynthia Sotiriou  
320 East Capitol Park Avenue  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Robbin Sowinski <[REDACTED]>  
**Sent:** Thursday, February 25, 2021 9:22 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; Alan Hayes  
**Subject:** (EXTERNAL) Opposed to Ivory Homes rezone in the Avenues

Daniel,

I am opposed to the Ivory Homes rezone in the Avenues and I appreciate you listening to my concerns.

I do not believe we should sacrifice our beautiful community for the economic benefit of one company. Why are we even considering selling out to appease this company?

The proposed rezone is too dense, stuffing 35 units into a space meant for far fewer. In addition the neighborhood is not built to handle the additional vehicle traffic, which will create a safety issue for walkers and bikers.

Please don't ruin our neighborhood for a company who has no long term interest - only to grab their single payday.

Robbin Sowinski  
811 Northcrest Dr  
[REDACTED]

## Echeverria, Daniel

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**From:** Kelly <[REDACTED]>  
**Sent:** Thursday, February 25, 2021 4:34 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 F Street

I am a 20+ year resident of the Avenues. I am completely opposed to the proposed zone change at 675 F Street. What is the point of having zones if every time a developer wants to make some more money the zone gets changed? Ivory Hones bought the property with the current number of allowable dwellings - leave it at that. We already have traffic issues and speeding problems in the Avenues we don't need more vehicles. It also sets a precedent for future developments. NO re-zone. There is no compelling argument for the re-zone other than more profit. That isn't a good enough reason.

My best,  
Kelly Stevens

## Echeverria, Daniel

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**From:** joan clissold <[REDACTED]>  
**Sent:** Thursday, February 25, 2021 4:23 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) OPPOSITION TO IVORY HOMES ZONING REQUEST

TO DANIEL ECHEVERRIA  
FROM JOAN OKELBERRY CLISSOLD

- . I am a life-long resident of the Avenues, having grown up on 7th Avenue and B Street and now live on 17th Avenue.
- . Our family was very involved in the building and, later, the demolition of the Primary Children's Hospital.
- . We felt it was an appropriate use of the hospital land when a neighborhood of homes was built in keeping with the tradition of the Avenues.
- . I fully expected that the remaining three acres of open land in the area would be developed in a similar way.
- . Instead, we have Ivory Homes attempting to rezone the area for dense housing which not in keeping with the neighborhood nor the Avenues.
- . A change in zoning is inappropriate and uncalled for, since there is no need for new zoning. This is not an area that is experiencing large growth or commercialization, where, in some cases, re-zoning is needed, such as the Sugarhouse area where new projects have recently been rezoned.
- . It is blatantly clear that Ivory Homes is after a maximum profit from this land, in the face of almost 100% opposition from area residents. How sad that their business ethics have sunk to this level. Grandpa Ellis would be embarrassed and Clark should be ashamed of this obvious money grab.
- . I attend the SLC Planning Division meetings as well as the Historic Landmark Commission meetings and have a pretty good understanding of the needs for changes in zoning in some areas of the city. The Avenues is not one of those areas.

Thanks for listening.

## Echeverria, Daniel

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**From:** J. Burley Wolfe <[REDACTED]>  
**Sent:** Thursday, February 25, 2021 2:26 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) No Ivory Rezone

Hi Mr. Echeverria,

We hope this email finds you well.

We have been residents in the avenues for many years.

We walk by this "Ivory" parcel of land on F Street seven days a week every week. Golden Eagles have used these trees for perches, Northern Flickers fly it regularly, and an owl hoots from this small parcel. These are some of the oldest trees in the area.

We do not support the building of 35 units here. We think adding 70+ cars coming and going out of this area will be detrimental to the area- for humans and wildlife both.

Please don't approve this.

Thank you, we appreciate your immediate attention to this important matter.

Sincerely yours,

Jayla and Doug Wolfe  
685 Aloha Rd

**Echeverria, Daniel**

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**From:** Henry and Annegrey Scott <[REDACTED]>  
**Sent:** Thursday, February 25, 2021 11:50 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) OPPOSITION REZONE: IVORY HOME DEVELOPMENT MUST BE STOPPED!

**Daniel,**

**Both my husband and I are opposed to the rezone for many reasons:**

- 1. The January 2021 proposed site plan under FB\_UN1 will be squeezing 35 units into a lot not big enough to tastefully handle that amount of housing.**
- 2. The 35 units will bring additional traffic with many issues for walkers, bikers, and students walking to school.**
- 3. Currently the developer is not constrained to the proposed plan and without an agreement the zoning can be changed and the developer can take advantage of this once again.**
- 4. The 35 units leave very little green space and do not reflect the current appreciation of the environment surrounding the neighborhood.**
- 5. With 35 units there will be less wildlife to wonder around these beautiful neighborhoods.**

We could go on and on, but this is a precious part of the Avenues and we will continue to fight for it to remain a wonderful open place to live, walk and protect our students.

Thank you for your time and I hope you realize the quality of life here at the Avenues will truly suffer in the hands of this developer.

We have loved living here for the past 10 years because of all the greenery and wildlife - we can't imagine developers coming in and overbuilding to destroy the current serenity of the neighborhood.

*Annegrey & Henry Scott*

Meridien Residents

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Thursday, February 25, 2021 11:02 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Re: 675 N F Street Rezone Application Update - SLC Planning Division

Daniel,

As you know most all of our neighbors oppose a Ivory re-zone at the top of F Street.  
So please, please NO Ivory re zone at the top of F Street.

One block away on G Street,

Alan Yorgason and neighbors

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## Echeverria, Daniel

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**From:** Peter Wright <[REDACTED]>  
**Sent:** Thursday, February 25, 2021 10:08 AM  
**To:** Mayor; Wharton, Chris; Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes Application to Rezone 675 North F Street  
**Attachments:** Prof. Nelson Critique (2).docx

Please find attached a letter regarding Professor Nelson's Letter of Recommendation relating to the above application.

25th February 2021

To. Mayor Erin Mendenhall, Council Member Chris Wharton, Senior Planner Daniel Echeverria

**RE: Ivory Homes Petition to Rezone 675 North F Street.**  
**Professor Nelson's Letter of Recommendation. Appendix N**

I would like to comment on the letter of recommendation by Professor Nelson dated September 28, 2020 and included in the Ivory Homes package filed with the Planning Division on January 26, 2021 as Appendix N.

While much of the general discussion presented by Professor Nelson regarding demographics and the City's housing needs is no doubt correct, when it comes to the specifics concerning this particular project and location, the majority of the facts Professor Nelson used in his analysis are wrong, leading to completely erroneous conclusions.

It is very clear that Professor Nelson has not done his homework and does not understand the local environment pertaining to this project. What a pity academics don't bother to talk to local residents who actually understand far more than they are given credit for.

Let's look at some of the errors in Professor Nelson's paper :

**1) In Section A Page 2, paragraph 1 Professor Nelson wrote :**

*" Capital Park Cottages is proposed to include 20 residential homes occupying 3.21 net acres of land resulting in a density of 6.23 homes per acre. This is consistent with the abutting properties on the south,north and east of the subject property."*

a)The current zoning for 675 North F Street is FR-3 12,000. Enacted in 1995 this zoning prescribes a minimum lot size of 12,000 sq ft with single family detached residences, in order to limit development in this sensitive foothills environment. This equates to a density of 3.63 dwellings per acre

b) Ivory's latest proposal has 20 lots each with a single family home,15 of these have ADU's for a total of 35 dwellings. The density is therefore 10.9 dwellings per acre not 6.23. Professor Nelson pretends that an ADU is not a dwelling which it clearly is as it can contain an entirely different household with its own people, address, utilities and automobiles.

c) To the north of the plot is Northpoint Estates. Constructed in the mid 1980's, before FR-3 zoning was enacted, Northpoint has 49 homes on 13.28 acres for a density of 3.69 dwellings per acre. This is broadly in line with that required by FR-3 zoning and around one third of Ivory's proposed density.

d) To the east the zoning is SR-1A not FR-3 as pertains to 675 North F Street. Housing in this zone generally predates FR-3 zoning and is mostly a mix of single family homes and duplexes. While of mixed density in terms of dwellings per acre it is on average of lesser density than Ivory's proposal with far larger front setbacks.

e) To the south is The Meridien and The Wright Building, formally known as The Annex. These buildings zoned RMF-35 are condominium conversions of the old Veterans Administration Hospital and are the only exceptions made to FR-3 in the immediate area. It should be noted that this exception was made to preserve a beautiful, historic neo classical building listed on The Historic Register of Places, not for a new construction. The conversion to condominiums in 2006 was done under a Development Agreement with the City which limited the number of units in the Meridien to 29 and the Wright Building to 7, for a total of 36.

The Meriden/Wright buildings sit on 5.66 acres giving a permitted density of 6.36 dwellings per acre. Since construction a number of units have been combined such that the actual number of residences is 30 for a density of 5.3 dwellings per acre. While this exceeds the FR-3 requirement it is approximately half that proposed by Ivory.

(Note. All density measurements are made including roads in the individual plot acreage, which is the fairest method of comparison)

Regrettably every fact in the above statement by Professor Nelson is wrong, Ivory's density is not, "... *consistent with the abutting properties to the south, north and east of the subject property.*"

This is likely a result of relying on data provided by Ivory, since the same errors are repeated in Appendix G Surrounding Zoning Designations and Land Uses, prepared by Ivory.

Deliberately or otherwise both Ivory and Professor Nelson seek to portray the surrounding properties as being of far greater density than they are in order to justify Ivory's overly dense development.

## **2) Section B pages 4 to 7**

Much of Professor Nelsons analysis here is founded on the premise that the location of this plot is in a "walkable" area of the city ie. that it is close to amenities, mass transit, places of work, shops, churches, restaurants and places of entertainment etc. and that residents will not require private cars for transportation. This is incorrect and anyone living here knows that.

### Amenities and Topography

675 F Street sits at the top of F Street, 13 blocks and 1.1 miles up from South Temple. The grade on F Street and much of the Avenues is extremely steep, making cycling or walking difficult in summer and close to impossible in winter when sidewalks are snow covered and roadways slick. Walking or cycling the approximately 2 miles each way, to and from the city center is not practical and few to none do so on a regular basis. The area has few amenities closeby, the nearest supermarket is Smiths on 6th Avenue, seven blocks down a very steep grade - no one living here walks to Smiths for their shopping, carrying heavy shopping bags up F Street from Smiths is not done, the grade is too severe.

There is only one restaurant within walking distance, Avenues Proper on 8th Avenue and the only sizable work opportunities within walking distance are at the LDS Hospital and Smiths, however, we doubt many employees at Smiths could afford the price of Ivory's houses, which according to Ivory will start at \$800,000.

### Public Transport Options

Public transport at this location is minimal, there is one bus route, Professor Nelson mistakenly states there are two. The only bus service is the No.11 bus that currently runs once every hour, this was every half hour pre Covid but UTA have no plans to change the current schedule. Service stops at around 7-30 pm and there is no weekend or holiday service. Also in snow conditions buses are often re-routed not coming above 3rd Avenue leaving this area with zero public transport. This level of service is inadequate for most people's needs and two adult families are generally forced by necessity to own and operate two private vehicles with all the attendant consequences to our environment, affordability and parking requirements. This is particularly so if both partners work, as is the case for many younger couples who are more likely to be renters.

On page 6 of his letter Professor Nelson writes;

*“.....because of close proximity to employment centers, shopping, and services, and the availability of transit. Indeed, it is entirely possible for a person or household at this location to avoid any costs associated with owning and maintaining an automobile.”*

This assertion is so ludicrous that it is laughable and shows a total lack of understanding of the nature of this steep foothills environment. Building on this incorrect assertion that residents in Ivory's development will not require car ownership Professor Nelson seeks to make a case for affordability on the rental costs of the ADU's using a combined Housing and Transportation (H&T) calculation.

Housing Cost. Professor Nelson provides an “all-in” market rate for rental of these ADU units, inclusive of utilities, taxes etc. of \$1500 per month, he gives no back up for this estimate whatsoever. We expect that this figure is low but will accept it for now.

Transportation Cost. Professor Nelson uses a total family transportation cost of \$3000 pa, a more likely number for a two adult family operating two motor vehicles is \$18,000 pa. See Growing Salt Lake City: A Five-Year Plan 2018-2022 (Page 14)

H&T Costs and Affordability. Using a low ball estimate of transportation expenses Professor Nelson calculates total H&T costs at \$21,000 pa. Correctly accounting for two car ownership would give an H&T cost of \$36,000 -1.7 X than that estimated by Professor Nelson and clearly not remotely meeting any formal definition of affordability. Even if we assume one car per family the same is true. Ivory's development will not be affordable to most Salt Lake City families either purchasers or renters.

### CONCLUSIONS

While there is much to agree with in Professor Nelson's general discussion of housing issues, specifics with regard this particular location in terms of comparative density, proximity to amenities, transportation needs, and affordability Professor Nelson's analysis is severely flawed and his conclusions incorrect. High density developments need to be in walkable sections of the City close to mass transit - this is not such a location. Ivory's application to rezone 675 North F Street should be denied.

Sorry Professor Nelson, you get a failing grade on this one.

Peter Wright  
400 E Capitol Park Avenue,  
Appt. 306,  
Salt Lake City,  
UT 84103

## Echeverria, Daniel

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**From:** Lisa Buckworth <[REDACTED]>  
**Sent:** Thursday, February 25, 2021 7:55 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes proposal in the AVENUES

No yards and very little green space. The proposal doesn't fit the character of the established neighborhood.

## Echeverria, Daniel

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**From:** Tyler Criste <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 9:19 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 N Rezone

Hello,

I would like to express my support for the Ivory Homes Rezone at 675 N F St.

We recently bought a house nearby, and experienced how challenging the Salt Lake City housing market currently is. Simply put, we need more housing in SLC generally and in the Avenues particularly.

Ivory's proposal seems like a reasonable way to increase density in the area.

Thank you,  
Tyler Criste  
781 E Northcrest Dr

## Echeverria, Daniel

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**From:** Janie Rogers <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 6:20 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues: Ivory Homes

Please do not allow Ivory Homes to build homes or apartments as proposed in the Avenues of Salt Lake City.

It would create too much traffic. We already have too much traffic with the U of U traffic driving through twice each day mostly along 11th Avenue to and from the freeway entrance and exit on 600 North.

The green area is not large enough and brings down the quality of our established neighbor. Don't let a developer make a profit on all that we residents have worked to establish over the years. This development is ill advised and would be harmful to our Avenues neighborhood.

Sincerely,  
Janie Rogerd

## Echeverria, Daniel

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**From:** Koziatek, Gina <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 5:59 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) No Ivory Homes Rezone!

Dear Daniel,

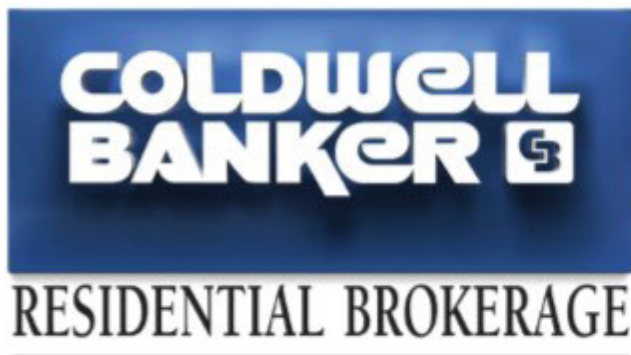
I am writing to you in strong opposition to changing the zoning on the Ivory Homes property at F Street and 13th Avenue. I am opposed for the following reasons:

1. Form Based Zoning is not appropriate for this location because of the extreme density it would allow.
2. The location is effectively a dead-end street and would require all vehicles to funnel in and out on the same street. The zoning change would allow for significantly more vehicles and the increase in traffic is inconsistent with the master plan zoning for this neighborhood.
3. Changing the zoning is a terrible precedent, especially with the goal of increasing density, and may open the floodgates for all property owners in the Avenues.

Please do not approve this unreasonable zoning change.

Respectfully,

Gina Koziatek



**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

## Echeverria, Daniel

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**From:** Lora & Michael Heathfield <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 5:11 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory homes/675 N. F St.

Daniel. Hope all is well. The plot of land is zoned for thirteen appropriate homes that fit well with ALL the other homes in the area. I truly do not understand how Ivory homes doesn't get this. How the zoning committee doesn't get this. How the seller of the land doesn't get this. Enough is enough, let him jam his "cottages" in another willing neighborhood. Thank you for your time. Michael Heathfield. 526 12th Ave.

## Echeverria, Daniel

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**From:** BRIAN RUGGLES <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 5:07 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Zoning Reapplication at 675 North F Street

Dear Mr. Echeverria,

I am a neighbor of the proposed application to rezone the property at 675 North F Street. I am strongly against Ivory's attempt to rezone this property. I am not against Ivory developing the property under the current avenues zoning laws. That would be just fine.

Ivory's attempt to rezone this piece of property to FB-UN1 would be totally out of character with its neighbors and is frankly dangerous with their proposed density for the current infrastructure. With their proposal there would be too many people and too many vehicles in a confined space, with substandard, limiting, private roads.

It seems insulting to me that they wrap their proposal up in a nice ribbon trying to justify the changes by advertising their proposal as affordable housing in a nice walking neighborhood. It is a nice neighborhood, but none of their claims about easy walking to restaurants, grocery stores, churches is true. We live in the upper avenues where the terrain is very hilly and the nearest social facilities are many blocks away and NOBODY walks to work, church or the grocery store. There is a nearby bus stop, two and a half blocks away, with bus service ever hour as long as it doesn't snow. (The snow emergency route is many blocks away.) There are no late evening buses and no service on the weekend.

Oh, and by the way, if you want to buy one of their "affordable" houses be prepared to pay 800,000 to one million dollars!

Please reject this attempt to rezone this property,

Brian Ruggles  
803 N Grandridge Drive  
Northpoint Estates

**Echeverria, Daniel**

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**From:** JOHN HOFFMANN <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 4:43 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) 675 N F street rezoning

Dear Mr Echeverria

I am writing in strong opposition to the rezoning and proposed development of 675 N F Street by Ivory homes. Our family first moved to the Avenues in 1983. We have cherished the diversity , amenities, recreation and historical significance of the Greater Avenues. The unique blend of small historical Victorian cottages, historic apartments, grand mansions and large contemporary homes makes this a one-of-a-kind neighborhood. There is NO place for the cookie-cutter monotonous development that is proposed by Ivory Homes. Even their scaled down version does not belong in this area.

The proposed development is far too dense and is unlike anything else in the Avenues. It will bring far too many additional vehicles into the neighborhood. This will pose a significant public safety risk to the walkers, cyclists, hikers and school children who enjoy this unique area every day. There is scant public and commercial development already in the Avenues with only one grocery store serving the entire greater Avenues. This development will tax these resources even more. This will also put a strain on the already inadequate public, fire and EMS resources that serve this area.

Aesthetically, this proposed development is unlike anything in the Avenues. The uniform and monotonous design of the houses and lack of green space will be an eyesore and a detriment to all the houses in the immediate area and throughout the greater Avenues.

This parcel also is environmentally unique as it is near the eastern slope of City Creek canyon. This development will endanger the deer and other wildlife that frequent this area. It will also likely force the wildlife further down into the Avenues where they will be at risk for collision with vehicles, cyclists and others.

The proposed zoning changes and development is so wrong in so many ways for Salt Lake City. To tarnish this historically significant and aesthetically unique area would be a great loss for our city. We strongly encourage you and other members of the zoning committee as well as The Salt Lake City government to oppose this development and not allow any zoning change for this parcel

Sincerely,

John Hoffmann  
504 E 13th Ave  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Peter Summerill <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 3:40 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes Rezone 675 North F Street

All:

There are insufficient safety measures in place to support increased traffic volume from Ivory Homes' request to rezone. As a resident living on 13th Avenue between F & G Streets, the impact this rezone will have on myself and my family is too large. With a conservative estimate of 2 vehicles per unit, the traffic flow will increase in a dangerous and unsafe manner. I, and my neighbors, have elementary school age children.

There are no sidewalks on 13th Avenue between F and H Streets. Yet, 13th Avenue will become a main thoroughfare for 70 vehicles traveling through the neighborhood. Many other streets in the area also lack sidewalks. Rezoning the area as proposed places children in harm's way as the traffic flows at an unacceptable volume through neighborhoods not designed to carry that load.

Ivory Homes request for rezone not only increases danger for children in these neighborhoods, the request will also ultimately require that Salt Lake City install safety features in order to restore safe driving as vehicles already travel too swiftly through the Avenues. Even without the increased traffic, [Professor Reid Ewing at the University of Utah City & Metropolitan Planning Department has already concluded that traffic calming measures are needed in order to improve safety](#). Due to increased traffic, it will only be a matter of time before the City will be compelled to install sidewalks, flat topped speed bumps, increased signage and other measures in order to reduce speeds and restore safety to the neighborhood. Ivory Homes' rezone request is nothing more than an attempt to increase their own profits at the expense of safety for the neighborhood and while increasing costs for the City with no tangible benefit to either.

Peter W. Summerill  
Attorney and Avenues Resident

## Echeverria, Daniel

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**From:** Jane Durcan LAST\_NAME <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 3:12 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) ivory homes rezone

Dear Mr Echeverria

I am writing to ask that you do not allow the zoning of 675 North F Street. There are so many downsides to this request from Ivory Homes. The development would be much too dense, allowing up to 35 dwelling units into an area I believe is zoned for 11. This would add up to 70 cars to the area which is already a busy intersection. The additional cars would create a safety issue for walkers and bikers and especially for school children going too and from school. The proposal does not allow for much green space and very little yard space at all. This is very out of character for the neighborhood. We have lived in the avenues except for one period of time that we had to leave SLC since 1983. We love the area and the feel of the neighborhood. Please do not allow this change to occur in this lovely historic neighborhood. Maybe if Ivory Homes is unable to make the profit they are clearly hoping to make by increasing the density of homes on this lot they might consider selling the land to the city for a park.

Sincerely

F. Jane Durcan  
504 E 13th Avenue

## Echeverria, Daniel

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**From:** Gayle Walker <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 2:02 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) No to ivory homes

My husband and I have lived on the avenues for the past 45 years. We both NO to the building of condensed housing. It will increase the traffic take away the wildlife habitat and the feel of the avenues uniqueness. We vote no to building more homes and yes to keeping the green spaces.

Sent from my iPhone Sent from my iPhone

## Echeverria, Daniel

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**From:** Sandra Elliott <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 9:59 AM  
**To:** Echeverria, Daniel  
**Cc:** Chris Wharton; Erin Mendenhall  
**Subject:** (EXTERNAL) Ivory Homes Avenues Re-zone

Hi Daniel,

I am a resident of Salt Lake City, Avenues/Federal Heights neighborhood. I am writing to you in regards to the Ivory Homes re-zoneing request. I am in favor of smart development and protection of our historic neighborhoods, however this proposed development plan fail's to take into consideration several of the protections under the current zoning ordinances.

This proposed plan increases dwellings in an area which is sensitive to high density development, because of its limited access to public transportation and nearby shopping. With this additional increase of dwellings, and decrease of green space our neighborhood will be impacted negatively with increased motorized travel making it less safe for bikes, walking, jogging, and other pedestrian activities. The loss of green space and increase of vehicles will also further burden our efforts to improve our air quality.

I am also concerned with the request to change the zoning which already exist's. It seems that Ivory Homes should be able to work within those constraints. Once the zoning is lifted we as residents will have less protections for future development requests, leaving the residents in charge of policing developers. I am in favor of our current zoning which provides protections for our residents and neighborhoods.

Thank you for your consideration,

Sandra Elliott  
1481 Penrose Dr.  
Salt Lake City, Utah 84103

## Echeverria, Daniel

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**From:** Patricia Davis <[REDACTED]>  
**Sent:** Tuesday, February 23, 2021 5:50 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning in avenues

Ivory Homes wants to rezone to built a dense property in the last place they should be looking for affordable housing. It will be too dense, increase traffic and change the tenor of the neighborhood. Please leave zoning in place. Thank you

Patricia Davis  
[REDACTED]

400 E Capitol Park Ave  
UNIT 403  
Salt Lake City, UT  
84103  
  
[REDACTED]

## Echeverria, Daniel

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**From:** Patrick <[REDACTED]>  
**Sent:** Tuesday, February 23, 2021 5:28 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory homes proposed redone

As a resident in the avenues who frequently walks in the area it is clear that Ivory homes proposal to rezone the property on F Street is a plan that would be disastrous. The influx of cars and limited access and egregious are alone a reason to decline the application to rezone. I'm not opposed to cleaning up the property but with reasonable usage. Please maintain the neighborhood and don't be bullied by Ivory Homes.

Thank you.

Patrick Park  
430 G Street

Sent from my iPhone

## Echeverria, Daniel

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**From:** peter stevens <[REDACTED]>  
**Sent:** Tuesday, February 23, 2021 5:24 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Just say no to Ivory proposal

2/23

Dear Mr. Echeverria,

We are categorically opposed to the “revised” Ivory Homes proposal for the residential development at 675 North F. Street. At a glance, it looks like 8 or 10 homes should be the maximum permitted. Otherwise the loss of green space, congestion, increased automobile traffic etc. would all be offensive.

Kiind regards,

Peter and Susan Stevens

## Echeverria, Daniel

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**From:** David Tanner <[REDACTED]>  
**Sent:** Tuesday, February 23, 2021 4:31 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED] David Tanner  
**Subject:** (EXTERNAL) Opposition to Ivory Homes building at 973 North F Street

Concerning the IVORY HOMES AT 973 N. F street. It is a shame that the average person doesn't have the availability to influence the planning commission as does Ivory Homes. Oh yes, contributions to election campaigns doesn't buy access to the right people. So why do itz/

Silly me. I just received a slick offering by Ivory homes in the mail today. I saw this play out in Provo during the B.Y.U. growth in the 50-60's — developers knock down a house close to campus, build a 4 or 6 plex 2 bedrooms each — 4 tenants, 16 people, 12 cars no place to put them other than the street. basement apartments rented parking on the street. Some owners tried to do this and were stopped until the correct developer showed up and then it got built. Provo still suffers from this around the campus. Will some of these end up being rented and then get run down. If these get jammed through, who then enforces the codes? They are offering these homes for sale as though the decision has been made. To my city council member, I am disappointed to see that he appears to have fallen to the real estate lobby that holds sway to bend any and all decisions at the state and local level. This without regard to the neighborhood they are playing in. The old story of mother in law apartments, low cost housing, renting out basement apartments. Always make a buck and move on to the next neighborhood to take advantage of. There is never any regard to what is left behind. Some questions that need to be asked: Off street parking on the private street? 2 car garages with mother inlaw and spouse 2 more cars where do they go. Recreational toys where do they go or do they go in the drive way making garages unusable. Are garages required to be open for the 2 cars not filled with stuff so cars in the driveway all the time. Does this development fall into any association in the neighborhood? Or is it do what ever you want. Xeroscape in the yards after Ivory leaves then off to the city again.

A concerned citizen.

David W. Tanner  
373 East Ninth Avenue  
Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Tuesday, February 23, 2021 3:56 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Opposition to Ivory rezone petition

I can't believe Ivory is attempting to once again get a zoning variance which is not in accordance with the wishes of the residents of the Avenues. We have been through this before and all I can think is that Ivory hopes if they keep it up they will get their way by wearing the residents down. Please do not think we will allow this to happen.

Once again their new plans have the following issues at a minimum.

1. Too dense. The January 2021 proposed site plan under FB-UN1 packs 35 dwelling units into a compact space
2. Will add too many cars. With 35 dwelling units, at least 70 cars could be added to an already busy intersection creating a safety issue for walkers, bikers and students walking to school.
3. Developer not constrained to proposed plan. Without a development agreement, if the zoning is changed the developer can do what they want within the limits of the new zoning.
4. No yards and very little green space. The proposal doesn't fit the character of the established neighborhood.
5. Loss of habitat. A denser development will leave less habitat for wildlife.

We strongly oppose the approval of the proposed Ivory rezone petition!

Cheryl and Robert Cook  
748 N Hilltop Road

## Echeverria, Daniel

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**From:** Andrew Bebbington <[REDACTED]>  
**Sent:** Tuesday, February 23, 2021 2:32 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes- Proposed Zoning change to double density of development at Capitol Park

Dear Mr, Echeverria,

I am a 20 year resident of the Capital Park neighborhood and I am dismayed by the request by Ivory homes for a zoning change for the development of its site in Capitol Park.

Here is a summary of why I am opposed to the zoning change:

- The current zoning permits 22 structures to be built on the land. The Ivory plan calls for 35 and the requested zoning permits for in excess of 40. To allow for such high density development would be out of character with the Avenues as a whole and is not necessitated for the developer to make an adequate profit from his development.
- The proposed zoning applied for by Ivory is for urban settings with adequate public transport not residential communities with virtually no access to public transportation.
- The impact of high volume traffic resulting from this proposed density of development would be distressing for all the surrounding neighbors and would materially impact walkers joggers and wild life in the area.
- A change of this magnitude would be precedent setting for the Avenues as a whole.

I do hope the City will take account of the overwhelming response of the Avenues community to oppose this zoning change and not grant the developer carte blanche to do as it pleases.

Best regards

Andrew Bebbington

Sent from [Mail](#) for Windows 10

**Echeverria, Daniel**

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**From:** Cynthia Walkowski <[REDACTED]>  
**Sent:** Tuesday, February 23, 2021 2:32 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes Rezone Request at 675 N. F Street

Dear Mr. Echeverria,

This letter is to make my opposition known regarding the above-referenced property. I was happy that the first zoning request was denied, but I can't see how the new proposal for development is any better than the last.

Letting this development proceed will certainly have nothing but negative impacts on our Avenues community. My specific objections are as follows:

1. The January 2021 proposed site plan under FB-UN1 packs too many dwellings into too small a space.
2. Adding 35 additional homes in this space will add at least 70+ cars to an already too busy intersection, creating a safety issue for walkers, bikers and students walking to school.
3. Ivory Homes is not constrained to the proposed plan. Without a development agreement, if the zoning is changed, the developer can do what they want within the limits of the new zoning plan.
4. The proposed development shows no space for yards and very little green space. The proposed development does not fit the character of the established neighborhood.

5. The proposed, denser development would contribute to a loss of habitat for wildlife.

I hope you will take the time to consider that this proposed development is something that a majority of residents in the Avenues Community definitely is against.

Thank you for your consideration,

Sincerely,

Cynthia Walkowski  
210 E 6th Avenue  
Salt Lake City, UT

## Echeverria, Daniel

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**From:** Linda Dean <[REDACTED]>  
**Sent:** Tuesday, February 23, 2021 1:08 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris; Mayor; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes Request to Rezone 675 N F Street  
**Attachments:** FB\_UN1 Purpose Statement (ND).docx; FB-UN1 Zoned Areas.pdf

Please find below a letter addressing the request by Ivory Homes to rezone 675 N F Street. Also attached is a map showing the locations of FB-UN1 zoning in the city.

To: Daniel Echeverria  
Senior Planner  
Planning Division  
657 N F Street Zoning Amendment Application by Ivory Homes

Ivory Homes is requesting the City approve an application to rezone 675 North F Street to FB-UN1. I would like to draw your attention to the Purpose Statement for the FB-UN1 zoning code shown below. The descriptors in this Purpose Statement bear no relationship whatsoever to 675 North F Street. To approve FB-UN1 for this location would make a complete mockery of the zoning process.

**21A.27.010: PURPOSE STATEMENT AND GENERAL PROVISIONS:**

A. Purpose Statement: The purpose of form- based districts is to create urban neighborhoods that provide the following:

1. Options in terms of shopping, dining, and fulfilling daily needs within walking distance or conveniently located near mass transit
2. Transportation options
3. Access to employment opportunities within walking distance or close to mass transit
4. Appropriately scaled buildings that respect the existing character of the neighborhood

*1)Options in terms of shopping, dining and fulfilling daily needs within walking distance or conveniently located near mass transit:*

675 N F Street is not in an urban neighborhood but in the suburban foothills close to open space near the top of the Avenues. The location is 1.1 miles up a very steep grade from South Temple and 1.8 miles from City amenities such as Harmon's or City Creek Mall. It is not a walkable urban area of the City; it has few amenities nearby and minimal transportation options. There is only one small shopping complex in the vicinity, Smith's on 6th Avenue, seven blocks downhill - no one makes the journey to Smith's on foot and returns uphill with shopping bags, the grade is too severe. There is only one restaurant nearby, Avenues Proper on 8th Avenue and even this is a stretch to walk for most people.

*2) Transportation options:*

The only transportation option is the No.11 bus which runs along 13th Avenue once per hour, ceases operation at 7 PM and does not operate on weekends or holidays. In winter the buses

are frequently rerouted to avoid slippery conditions in the steep upper Avenues streets, leaving the locale with zero public transport. It is a fact that virtually all journeys in this location are made using private automobiles with all the resultant traffic and environmental implications.

*3) Access to employment opportunities within walking distance or conveniently located to mass transit:*

The only sizable employment opportunities within walking distance are LDS Hospital which sits between 7th & 10th Avenue and Smith's on 6th Avenue. Most LDS Hospital and Smith's employees cannot afford the cost of Ivory's houses, which according to data supplied by Ivory, will start at \$800,000. ADU rental costs will be equally unaffordable.

*4) Appropriately scaled buildings that respect the existing character of the neighborhood:*

The buildings proposed by Ivory in their latest concept plan are not appropriately scaled and do not fit with existing development in the vicinity of 675 North F Street. The current concept plan has 20 lots with 35 dwellings on a plot of land that under current FR-3 zoning would have 11 lots with a maximum of 22 dwellings. Under FR-3 the minimum lot size is 12,000 sq ft, FB-UN1 is totally different; multiple building forms are permitted with lot sizes as low as 1500 sq ft. This is a highly dense zoning code intended for use in urban settings, not in a sensitive foothill location.

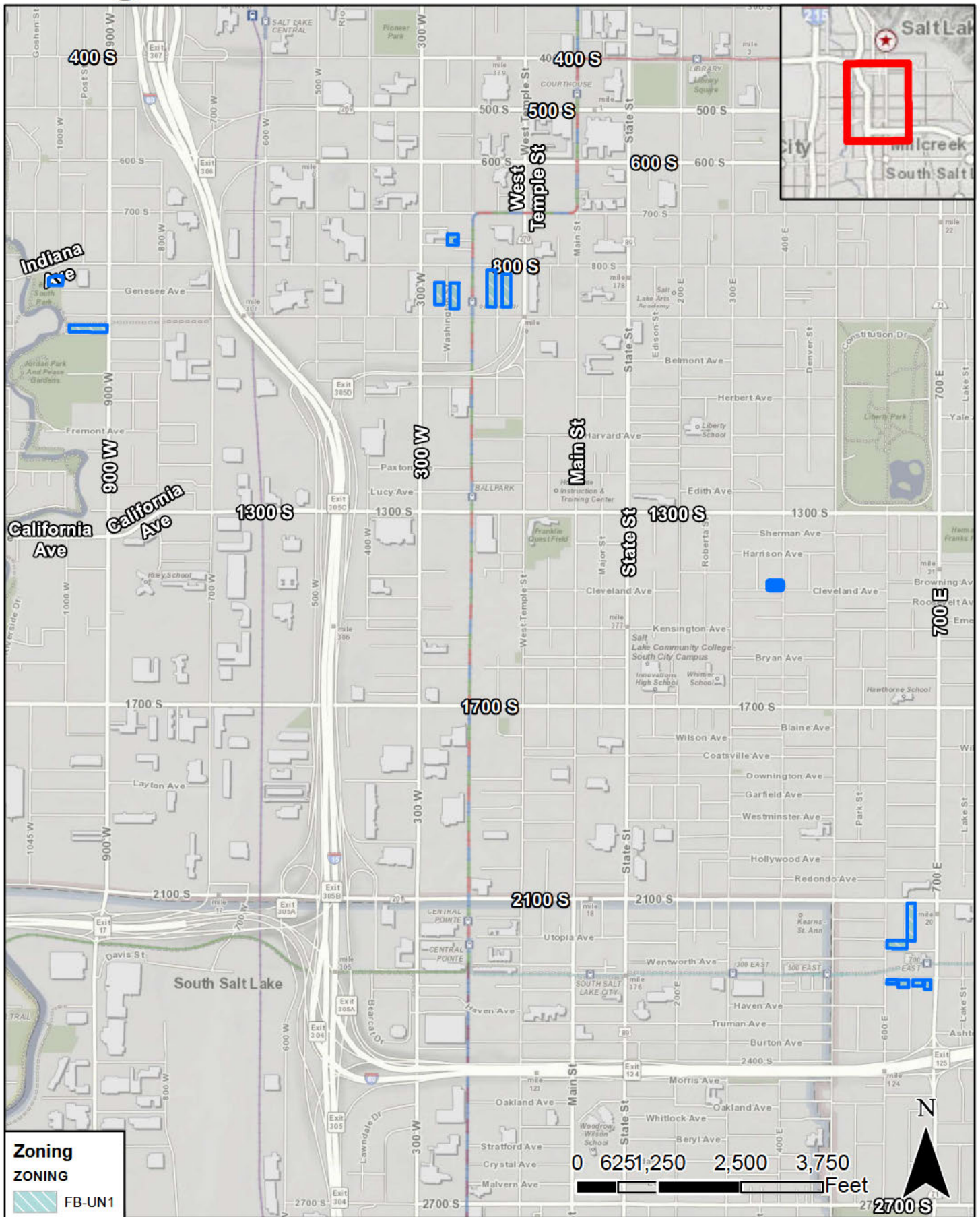
As can be seen from the FB-UN1 Purpose Statement, there is no fit between the location and the requested zoning change. The location does not have the infrastructure to support such a dense urban development. A jump from current FR-3 zoning to FB-UN1 is a huge and unnecessary leap. I have attached a map showing the locations of FB-UN1 zoning in the city. All of the properties developed under the FB-UN1 zoning have been in flat, urban, walkable areas of the city close to TRAX and the S LINE.

Ivory does not need to rezone 675 N F Street to build ADU's; they can do so under the FR-3 zoning. Ivory's primary reason for changing the zoning to FB-UN1 is to make even more money with a dense development of an upper avenues foothill property.

We respectfully request that Ivory's application to rezone this property be denied.

Linda Dean  
Greater Avenues Resident

## Zoning



## Echeverria, Daniel

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**From:** Ruth Ann Hamilton <[REDACTED]>  
**Sent:** Tuesday, February 23, 2021 10:05 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory home development off of F street in avenues

I have been told the Planning Committee is considering a zone change in the Avenues requested by the influential Ivory Homes Company, for the large lot on top of F street to multiple housing with mother in law separate units. PLEASE do not approve the zone change. My concern is that it will change the unique character of the Avenues and cause a parking and traffic nightmare around the development. The proposed development, unlike the Meridian and North Point developments, has NO guest parking which means guests including those renting the mother in law units will have to park on the public streets. Street parking interferes with snow plowing, not to mention how unattractive it will be to have multiple cars parked on the surrounding narrow quiet streets which could be a problem for homes in the area to have cars parking in front of their homes., . Many mother in law units will most likely be converted into AIRBNBS which will cause many other problems and again change the current quiet family friendly neighborhood. Also the increase in traffic will cause risks to our children.

Thank you for your attention to this matter.

Ruth Ann Hamilton (385 E 12th Ave.)

Sent from my iPad

## Echeverria, Daniel

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**From:** Sally Brunken <[REDACTED]>  
**Sent:** Tuesday, February 23, 2021 9:50 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) IVORY HOMES RE-zone

Mr. Echeverria. Senior Planner,

This e-mail is to state I am against the Ivory Homes Re-zone. This makes no sense for several reasons. Mainly does not fit the area of mostly million dollar homes but most bothering is too many cars in this area. Probably 40 and probably more cars and then they want to put apts they can rent in the basement also developer not constrained to proposed plan. Zoning should stay the same. We have said no to this before. Please do not allow this. We already have said no once.

Johanna Brunken  
341 E. Charity Cove  
Salt Lake City, Ut 84103

**Echeverria, Daniel**

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**From:** Nowsc <[REDACTED]>  
**Sent:** Monday, February 22, 2021 11:39 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) That abortion in the avenues...

**I am a writing to tell you that we do not want this Condominium thing built on F St. it's too crowded here, etc., etc. and we don't want your project. I am a fight, speaking in the vernacular  
– – Harald Illig**

## Echeverria, Daniel

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**From:** Alice Ray <[REDACTED]>  
**Sent:** Monday, February 22, 2021 9:32 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Objection to Avenues rezoning (675 N F St)

Dear Sir

We are writing to object to the proposed rezoning, requested by Ivory Homes.

We are so sad that this is being proposed by the developer - it will cram so many houses onto that small plot of land, adding a significant amount of traffic to the area and it is totally not in keeping with the neighborhood.

Please don't let this happen

Alice and Andrew Ray

290 E Penny PArade Drive, SLC, 84103

## Echeverria, Daniel

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**From:** Lynn Keenan <[REDACTED]>  
**Sent:** Monday, February 22, 2021 9:25 PM  
**To:** Mayor; Echeverria, Daniel; Wharton, Chris  
**Subject:** (EXTERNAL) Ivory Homes

Dear Mayor Mendenhall, Daniel, and Chris,

This represents the pure hubris by Ivory.

Lynn M Keenan MD



Sent from my iPhone

**Echeverria, Daniel**

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**From:** Alan Hayes <[REDACTED]>  
**Sent:** Monday, February 22, 2021 7:48 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Leave some room for wildlife. In opposition to Ivory's proposed rezone of 675 N. F Street.  
**Attachments:** Leave room for wildlife.docx

Dear Mr. Echeverria,  
cc: Ms. Mendenhall and Mr. Wharton

Please add the attached letter to the public record in opposition to Ivory's proposed rezone of 675 N. F Street.

Sincerely,  
Alan B. Hayes

Dear Mr. Echeverria,

I am writing in opposition to the application by Ivory Homes to rezone the plot of land at 675 North F Street from FR-3 to FB-UN1.

One of the very enjoyable aspects of living in the upper Avenues is the fact that we live among so much wildlife. We have many birds in the area and there are quite a few people who enjoy watching and identifying birds in the Northpoint condo complex where I live. We are very fortunate to have a red-tailed hawk family that nests in a Norway spruce a little west from the subject property. The neighbors attest that this red-tailed hawk lineage has nested in this and an adjacent tree for the last twenty years at least. They hatched four chicks in 2020, I am told, and I saw three fledglings cavorting prominently in this neighborhood for several weeks after learning to fly. Although their nest is very well hidden, I frequently see them flying or roosting nearby and I even more frequently hear their distinctive calls from the nest or nearby trees. Perhaps you are aware that when you see bald eagles in movies and videos, the soundtrack typically features the call of the red-tailed hawk because it is so much more iconic than that of the bald eagle. A few years back a red-tailed hawk family had an active nest in an elm tree in the subject plot. This picture was taken from just inside the Northpoint gate by Ed Zipser.



Although Ivory went to the expense to get a wildlife study done and even brought SWCA Environmental Consultants back for a second site visit in August (Appendix L), the consultants did not query local residents who could have told them exactly where the active nest is located.

We occasionally see great horned owls after dark and often hear their female to male duets who-who-whoing in the night. Last summer a neighbor pointed out a small hole in a maple tree's dead branch that housed a clutch of tiny baby woodpeckers. When the mother arrived with food, they set up quite a clamor and poked their tiny heads out seeking to be first to be fed.

We also have deer walking through the complex on a frequent basis. Last summer I was standing in my driveway talking on the phone to my neighbor about the Ivory proposal when a handsome buck, whom I've seen a couple times before, walked calmly down the street within 15 feet of me. I have included a picture of this buck at the border between Northpoint and the subject plot that I took at about that time. Note that there is an intentional opening in the fence. This 'deer door' is deliberately there to allow animals, mostly deer, to be able to traverse the Northpoint property.



I think it's very clear that we put people's priorities first in the city, but also important is that we don't forget that the foothills are an interface where the natural world coexists with us very prominently. You probably saw the articles that came out in early 2020 concerning the Science paper that provided strong evidence that we have lost about a quarter of our wild bird population in the United States and Canada since 1970. I think we are all in general agreement that we should do whatever we can to help sustain the natural world. We are not separate from this; we are a part of this world and we live and die with nature.

I understand that housing needs and economic imperative dictate that this plot will be developed. However, I think the density of the development that Ivory Homes proposes to put on this land leaves precious little room for wildlife in this sensitive location. I think a change of zoning to Form Based Urban Neighborhood (FB-UN1) would be a bad decision by the city. This level of building density is entirely out of character with this location whose western boundary is less than two city blocks in distance from the City Creek Natural Area.

Sincerely,  
Alan B. Hayes  
793 Northpoint Court  
Salt Lake City, UT 84103

## Echeverria, Daniel

---

**From:** Alan Hayes <[REDACTED]>  
**Sent:** Monday, February 22, 2021 7:48 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Rezone to FB-UN1 is ill advised. In opposition to the rezone of 675 N. F Street  
**Attachments:** Rezone to FB-UN1 is ill advised.docx

Dear Mr. Echeverria,  
cc: Ms. Mendenhall and Mr. Wharton

Please add the attached letter to the public record in opposition to Ivory's proposed rezone of 675 N. F Street.

Sincerely,  
Alan B. Hayes

Dear Mr. Echeverria,

I am writing in opposition to the application by Ivory Homes to rezone the plot of land at 675 North F Street from FR-3 to FB-UN1.

Ivory Homes' January 2021 site proposal envisions putting 20 homes and 15 ADUs in this 3.2 acre plot. They could also add ADUs to the F Street custom houses to up this total; Mr. Gamvroulos stated that they would do this at the GACC meeting last summer, although there is nothing in the written submission to indicate this.

The current FR-3 zoning is much more consistent with this location and neighborhood. There are many good arguments for this viewpoint, but I wish to concentrate on only a couple at present. Under the current zoning 11 houses could be built in this plot and each of those houses could have an ADU, based on the October 2018 ordinance that was passed by the City Council. This allows for up to 22 separate dwelling units on this parcel. ADUs that are part of the primary structure can be as large as 50% of the primary home, excluding garages.

In the absence of a development agreement, and I am told that the city eschews development agreements whenever possible, rezoning this 3.2 acre plot of land to FB-UN1 leaves a tremendous amount of leeway for a developer. The Ivory Homes site proposal is already out of character with the residential quality of the neighborhood and a change to this new zoning would open the door for either Ivory or another developer, to whom they could sell this plot, the leeway to develop right up to the brink of what is allowed in FB-UN1, a zoning level that is clearly more attuned to a much more urban setting.

If one reads the purpose statement of the FB-UN1 zone, it is aimed at urban settings that are within walking distance of jobs, transportation, and amenities. Looking on a two-dimensional map, this location may seem walkable, but the reality is the top of F Street is a very steep climb from South Temple. Only the determined and fit will be walking to work to downtown Salt Lake City. And yes, there is a UTA bus Route 11 nearby, but it does not run on weekends and it does not run above 3<sup>rd</sup> Avenue when the Avenues are snowy and slippery. A person could not depend upon this service to avoid needing an automobile.

It seems to me that the best way to keep the development of this plot of land under reasonable control is to retain this property under the FR-3 zone. This is sensitive foothills land and it should not be overdeveloped for short-term gain.

Sincerely,  
Alan B. Hayes  
793 Northpoint Ct.  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Scott Young <[REDACTED]>  
**Sent:** Monday, February 22, 2021 6:36 PM  
**To:** Echeverria, Daniel  
**Cc:** Scott Young  
**Subject:** (EXTERNAL) RE: 675 N F Street Rezone Application Update - SLC Planning Division  
**Attachments:** Ivory Flyer.pdf

Dear Mr. Echeverria:

My wife and I are residents of the Avenues in close proximity to 675 North F Street and we strongly oppose Ivory Homes Application to re-zone that property for a variety of reasons.

First, the property is currently zoned FR-3, which allows up to 11 single family lots with detached Accessory Dwelling Units. Ivory's initial proposal for the property was for 25 lots with a total of 45 homes and dwelling units, which is more than double that which is allowed under the existing zoning. Ivory's new plan for the property is 20 lots and 35 dwellings, which is still almost double that which is allowed under the existing zoning. We see little difference between Ivory's initial proposal and its latest submission. Ivory is still attempting to cram an excessive amount of homes onto the property.

Second, the 675 North F Street property does not have characteristics compatible with the FB-UN1 zoning Ivory seeks. The City's own guidelines indicate that FB-UN1 zoning is reserved for urban environments with nearby good mass transit and other amenities. The parcel at 675 F Street has none of these elements. This is a residential not an urban environment. There are no amenities within reasonable walking distance of the parcel, which is further exacerbated by the very steep inclines to and from the property. And, there is no accessible mass transit -- the nearest Trax station is miles away. The added density Ivory seeks will necessarily result in numerous additional automobiles traveling narrow avenues streets -- those driven by the residents, their guests, and additional delivery and service trucks.

Third, Ivory's latest proposal simply incorporates too much density for the property and the surrounding neighborhood. Ivory wishes to stuff 35 dwelling units into a relatively small space, allowing for only tiny yards and minimal setbacks. As discussed, accessibility will be available only by personal automobiles, which when ADUs are considered, could add 70 or more cars to this neighborhood on a daily basis. Undoubtedly, there will be an increase in traffic on the main thoroughfares through the Avenues, including during inclement weather, when they are already stressed and dangerous. And with the over-dense addition of twice as many families as currently permitted and their vehicles will come noise that will disturb the currently peaceful environment.

Fourth, if the requested zoning change is approved, it will signal to other developers that they too can impose inappropriately dense developments on existing residents in the Avenues. By purchasing and demolishing single-family dwellings, developers can bank on profits like those Ivory envisions. Approval of this zoning change sends decidedly the wrong message about preserving the ambience of this historic residential neighborhood.

Fifth, there is no assurance Ivory will be held to even its most recent proposal if the zoning change is approved. If approved, Ivory will have the right and the profit incentive to jam as many dwelling units

into the property as the limits of FB-UN1 zoning will allow. If rezoned to FB-UN1, Ivory could, and likely would, place row houses all along F Street thereby causing even more congestion and chaos in this neighborhood.

Sixth, Ivory recently purchased this property with full knowledge of its FR-3 zoning. Their hope to realize greater profits than current zoning will allow is not a valid reason for approving a change that will so negatively impact a thriving Avenues neighborhood. In contrast, the existing property owners bought their homes and have faithfully paid their taxes in reliance on the protections provided by the existing FR-3 zoning.

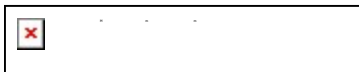
Seventh, Ivory's requested zoning change and the overly dense development it proposes will change the character and ambience of this treasured Avenues neighborhood. Although minutes from the City, this neighborhood is also within walking distance of the canyons and foothills. The residents run, hike, bike, and walk regularly in the area and are blessed with common sightings of various wildlife. The zoning change Ivory seeks will unfavorably alter forever the very essence of what makes this Avenues neighborhood desirable to residents like us.

Finally, it is both presumptuous and offensive that Ivory Homes has posted a billboard on the property and mailed flyers (see attached) to Avenues residents advertising 20 lots available as if the zoning change had already been granted. While Ivory Homes may think the "fix is in," we have more faith in City officials. I am submitting this letter with confidence you will give appropriate weight to the legitimate concerns of those of us already living in this neighborhood.

For these reasons, we strongly request that the City reject Ivory Homes application to Re-zone 675 North F Street.

Respectfully,

**Scott F. Young**  
Chief Operating Officer



201 S. Main St. Suite 1400  
Salt Lake City, Utah 84111

mobile [REDACTED]  
office [REDACTED]

[www.sentry.financial](http://www.sentry.financial)  
[linkedin.com/in/scott-f-young](https://www.linkedin.com/in/scott-f-young)

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**From:** Echeverria, Daniel <[REDACTED]>  
**Sent:** Monday, February 1, 2021 2:15 PM  
**To:** Echeverria, Daniel <[REDACTED]>  
**Subject:** 675 N F Street Rezone Application Update - SLC Planning Division

Good afternoon,

You are receiving this e-mail as someone who has contacted the Salt Lake City Planning Division regarding the 675 N F Street zoning and master plan amendment application by Ivory Development. The Planning Division is providing you this

# CAPITOL PARK COTTAGES



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— 973 North F Street —



## Echeverria, Daniel

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**From:** Peter Wright <[REDACTED]>  
**Sent:** Monday, February 22, 2021 6:21 PM  
**To:** Mayor; Wharton, Chris; Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes Application to Rezone 675 North F Street  
**Attachments:** no need to rezone final (1).docx

Please find attached a letter from The Preserve Our Avenues Zoning Coalition with regard to the above subject matter.

Thank You,

Peter Wright

February 22<sup>nd</sup> 2021

To Mayor Erin Mendenhall, Council Member Chris Wharton, Senior Planner Daniel Echeverria

Re: Ivory Homes Application to Rezone 675 North F Street  
A Letter from the Preserve Our Avenues Zoning Coalition

We have reviewed Ivory Homes' latest January 2021 submission and revised concept plan. This new concept plan remains overly dense for this suburban foothill location that does not have practical walkable access to employment, grocery stores, schools, and dining/entertainment venues. Limited public transportation options force reliance on automobiles for the primary and ADU residents. The revised plan shows little improvement from the original May 2020 plan. The original and revised concept plans are shown side by side below.



45 dwellings

25 lots



35 dwellings

20 lots

The real tragedy here perhaps is that Ivory's proposal is not without merit -- they have just gone too far in seeking to pack too much density into this suburban location via a rezone, which continues to antagonize local residents.

Ivory proposes the concept of an ADU village with ADUs built as part of original construction, providing a wider choice of home sizes and designs to accommodate multi-generational families, students, and rental units, all in energy efficient homes. This is not without merit. What they are ignoring is that **a rezone is not required to achieve all of these goals.**

If Ivory wishes to build ADUs as a part of original construction, they are allowed to do so under the 2018 ADU Ordinance in combination within the current FR-3 12,000 zone.

Our coalition is not opposed to development of this site in a responsible manner, nor are we opposed to ADUs. Ivory's revised concept plan does not constitute a meaningful compromise. This design still contains 35 dwellings and 20 lots on a plot that under current zoning allows 11 lots. Development under FR-3 zoning with a number of the homes having ADUs would allow adequate green space and better blend in with existing homes without overburdening the plot and would also serve to partially mitigate traffic and environmental concerns to the Avenues community. It would also further the City's goal of increasing housing stock.

Ivory will no doubt argue that less units on the plot would increase the selling price and decrease the affordability of these homes. While this is true, the amount will be small and at a selling price of \$800,000 to \$1,200,000 per unit, depending on the model, for the homes with ADUs, data provided by Ivory, these homes are already unaffordable to most families. While an increase in density would provide additional housing, building more \$800,000+ housing will not help with affordability or increase options for the vast majority of Salt Lake City residents.

If this site is intended to be a proof of concept for an ADU village, built as original construction as Ivory states, surely it would be better to start with a less dense design that is accepted by local residents, than an overly dense development that is bitterly resented by the community.

The Preserve Our Avenues Zoning Coalition remains adamantly opposed to a rezone but is not opposed to a reasonable increase in density utilizing ADUs as a part of original construction, which can already be achieved without a rezone.

Signed by the Preserve Our Avenues Zoning Coalition Board.

Peter Wright, President  
Jan McKinnon, Treasurer  
Alan Hayes, Secretary  
Jim Bach, Member-at-Large  
Evan Deneris, Member-at-Large

## Echeverria, Daniel

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**From:** Joseph Cook <[REDACTED]>  
**Sent:** Monday, February 22, 2021 4:36 PM  
**To:** Echeverria, Daniel; Kimmel, Austin  
**Subject:** (EXTERNAL) RE: Thank you for your comment / FR-3 to FB-UN1 Zoning and Master Plan Amendment / D3

Thank you for the communication I appreciate receiving the information.

Today, we each received a flyer from Ivory Homes which I believe is misleading. It is the kind of information you usually receive as advertisement for a home sale. However, I went to the website and it is clear that it is an attempt to favorably influence opinion. I have no objection to Ivory Homes presenting their case, but believe they should not be misleading in their approach. It would have been more appropriate if they had stated on the flyer that Ivory Homes was seeking rezoning for a proposed development. Also, I note that the address on the communication is incorrectly listed as 973 North F. Street. I suspect the flyer is not illegal, but do believe it is misleading and offensive.

Thank you.

Joseph and Nancy Cook

Sent from [Mail](#) for Windows 10

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**From:** [Kimmel, Austin](#)  
**Sent:** Monday, February 22, 2021 11:56 AM  
**Cc:** [Wharton, Chris](#); [City Council Liaisons](#)  
**Subject:** Thank you for your comment / FR-3 to FB-UN1 Zoning and Master Plan Amendment / D3

Hello,

Thank you for your comment regarding the planned Ivory Homes development at approximately 675 N. F Street. Council Member Wharton asked me to share with you that he's been contacted by many neighbors about the potential impacts this project may have on the neighborhood due to increased density, traffic, lack of sidewalks, and more.

As you're likely aware, this zoning and master plan amendment application will first be heard by the Planning Commission (at a date to be determined). The Council is the final decisionmaker on zoning amendments so this project will come to the Council for consideration likely in a few months. There is lots of work to be done between now and then. The City's Planning Department is responsible for the staff work on this project. Senior Planner Daniel Echeverria ([REDACTED]) has been assigned to this project and is the best point of contact. If you have not done so already, I would encourage you to reach out to him with any comments you have on the project. Planning is asking for comments by March 18<sup>th</sup> and any comments received last year will also be forwarded to Commission members.

You may learn more about the project [here](#).

In the meantime, I will be sure to make record of your comments and share them with the full Council once this decision is before them. Contacting the Planning Office now is the best way to make sure your comments are considered at this early stage of the project.

Thank you,

Austin Kimmel  
Salt Lake City Council Staff

## Echeverria, Daniel

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**From:** Carol Moss <[REDACTED]>  
**Sent:** Monday, February 22, 2021 4:25 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Opposition to the Ivory Homes request for change in zoning at F street and Capitol Parkway

February 22, 2021

To Mr. Daniel Echeverria and the Salt Lake City Planning Division:

My husband and I want to leave a public comment in reference to the proposed change in the zoning on F Street at the corner of Capital Park Avenue following the most recent submission by Ivory Homes for a change in the zoning of the 3.1 area property located there. We feel more strongly committed to opposing the proposed change in zoning for the area, since there is such a minimal change in their proposed building development from the one proposed last summer 2020.

Please keep in mind the current zoning allows for 11 lots on this property. Surely you can see how out of line the proposed change with 35 dwellings is greatly out of proportion to the property size.

There have been excellent points brought up in opposition to the current proposal from the Fire Department, the Salt Lake City School Board official, and the residents in the area. Upon review, the opposition's proposal of "affordable housing" in the area is not realistic. Their proposal sounded more like pricey, congested and compact living space. Parking and traffic alone are a major concern.

Our home is in Northpoint and directly across the roadway from the proposed property development. I must contradict Mr. Gamvroulas when he stated there was a 12-foot barrier wall between our property and the acreage under discussion. There is no such thing facing my residence. There is a wrought-iron fence with broad openings exposing the neighboring property to our view. The proposed development is also in close earshot range of my home. There is also our concern of height limitations. We question whether any are in place but are needed. Their proposal will directly affect our view and personal space.

We have several other concerns. One is the obvious conflict of so many cars being housed in the proposed development. At last count it could be as high as 70 cars. How do they enter and exit the property without creating traffic congestion at certain times of the day? Street parking is extremely limited in this location and it is even more constrained in the winter. And how do we at Northpoint exit at times of an emergency when competing with a possible extra 70 cars exiting at the same time? How do fire trucks enter Northpoint during such an emergency when needed? This one issue alone should concern your deciding body enough to turn down the proposed change.

There is another concern for the proposed ADU's and their occupancy. Will they be filled with permanent occupants? Will they be over nighters? Will they be part of a commercial endeavor by the owners, such as Air B&Bs? There must be rules in place to control such commercialism.

There is also the concern that there will be no green spaces, sidewalks, or common grounds. This is the exact opposite of what the Avenues now contains on such a large scale. The new proposal will actually bring:

1. A majority of the houses with very small yards and minimal setbacks.
2. Because of the location, most adults will likely need a car.
3. More car traffic and car noise on the nearby Avenues feeder streets.
4. More cars on steep Avenues streets during slippery winter conditions.

5. More ambient noise and lack of screening from the denser development for close North point neighbors.
6. Ivory's plan 2 appears to have a 4-6 foot setback from the property line along Northpoint Drive on Ivory's northern border and three 30-foot high two-story structures will be built that close to Northpoint's fenceline.

A major concern we have is whether we can trust Ivory Homes to even do what they say they are proposing.

Finally, but certainly not the least concern, is the impact on the character of the Greater Avenues on the whole. This portion of the Avenues has been well planned out over the years. I might add, this end of the Avenues has had very careful planning since the days of the demise of the hospitals that occupied this area. Great lengths were pursued in order to develop this portion of the Avenues with an excellent outcome. Beauty and style were planned and constructed to make it a lovely, well thought out piece, with nature habitats left in place to blend human occupancy and natural species in cohabitation. If you are not familiar with this history of our neighborhood, we urge you to review it before you make any decisions for a change in zoning laws. We believe this new development will destroy the natural peace and habitation for both neighbors and the animals of the area.

We ask you to please not let this last corner of the Avenues be turned into what will be a difficult property to live with and will be disruptive to what has been carefully and tastefully developed over time. As tax payers and voting members of this community, we hope you will **not** approve this request for a change in zoning.

Warmest regards,

*Brian Hart Moss and Carol Brennan Moss*



*796 N. Juniperpoint Drive  
Salt Lake City, UT 84103*

Warmest regards,

*Carol Brennan Moss*

## Echeverria, Daniel

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**From:** Ivy Estabrooke <[REDACTED]>  
**Sent:** Monday, February 22, 2021 12:22 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Opposition to zoning changes for 675 N F Street

Hello Mr. Echeverria,

I am writing as a resident of the Avenues neighborhood in strong opposition to the requested change in zoning by Ivory Homes to the lot at 675 N F street. This requested change will fundamentally change the character of the neighborhood, degrade the quality of life and diversity of the neighborhood by adding significant traffic and building homes with the same footprint/appearance of a suburban development in our architecturally diverse neighborhood.

The fact that the developer has not taken into account concerns from the neighborhood, went forward with the purchase of the land without having zoning approved and has begun advertising the development (I received a mailer today) before receiving zoning approvals, and the negative reputation of this firm in disregarding the will of residents in other neighborhoods, shows they have no interest in being a good citizen/neighbor. In addition the argument of "affordable housing" for houses selling at more than \$800k is a disingenuous mis-information campaign.

I hope the city will consider the will of the citizens that live in the neighborhood over the well connected real estate developer pushing to make this change.

Thank you  
Ivy Estabrooke  
[REDACTED]

## Echeverria, Daniel

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**From:** Robert Kinney <[REDACTED]>  
**Sent:** Monday, February 22, 2021 9:25 AM  
**To:** Echeverria, Daniel; Wharton, Chris  
**Cc:** Jill Kinney; Jan Mckinnon; Peter Wright  
**Subject:** (EXTERNAL) Ivory Homes Proposal to Rezone Parcel Located at 675 North F Street - Letter Arguing AGAINST Proposal  
**Attachments:** Feb 2021 Ltr re Ivory Homes.pdf

Mr. Echeverria and Councilperson Wharton,

Attached please find a letter detailing my reasons why the latest proposal by Ivory Homes requesting a rezone of the property located at 675 North F Street is not in the best interests of the City or the residents of the Avenues as it violates many of the stated goals in the City's formal housing policies all while requiring a change in zoning of a property that is rightfully zoned as a Foothills Residential District (FR-3) to a Form Based Urban Neighborhood (FB-UN1). To change the zoning in an area located in the foothills of the Wasatch Mountains should require more than just the desire of a developer to increase the density in such property to maximize profits. The City's development of zoning classifications in the foothills of Salt Lake City was prudent and was designed "to promote environmentally sensitive and visually compatible development of lots . . . in size, suitable for foothills locations as indicated in the applicable community Master Plan." In addition, FR-3 zoning ". . . is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by LIMITING DEVELOPMENT (emphasis added); to promote the safety and well being of present and future residents of foothill areas; [and] to protect wildlife habitat." These quotes are directly from the applicable base regulations defining the purpose of FR-3 Zoning. The Ivory proposal fails to meet these goals on many levels and for these and other reasons outlined in the attached letter should be rejected by the City.

Respectfully,

Bob Kinney  
461 E. 13th Avenue  
SLC, UT 84103

**Bob Kinney**  
**461 E. 13<sup>th</sup> Avenue**  
**Salt Lake City, UT 84103**

February 15, 2021

Daniel Echeverria  
Senior Planner, Planning Division

Chris Wharton  
District 3 City Council Member

RE: Objection to Ivory Homes' Modification to Proposal for 675 N. F Street

Mr. Echeverria and Mr. Wharton,

We are residents of Salt Lake City and currently reside at 461 E. 13<sup>th</sup> Avenue which is located on the NE corner of 13<sup>th</sup> Avenue and F Street. This letter is a follow-up to an email that we sent to your attention on July 1 logging our objections to Ivory Homes' ("Ivory") initial petition to rezone the property located at 675 North F Street from the current FR-3 zoning to FB-UN1 zoning. We are now aware that Ivory has submitted a revised proposal and concept plan that continues to rely on a rezone from the current FR-3 to FB-UN1 zoning. We are extremely disappointed in this newest proposal as Ivory continues to push a development plan that not only ignores the aesthetics of "The Avenues" but irresponsibly foists upon our neighborhood the irreparable environmental harm that will result if this parcel is moved from its current zoning designation as a Foothills Residential District to a Form Based Urban Neighborhood under FB-UN1. This is a clear and blatant money play by Ivory to jam as many saleable properties as possible into a 3.2 acre site that is currently zoned for no more than 11 single-family detached homes, not the 20 homes - or as many as 35 homes including ADUs – that Ivory's proposal would allow.

You have no doubt heard the arguments from the many residents who reside in The Avenues as to why this latest proposal does little to nothing to address the issues that many raised regarding Ivory's first proposal - an increase in traffic, increased pollution, loss of habitat for local wildlife, lack of screening for such a dense neighborhood, inappropriate location for ADUs, etc . . . most of which we addressed in our response to Ivory's first proposal and still believe exist despite changes Ivory has made in their current proposal. The heart of the matter is this: Any proposal received by Ivory that states as its premise that the current zoning from FR-3 should be changed to FB-UN1, should be a non-starter and rejected by the City. In addition to the reasons stated in our previous email to you and summarized briefly in this paragraph, we add the following:

**The FR-3 Zoning Designation Exists for a Reason and Needs to be Respected** - We purchased our home in April, 2013 and in doing our due diligence, we learned that the property at that time was owned by The Church of Jesus Christ of Latter-day Saints which could potentially result in it moving from open space to a developed property, but we also

inquired what the zoning laws were in this area and learned that this parcel of land was zoned specifically for properties located in the “foothills” of the Wasatch Mountains for the many reasons listed in the various Foothills Residential zoning regulations. These regulations were specifically promulgated, as per the Avenues Community Master Plan, “. . . to devise a growth management program that includes strategies to help protect the foothills from continued urban encroachment.” The base regulations defining the purpose of FR-3 zoning further states that it is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by LIMITING DEVELOPMENT (emphasis added); to promote the safety and well-being of present and future residents of foothill areas; [and] to protect wildlife habitat.” To allow a developer to come in and attempt to obliterate the purposeful zoning status that this property currently enjoys is irresponsible and disrespectful to both the City, who originally developed a specific zoning ordinance to protect land and properties located in the foothills, and to those who purchased their homes in good faith respecting the current foothills zoning ordinances. Although there are even more overriding considerations for this particular foothills property to maintain its current FR-3 zoning designation, if Ivory’s rezoning request is granted, then all properties in Salt Lake City, rightfully classified as foothills properties and currently zoned as such, should be rezoned to allow the denser development that home builders like Ivory would be all too happy to accommodate in their attempt to maximize profits with little to no regard for the fragility of Salt Lake City’s foothills and the neighborhoods within which they are located.

**Ivory’s Proposal to Increase the Density from 12 Homes (Currently Allowed Under FR-3 Zoning) to 20 Homes (Under Ivory’s Proposed FB-UN-1 Rezoning) is Disingenuous as it Does Not Account for 15 Additional Dwelling Units (“ADUs”) –**

The cover letter to Ivory’s latest proposal summarizes its plan to “reduce” the number of homes from their original proposal from 25 to 20 but conveniently fails to mention that 15 of these homes will include ADUs bringing the total number of homes on this small parcel of land to 35, not the 20 that Ivory has stated to be the case in its proposal cover letter. Just looking at the artist’s rendition of their proposal, the first thing one notices is just how dense this “community” will be in relation to not only itself but also the surrounding neighborhood. This is unforgiving of the fact that this dense little neighborhood is being proposed to be built on a parcel of land that currently has an FR-3 foothills designation and was never intended to accommodate so many homes. We can appreciate the City’s goal to increase the housing stock in Salt Lake City but “affordability, access to transit options and services and respecting the charm and characteristics of predominantly residential neighborhoods,” are goals the City itself laid out in the Salt Lake City Comprehensive Housing Policy that was adopted in March, 2016. Ivory’s original and now latest proposed do not meet these goals. As mentioned earlier, they are trying to jam a square peg in a round hole on the premise that they are supporting the City’s housing goals while in reality they are only trying to maximize the return on their investment with little regard for the problems this dense of a development will produce in our neighborhood.

**Ivory's Amended Proposal to "Reduce Overall Density" is Not a Sign That They Have Listened to the Original Complaints of Residents of the Avenues** - To the extent that anyone believes that Ivory is the bigger party here who "listened" to the concerns and complaints of Avenues' residents regarding their initial proposal and came back with a "compromise" proposal, we are wise to the strategy of initially proposing something unobtainable only to come back with a "compromise" that was one's end goal all along. The fact that we are not budging on our negative critique of both of Ivory's proposals has nothing to do with our intransigence to review, with an open mind, any changes that comply with the existing zoning requirements for foothills properties. We live here and plan on retiring here. This neighborhood means everything to us; we are not a transient developer who, once their homes are built and sold, will be on to their next project with all the problems that the current proposal will saddle the rest of us with. It is you, the City, who we rely on to protect us from these problems and who, to date, has done the right thing by maintaining 675 N. F Street as an FR-3 zoned Foothills Residential District. We call on you to maintain your charge to dismiss any comments by Ivory that they have submitted a "compromise" proposal and to protect this small corner of Salt Lake City from the negative consequences that an FB-UN1 rezoning would produce.

In closing, we would also like to add that Ivory has recently modified the sign they have posted at the corner of 675 N. F Street to now advertise "20 single family homes." As far as we know, they have not received approval of their application to build such homes, and as such, should not be able to advertise as if their application has been approved. This is another indication of the bad faith under which Ivory is operating and should be taken into consideration by the Planning Commission and the City Council when making any upcoming decision on Ivory's proposal.

Respectfully,

Bob Kinney

**Echeverria, Daniel**

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**From:** KC Brennan <[REDACTED]>  
**Sent:** Monday, February 22, 2021 6:37 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Ivory homes in upper avenues

Greetings

I am writing to oppose the Ivory homes rezone - the two biggest reasons are the effects on traffic and the precedent this move will set regarding future development of this neighborhood.

Happy to provide further detail if needed.

Sincerely

KC Brennan  
737 Hilltop Rd.  
SLC 84103

## Echeverria, Daniel

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**From:** Ed H. <[REDACTED]>  
**Sent:** Sunday, February 21, 2021 7:10 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes proposed rezone of 675 North F Street

Dear Mr. Echeverria, Madam Mayor, and Mr. Wharton,

I write on behalf of my wife and myself to express concern and opposition to Ivory Homes' proposal to rezone 675 No. F Street to add high density housing in that area. While we generally support adding housing opportunities, for the reasons below - also expressed by many others - we think this proposal is ill-advised. We hope you will not allow it.

As proposed, the rezoning would have the following ill effects:

1. **Too dense.** The January 2021 proposed site plan under FB-UN1 packs 35 dwelling units into a compact space
2. **Will add too many cars.** With 35 dwelling units, at least 70 cars could be added to an already busy intersection creating a safety issue for walkers, bikers and students walking to school.
3. **Developer not constrained to proposed plan.** Without a development agreement, if the zoning is changed the developer can do what they want within the limits of the new zoning.
4. **No yards and very little green space.** The proposal doesn't fit the character of the established neighborhood.
5. **Loss of habitat.** A denser development will leave less habitat for wildlife.

Thank you for considering these issues and our comments regarding the proposed rezoning. We hope you will not permit it.

Edward and Cindy Havas  
793 Northview Dr.  
SLC, UT 84103

## **Echeverria, Daniel**

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**From:** Ira Hinckley <[REDACTED]>  
**Sent:** Sunday, February 21, 2021 6:49 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED] Wharton, Chris; Mayor  
**Subject:** (EXTERNAL) No Avenues Re-Zone!

Hi,

I am writing to ask that re-zoning not be allowed in the avenues. Especially in this case with Ivory homes cramming too many homes in a tiny, tiny space.

This request for special privileges for lots with no yards and very little green space is unfair to the rest of the neighbors who abide by the zoning laws. The proposal doesn't fit the character of the established neighborhood.

Also a denser development will leave less habitat for wildlife.

best regards,

Ira Hinckley

Avenues resident

## Echeverria, Daniel

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**From:** cynthia buckingham <[REDACTED]>  
**Sent:** Sunday, February 21, 2021 4:58 PM  
**To:** Echeverria, Daniel  
**Cc:** Jan McKinnon  
**Subject:** (EXTERNAL) Re: 675 N F Street Rezone Application Update - SLC Planning Division

Mr Echeverria,

I am writing again in strong opposition to Ivory Homes' amended application for a rezone at 675 N F Street, with one new point and a question.

First, I used the acronym ADU in my message of Feb 6 without specifying that I meant Affordable Dwelling Units. The proposed ADUs will not be affordable. The proposed buildings will be expensive.

The question: For about the past week, there has been a large sign at 13th Ave and F Street advertising the Ivory Homes development. Do they have reason to believe that their application has already been approved? If not, they should not be allowed to jump the gun with advertising. If yes, doesn't that mean the city is not following its own procedures?

This rezone application should not be approved.

Thank you for the opportunity to comment.

Cynthia Buckingham  
655 H Street 84103  
[REDACTED]

On Sat, Feb 6, 2021 at 12:30 PM cynthia buckingham <[REDACTED]> wrote:  
Mr. Echeverria,

I am writing in opposition to the new Ivory Homes proposal to develop the property at 675 N F Street.

If I remember correctly, the original proposal included 40 homes (20 units, each with an ADU), plus 5 "custom homes". The revision includes 30 homes (15 "units," each with an ADU), plus the 5 custom homes, which could also end up with multiple units since there does not appear to be any restriction. So Ivory has reduced its request to rezone from 45 homes to 35-40, in an area zoned for 11 homes. This is not a sufficient response to the neighborhood concerns, nor does the proposal meet the city's standards for planned developments.

In addition, my original objections to a zoning change remain applicable:

- This will not be an "affordable" housing project; they are to be high-end.
- Increased traffic will burden existing residential streets.
- There is still insufficient parking in the proposed development even for residents and any visitors will end up on surrounding streets, further complicating traffic patterns.
- There is a nearby bus line, but it does not provide access to neighborhood groceries or services, just to downtown and the U of U.
- Roads inside the development are narrow, making fire and other services difficult.

- Units are packed tightly together, leaving little green space and removing several mature trees, which will harm the existing bird and wildlife habitat. (Their proposal to plant 2 small trees in other places for every 1 removed is disingenuous, at the least.)

I do not oppose ADUs in the neighborhood. Nor do I oppose sensitive development of that parcel. But the Ivory Homes proposal to pack 35-40 units into an area zoned for 11 is unacceptable.

Thank you for the opportunity to provide comments.

Cynthia Buckingham  
655 H Street

On Mon, Feb 1, 2021 at 2:15 PM Echeverria, Daniel <[REDACTED]> wrote:

Good afternoon,

You are receiving this e-mail as someone who has contacted the Salt Lake City Planning Division regarding the 675 N F Street zoning and master plan amendment application by Ivory Development. The Planning Division is providing you this update on the applicant's proposal. The applicant has submitted a revised proposal, including a revised concept plan and additional supporting documentation.

The updated material can be downloaded from the City's Open House website at the following link. Please see the orange link under the "February 1, 2021 Update" near the top of the page to download the PDF of the material:

<https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>

The revised material is being reviewed by City Staff and the proposal will be scheduled for a Planning Commission meeting at a later date.

Please provide any comments on the revised proposal by **March 18, 2021**. A Planning Commission public hearing will be scheduled after that date. You will receive an e-mail when the item is scheduled on a Planning Commission agenda with information on how to participate in the Planning Commission public hearing.

Written comments that you would like the Planning Commission to consider can be e-mailed to the City Planning Division staff planner assigned to the proposal at [REDACTED]. Public comments provided to the Planning Division last year on the original application and design will still be provided to the Planning Commission when a public hearing is scheduled for the proposal.

**Echeverria, Daniel**

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**From:** BRIAN RUGGLES <[REDACTED]>  
**Sent:** Thursday, February 18, 2021 4:37 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory rezone in the Avenues  
**Attachments:** POZAC letter.pdf

Dear Mr. Echeverria,

Please see the attached letter concerning Ivory Homes request to a zoning change in the Avenues.

Thank you,

Janice Ruggles

June 22, 2020

Dear Mr. Echeverria,

We are residents of Northpoint Estates, which is located north of the lot at 675 F Street. After reviewing the plans registered by Ivory Homes We have quite a few concerns.

1. Our biggest concern is car congestion, especially if there is an emergency and an evacuation needs to occur. This is a very real possibility since we are adjacent to City Creek Canyon. Between extreme dry conditions and the homeless population in the canyon wildfires are and have been a threat to us. Presently with the proposed plan there could be 80 or more additional cars sharing one exit route. Northpoint has only one entrance/exit.
2. Where are they going to put their plowed snow? The high density units with ADU's have no place to put snow other than on Capital Park Dr. This is a private road.
3. Very little guest parking is planned which would push extra cars onto Capital Park Dr. This road does not meet the city's regulation for width, thus no parking is allowed.
4. The mail boxes are planned to face Capital Park Dr. There is no parking on this road because of it's narrow width. Homeowners and the mail carriers would constantly be parking along the road to deliver or pick-up mail.
5. According to Fire Chief Scott Winkler from District 4, he believes the Ivory Homes' proposal has excessive density from a fire access perspective. Between the curves on proposed street and on street parking it would be impossible for fire trucks to maneuver efficiently and effectively.
6. The new zoning also refers to walkable communities. This area with it's steep hills does not meet that criteria. There are no stores or restaurants that are "easily" walkable from this lot.

Yes, we think the lot should be developed. It needs to be done in a way that enhances the neighborhood and adds to what makes the Avenues special. We feel the current zoning, allowing for 11 units plus 11 ADU's, fits the Avenues' master plan and should be maintained.

Sincerely,

Brian & Janice Ruggles

803 N. Grandridge Dr.

SLC, UT84103



**Echeverria, Daniel**

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**From:** BRIAN RUGGLES <[REDACTED]>  
**Sent:** Thursday, February 18, 2021 4:18 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Ivory Avenues Rezone  
**Attachments:** OPPOSITION TO IVORY HOMES REZONING APPLICATION AT 675 NORTH F STREET.pdf

Dear Mr. Echeverria,

Please see the attached letter concerning Ivory Homes request to a zoning change in the Avenues.

Thank you,

Northpoint Estates Homeowner's Association  
Janice Ruggles  
Management Committee Chair

## OPPOSITION TO IVORY HOMES REZONING APPLICATION AT 675 NORTH F STREET

February 16, 2021

Mr. Daniel Echeverria, Senior Planner  
Salt Lake City Planning Division

Dear Mr. Echeverria,

I am writing on behalf of the Homeowner's Association of the Northpoint Estates Condominiums. Our community of 49 residents borders the north side of Ivory's 3.2 acre lot located at 675 North F Street. Ivory is requesting a zoning change to FB-UN1. Our community is strongly opposed to any zoning change for that parcel. We welcome Ivory as a neighbor under the present zoning of FR-3/12,000. The lot in question does not meet the guidelines for the proposed change in zoning. Ivory's new proposal does not resolve the issues of their first plan.

Density is still our number one concern. Ivory compares the proposed Cottages to the adjacent communities of Northpoint Estates and the Meridian Condominiums. Both of our developments offer green space, community amenities and guest parking. Northpoint has 49 units on 13 plus acres. Northpoint Estates offers its community considerable green space, guest parking, walking trails, a clubhouse, pool & tennis court. The Meridian was constructed within the existing walls of the old VA hospital. It is historical and offers substantial green space, a pool, guest parking and inside community spaces. The Cottages are so dense that there is room for only a nominal amount of green space, there is no guest parking, no special amenities and on street parking would not meet code. In their design, Ivory marks the roads as 26 feet wide. If this is the case and cars park on the road as shown in their present design, the roads are no longer wide enough to meet the fire codes. Our Prius is 6 feet wide, including mirrors. When parking you do not park right on the curb.

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8.

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).


Ivory wants to promote this development as urban and affordable, thus meeting the requirements of FB-UN1. Ivory's environmental and sustainability study was done by someone who obviously has never viewed the lot. If they had they would know it is not a walkable neighborhood. One needs to walk a minimum of a half-mile to get to the one store, Smith's, that is in the area or to one of the two restaurants. The closest park is over a quarter mile away. The streets in our neighborhood are very steep. It would be an arduous climb back to the Cottages from the Smith's store. I challenge the Ivory people to walk it while carrying two bags of groceries. Whoever did the transportation study also did not do their homework. UTA buses currently run every hour starting at 7:00am and end service at 6:00pm. They do not run on the weekend and if it snows

you are totally out of luck. The upper Avenue's route is cancelled when it snows. The study also claims you can easily walk to downtown. Yes, the mile and a half walk down may be doable but not the return hike up the mountain.

I have been in conversation with many Northpoint Estate residents. They are very concerned about the additional traffic in the case of an emergency such as a fire or earthquake. We abut City Creek Canyon and wildfires are becoming more and more common. If we needed to evacuate there would be up to 70 additional cars going out onto F Street. Northpoint Estates only has one entrance and exit. That is onto F Street. With the steepness of the road and the stop sign on to 11<sup>th</sup> Ave. we could have a traffic disaster.

Affordable? Ivory's first plan had 45 dwelling units starting at \$800,000. Now they are proposing 35 units. They have not offered a starting price in this new proposal. It would be hard to believe they will ask less with their being fewer units. We suggest Ivory builds 11 homes with ADU's if desired. That is what the present FR-3 zoning allows. Those homes would fit into the neighborhood and into Ivory's statement that they favor homes for families with children. The present plan does not promote families.

We are not opposed to high-density housing where it is appropriate. The Upper Avenues does not meet that requirement. We are a residential area, with steep roads and less dense housing. We do not have the shopping and restaurants needed for a walkable neighborhood. Our streets are already congested. If there is an emergency F Street cannot handle an additional 70 cars. Please consider thoughtfully the impact the zoning change would have on our community.

Yours truly,  
Janice Ruggles  
Northpoint Estates Management Committee Chair  
798 Northpoint Dr.  
SLC, UT 84103  


Cc:  
Mayor Erin Mendenhall  
Chris Wharton District 3 City Council  
Preserve Our Avenues Zoning Coalition



**Echeverria, Daniel**

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**From:** Julie Pacini <[REDACTED]>  
**Sent:** Thursday, February 18, 2021 1:16 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Re-zoning

To whom it may concern, this email is in regards to the re-zoning at 675 North F Street. Though Ivory homes says they are going to build 5 large homes and 15 smaller ones, the fine print says that the smaller ones will have mother-in-law apartments that can be rented, so there are actually 35 places being built there.

We OPPOSE the re-zoning!!

Thank you,

Craig and Julie Pacini  
837 Juniperpoint Court  
(Northpoint)  
Salt Lake City

## Echeverria, Daniel

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**From:** Hugo Rossi <[REDACTED]>  
**Sent:** Wednesday, February 17, 2021 11:01 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Comment re proposed zoning change at 675 N. F Street

**From:** Hugo Rossi <[REDACTED]>

**Subject:** Proposals for zoning change at 675 North F Street, Salt Lake City

**Date:** June 25, 2020 at 5:02:12 PM MDT

**To:** [REDACTED]

Dear Mr. Echeverria,

I came to Utah in 1974 as a member of the U of U faculty, and for the first 6 years of my presence here I lived in Indian Hills. Then, in 1980 I moved to the Avenues and have enjoyed this remarkable environment for the past 40 years. I cannot imagine living anywhere else.

The initial attraction of the Avenues is the view; that is what brings people here. But the main attraction is the quality of life: we have our little gardens, our beautiful view-filled walks, our own supermarket and liquor store and our own precious neighborhood restaurants.

The population is admittedly professional: doctors, lawyers, professors etc. Given that, it is diverse, and we welcome that diversity, and look forward to the benefits of increased diversity.

The property in question is – at present – zoned in a way that adds to the experience of the Avenues. If we want to preserve the atmosphere of this precious place, then we should NOT change the zoning.

Maybe the city at large wants to change this concept of Avenues living. Maybe the city wants to provide access to this wonderful neighborhood to young families: affordable, with some open space for outdoor play and living, and with reasonable facilities for entrance, parking and exit.

In the letter I wrote concerning the original proposal, I said:

When I look at the Ivory proposal for zoning change, I see none of these issues addressed. All I see is the desire for Ivory to maximize their profit. Is that the role of the City government: to maximize the profit of developers? If so, the time has come to challenge that concept.

I anticipated a second proposal that would reasonably address these and other issues put before the city. This is NOT that proposal; this is a resubmission of the original proposal with a few modifications that don't even come close to addressing the issues they should be addressing. The streets are still too narrow to accommodate the expected parking and yet allow an emergency vehicle to pass through; the plan still lacks quality open space essential to the children of the anticipated families.

I strongly favor a development of this area that IS CONSISTENT with the life we Avenue residents enjoy. 4 units to an acre: that makes sense. 35 units in 3.1 acres still makes sense ONLY to the income desires of the proposers.



**Echeverria, Daniel**

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**From:** Kevin Hamilton <[REDACTED]>  
**Sent:** Wednesday, February 17, 2021 10:53 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) No Rezone for 675 North F. Street, SLC

Dear Daniel,

I have reviewed the revised proposal from Ivory Homes and remain opposed to the rezoning of 675 North F. Street. This is still not in harmony with the current nature and characteristics of the Upper Avenues, particularly the Capitol Park neighborhood. The increase in traffic and housing density will be problematic. The precedent set with this developer will open the door to other zoning exceptions. I urge you not to approve the rezoning request.

Sincerely,

Kevin Hamilton  
590 North Capitol Park Avenue

## Echeverria, Daniel

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**From:** Jeff Burton <[REDACTED]>  
**Sent:** Wednesday, February 17, 2021 10:43 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Rezoing 675 No. F Street

Hi, Daniel,  
Hello again,

My name is Jeff Burton and I live at 791 Northpoint Drive in SLC.

Re: Proposed development at the property at 675 N "F" Street.

I am totally in favor of keeping the current FR-3 zone at this property and having the property developed under the current zoning.

Therefore I am opposed to the Ivory Homes application requesting a change to FB-UN1.

The denser housing would be totally inconsistent with the Avenues Master Plan and our surrounding neighborhoods.

It would demean the history and memory of the VA hospital and it's grounds (including this property), where I used to play as a kid.

(I grew up on 11th Ave and C Street.)

There is no reason that Ivory Homes needs to make millions of dollars with dense housing on the Avenues.

They can make plenty of money building housing according to the current zoning.

If zoning changes as they request, it will make traffic and walking more dangerous and more difficult on F Street and surrounding areas, especially in winter.

Plus there is not enough parking along the streets for such dense housing.

Please let me know if I can be of further assistance.

Thanks. - - Jeff

## Echeverria, Daniel

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**From:** Nathan Dean <[REDACTED]>  
**Sent:** Tuesday, February 16, 2021 6:27 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; Jan McKinnon; Peter Wright; Peter Crossno; [REDACTED]  
**Subject:** (EXTERNAL) Ivory re-zone application 675 North F. Street  
**Attachments:** ivoryhomesresponseND.docx

Mr. Echeverria,

See our attached letter strongly opposing Ivory Homes application to re-zone 675 North F. Street.

Thank you, Nathan Dean

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Daniel Echeverria  
Senior Planner, SLC Planning Division

February 16, 2021

We are following up in response to Ivory Homes application to rezone 675 North F Street. We have reviewed Ivory's revised concept plan and supporting documentation and remain strongly opposed to the rezone. Assertions in Appendix M by Thom Carter/UCAIR and Appendix N by Professor Nelson/Univ of Utah demonstrate their lack of personal knowledge about the property and our neighborhood. Their assertions regarding walkability, public transport options and private car ownership are gravely flawed. This property in the hilly upper avenues has FR-3 zoning appropriate to its location.

The # 11 bus has never run every 30 minutes through the day nor on weekends/holidays. Since April 2020 it has only run hourly and UTA has no plans to change current service. The estimate of .1 mile and 3 minutes is to the very corner of the property where no residence is planned. Distance to the average proposed residence is 0.3 miles and 10 minutes walk, especially going uphill. Because of 13<sup>th</sup> Avenue's altitude and the steep hill going up to it, # 11 bus is subject to snow routing that regularly eliminates service to the high avenues in winter. Snow, rain, or sun, the bus stops at LDS Hospital for 5 minutes to idle before continuing up the hill.

UCAIR: Provision of electric vehicle charging in the new units is admirable, although <1% of newly purchased vehicles in Utah currently are electric. However, outside of electric cars and occasional public bus access, almost all residents in the proposed development will drive to and from by private combustion engine automobiles.

- 1) Walking up the 500-foot elevation and 1 and 3/4 miles from downtown to 13<sup>th</sup> and F takes 30 minutes to an hour for a fit individual; from the 6<sup>th</sup> avenue shopping center it's 15 to 30 minutes and a 300 foot climb. It is rare for current neighborhood residents to climb our hills on foot, and don't wear regular clothing or carry groceries.
- 2) Only a few fit individuals cycle to the proposed development because of the steep climbs – they dress in fitness clothing and ride high end bicycles.
- 3) Each new residence has a garage and 3 total parking spaces for cars, unlike newer downtown developments located in high density, walkable areas with good transit. Regardless of what Ivory claims, their proposed design demonstrates the car oriented hilly development that it would be.

In summary, residents will travel to and from the proposed development almost exclusively by private vehicle, thereby increasing noise, air pollution and CO2 emissions considerably. Nathan invites Mr. Carter, Professor Nelson and Mr. Gamvroulas to join me for a walk up to the neighborhood, ride the # 11 bus on its hourly schedule, or cycle up the hill to confirm these facts. Looking at a map without walking the neighborhood (especially up and down) has led them to ludicrous conclusions.

High density development appropriate for zone FB-UN1 should be in flatter parts of the city that are walkable, bikeable, and served by good public transit.

Thank you,

Nathan Dean MD  
Peter Crossno MD  
Christine Crossno PharmD

## Echeverria, Daniel

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**From:** Dave Nelson <[REDACTED]>  
**Sent:** Tuesday, February 16, 2021 2:44 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris; [REDACTED] Mayor  
**Subject:** (EXTERNAL) Re-zone 675 North F Street

To Whom it May Concern:

As residents of Northpoint Estates we want to reiterate our strong opposition to any zoning change to the property that is at approximately 675 North F Street purchased by Ivory Homes. There are so many objections to this change but these are the main issues we feel strongest about:

- Ivory's revised plans have little green space. This does not help the quality of life for any purchasers of property at the new development or present residence of Northpoint.
- The density that is being proposed adds to :
  - Safety concerns, especially parking and traffic that would be added to F street that is steep and can be slick during the winter storms.
  - Safety for school age children with no sidewalk areas proposed.
  - Added traffic to the area that would be dangerous for bikers and walkers along 11th and 13th Avenues.
  - Fire danger with the lack of access and ability of fire trucks to maneuver quickly and safely.
  - Decrease in air quality and addition of noise pollution.

These are just a few concerns, we would be happy to discuss these and additional points with you at your convenience.

Sincerely,

Janice Nelson ([REDACTED])  
Dave Nelson ([REDACTED])

815 Northpoint Drive  
Salt Lake City, UT 84103

Sent from [Mail](#) for Windows 10

## Echeverria, Daniel

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**From:** John Kennedy <[REDACTED]>  
**Sent:** Monday, February 15, 2021 4:22 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris  
**Cc:** 'Jan McKinnon'  
**Subject:** (EXTERNAL) Continuing objections to rezoning of 675 F Street property

Mr. Daniel Echeverria  
Salt Lake City Government Offices  
Planning Department  
[REDACTED]

Re: Proposed Zoning Change at 675 North F Street, Salt Lake City; second written Objection

Dear Mr. Echeverria:

At the invitation of the City, this letter is sent to convey my continuing strong objections to the proposed zoning change for the 3.2 acre lot located at 675 North F Street. I have reviewed the 200-plus pages set forth in the new version of Ivory Homes' latest proposal. In addition to the objections raised in my earlier letter to you (June 20, 2020), I am stating some of my concerns in this letter. For the sake of the record, I am re-incorporating my earlier objections by reference to my first letter.

Ivory's new proposal is filled with misleading, incomplete, and inaccurate statements in an attempt to justify a wholly inappropriate zoning change. When Ivory Homes first contracted to purchase this property, and of course, when they later consummated the purchase, Ivory was fully aware of the existing zoning which would permit only eleven homesites to be carved out of the lot. Not content with what was permitted with the existing zoning, Ivory has now proposed to construct what amounts to a 350% increase in the number of dwelling units now allowed under the present zoning on the property. This extraordinary increase in the dwelling density on this site is completely inconsistent with the surrounding Avenues neighborhood. The proposal should be rejected and the zoning should remain unchanged.

In a misleading manner, Ivory attempts to compare this drastic increase with the adjacent developments of NorthPoint Estates and the Meridian condominium. Those other developments, however, have nowhere near the density of Ivory's proposed "cottages" development. NorthPoint, for example, has a density which is nearly compliant with the present F3 zoning of the subject property. NorthPoint provides for almost 12,000 square feet per dwelling unit whereas the proposed Ivory development has only about 3,900 feet per dwelling unit. The Meridian was constructed within the walls of the former Veterans' hospital with substantial surrounding open space. This building and its surroundings have existed in the neighborhood for decades. In addition, NorthPoint and the Meridian developments contain amenities which are not present at all in Ivory's plans. For instance, on NorthPoint's 13-plus acres, there are substantial open spaces, hiking trails, a pool, a clubhouse, and a tennis court—all of which reduce the density of the development, consistent with the surrounding neighborhood. The Meridian similarly has important density-reducing amenities which are completely lacking in the proposed Ivory development.

In an effort which misleads the reader, Ivory's written submission to the City contains a lengthy section dealing with "affordability." However, on examination, nothing is said in that submission about the projected selling prices of the proposed units. In the past, Ivory has revealed that the contemplated selling prices for

each of these “affordable” units will range from \$800,000.00 to well over \$1,000,000.00. It is impossible to reconcile such predicted prices with the standards of “affordability” in the City’s Five-Year Plan.

Similarly, Ivory’s proposal also conflicts with the City’s Plan to encourage the option for high-density residences in certain qualified areas. The City’s Plan for the proposed FB-UN1 “Form Based Urban Neighborhood 1” zoning contemplates such a zoning be allowed in a neighborhood which is “walkable” to employment, shopping, church, etc., and in areas which are readily accessible to mass transit. None of these essential characteristics is present at or even close by the subject location. Simply put, the subject location is not a walkable neighborhood for most people. The steep Avenues streets approaching this development are dangerous and slippery for pedestrians in the winter months. There are no employment centers nearby (even LDS Hospital is 9 Avenue blocks from the hospital’s front door to the center of this property). I do not know anyone in our neighborhood who walks to and from their place of employment outside their own home. In addition, Smith’s Food store (and other shops) located between 5<sup>th</sup> and 6<sup>th</sup> Avenue on E Street is also not “walkable” from our neighborhood. In the nearly 14 years that I have lived in this area, I have never seen a pedestrian carrying groceries from Smiths up the hill to our area where the subject property is located. No houses of worship are located north of 3<sup>rd</sup> Avenue and west of I Street. Most who attend religious services must travel by automobile to South Temple or 3<sup>rd</sup> Avenue and A Street. They don’t walk.

Moreover, the limited Bus service via UTA is only sporadically available (not more frequent than once per hour) during weekdays and not at all on weekends or holidays. Bus service stops are one to three blocks distant, and service is not available after 8 pm or before 7 am. This is meager and inconvenient service compared with the urban service contemplated by the FB-UN1 zoning. As an example, the UTA Red Line running through the urban center of the city operates on weekdays at least every 15 minutes from 5 am to midnight. On Saturdays, Sundays, and Holidays, the schedule is at least every half-hour.

High School students attending West High from this area must either be driven by car or depend upon the school’s buses which do not cater to after-school extra-curricular activities. The distance and dangers present for elementary school students requires that they be accompanied by adults or driven by adults along the half mile to the nearest elementary school. Much of that half-mile distance does not include sidewalks, forcing children and their escorts to walk in the streets. The proposed development would not be attractive to families with younger members for these reasons alone.

The Ivory proposal would also not be favored by families with young children because of the lack of child-friendly amenities and also the lack of developed public parks within a walkable distance. The nearest undeveloped area is more than a quarter-mile distant, and developed park areas are more than a half-mile away with heavily traveled cross-streets (such as I Street) in between.

Ivory’s own, biased traffic study shows that there will be hundreds of additional car trips each day in the “choke point” intersections of F Street and 11<sup>th</sup> and 13<sup>th</sup> Avenues. This “study” attempts to take into consideration the lack of normal traffic due to the pandemic, but it doesn’t seem to account for the fact that it was conducted during a summer day when school was not in session and many families would be out of town for summer vacations. Thus, even the hundreds of additional car trips are an underestimation of the greatly increased traffic moving through the area. Of course, this huge increase in the amount of vehicle traffic will also further impede the “walkability” of the neighborhood.

Another adverse impact brought by the proposed Ivory development affects the aesthetics of the area. Situating a large number of relatively small double-bungalow “cottages” on this site is completely inconsistent with the appearance of the homes in Capitol Park as well as the vast majority of homes in the neighborhoods to the east and south of the proposed project. Even the placing of the five so-called “luxury


homes” along the F Street side of the project will negatively impact the immediate neighborhood’s appearance. These projected homes will crowd F Street because of their lack of adequate set-back. No grass buffer between the narrow sidewalk and F Street is planned (compare the recently constructed home on the east side at the top of F Street). Instead, it is likely that an additional line of street-parked cars in front of those houses will further restrict this already narrow street. Such a crowded, narrow approach to NorthPoint significantly changes the present appearance of this roadway and neighborhood.

I am certain that other area residents will point out the numerous flaws in the “letters of support” and the various other obviously biased reports attached to Ivory’s submission.

In short, I conclude that Ivory’s proposed zoning change and project are not suitable to this area and should not be allowed. Over the past several weeks, I have spoken with literally dozens of voters in our Avenues area. I have yet to find a single person who would favor the proposed zoning change.

On the basis of the foregoing, I request that your department recommend against the proposed zoning change. If Ivory wishes to develop this lot, it should be required to comply with the existing F3 zoning.

Yours very truly,

s/ John Paul Kennedy  
805 North Grandridge Drive  
Salt Lake City, Utah 84103  


## Echeverria, Daniel

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**From:** Joseph Cook <[REDACTED]>  
**Sent:** Monday, February 15, 2021 1:28 PM  
**To:** Echeverria, Daniel; Wharton, Chris; Mayor  
**Subject:** (EXTERNAL) Letter of opposition to Ivory Development request for rezoning of 673 F Street  
**Attachments:** Letter in Oppositon to Ivory Developments resent rezoning requesst.docx

I have attached a letter in opposition to Ivory Development's request for rezoning of 673 F Street. Thank you for your consideration.

Joseph V. Cook, MD

Sent from [Mail](#) for Windows 10

The Honorable Erin Mendenhall  
The Honorable City Council  
Members of the Planning Commission  
Salt Lake City Planning Division

Dear Mayor Mendenhall, Council members, Planning Commission Members, and Planning Division Staff,

I am writing this letter to express my displeasure with the revised application regarding Petition Number: PLNPCM2020-00334/00335 submitted by Christopher P. Gamvroulas in behalf of Ivory Development on January 26, 2021 with regard to Capital Park Cottages (673 F. Street).

I am a recently retired 85-year-old family doctor and my wife is 82 years old. We are longtime residents of Northpoint Estates and would be adversely impacted by the proposed rezoning.

I wrote at least two lengthy responses to the initial application and in my view this revision is a minimal improvement. I listened remotely to Mr. Gamvroulas previously, in his defense of the initial application and he seemed to indicate he could simply outlast the opposition and wear us out so as to eventually get what he wants.

The rezoning he advocates is high density and not in the best interest of our neighborhoods. In any event the proposed housing would not be affordable and is not near public transportation or downtown amenities.

My main objection does have to do with the density that would ensue if the rezoning request is achieved. With the added high density housing the traffic leaving the Northpoint gate would be adversely affected. Leaving the gate, the grade is a downward slope. The street is narrow and frequently slick during the winter. There are multiple short driveways on F street for the proposed housing, one is very close to the gate. The extra number of cars entering off of F street along with possible on street parking would present a hazard. There could also be a problem with entering the Northpoint gate. The fire department has previously expressed concern about this issue.

A related issue is one of safety in general which has previously been brought to your attention regarding the movement of children going to school without sufficient walkways.

It seems to me there is also a good faith issue with respect to homeowners surrounding this property. We have had the reasonable expectation that the present zoning would be honored with respect to new developments. The opposition to the previous proposal was overwhelming and I believe will continue to be the case. Can the zoning be changed in good conscience when the opposition on the part of long-term taxpaying residents is so overwhelming and heart-felt?

Respectfully submitted,

Joseph V. Cook, MD.

## Echeverria, Daniel

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**From:** Kathlyn Thatcher <[REDACTED]>  
**Sent:** Monday, February 15, 2021 10:04 AM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Preserve Avenues Rezoning of Ivory Homes

To the City Planning Division,

I am writing this letter with regards to the Ivory Homes's revised proposal to rezone 675 North F Street. I am Kathy Thatcher, a resident of Salt Lake City for over 50 years.

For 20 years our family has lived on the Avenues, and for over 30 years I was an employee of LDS Hospital. I am an individual who is very familiar with the homes and properties of the avenues including the Capitol Park Subdivision and surrounding area.

It is rather crazy that the avenues residents must continue to communicate their objections to the zoning committee for each minor modification to the ivory Homes plans when it is a rezoning issue not an issue about 27 or 26 structures. As I compare the present plans with the previous plans, it looks like the same puzzle consisting in a few shuffled pieces comprising a crowded subdivision with small yards and setbacks. The updated plans do not fit the area and are not consistent with the layout of the neighborhood's existing structures nor the legacy of the historic buildings.

When I see a proposal as this one aimed at altering the present zoning laws, it seems to be more about the gain for the developers than for the benefit of the people who have previously invested in the aesthetics of this upper avenues subdivision and those who would value residing in one of the 11 lots of Accessory Dwelling Units. If the city complies with the proposed layout of Ivory Homes, it sends a message to property owners that the city does not have their back and allows developers to set the zoning laws.

I ask you to please maintain your vote against the Ivory Homes rezone of 675 North F Street.

Sincerely,

Kathy Thatcher

## Echeverria, Daniel

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**From:** Alexandra Smith <[REDACTED]>  
**Sent:** Monday, February 15, 2021 9:00 AM  
**To:** Echeverria, Daniel; Mayor; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) NO Ivory Homes Re-Zone (FB-UN1)

Dear SLC Representatives,

I have reviewed Ivory Homes revised proposal for the rezoning of 675 North F Street and remain strongly opposed to its request to rezone this property. Our family has owned property and resided in the Avenues since 1980. Part of the Avenues' charm is that it has not been overdeveloped. Rezoning this property would set a dreadful precedent, and could open the door for other developers to further over-develop in our neighborhood.

Respectfully,  
Alexandra Smith

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Alexandra Smith  
[alexandrasmithcuration.com](http://alexandrasmithcuration.com)

[REDACTED]

**Echeverria, Daniel**

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**From:** kathryn wright <[REDACTED]>  
**Sent:** Sunday, February 14, 2021 5:12 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) F Street zoning

I am opposed to the Ivory Homes re-zoning request regarding this property. I think that the lots allowed (with the option of ADUs) under the current zoning is enough for this space. The plan they have proposed which would require re-zoning is too dense for the area. Although I live on the lower Avenues, I walk in the neighborhood and nearby trails. I'm not sure why the city would allow so much development in this area.

Kathryn Wright  
367 B Street, SLC  
[REDACTED]

## Echeverria, Daniel

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**From:** Cindy van Klaveren <[REDACTED]>  
**Sent:** Sunday, February 14, 2021 2:20 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Rezoning in the Avenues. (675 N. "F" Street)

February 14, 2021

Mr. Echeverria,

As an 11-year resident of Northpoint Condominiums, I would like to respond to the request by Ivory Homes for rezoning, as well as the revised building plan for 675 N. "F" Street.

In the revised plan, the sidewalks on "F" Street and the setbacks on Capital Park Avenue are nice improvements. However, the remainder of the plan looks so much like the first proposal that I struggled to find meaningful changes. I see that there will be a few less homes, but the second plan still calls for very small homes, no play areas, insufficient parking, and perhaps 70 + additional cars pouring down upon already overcrowded Avenue streets. The north side dwellings look to be planned almost touching the property line.

There is no shortage of demand for more housing for growing families in our area. However, these small "cottages", (Ivory's own descriptor), would not attract those growing families. Families need space. These are too small in size to afford any privacy. There is no outdoor play space. There are no playgrounds in close proximity. This plan shows dense, overcrowded units, not in keeping with the surrounding developments. Cottages are fine for a holiday weekend, but not for raising families.

I remain hopeful that the current zoning will be upheld by those who make these important decisions. The current zoning would allow 11 homes which could each contain an ADU for a total of 22 dwellings. Those homes could be of a size that would attract growing families and help provide some added stability to our neighborhood school.

The current zoning allows 22 dwellings. This revised plan shows 35 dwellings. My hope is that Ivory could redesign their plan and eliminate the extra 13 dwellings. A plan that supports the current zoning standards would have my support. I am looking forward to thoughtful, zoning-compliant, responsible development of this lot.

Incidentally, Ivory has now erected "For Sale" signage, depicting these diminutive dwellings which are in violation of current zoning. This is just one example of Ivory's complete disrespect for current zoning laws as well as a display of unflattering arrogance. Ivory is proceeding as if current zoning laws are not applied equally to all. Please dispel that type of thinking.

Sincerely,

Cindy van Klaveren, M.Ed.

843 N. Grandridge Court

Northpoint Estates Condominiums

Salt Lake City, UT. 84103

## **Echeverria, Daniel**

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**From:** Terrell Smith <[REDACTED]>  
**Sent:** Saturday, February 13, 2021 7:35 PM  
**To:** Echeverria, Daniel; Mayor; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Re-Zone 675 North F Street

Dear Mayor Mendenhall and Messrs. Echeverria and Warton:

Our family has reviewed Ivory Homes revised proposal for the rezoning of 675 North F Street and we remain strongly opposed to its request to rezone this property. We have owned property and resided in the Avenues since 1980. Part of the Avenues' charm is that it has not been overdeveloped. Rezoning this property would set a dreadful precedent and could open the door for other developers to further over develop our neighborhood.

Respectfully,

**Terrell W. Smith**  
180 N "S" Street (1980-2002)  
1244 Chandler Circle (2002-present)  
Salt Lake City, UT 84103  
Email: [REDACTED]

## Echeverria, Daniel

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**From:** CATHY RALLISON <[REDACTED]>  
**Sent:** Friday, February 12, 2021 3:24 PM  
**To:** Mayor  
**Cc:** Echeverria, Daniel; Wharton, Chris  
**Subject:** (EXTERNAL) Ivory Homes proposal to rezone Avenues area

Dear Mayor Mendenhall,

I have never written to an elected official before, but this matter is so important to the thousands of us who live in the Avenues.

I love the Avenues! These neighborhoods are older, kind of funky, and full of history and personality.

It is with great concern that I write about the Ivory Homes attempt to rezone a part of the Avenues so that they can build higher density housing in the 675 North "F" Street area.

When I drive in that area of the Avenues, it is with caution...because while one side of the street is lined with homes, the other side of the street is a grassy area where we often see deer and hawks. In this small field area, Ivory Homes wants to build higher density housing. In order to do this, they have proposed to rezone the area.

Salt Lake City has changed drastically with all the high density apartment buildings that have popped up all over. These buildings all look the same....square, boxy, cold and uninviting. They all have multiple vacancies and there are banners on the buildings trying to encourage people to move in. I know that we need housing for the many people who want to live in our great city but I am sorry that all the high rise apartment buildings have changed the feel of our city.

I am asking you to please protect the Avenues. They really are a unique part of our city and history. Ivory Homes wants to come in to the Avenues and build higher density units in an area where parking is already tight. Please let this historic area of our city keep its personality.

Thank you for your consideration,

Cathy Rallison

## Echeverria, Daniel

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**From:** Larry Perkins <[REDACTED]>  
**Sent:** Friday, February 12, 2021 12:45 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) Proposed Re-Zoning 675 N F Street, SLC .... incl Capitol Park Avenue Frontage

Mr. Echeverria, I am writing to update and elaborate on my email sent to you last June when I first learned of Ivory Homes' efforts to change the character of our neighborhood.

Now, some 8 months later, Ivory has purchased the property in question -- apparently regarding it as a good investment under its present Zoning which permits 11 building lots. It is also to be acknowledged that each of those lots is allowed under current SLC regulations an Accessory Dwelling Unit. AND YET, Ivory remains unsatisfied and is asking for zoning that would more than double the density allowed on their newly purchased property???

Many of my neighbors will no doubt be informing you of the obviously detrimental effects of the increased traffic Ivory seeks to impose on our neighborhood by putting in 35 or 45 or More dwelling units where a maximum of 22 is permitted under the Long-Standing-Current-Zoning. (Ivory at this moment is talking about 35 dwelling units, but if allowed their requested re-zoning, they could readily shift to the even greater maximum density permitted by their requested zoning. And they have demonstrated that their focus is on their own profitability rather than on the preservation of the neighborhood ambiance that I and many others Who Live Here have invested in.)

I would like to focus my comments on the injustice that would be perpetrated by allowing a zoning change.

1. When Capitol Park was developed some 25 years ago, it included the construction of the private road that is today known as Capitol Park Avenue. That road remains a privately maintained street and is narrower than typical city streets because it serves (and was specifically built and intended to serve) the number of homes allowed by the Zoning in place.
2. A single access point from Capitol Park Avenue was allowed for the property now owned by Ivory. , And that was in anticipation of that access point serving a church parking lot (a parking lot that could also be accessed from F Street).
3. Ivory now seeks to have Every Dwelling Unit They Want To Construct (except for five specifically fronting F Street) accessed ONLY from Capitol Park Avenue!!

We therefore see that Ivory not only seeks to change the character of our neighborhood by using a zoning change that reduces set-back requirements, largely eliminates the abundance of landscaping that the neighborhood is known for, puts into the neighborhood more traffic than was ever anticipated and designed for, *and wants to do that on the very street (Capitol Park Avenue) that we as neighbors built and privately pay to maintain!!*

**No Zoning Change Is Warranted Or Needed. The piece of property that Ivory now owns lends itself very well to the construction of homes (on the permitted 11 Lots) with architecture and yards that can complement the aesthetic appeal of the surrounding properties within Capitol Park.** Please do not allow Salt Lake City to become a co-conspirator with Ivory to undermine and detract from the investments made by myself and others in a residential area that is among the most appealing in town. And please do take note of the fact that our existing investments were made in reliance on the development framework established by Salt Lake City with its Existing Zoning.

Zoning changes should be permitted ONLY when they are clearly of benefit to All Stakeholders. Current residents as well as owners of to-be-built homes are Much Better Served by current zoning than they would be by the proposed super-high-density change being requested.

Certainly there are other negatives to be emphasized that follow from a zoning change in our far-from-trax neighborhood with its limited bus service. But the bad faith that would be exhibited by inducing investments with

Current Zoning and then abandoning the protection of that zoning to pander to Ivory's short term greed is Not Something Salt Lake City Should Allow Itself To Be Sucked Into. It is to be emphasized that Ivory will not be here to deal with the results of their overly dense plan! **That would be left on the shoulders of those of us who pay for Capitol Park Avenue.**

Sincerely, Larry Perkins  
405 E 12th Ave  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Tammie Smith <[REDACTED]>  
**Sent:** Friday, February 12, 2021 10:54 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues rezone

Dear Daniel, as a property owner and long time resident I am opposed to the rezoning purposed by Ivory Homes to accommodate their plans for 675 North F Street.

Sent from my iPad. Respectfully, Tammie Smith

## Echeverria, Daniel

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**From:** David Maher <[REDACTED]>  
**Sent:** Friday, February 12, 2021 10:31 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes Application to Rezone toFB-UNI

We are writing in opposition to the Ivory Home application to rezone 675 F street to FB-UNI. The present zoning allows 11 home sites to be built while maintaining the continuity of the existing neighborhood. Ivory Home proposal provides a high density setting and the many problems associated with that. Traffic increases would be substantial. Demands on all services, fire, police protection and utilities will be challenged to meet the required needs. Additionally potential environmental concerns must be raised, as obviously with the proposed density level there will be a negative impact. Clearly the site as presently zoned would provide an excellent fit to the surrounding community. We need to challenge ourselves to preserve and maintain neighborhood character and continuity where ever we have the opportunity to do so

.

sincerely, David & Marilyn Maher 400 Capitol Park Ave SLC

84103

**Echeverria, Daniel**

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**From:** Hilaree Collins <[REDACTED]>  
**Sent:** Friday, February 12, 2021 9:23 AM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) Ivory Homes Avenues Re-zone

Good Morning-

I would kindly ask you to consider my request to oppose the Ivory Homes proposal to re-zone the property located at 675 North F Street. As a resident I have several concerns about this proposal. The second proposal posed by Ivory Homes does not address parking issues from so many dwellings on such a small property. Traffic would significantly increase in a community that does not have the infrastructure to support the burden of such heavy traffic. When Ivory Homes purchased this land, the zoning was already established. The property in question is zoned FN-UN1 and that zoning was a thoughtful zoning consideration with the Avenues Community in mind. To change the zoning would be detrimental. Last, but not least, Ivory Homes has not demonstrated that they would be a good partner in our community. They have not listened to our concerns or addressed them in this second proposal. I implore you to keep the zoning as is and reject the Ivory Homes proposal.

Thank you for your consideration.

**Hilaree Collins**  
397 K Street  
[REDACTED]

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## Echeverria, Daniel

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**From:** rdkim <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 6:22 PM  
**To:** Echeverria, Daniel; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) No Ivory Homes ReZone

Hello

I am a resident of Capitol Park and have written to you in the past. I have reviewed Ivory's revised proposal and remain opposed to the rezoning of 675 North F Street.

Here are only some reasons that I oppose such rezoning:

1. The January 2021 proposed site plan under FB-UN1 packs 35 dwelling units into a compact space will cause many problems including:

- More car traffic and car noise on the nearby Avenues feeder streets.
- More ambient noise and lack of screening from the denser development for close neighbors.
- Most of the cars will exit via a private road: Capitol Park Avenue is not a public street.
- FB-UN1 is inappropriate. It is not appropriate for the setting in which this plot exists, which is a suburban residential neighborhood bordering on environmentally sensitive foothills.
- Increases safety risk for students. F Street and 13th Avenue is currently a bus stop and at the crest of a very steep section of F where visibility is a real concern for cars coming uphill, especially in the dark. Kids walk to Ensign Elementary on 13th and 12th Avenues where there are only intermittent sidewalks and few crosswalks. 13th Ave from F to I Street will be heavily utilized by both kids and cars.
- Harms neighborhood aesthetic.
- Historic legacy will be lost of nearby buildings (the original VA Hospital and the second Primary Children's Hospital.)
- . Loss of habitat. The neighborhoods in this area abound with wildlife. A denser development will leave less habitat for wildlife.

Thank you for registering my concerns.

Robin Kim

615 Capitol Park Ave  
Salt Lake City UT  
84103

## Echeverria, Daniel

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**From:** Jeff Polychronis <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 3:50 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes application to rezone

Dear Mr. Echeverria,

I write to voice my opposition to Ivory Homes' request to rezone the property at Capitol Park Avenue and F Street.

The proposed density is inappropriate for the area. If approved, it will significantly increase traffic and noise. As you know, F Street is very steep and in icy conditions, dangerous. Increased traffic will add to the danger. The other egress from the property would be Capitol Park Avenue, a private street and also very steep. F Street and 13th Avenue is currently a bus stop, which creates serious visibility concerns for both cars coming up the hill and for pedestrians, including the many children who cross these streets on their way to Ensign Elementary.

The aesthetics of this neighborhood is part of what gives the community its charm and livability. Ivory's proposed development is not consistent with the surrounding neighborhood. As you know, two nearby buildings are the original VA Hospital and later on, Primary Children's Hospital. Both are now residential. I live in one of these buildings, The Meridien. Those of us that purchased at The Meridien and those that purchased homes nearby in Capitol Park and the Avenues, did so believing that the zoning of the Ivory property would remain FR-3, and that development would be limited to the permitted density therein. Granting Ivory's request for rezone would break faith with those of us who chose to build our lives and pay our taxes in this Salt lake City neighborhood.

I respectfully ask that the Planning Division and the City Council deny Ivory's request for rezoning.

Thank you,

Jeff Polychronis  
[REDACTED]

## Echeverria, Daniel

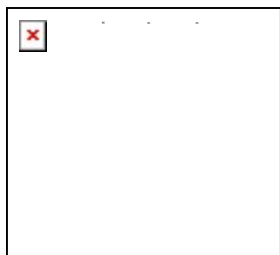
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**From:** John Nisson <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 2:56 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Strong Opposition to Proposal to Rezone 675 North F Street

Hi Mr. Echeverria,

I am writing to you again, as resident of the avenues and adjacent neighbor to the property in question, to state my strong opposition to Ivory Homes proposed rezoning of 675 North F St. I live directly south at 623 North F St. and will be one of the neighbors most dramatically impacted by the proposed changes. I am a fairly new resident and only moved into my home this last year, however it has been a goal to move to the avenues for as far as I remember, and I have worked hard and saved diligently to make this a reality. Why the avenues, you may ask, well there are many reasons; to be a part of the most iconic neighborhood in the city, to live in a place that has charm and character and not a cookie cutter stucco community where the houses are built right on top of each other, but mostly to live in the same neighbor my great grandparents did almost a century ago. The ivory home proposal to rezone goes against every reason that I moved here and is an outright sham and abomination. The zoning parameters of the lot were set for a reason. The redesign has barely made modifications to their original proposal, and there was good reason their original proposal was soundly rejected. I hope you stay the course on this and hold true to the original zoning that was intended. As stated last time, I have grave concerns that my property value will be undermined by this proposed property along with Ivory Home's reputation for cheap construction. If necessary I will utilize whatever tools at my disposal to prevent this from occurring and preserving my investment. I purchased my home with the expectation that the street and surrounding properties would be of like kind and quality, this proposal is certainly not up to that standard. I welcome development on the lot in question, I just want it to be tasteful, fitting of the community, and not just be another overly dense eye sore and scab that would make my great grandparents turn over in their grave. Please do the right thing and say NO to REZONE.

Best regards,



**John Nisson**  
**President**  
Siskin Enterprises, Inc.  
Mobile: ([REDACTED]) [REDACTED]  
Direct: ([REDACTED]) [REDACTED]  
Office: ([REDACTED]) [REDACTED]



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## Echeverria, Daniel

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**From:** Tyler Jack [REDACTED]  
**Sent:** Wednesday, February 10, 2021 1:50 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes Application to Re-zone 675 North F Street  
**Attachments:** 2.docx

I have reviewed Ivory's revised proposal and remain opposed to the rezoning of 675 North F Street. My home is on the west side of this property and their revision is even worse than the first. They plan to build homes almost right next to my backyard with zero greenspace and once again when we built our home we did not think zoning on our backyard would change as it has been a part of Salt Lake City's master plan for years. Nothing has changed in the avenues except Ivory wants to change the zoning to make more money. Please respect the people that already live here and do not change the zoning.



**Tyler Jack**

Manager - NMLS 132155



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



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## Echeverria, Daniel

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**From:** Creed Collins <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 1:41 PM  
**To:** Echeverria, Daniel  
**Cc:** Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) Ivory Homes Avenues Re-zone

Good afternoon-

I would like to unequivocally state my opposition to Ivory Homes' proposal to re-zone the property located at 675 North F Street.

1. Both proposals to date do nothing to address parking issues from so many dwellings on such a small property.
2. Both proposals to date do nothing to alleviate the traffic issues that would arise around the development, and on the feeder streets to that area of the Avenues (particularly E Street).
3. Ivory Homes purchased this land knowing full well how it was zoned. The area in question was zoned FB-UN1 for legitimate reasons, none of which have changed now that this particular developer owns the property.
4. Lastly, Ivory Homes' unwillingness to materially address the community's concerns in their recent re-proposal shows that they are not acting in good faith with the community. As such, the City should side with the actual residents, and not with a developer who clearly has no regard for the community.

Thank you

**Creed Collins**  
397 K Street  
[REDACTED]

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## Echeverria, Daniel

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**From:** Jan McKinnon <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 12:46 PM  
**To:** Echeverria, Daniel; Mayor; Wharton, Chris  
**Subject:** (EXTERNAL) No rezone for Ivory Homes

I have been reading the 1987 Greater Avenues Development plan again. It is a beautiful document which took into consideration not just what was good for the neighbors but what was good for the whole city. There's a visual image that needs to be preserved of housing, open space, parks, walking paths and bike trails along the shoreline trail. After studying the plan, I can understand where it might need to be tweaked occasionally, but it's a slippery slope when zoning changes are made by little steps. What you end up with is not what the plan intended.

Ivory has a beautiful lot that can be developed according to the FR-3 zoning that exists for the lot. Keeping the zoning respects the greater good of the neighborhood and the city.

Thanks for your work and I stand opposed to the rezone for Ivory Homes.  
Jan McKinnon

## Echeverria, Daniel

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**From:** Todd Jensen <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 12:36 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris; Mayor; [REDACTED]  
**Subject:** (EXTERNAL) Opposition to Rezone 675 North F Street

Dear Mr. Echeverria:

We have reviewed Ivory's revised proposal and remain in opposition of it for the following reasons.

- In my research of FB-UN1 it is designed for urban environments with public transportation thus reducing automobile use and encouraging walking and biking to needed services. We are located in a suburban neighborhood which lacks this.
- This development would add 70 or more automobiles to a school zone neighborhood where kids are already challenged walking to Ensign Elementary. The safety of our children is paramount.
- Capitol Park Ave is a private road that this development would need to enter and exit onto.
- If a change from FR-3 to FB-UN1 zoning is approved, this would allow future developments to occur in our environmentally sensitive foothills of our Avenues neighborhood.

We do not object to this development as it stands within the existing FR-3 zone which is part of the master plan created some 20 years ago. This has served the neighborhood in keeping with aesthetic, environmental and safety concerns.

Thank you for taking time to review our objections to the re-zoning.

Sincerely

Todd and Carmelle Jensen  
400 E Capitol Park Ave #301  
Salt Lake City, UT 84103

C: [REDACTED]  
E: [REDACTED]

## Echeverria, Daniel

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**From:** Jan McKinnon <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 10:13 AM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris; Mayor  
**Subject:** (EXTERNAL) Ivory Homes Proposal

Daniel.

I am the recently elected HOA President of the Meridien. The development of the Meridien preserved the historic former VA Hospital which is an iconic building in the Avenues. This beautiful building sits just south of the proposed Ivory Homes development at 675 N F Street.

Each of the residents in the Meridien opposes the rezone proposed by Ivory Homes. The project Ivory is proposing is too dense for our neighborhood. A modest estimate would put 70 new cars on our private road, Capitol Park Avenue. This is a road that the city would not adopt because it did not meet their safety requirements and therefore, the road is maintained by the two HOA's bordering the avenue. It would be dangerous to add this many cars to this narrow road.

Ivory has given us many reasons to oppose their development. It is too dense. It does not fit in the neighborhood. This compact development with many small houses and extremely limited green space is not consistent with the surrounding neighborhood. The density threatens the sensitive foothills and wildlife that flourish in our neighborhood.

Changing the zoning for one developer doesn't make any sense. In 1987 the Greater Avenues Development plan was carefully planned by professionals who understood the character and potential of the Avenues. They were concerned about the congestion in the lower Avenues if unchecked development occurred in the upper avenues. They even considered the appearance of the foothills from areas below. The planners purchased land for parks and designated areas that should be left undeveloped or used for future bike trails and walking paths. It's a good plan, and exceptions to it should not be made without redoing the whole plan. Making exceptions here and there would destroy the concept of the Greater Avenues development plan. The plan had a vision to direct future growth and development so that the quality of life and community scale would be maintained.

Ivory is asking for a change to the FB-UN1 zone which is generally reserved for urban areas where city services, employment opportunities, and schools are easily accessible by walking or with public transportation. This lot on F street provides none of those opportunities. One city bus arrives on the hour each during the week days. The closest grocery store is 7 blocks away down the hill and it would be challenging at best to walk back up the 7 blocks carrying a load of

groceries. Few employment opportunities are available by walking. One elementary school is walkable but the other students are bussed to the middle school and high school.

Preserving the zoning on this lot still allows Ivory to build 11 homes with ADU's. They stand to make a substantial profit with the current zoning. Ivory likes to say that their homes are affordable, but they are not. They like to say their homes are family friendly, but they are not. There is very little green space and no sidewalks. There is no compelling argument to change the zoning for Ivory but there are many compelling reasons to keep the FR-3 zoning designation.

Thank you from all the residents at the Meridien.

Jan McKinnon [REDACTED]

## Echeverria, Daniel

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**From:** Merritt Stites <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 9:56 AM  
**To:** Echeverria, Daniel; Wharton, Chris; Mayor  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) IvoryHomes rezoning

To Daniel Echeverria, Chris Wharton and Mayor Mendenhall:

PLEASE carefully consider this proposal and DO NOT allow rezoning in the Avenues. This is not just about Ivory Homes this one time. This is about the possible loss of the beauty and uniqueness of The Avenues!!! I have been a resident of 10th Avenue for almost 50 years moving here from Boston. We chose the Avenues because of its diversity, its location and it's quiet

Feel. Since living here we have experienced change with many more cars and many more parking problems. We have also experienced remodels and the beautification of many blocks

That had previously been run down. People want to live here because it is beyond compare. If IvoryHomes is granted this change it is only a matter of months Before more housing developers request the same density wherever they can find a lot or individual homes to be pulled down and pack in more living spaces making traffic and the Integrity of the area diminish.

Please don't allow this catastrophe to happen.

Thank you,

Merritt Stites  
559 10th Avenue  
SLC. UT. 84103

## Echeverria, Daniel

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**From:** peter stevens <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 9:42 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Re-Zone 675 North F St.

2/10

Dear Mr. Echeverria,

We are categorically opposed to the ostensibly revised proposal that Ivory Homes has submitted for the development of property at 675 North F. Street.

This would be in violation of the current zoning restricting any development to 11 homes, burden the historic Avenues with even more vehicular traffic etc.

We trust that they will receive a rejection from the planning commission.

Respectfully,

Dr. and Mrs. Peter M. Stevens

## Echeverria, Daniel

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**From:** Teresa Stepanek <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 9:35 AM  
**To:** Mayor; Echeverria, Daniel; Wharton, Chris  
**Subject:** (EXTERNAL) I object to the Ivory Homes Revised Zoning request Proposal of 675 N. F Street in slc

Erin, Daniel and Chris,  
I too have reviewed the revised proposal made by Ivory Homes for my neighborhood.

I FIRMLY believe that the existing zoning should remain in place to preserve the character of the neighborhood.

Ivory purchased this plot of land with the existing zoning and should keep its plan consistent with that zoning. If they do not like that they are free to sell the land to other developers. **Please do not approve any modifications to the current zoning.** Downtown has added and is adding a huge increment of dense housing options and what Ivory is proposing is totally inconsistent with the nature and history of our neighborhood.

Teresa Stepanek  
800 E. Northcrest Drive  
Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** Steve Stepanek <[REDACTED]>  
**Sent:** Wednesday, February 10, 2021 8:25 AM  
**To:** Mayor; Echeverria, Daniel; Wharton, Chris  
**Subject:** (EXTERNAL) I object to the Ivory Homes Revised Zoning request Proposal of 675 N. F Street in slc

Erin, Daniel and Chris,

I have reviewed the revised proposal made by Ivory Homes for my neighborhood. I FIRMLY believe that the existing zoning should remain in place to preserve the character of the neighborhood. Ivory purchased this plot of land with the existing zoning and should keep its plan consistent with that zoning. If they do not like that they are free to sell the land to other developers. **Please do not approve any modifications to the current zoning.** Downtown has added and is adding a huge increment of dense housing options and what Ivory is proposing is totally inconsistent with the nature and history of our neighborhood.

Steven Stepanek  
800 E. Northcrest Drive  
Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** Jan McKinnon <[REDACTED]>  
**Sent:** Tuesday, February 9, 2021 3:06 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) No Rezone for Ivory Homes

Daniel.

I emailed you about my opposition to the initial Ivory Homes development of 675 N F Street. I was opposed to the rezone of this parcel at that time and continue to be opposed to the rezone of the parcel with their latest submission. Their proposed development does not have a place in the foothills of the Avenues. It is too dense. The traffic it would bring to the privately owned Capitol Park Avenue would put a lot of stress on the street. The city would not adopt Capitol Park Avenue because it didn't meet their safety requirements by being too narrow. Adding perhaps 70 more cars with the Ivory development might not make a difference to the Greater Avenues as a whole, but to our particular street and small intersection, it would be hazardous.

Ivory Homes uses lots of marketing language that would suggest they have multi-generational housing allowing grandma to live independently and still close to family. However, there aren't sidewalks or a yard for anyone in the family to enjoy some outdoor time together. They are also promoting ADU's suggesting that will help make the homes affordable. Neither the main home or the ADU's will be the answer to affordability in housing that the city needs. These homes do not meet the definition as affordable by any stretch of the imagination.

Ivory also suggests that their development is within walking distance of city services and has public transportation nearby. The closest grocery store is 7 blocks away and no one is walking back up the steep hill with all their groceries. It could be done, but one would have to be in very great shape to navigate the steep elevation to get from the store to home. There is one bus that only comes about once an hour. This isn't an urban neighborhood by any stretch. It's a fabulous neighborhood that would suffer dramatically if the rezone is permitted for this parcel of land.

Please keep the FR-3 zoning for this lot. It provides the opportunity for Ivory Homes to develop 11 homes with ADU's allowing them to make a healthy profit.

Thanks for your consideration of this important issue.

Jan McKinnon  
400 E Capitol Park Avenue Unit 302  
Salt Lake City UT 84103

## Echeverria, Daniel

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**From:** Peter Wright <[REDACTED]>  
**Sent:** Monday, February 8, 2021 12:18 PM  
**To:** [REDACTED] Mayor; Wharton, Chris; Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes Application to Rezone 675 North F Street  
**Attachments:** Letter Utah Clean Air Feb 2021 (3).docx; page 141 screen shot.PNG

Please find attached a response to Thom Carter's Letter of Recommendation regarding the above application. Mr. Carter's letter of recommendation is also attached.

Thank you for your consideration,  
Peter Wright

Thom Carter Executive Director,  
Utah Clean Air Partnership,  
195 N 1950 W,  
UCAIR,  
Salt Lake City ,  
UT 84116

400 E. Capitol Park Avenue,  
Apt 306,  
Salt Lake City,  
Ut 84103

February 8th 2021

Dear Thom,

I write to you in connection with your letter dated September 18th 2020 in support of the proposed Ivory Homes development at 675 North F Street. Your letter has been filed by Ivory as a part of their request to rezone this property to a high density, urban zoning code.

Let me start by saying that I am a lifelong environmentalist and a supporter of the work UCAIR does, it is essential that we all work to improve Utah's air quality which is already a threat to our community's health and enjoyment of the outdoors.

While I am in total agreement with the first three paragraphs of your letter, I do not believe you have done sufficient due diligence in understanding the location of the subject building plot. Can I ask, did you visit the plot before writing or contact any of the local residents ?

You write :

- *The location of the development near downtown increases the likelihood that residents will take alternative forms of transportation to the myriad downtown destinations*
- *The proximity of the development to transit further increases the likelihood of non-car, more air-quality-friendly trips.*

Regrettably these two statements are incorrect.

Had this building plot been located in the lower Avenues, say somewhere around B Street and 2nd Avenue, then your statements would have been valid. The subject lot is, however, located close to the top of the Avenues, thirteen (13) blocks up from South Temple with an extremely steep grade making walking or cycling the approximately two miles to the city center impractical - nobody resident here does so with any regularity. In winter with snow covered sidewalks and slick roadways such a trip on foot or by bicycle would be not only arduous but dangerous. Even shorter journeys are undertaken by car, the nearest supermarket is Smiths, 7 blocks downhill and this journey is always performed by private vehicle.

Public transport options are severely limited with the only option being the #11 bus that currently runs once every hour, ceases operation at 7 PM and does not operate on weekends, this is insufficient for most families' needs. ( PreCovid service was once every half hour) Most two adult families living in this location are forced by necessity to operate two vehicles.

While Ivory's high density development makes great sense in walkable areas of the city, this is not such a location, virtually all journeys here are made by private vehicle.

With thirty five residences this development will add circa seventy cars to our streets, each pumping out noxious gases and worsening our air quality. Furthermore Ivory's overly dense design with insufficient parking will lead, by Ivory's own admission, to extensive shuttling and an alarming level of start-up pollution. This will be at its worst in winter when cars have to be moved from street parking to driveways in order to clear snow. This will of course further exacerbate our inversion problem.

As always the devil is in the detail.

I understand that you have now moved on from UCAIR to champion Governor Cox's energy initiatives and wish you well in this new and important role.

Yours sincerely,

Peter Wright PhD.

Copy of September 18th 2020 letter attached

Copies to. Mayor Mendenhall

City Councilor Chris Wharton

Senior Planner Daniel Echeverria



September 18, 2020

To Whom It May Concern:

The Utah Clean Air Partnership (UCAIR) exists to help individuals, businesses and communities understand and make better choices about air quality behaviors. Our message has consistently been that when it comes to improving Utah's air, there are no perfect answers, but there are practical solutions. In other words, we will improve our air not through one or two big initiatives but by combining many small positive air quality actions together.

How we grow and develop within our communities is one example of the kind of decision-making that will make a difference, one development or neighborhood at a time. Placing housing, transportation and job or educational opportunities closer together results in more walking and biking, more transit use and, as a result, fewer vehicle trips. Fewer vehicle trips, in turn, mean fewer cold starts, which improves our air.

Our partners at the Wasatch Front Regional Council - in partnership with local governments, transportation agencies and the economic development leaders in our region - have codified this pattern of thinking into the Wasatch Choice Vision, a blueprint to maintain and enhance quality of life in our region into the future, even as we grow. A key component of the Vision is the idea that infill and redevelopment are key to bringing people closer to the transportation they need and the destinations they visit. Doing so improves our air, one eliminated car trip at a time.

We are aware Ivory Homes has proposed a new development in the Avenues of Salt Lake City, named Capitol Park. As part of their overall approach to the development - which includes locating in an area where other density exists and planning for both traditional homes and ADUs in the same space up front - they have also taken steps to address air quality.

- The location of the development near downtown increases the likelihood that residents will take alternate forms of transportation to the myriad downtown destinations.
- The proximity of the development to transit further increases the likelihood of non-car, more air-quality-friendly trips.
- For those who will still drive, Ivory has also led out on supporting electric vehicles (EV) by including EV charging infrastructure in the garages of homes they build.

As an advocate for air quality, UCAIR supports developments such as this one that follow these principles of putting people closer to destinations or closer to transit such that non-car trips become more feasible. When local governments make decisions to support and facilitate proposed developments that do this, they are making individual decisions that will collectively clear our air.

I would be happy to discuss these ideas further at your convenience. Thank you for your efforts to make decisions and take actions that improve Utah's air.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thom Carter", is written over the word "Sincerely".

Thom Carter  
Executive Director

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#### **UCAIR Staff**

Thom Carter, Executive Director  
Bailey Toolson, Program Manager  
Olivia Niituma, Office Manager  
195 North 1950 West  
Salt Lake City, UT 84116

## Echeverria, Daniel

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**From:** lynn keenan <[REDACTED]>  
**Sent:** Sunday, February 7, 2021 12:51 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Fw: Upper Avenues zoning F Street

Lynn M. Keenan MD  
688 F Street  
Salt Lake City, Utah 84013  
[REDACTED]

7 February 2021

Daniel Echeverria  
Salt Lake City Planning Division

RE: Ivory Homes Proposal for F Street

Dear Mr. Escheverria,

I am absolutely opposed to Ivory Homes January 2021 proposal to change the zoning for the property on F Street and 13<sup>th</sup> Street in the Upper Avenues. I am flummoxed by the brazen and reckless proposal by Ivory Homes.

I purchased my property in 2014. Prior to the purchase, I researched the zoning of the property on F Street and 13<sup>th</sup> Street. It is zoned for 11 houses. This zoning was acceptable. I moved from Seattle seeking a quiet safe neighborhood to jog and walk my dog. The current status with the current zoning maintains the integrity of the neighborhood. I adhered to zoning rules. I paid an additional \$60,000 regarding the maximal height of my home. If you notice, 678 F street violates the height restriction.

I am adamantly opposed to changing the zoning to accommodate high density development. High density housing will add traffic to the streets, diminish the water pressure, bring noise to the quiet streets, and add air pollution. The added cars will significantly impact the air quality. The streets can barely accommodate the trash trucks that already turn around in my driveway. There is limited access for egress in case of a fire let alone room for fire and EMS vehicles. What is the plan regarding snow removal. There will be no place to put it. F Street is already precariously steep and is dangerous in the snow and ice.

Ivory Homes proposal has very little grass and trees. This impacts the environment with pollution, noise and water drainage. There is not enough off-street parking for the additional cars. This proposal is not innovative in the least. This is a complete ruse.

We already have The Meridian and North Point which are high density housing areas. Smiths' grocery can barely handle the current Upper Avenues population. What is the impact for the SLC Police Department and Fire Department. There is minimal public transportation.

Ivory Homes is purely motivated by avarice. They are trying to hoodwink the residents and city planning commission. Ivory Homes has no altruistic intentions. They met with different parties in the neighborhood. Each group was told a different story. The ADU's will be unregulated multiple rentals with frequent turn over. Changing the zoning will negatively impact my neighborhood. I am absolutely adamantly opposed. I am asking you to do what is best for this neighborhood not what is best of the coffers of Ivory Homes.

Sincerely,

Lynn M. Keenan MD FACP FCCP  
Assistant Professor of Medicine  
Division of Pulmonary / Critical Care Medicine  
University of Utah

## Echeverria, Daniel

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**From:** cynthia buckingham <[REDACTED]>  
**Sent:** Saturday, February 6, 2021 12:30 PM  
**To:** Echeverria, Daniel  
**Cc:** Jan McKinnon  
**Subject:** (EXTERNAL) Re: 675 N F Street Rezone Application Update - SLC Planning Division

Mr. Echeverria,

I am writing in opposition to the new Ivory Homes proposal to develop the property at 675 N F Street.

If I remember correctly, the original proposal included 40 homes (20 units, each with an ADU), plus 5 "custom homes". The revision includes 30 homes (15 "units," each with an ADU), plus the 5 custom homes, which could also end up with multiple units since there does not appear to be any restriction. So Ivory has reduced its request to rezone from 45 homes to 35-40, in an area zoned for 11 homes. This is not a sufficient response to the neighborhood concerns, nor does the proposal meet the city's standards for planned developments.

In addition, my original objections to a zoning change remain applicable:

- This will not be an "affordable" housing project; they are to be high-end.
- Increased traffic will burden existing residential streets.
- There is still insufficient parking in the proposed development even for residents and any visitors will end up on surrounding streets, further complicating traffic patterns.
- There is a nearby bus line, but it does not provide access to neighborhood groceries or services, just to downtown and the U of U.
- Roads inside the development are narrow, making fire and other services difficult.
- Units are packed tightly together, leaving little green space and removing several mature trees, which will harm the existing bird and wildlife habitat. (Their proposal to plant 2 small trees in other places for every 1 removed is disingenuous, at the least.)

I do not oppose ADUs in the neighborhood. Nor do I oppose sensitive development of that parcel. But the Ivory Homes proposal to pack 35-40 units into an area zoned for 11 is unacceptable.

Thank you for the opportunity to provide comments.

Cynthia Buckingham  
655 H Street

On Mon, Feb 1, 2021 at 2:15 PM Echeverria, Daniel <[REDACTED]> wrote:

Good afternoon,

You are receiving this e-mail as someone who has contacted the Salt Lake City Planning Division regarding the 675 N F Street zoning and master plan amendment application by Ivory Development. The Planning Division is providing you this update on the applicant's proposal. The applicant has submitted a revised proposal, including a revised concept plan and additional supporting documentation.

## Echeverria, Daniel

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**From:** Jennifer Belz <[REDACTED]>  
**Sent:** Tuesday, February 2, 2021 7:19 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes

Hi Daniel,

I am a resident of the Avenues neighborhood and would like to voice my opposition to the Ivory Homes proposal.

Thank you for your time, consideration, and service,

--

Jennifer Belz  
Spanish/ELA Instructor  
Legacy Preparatory Academy  
North Campus

## Echeverria, Daniel

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**From:** John Mastakas <[REDACTED]>  
**Sent:** Monday, February 1, 2021 5:28 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Updated 675 North Rezone Proposal - Ivory Development

Daniel,

I am writing you to submit my comments and thoughts about the aforementioned revised zoning proposal put before the Planning Commission and City Council. As a long-time resident of the Avenues Area, I am opposed to the density increase that is proposed at this site. If the site is developed in the manner that Ivory Development is proposing it will create the following burden (amongst others):

- A great deal more increase in traffic throughout business days and on weekend days. This will create greater noise and pollution in the Avenues Area and near City Creek Canyon (Bonneville Boulevard). The area (Avenues cross streets, 11<sup>th</sup> Avenue and other connecting streets) is used greatly by those who enjoy to recreate outside, and enjoy to walk, ride bicycles and run. Greater traffic will further congest the streets within the Avenues, of which are already exposed to a great deal of traffic
- Public services such as Fire, Police and EMS will have even more residents to cover. These departments already have strained budgets and staff and such service providers who cover this area will further diminish the attention given to others who are also in need

In some of the communication released by those with Ivory Development, they had indicated that their concern is to create many more housing units that theoretically addresses City density issues. It is clear to me that the reason that Ivory Development wishes to increase the unit density far beyond current zoning at the proposed site is to simply benefit from economies of scale. There is greater profitability that comes from building a greater number of smaller units for a lower price versus a lesser number of units at a higher price. It is somewhat insulting that Ivory Development is pitching their concern for lower priced housing units to the local residents of the Avenues Area when Ivory Development has not offered to develop the greater-density project proposed at a revenue neutral cost (construct the greater-density project without a net profit to Ivory Development or its affiliated third parties, verified by a disinterested third party accountant). Ivory Development would never agree to this simply due to the fact that the ultimate desire is profitability, something that would be fine if it did not negatively affect the residents that surrounded such a development.

In closing, for the reasons herein I ask to you oppose the proposed rezone as submitted by Ivory Development. Please feel free to contact me directly to discuss. Thank you.

John Mastakas  
[REDACTED]

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## Echeverria, Daniel

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**From:** Bryn Ramjoue <[REDACTED]>  
**Sent:** Monday, February 1, 2021 3:10 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) public comment on IVORY homes in the Avenues

No No No No No.

Please no multi row houses. No dense population and car traffic allowed to impact our neighborhood.

Bryn Frazier Ramjoue', MSM  
(she, her, hers)  
Marketing Director, my529  
[REDACTED]  
cell [REDACTED]

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This message is intended for the individual or entity named above and may contain information that is confidential or privileged. If you are not the intended recipient, please reply to the sender that you have received this transmission in error, and then delete it.

Thank you

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**Echeverria, Daniel**

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**From:** Marilyn Neilson <[REDACTED]>  
**Sent:** Monday, February 1, 2021 3:09 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Re: 675 N F Street Rezone Application Update - SLC Planning Division

Dear Sirs: Haven't we spoken loudly enough! The thousands of signatures speaking our voice that we don't want Ivory developers in our neighborhood to profit from the loss of our peaceful and private life. Please listen!

**From:** Zachary Dussault <[REDACTED]>  
**Sent:** Wednesday, April 28, 2021 1:46 PM  
**To:** Planning Public Comments <[REDACTED]> Council Comments  
<[REDACTED]>  
**Subject:** (EXTERNAL) Capitol Park Ivory Homes Re-zone

Hello,

I am writing in support of the Capitol Park re-zone. My main reason for supporting this project is the fact that single family zoning is an outdated, exclusionary and racist practice that I do not believe we should allow to continue in our city. But since an end to single family zoning seems to be outside of the realm of political possibility, I chose to support individual petitions to chip away at this practice.

Recently, the city that began the practice of single family zoning, Berkeley voted to transition away the practice after acknowledging that it had effectively been used to exclude minorities from predominantly white areas by banning the types of housing that minorities in the past had been able to afford (multiplexes, attached housing, and multifamily condos).

<https://www.berkeleyside.com/2021/02/24/berkeley-denounces-racist-history-of-single-family-zoning-begins-2-year-process-to-change-general-plan>

I also believe it is important to take a holistic approach when it comes to considering land use applications. Yes, it does have an immediate impact on those neighbors in the vicinity of the project, but every reduction in potential new housing units in more affluent areas of the city has downstream effects in lower income areas. In effect, the harder it is for upper income residents to find a place to live in the Aves, the more likely they will be to move to areas like Rose Park and accelerate gentrification and displacement. The residents that would get displaced in this simplified example do not have the same political leverage in LUZ discussions as an organized group of neighbors with lawn signs and facebook groups, but they are residents of the same city nonetheless and deserve a voice.

I also think it is important to look at LUZ decisions from the point of view "why should this type of development not be allowed" rather than the standard "why should we give this 'gift' of a rezone to the developer". In effect, a zoning ordinance is a restriction on a property owner's rights to use their land as they wish. Such restrictions are appropriate when they benefit the broader community, but I do not believe this is such a case.

If any members of the council or commission would like to discuss this project with me further, I would welcome such a discussion. I know I will probably be one of the few members of the public in support of this project, but I believe I represent a broader public that would like to see a more inclusive, vibrant city that they can afford to keep living in.

Abolish racist single family zoning, legalize housing.

-Zachary Dussault  
District 4 Resident  
[REDACTED]

## Echeverria, Daniel

---

**From:** Ruth Andersen <[REDACTED]>  
**Sent:** Wednesday, April 28, 2021 12:16 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) F Street Re-Zone

I am vehemently opposed to changing the zoning for this parcel. We residents of the area are overwhelmingly opposed to this. If the city approves it, we will all know that the city makes sweetheart deals to preferred people and entities. Another example of this is the fact that the city allowed Steve Price to build a 20', 30', maybe even 40' concrete retaining wall on his property so he could put in a pool. The city changed its zoning laws for him even though it ruined neighbors' pristine views of natural open space and canyon foliage. Now they look at ugly concrete. So, is this going to be another sweetheart deal involving the LDS church and the Ivory family because one of them is in our legislature and they pay lots of tithing? That is precisely why the city should not grant favors in this case (or any case for that matter). It smacks of corruption.

Ruth Ann

Sent from my iPhone

**Echeverria, Daniel**

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**From:** kenneth price <[REDACTED]>  
**Sent:** Monday, April 26, 2021 9:10 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Capitol Park Cottages Project - Ivory Homes

Attn: Daniel Echeverria  
Salt Lake City Planning Commission

Please approve Ivory Homes Capitol Cottages Project.

Have lived in the Avenues for over 8 years and have reviewed the plans of project.

This would be good project for this area and would help provide more needed housing for many families.

Thank you,

Kenneth S. Price

## Echeverria, Daniel

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**From:** Nathan Peters <[REDACTED]>  
**Sent:** Wednesday, April 14, 2021 11:54 AM  
**To:** Echeverria, Daniel; [REDACTED]  
**Subject:** (EXTERNAL) In Support of the Capitol Park Cottages Project

Hi Daniel, Chris,

Writing to you to express my support for the Capitol Park Cottages project that Ivory Homes is proposing. I'm an avid fan of the avenues and have always wanted to live in the upper aves. I currently live in a condo downtown SLC. I run through City Creek, Memory Grove, and the foothill trails almost every day and love the area. My fiancé and I are looking for our first home and think this project would give us a really great opportunity to own there. It's clear that there's a need for more housing in SLC, and the proposal as I'm aware is to build 15 homes on that site, with the zoning request to be updated from what's currently 11 homes allowed. If Ivory is permitted to move forward with the 15 homes then we could realistically have a shot at owning there. We've already been too frustrated with being outbid on multiple properties in the aves and have painfully watched home prices skyrocket in that area over the last 2-3 years. While I certainly appreciate some of the pushback from neighboring residents, I think Ivory's proposal to build a more limited # of homes there is quite reasonable and can still fit the character of the aves that we respect.

Thanks,  
Nathan Peters

## Echeverria, Daniel

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**From:** Marilyn Neilson <[REDACTED]>  
**Sent:** Monday, April 12, 2021 2:47 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Dense housing

Please don't spoil our lives. Greedy developers shouldn't win. We don't want affordable(?) housing and dense dwellings. Neither would you. We have rights too. Marilyn Neilson

## Echeverria, Daniel

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**From:** Marilyn Neilson <[REDACTED]>  
**Sent:** Monday, April 12, 2021 2:45 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Fwd: 675 N F Street Rezone Application Update - SLC Planning Division

Begin forwarded message:

**From:** Marilyn Neilson <[REDACTED]>  
**Subject:** **Re: 675 N F Street Rezone Application Update - SLC Planning Division**  
**Date:** February 1, 2021 at 3:08:34 PM MST  
**To:** "Echeverria, Daniel" <[REDACTED]>

Dear Sirs: Haven't we spoken loudly enough! The thousands of signatures speaking our voice that we don't want Ivory developers in our neighborhood to profit from the loss of our peaceful and private life. Please listen!

## Echeverria, Daniel

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**From:** Beth Chardack <[REDACTED]>  
**Sent:** Thursday, April 8, 2021 5:30 PM  
**To:** Mayor; Wharton, Chris; Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposed Re-Zone at 675 North F Street Comments

**I strongly recommend NOT approving the change in zoning for 675 North F Street.** Just because someone applies for a re-zone, doesn't mean it must be negotiated or approved. Especially if it's the wrong proposal on the wrong parcel. The multiple changes to the developer's plan already proves to me that he has not done due diligence and does not have a firm plan in mind. The change in zoning would give him free reign to make all sorts of changes after the fact, thereby potentially doing harm leaving residents with no recourse at that point.

- The City Planning Department, in conjunction with elected officials and residents, while creating the zoning code and Master Plan, have created an easily noticeable and quite significant **swath of foothill protection** between the public open space and the rest of the Avenues. This swath of protection acts as a safeguard to **prevent automatic over-building in that more sensitive area**. In fact, there are **several layers of protection built into the current zoning** that would be eliminated should the zoning be changed. We **CANNOT** allow that.
  - The new zoning would allow for a **greatly increased density**, one that planners deemed too dense for this location when the master plan and zoning code was written.
  - The new entitlement of homeowners to add an accessory dwelling unit (ADU) to their property already allows for each of the eleven allowed houses with the current zoning to add one ADU, increasing the number of dwelling units allowed on this parcel under the current zoning to be 22. This is what is currently allowed, and this is what neighboring stakeholders/residents are in favor of. The **vast majority of residents vehemently oppose this zoning change**.
  - Under the current zoning, **each ADU must have conditional approval** by the city planning department individually, to consider impacts to the foothill area and neighborhood. If the zoning is changed, then the ADUs would be automatically allowed, without having to go through the currently required conditional approvals. This is a **significant impact** to changing the zoning on this parcel.
  - The developer is trying to streamline and dismantle any obstacles in place that would protect the foothill area and integrity of the neighborhood, to maximize density and profit, at **the long-term expense of residents and the foothills protected area. This is wrong**.
  - The **developer should not be given any special consideration** for this change in zoning. It is up to him to prove that his project is worthy of a change in zoning: that it will not harm the surrounding neighborhood or foothill area, that it is necessary and being done in good faith, and that it offers something of value. **The proposed development will indeed harm the surrounding area with the density proposed. It is not being done in good faith with the residents of the surrounding neighborhood, who oppose it almost unanimously.** And it offers **nothing of real benefit (i.e., affordable housing)** to anyone.
  - The prospect of building accessory dwelling units (ADUs) with **NEW development** is a new idea, that frankly is pretty **frightening**. I recommend thinking carefully about precedent being set should this be approved.

**I strongly oppose the proposal to rezone the parcel at 675 North F Street.**

Thank you for all the time you've taken to consider this issue, and for everything you do.  
Sincerely,

Beth Chardack  
MA, Urban and Regional Planning, GWU  
MA, Public Administration, U of U  
563 Cambridge Circle  
Salt Lake City, UT 84103  


## Echeverria, Daniel

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**From:** Melanie Rogers <[REDACTED]>  
**Sent:** Wednesday, April 7, 2021 7:54 PM  
**To:** Echeverria, Daniel  
**Cc:** Ben Rogers  
**Subject:** (EXTERNAL) Capitol Cottages

**Categories:** Blue Category

Dear Salt Lake City Planning Commission,

My name is Melanie Rogers and my address is 743 Sunrise Ave. I have been a resident of the Avenues for 20 years. I am writing today to share my thoughts about the Capitol Park Cottages proposed development by Ivory Development.

The developer seems to have envisioned a project that sensibly fits with the current development in this neighborhood. I love living in the Avenues because of the broad mix of housing. Literally, an apartment can be next door to a multimillion-dollar home. I feel like this proposal builds on this unique aspect of our neighborhood.

The current Utah housing market has me extremely concerned about the ability for families to be able to afford a home. This doesn't require a complex solution, we just need more housing. As the Capital City and one of the state's oldest neighborhoods, we have to part of the solution and welcome more housing developments.

The Avenues is home to probably hundreds of rental units or even just rooms. I appreciate that the proposal from Ivory Homes seeks to plan for this type of activity from the beginning to not just accommodate different family needs, but also ensure that there is adequate parking and green space for these new residents.

I urge the Planning Commission to support this project and other projects that help create housing inventory and affordability in Salt Lake City.

Thank you,  
Melanie Rogers

[REDACTED]  
Sent from my iPhone

## Echeverria, Daniel

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**From:** Anne Albaugh <[REDACTED]>  
**Sent:** Thursday, April 1, 2021 7:16 PM  
**To:** Echeverria, Daniel; Peter Wright  
**Subject:** (EXTERNAL) Ivory Homes Avenues Re-Zoning

Hi Daniel,

I have looked long and hard at the newest attempt by Ivory Homes to invalidate our Avenues Zoning....first, I have voted NO...over and over and over. It is obvious to everyone that this is just about money...more money for Ivory Homes. And...the big issue, knocking a hole in Avenues zoning for their next big move into our neighborhood.

However, there is an additional concern. In order to jam every possible dwelling into the land available, Ivory Homes has planned only one access road into and out of the property - not the same road as the "cottages" on the front row. They have an escape route.

Under the best of circumstances, there will be daily traffic jams in the morning and again in every evening....too many people trying to get in and out of a single route. I am very concerned about fire and emergency situations. One car parked across the single street will stop police, fire, emergency vehicles and people trying to escape from an emergency. This is crazy!

This unseemly money-grubbing by Ivory Homes should embarrass them...but, I guess not. I suggest they build the eleven homes the property is zoned for and go away to their next project. Enough!

Anne Albaugh  
453 3rd Avenue  
Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** Margaret Holloway <[REDACTED]>  
**Sent:** Thursday, April 1, 2021 1:45 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues dilemma

As a 13 city resident of Rose park but I work in Marmalade. watching what is becoming nothing but apartments. townhouses and condos.... It seems to me the fall out over HOUSES is insane. From the post i Made in Rose Park community which has 4500 people and the Nextdoor app... which covers the avenues. Seems they are complaining because they will all be the same style.... That THEY shouldn't be subjected to one developer building the housing.....That i just isn't fair that it will look stupid.... To me watching what is happening to Marmalade is horrific because i just saw the plans for The Mary on 800 north they couldn't buy the one old house next to the old apartments so it will be sitting 10 feet away from these new townhouses. 2 home lots turning into 18 townhouses... But they couldn't wait or try to get that one house.... or maybe they will later... But this is happening all over marmalade apartments shoved up against the houses... so you can;t go in your back yard without people looking down on you..

For the residents close to these proposed houses complaining because THEY deserve better after all they are the better off the more stylish of the city.. How dare the city allow HOUSES in their area. I asked them why didn't someone buy the property and sell it or build on it there is enough money up amongst your residents. YEARS ago .. They told me it has changed hands 3 times.

But here there is NO place for houses except for the 100 acres on the edge of the county nest to North Salt Lake. How dare they complain about houses???? They all want the housing to be someplace else..

We as a community being inundated with housing that look really stupid in some areas and are 6 stories tall the fact that the Avenues get away from having to have HOUSES on this property becuae they are on smaller lots..

They are awesome looking houses and will blend in..... They are not steel and glass they blend..... The avenues has all kinds of house designs so what tell me what is wrong with these???

They demand to be held above everyone else and get what they want... But what gets me is these homes will probably sell close to a million each if they come with and ADU just because they are in the avenues...

So please tell me why the buyer can't build these??? They look awesome... When Building Salt Lake posted this dilemma we laughed they are seriously protesting cute houses.... Then someone should have boought it. My company owner lives up there and has multi millions..They just said oh well we need the housing and they don;t look bad.cramped but it isn;t like riffraff are going to live up there.

So no I do not object to the housing in the Avenues. They ought to be glad they are houses.....

Margaret Holloway  
1412 w 1100 north  
SLC UT

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Monday, March 29, 2021 11:53 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Re: 675 N F Street Zoning Amendment Update

Good Morning Daniel,

I live on G St. near 13th Ave. Please respect our neighborhood and those who live there.  
Please NO Ivory Homes rezone at the top of F St.

Thank you,

Alan Yorgason

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### Choose to be safer online.

Opt-in to Cyber Safety with NortonLifeLock.  
Plans starting as low as \$6.95 per month.\*

[NetZero.com/NortonLifeLock](https://www.NetZero.com/NortonLifeLock)

## Echeverria, Daniel

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**From:** Sarah Scott <[REDACTED]>  
**Sent:** Tuesday, March 23, 2021 6:44 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 N F Street Zoning Revised Proposal

Dear Mr. Echeverria-

Thank you for the courtesy of this notification. My husband and I remain opposed to increasing the density on the open lot in *any* way. Please factor this response into your decision.

Thank you,  
Sarah Scott

Sent from my iPhone

## Echeverria, Daniel

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**From:** Heather Stewart Dorrell <[REDACTED]>  
**Sent:** Monday, March 22, 2021 6:10 PM  
**To:** Echeverria, Daniel; monica hilding  
**Subject:** (EXTERNAL) Re: 675 N F Street Zoning Amendment Update

Thanks Daniel, I'll have to write you since I cannot reply thru the site itself. I am totally against Re-zoning of neighborhood areas, despite small tinkering. It doesn't matter what the developers try to do to sell this. It sucks. If they succeed in Rezoning this area, the floodgates will open and the entire neighborhood will change, so please, just don't allow it. We cannot get the fine quality of this place back once it's gone. SL Council just denied a rezoning application to developers at 2nd and 900 E, and we need to stop this kind of development. Our city Zoning is already carefully thought out for quality of life. It cannot be improved. Only DEGRADED. Thanks for asking me. I and other residents don't trust Ivory Homes at all. They are totally self-interested. Sincerely, Heather Dorrell 921 2nd Ave.

On Mon, Mar 22, 2021 at 5:16 PM Echeverria, Daniel <[REDACTED]> wrote:

Good afternoon,

You are receiving this e-mail as someone who has contacted the Salt Lake City Planning Division regarding the 675 N F Street zoning and master plan amendment application by Ivory Development.

The Planning Division is providing you this update on the applicant's proposal. The applicant has submitted an update to their proposal, changing their requested zone from the FB-UN1 zone to the [SR-1 \(Special Development Pattern Residential\)](#) zone. They have also incorporated some minor modifications to their concept site plan. The applicant's update letter and concept site plan can be downloaded from the City's Open House website under the "March 22, 2021 Update" available here: <https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>

The 45-day public input deadline of March 18th has passed, however, additional written comments can still be provided up until the day of the Planning Commission public hearing for the proposal. At this time, the proposal has not yet been scheduled for a Planning Commission public hearing. As you have contacted the City about the proposal, you will be sent an e-mail with the public hearing information when that item is scheduled on their agenda and you will be able to participate in the public hearing.

If you have any questions about the public process or would like to submit additional comments you can contact me at the information below.

Sincerely,

**DANIEL ECHEVERRIA**

Senior Planner

## Echeverria, Daniel

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**From:** Mike Potter <[REDACTED]>  
**Sent:** Monday, March 22, 2021 5:35 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Re: 675 N F Street Zoning Amendment Update

Hello Daniel,

Thanks for the update. I did zoom the Avenues Council meeting earlier this month and saw the presentations. I would like to make a written comment even though is not public input. Where may I email comments if possible? If not happy to write and mail a letter.

I remain against the revised proposal and side with the coalition completely. Additionally while the development perimeter will now have sidewalks, no sidewalks are planned for within the development. Am concerned both from ADA accessibility as well as children walking to/from the bus stop having to walk in the streets inside the development. Additionally am still concerned about the runoff ponding at 11th Avenue and F Street given the revised proposal is still much denser than the existing zoning.

Thanks,

Mike Potter  
825 N Juniperpoint Ct  
Salt Lake City, Utah 84103

On Mon, Mar 22, 2021, 5:16 PM Echeverria, Daniel <[REDACTED]> wrote:

Good afternoon,

You are receiving this e-mail as someone who has contacted the Salt Lake City Planning Division regarding the 675 N F Street zoning and master plan amendment application by Ivory Development.

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Please hear our voices!

Residents: Mrs. Marilyn Nelson  
Mrs. Sabine Nelson

Let us live in peace.

March 15, 2021

SL Planning

Dear Mr. Ccheverria,

For the sake of thousands of  
lives we beseech you to disallow  
the rezoning of the Avenues in SL C.  
The lives of residents, cyclists, children,  
school, pollution, noise, fire escape  
routes, mental & physical health needing  
open space, water usage, traffic and  
many more obstacles point the way  
of declined living for these thousands  
if you allow upzoning of the Avenues.

March 17, 2022

Daniel.Echeverria@slcgov.com  
Salt Lake City Government Offices  
Planning Department

**Re: Opposition to Ivory Homes Rezoning Application at 675 F Street**

Dear Mr. Echeverria

I am writing to express opposition to the proposed rezoning of the property identified above near my home in Salt Lake City.

Surely there are few, if any, unoccupied properties in the Avenues like this one, i.e., three plus acres in a residential community with open space, trees and grass. Shoehorning in this space by Ivory Homes of the proposed dense residential plot seems out of character with the neighborhood and would be most disappointing.

I appreciate that the owner of the property wishes to build a residential neighborhood. But surely that can be done with a plan far more compatible with the surrounding properties than what is proposed. The highly concentrated plan would severely detract from the appearance and enjoyment of this neighborhood, and cause congestion on the private road serving several in this area. The motives of the developer seem to be to maximize profit with little regard for impact on current residents.

I understand a rationale for the proposed use is to build a neighborhood where residents can have walking access to shopping and restaurants. Neither activity is practical from this property. The nearest (small) restaurant and only shopping (a grocery store) are down a steep hill that only a few fit walkers try to negotiate. It seems that the real motive is to jam as many buildings as possible into the available land.

I believe that with so little unoccupied property in the Avenues, City officials would ensure use of this land in a way that complements rather than detracts from the neighborhood. Allowing a developer to exploit a rare piece of land with a plan that provides maximum profit to the developer but detracts from interests of the surrounding neighbors seems highly inappropriate.

Sincerely,



Lou Jean Flint  
420 12<sup>th</sup> Ave  
Salt Lake City, UT 84103

527 E. 11<sup>th</sup> Ave  
Salt Lake City, UT 84103  
13 March 2021

Daniel Echeverria  
Senior Planner, SLC Planning Division  
451 South State Street  
Salt Lake City, Utah 84114

Dear Sir:

We are writing this letter to voice our opposition to the down zoning of the land located at 675 E Street mainly because the plan proposed by Ivory Homes is too dense in population and cars. Other reasons to not allow rezoning is the steep incline of E Street, which in winter makes this road treacherous.

The neighborhood has interrupted sidewalks for pedestrians. Additionally, there are about 6 wonderful old pine and juniper trees, which should be saved.

Currently, 11<sup>th</sup> Ave is very busy with bicyclists, runners, people pushing carriages, and old people walking. It competes with cars, trucks, and buses for space.

11<sup>th</sup> Ave provides access to City Creek Canyon's hiking and biking trails. Already too many stop signs are seen by speeding cars at 11<sup>th</sup> & I, 11<sup>th</sup> & F, 11<sup>th</sup> and E, and 11<sup>th</sup> and B.

Please do not allow rezoning of 675 E St.

Sincerely,  
Patsy C. Johnson  
Ramon E. Johnson

**K.3: February & March 2021 Noticing Public Input (Updated  
SR-1/20 lot request input)**

**b. Support Letters**

**From:** Zachary Dussault <[REDACTED]>  
**Sent:** Wednesday, April 28, 2021 1:46 PM  
**To:** Planning Public Comments <[REDACTED]> Council Comments  
<[REDACTED]>  
**Subject:** (EXTERNAL) Capitol Park Ivory Homes Re-zone

Hello,

I am writing in support of the Capitol Park re-zone. My main reason for supporting this project is the fact that single family zoning is an outdated, exclusionary and racist practice that I do not believe we should allow to continue in our city. But since an end to single family zoning seems to be outside of the realm of political possibility, I chose to support individual petitions to chip away at this practice.

Recently, the city that began the practice of single family zoning, Berkeley voted to transition away the practice after acknowledging that it had effectively been used to exclude minorities from predominantly white areas by banning the types of housing that minorities in the past had been able to afford (multiplexes, attached housing, and multifamily condos).

<https://www.berkeleyside.com/2021/02/24/berkeley-denounces-racist-history-of-single-family-zoning-begins-2-year-process-to-change-general-plan>

I also believe it is important to take a holistic approach when it comes to considering land use applications. Yes, it does have an immediate impact on those neighbors in the vicinity of the project, but every reduction in potential new housing units in more affluent areas of the city has downstream effects in lower income areas. In effect, the harder it is for upper income residents to find a place to live in the Aves, the more likely they will be to move to areas like Rose Park and accelerate gentrification and displacement. The residents that would get displaced in this simplified example do not have the same political leverage in LUZ discussions as an organized group of neighbors with lawn signs and facebook groups, but they are residents of the same city nonetheless and deserve a voice.

I also think it is important to look at LUZ decisions from the point of view "why should this type of development not be allowed" rather than the standard "why should we give this 'gift' of a rezone to the developer". In effect, a zoning ordinance is a restriction on a property owner's rights to use their land as they wish. Such restrictions are appropriate when they benefit the broader community, but I do not believe this is such a case.

If any members of the council or commission would like to discuss this project with me further, I would welcome such a discussion. I know I will probably be one of the few members of the public in support of this project, but I believe I represent a broader public that would like to see a more inclusive, vibrant city that they can afford to keep living in.

Abolish racist single family zoning, legalize housing.

-Zachary Dussault  
District 4 Resident  
[REDACTED]

## Echeverria, Daniel

---

**From:** Melanie Rogers <[REDACTED]>  
**Sent:** Wednesday, April 7, 2021 7:54 PM  
**To:** Echeverria, Daniel  
**Cc:** Ben Rogers  
**Subject:** (EXTERNAL) Capitol Cottages

**Categories:** Blue Category

Dear Salt Lake City Planning Commission,

My name is Melanie Rogers and my address is 743 Sunrise Ave. I have been a resident of the Avenues for 20 years. I am writing today to share my thoughts about the Capitol Park Cottages proposed development by Ivory Development.

The developer seems to have envisioned a project that sensibly fits with the current development in this neighborhood. I love living in the Avenues because of the broad mix of housing. Literally, an apartment can be next door to a multimillion-dollar home. I feel like this proposal builds on this unique aspect of our neighborhood.

The current Utah housing market has me extremely concerned about the ability for families to be able to afford a home. This doesn't require a complex solution, we just need more housing. As the Capital City and one of the state's oldest neighborhoods, we have to part of the solution and welcome more housing developments.

The Avenues is home to probably hundreds of rental units or even just rooms. I appreciate that the proposal from Ivory Homes seeks to plan for this type of activity from the beginning to not just accommodate different family needs, but also ensure that there is adequate parking and green space for these new residents.

I urge the Planning Commission to support this project and other projects that help create housing inventory and affordability in Salt Lake City.

Thank you,  
Melanie Rogers

[REDACTED]  
Sent from my iPhone

## Echeverria, Daniel

---

**From:** Melanie Rogers <[REDACTED]>  
**Sent:** Wednesday, April 7, 2021 7:54 PM  
**To:** Echeverria, Daniel  
**Cc:** Ben Rogers  
**Subject:** (EXTERNAL) Capitol Cottages

**Categories:** Blue Category

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I urge the Planning Commission to support this project and other projects that help create housing inventory and affordability in Salt Lake City.

Thank you,  
Melanie Rogers

[REDACTED]  
Sent from my iPhone

## Echeverria, Daniel

---

**From:** Tyler Criste <[REDACTED]>  
**Sent:** Wednesday, February 24, 2021 9:19 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 N Rezone

Hello,

I would like to express my support for the Ivory Homes Rezone at 675 N F St.

We recently bought a house nearby, and experienced how challenging the Salt Lake City housing market currently is. Simply put, we need more housing in SLC generally and in the Avenues particularly.

Ivory's proposal seems like a reasonable way to increase density in the area.

Thank you,  
Tyler Criste  
781 E Northcrest Dr

**K.4: May 2020 Noticing Public Input (Initial FB-UN1/25 lot request input)**

**a. All Letters**

## Echeverria, Daniel

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**From:** Kenneth Millo [REDACTED]  
**Sent:** Tuesday, August 4, 2020 3:12 PM  
**To:** Echeverria, Daniel  
**Cc:** Alan Hayes; Joseph Cook; Peter Wright  
**Subject:** (EXTERNAL) Re: Ivory Proposal on F Street - Input

Ivory Project

Furthermore, I believe that height is measured from the grade of the originally established permitted use on the property.

This is not a pristine hillside. It was part of a large campus of the VA Hospital and Primary Children's Hospital.

In fact, there was a solidly built brick structure on the south end of this property at the time the developer of Capital Park purchased the property. So one could not say that even this property never had a structure built on it.

Since the site previously was developed, a baseline for building height and the degree to which the land could be sculpted and modified has been set.

Just a thought.

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KCM  
[REDACTED]

On Tue, Aug 4, 2020 at 11:54 AM Kenneth Millo [REDACTED] wrote:  
Please see the attached letter.

Also add to my comments that in a cursive review of the graphical submissions by Ivory, especially the site plan, this presentation looks suspiciously like a "straw man" proposal that is meant to be toppled with the goal of ultimately reaching a compromise in the future (when the neighborhood and Community Council are emotionally spent and exhausted).

While I don't condone the practice, there are those who first put forth an outlandish proposal, allow time to pass, then come to the table to negotiate a compromise.

As an architect, I have no problem with density. In fact density is part of the solution to creating affordable housing. However, as things stand, this project does not belong in this location. If approved, a precedent would be set that would lead to proposals for other projects of similar density in The Avenues. Pandora Box would be open.

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KCM  
[REDACTED]

MY VOTE IS NO ON THE IVORY PROJECT. MY WIFE'S VOTE IS NO ON THE IVORY PROJECT.

Hello Mr. Echeverria,

I live at 404 East 10th Avenue. We lived in Northpoint for seven years and after that within a two-block radius of that complex. We have lived in this neighborhood since 1994.

A little more than 10 years ago, a major downzoning occurred all over The Avenues, from SR-1 to SR1-A (a special sub-zoning district specifically created for The Avenues). It was a major change meant to preserve Avenues housing stock, limit the combining of lots and the construction of large homes, and to limit height to preserve views. In short to maintain the fabric and development pattern that exists in The Avenues.

Under typical conditions in a spot zoning proposal, especially one so extreme, Planning and Zoning would politely laugh a typical developer out the door. But, of course, Ivory is not a typical developer in the market and has enormous sway.

Having said that it would seem, like anyone else, Ivory should have two choices that would make any sense given the SR-1A down zoning and its intended goals, and the typical consideration of factors for such a request to the City:

1. To rezone to SR-1A and abide by the established constraints of the SR1-A Zone which spans The Avenues, or
2. To abide by the constraints of the Capital Park Zoning, FR-3. This latter choice would make the most sense, since the land is directly adjacent to the FR-3 zone and is current zoned FR-3/12,000.

These would make the most sense and represent the practice of the City by essentially absorbing the land into neighboring zoning districts.

What Ivory is proposing is a City sanctioned "spot zoning" condition, where an island of a new, non-compatible zoning would be created in an established neighborhood. In many jurisdictions this is simply illegal for various reasons, not the least of which being the raising of the question: why should a developer be allowed to ignore its neighbors, and the carefully thought out zoning that was planned for the area? The answer is simple of course -- a raised densification of this land dramatically increases its value. How is this fair to its neighbors? Shouldn't they have the same options and opportunity to raise the value of their properties?

1. Why should an influential developer have the right to impose foreign zoning upon an existing neighborhood?
2. Being an Architect and real estate developer for 35 years, if this precedent were set, why would I be constrained from assembling swaths of existing homes, seek rezoning, and develop the resulting tract of land into an Ivory type project? The fact that this land happens to be vacant, owned by the Church, and being developed by a very influential developer is a red herring. Ivory should not be afforded a special dispensation. It would be a hard thing for the City to turn me down were this precedent have been set by Ivory. I would vigorously argue the point and the City would have little to stand on for a denial.
3. These decisions cannot be made by Planning and Zoning in an arbitrary and preferential way.
4. If Ivory must achieve this density, then they are paying too much for the land and the Church is asking too much for the land. This is not a concern of the neighborhood. It has no obligation to accommodate a sale and purchase to work within a project that paid too much for its underlying land, a price that is higher per square foot than neighboring properties would be under existing zoning parameters.

This appears to be a case of preferential treatment of influential forces. Under normal conditions, such a proposal would not even be considered by the City.

Best regards,

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Kenneth Millo & Roberta Woody (spouse)

[REDACTED]

3 August 2020

## Echeverria, Daniel

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**From:** j B [REDACTED]  
**Sent:** Monday, July 27, 2020 8:32 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris  
**Subject:** (EXTERNAL) Please OPPOSE the Proposed Rezoning of 675 N F Street to FB-UN1

Mr. Echeverria,

I am writing to express my concerns regarding and opposition to the proposed rezoning of 675 N F Street to Form Based Urban Neighborhood 1 (FB-UN1). 1) In what ways does the Foothills meet the criteria for “urban?” What commercial businesses, restaurants, gyms, grocery stores, etc., are nearby that they can easily be accessible by walking that would constitute the area as “urban” or mirror that of an urban environment? Zoning it as an Urban environment even if the surrounding area doesn’t meet the normal requirements would require more traffic to/from/around the area. 2) What streets do you consider are adequate to allow 30-50 more cars driving to and from that area twice a day to go to the facilities in which the proposed new urban environment doesn’t have? I street is already crammed, lined with oversized vehicles parking in front of their houses, leaving a narrow 2 lane road, with many cars already ignoring the speed limit signs. Adding more traffic without a plan to increase traffic flow is irresponsible. 3) 675 N F Street does not have enough parking available to support the FB-UN1 zone. 4) The proposed plans lack landscaping, which would alter the Foothills in many negative ways. 5) What schools would these kids attend? How would they get there? There is already limited sidewalks in that area, adding more traffic is only increasing the likelihood of a tragic accident involving children walking or riding bikes. Is there a plan in place to add sidewalks? 6) How does adding 25 ADUs benefit the neighborhood—other than making the developer richer? What regulations are in place for ADUs? 1 or 2 per block makes sense, but 25 in one block alone does not.

Before accepting a 400% increase in what is currently allowed there, (in a prestigious area where adding 25 ADUs will do nothing to increase property values), I cannot think of a single reason why rezoning this specific section of property to an “urban environment” makes sense. If the developer were truly concerned about providing more housing to SLC, why has he not begun to develop West of the freeway where there is plenty of real estate available for him to develop as many ADUs as the city infrastructure can support? Regardless, the infrastructure around 675 N F Street to FB-UN1 is not adequate to justify the rezoning to FB-UN1 and I absolutely oppose this proposal and recommend you take the chance to listen to not only me but all who have been living there. I have yet to hear a single neighbor in favor of this proposal, and in fact, have only heard support for it from the developer and his team. Not surprising as this project would do little to benefit anybody other than himself. Please do not allow this idea to be entertained any more than has already occurred. Disapprove the rezoning proposal.

Please feel free to call me or email me back.

[REDACTED]  
Thank you,

Jason Bresley  
635 E 12 Ave  
SLC, UT  
84103

**Voicemail Transcript from Mary - July 13, 2020**

My name is Mary and we live in the Upper Avenues. And I understand today is the last day to contact you and/or the zoning department. We are really, super adamantly opposed to the Ivory Homes subdivision that's being proposed and I sure hope that the City will continue with its current zoning and not allow this to happen. If you have any questions again my name is Mary and my number is [REDACTED]. Thank you.

**Voicemail Transcript from Unknown - July 13, 2020**

I'm calling regarding the petition to Salt Lake City Planning Department for the Avenues for the rezone for Ivory Homes. My vote is no, I think they are just overbuilt in that area. I guess it is due today and I just want to make sure my vote counts as a no. I'm going to mail the information I received, hopefully it still makes it on time. I understand the end date is the 13<sup>th</sup> but if I postmark on the 13<sup>th</sup> I hope it still counts.

**Voicemail Transcript Catherine Amussen July 1, 2020**

Hello Daniel. My name is Catherine Amussen and I own two homes on 8th Avenue between E and F Street. That's 416 and 422. And I have been an Avenues resident now for 40 years and went through the times when Primary Children's was there and closed down. And being that I'm near the corner of 8th Avenue and E Street I can only tell you how the traffic affected going up and down that street and this new development will be just the same. Because I flew air ambulance for both Life Flight and Air Med at the time every time there was an accident on the corner of East Street and 8th Avenue, if I didn't hear it, if I was in the shower, people came to my house and dragged me out to go help the victims until EMS could arrive and I can tell you that was at least once a week. When my children got old enough to cross the street, they didn't stand on the curb there, they stood clear back at the other end of the sidewalk because I saw too many cars get hit by a car coming down from Primary Children's and roll up onto the curb. This housing unit that's proposed with the zoning change, there is no difference in infrastructure here, we've had more, if anything else, to add that kind of a load would kill people, seriously, just trying to cross the road and totally destroy any kind of ambiance of the Avenues. If you'd like to call and discuss this with me further, my number is (redacted). Thank you Daniel. Bye

### **Voicemail Transcript from David Harries – July 8, 2020**

Hi Daniel, My name is David Harries, I am calling regarding the petition PLNPCM2020 - 00334/00335 at the address at 675 North F Street. I am a neighbor downhill at the corner of 390 East 11th Avenue. And I just wanted to send you my comments in opposition to this proposed amendment. One of the biggest challenges, although the density doesn't directly impact me as a surrounding neighbor that lives adjacent to that proposed development, however, the Avenues are so dramatically impacted by vehicular traffic on the corner of E Street and 11th Avenue. It is at a critical stage of vehicular movement and traffic not only from the University of Utah, but E street is a main thoroughfare that feeds up into those upper areas where the subject property is located.

The four corner stop signs are a constant issue of vehicles speeding, running through them, not stopping or slow stop without coming to a complete stop, children, animals and over the number of years that I've lived here in many cases been close to being hit. I've contacted the Salt Lake City police department on numerous occasions asking to sit in my driveway where they would have a free for all of writing violations for speeding or not stopping at the stop signs, yielding to pedestrians, the list could go on. The most important impact that the City Council, and the city needs to take in consideration is the preservation of the neighborhoods. Increasing density is only going to add to the traffic, is only going to add to the dangers to the neighborhood, and to the people that live and enjoy both City Creek Canyon, which is direct feed from 11th Avenue. So I'm vehemently against the proposal and I hope that this is helpful in in your determination and evaluation as a city planner. Thank you Daniel.

**Voicemail Transcript from Franz Amussen – July 3, 2020**

This is Franz Amussen, I live in the Avenue. I want to let you know that I am totally, absolutely, viciously opposed to this proposal to over develop the plot at 675 North F Street by Ivory Homes. I am actually appalled at what the zoning and planning commission has done to this beautiful city, this once beautiful city, turning it into an urban jungle. I'm really not happy with what you guys have done in general with zoning and planning in this city. This used to be a beautiful city and now it is a City full of apartment buildings, ugly apartment buildings. I don't know what you guys are thinking. All right. You're welcome to give me a call if you like. Name is Franz Amussen.

**Voicemail from Resident in Upper Avenues June 30, 2020 1:52 PM**

I'm a resident of the Upper Avenues, FR3 zoning. A letter came out to all of our residents here. I'm in real estate, so I'm well aware of this kind of stuff and apparently it was zoned to have 11 houses built like it should with the FR3 zoning. And apparently Ivory company has an option on it to come in and they want to build 25 houses. And that would wreck the Upper Avenues because people move in with the idea that this is what the place is going to look like and they don't want something coming in and looking like West Valley compared to the Upper Avenues 10 years later on them, so it really needs to remain like it is. And the neighborhood flows so well, it flows from Northpoint condos just north of this area, this plot of land, and then the Capital Park homes are like a million, 300 thousand and the Northpoint condos are 900 thousand and so to stick 25 homes in there that sounds like going to Farmington in that station area where they are neck to neck to each other. The upper avenues doesn't need that look, they don't deserve that look, they've paid big prices to have their lots be an F3 zoning and we need to keep that in the upper avenues.

So that's my thing, I won't email you, I know you wanted one or the other. It would be a crime to let Ivory and company come in and do that. That would not be right. Keep it like it is, FR3 zoning and everybody will be happy in what they expected to be around them when they all moved in. Thank you.

**Voicemail Transcript, Name not provided, July 3, 2020**

Hi Daniel. I'm calling regarding the F Street property 675 F Street up in the Avenues. From a planning perspective, it doesn't make sense to chew in something like this. I mean, it's one thing about the old Veterans Hospital becoming condos and such but the Avenues is known to be a walking community and also a community where it has houses facing a street. Anyway, it's out of character. I do believe that Ivory builds a great tract home. But this situation of putting 45 dwellings on this amount of property will only, and not even sidewalks, tell Ivory to cut it by 2/3rds and then we might consider it. But really the actual shove it in, is not right for the community and just because Ivory has the money to purchase this property does not mean it's the right thing to do. And sometimes and regularly, the first solution so to speak buyer is not the best and that can go for a lot of things like steam engines. Anyway, have a great day. Please consider the environmental, etc, impact and the walkability and everything else that goes into what makes the Avenues. And one of the best things about the Avenues is took the lack of continuity and creating this little continuity Ivory development (unclear). Anyway. Have a great day.

**Voicemail Transcript from Robert Louis – June 30, 2020 12:26 PM**

Hi Daniel,

My name is Robert Louis and I lived at 516 14th Avenue, Salt Lake City. So obviously just the block above 13th Avenue and I'm concerned about the traffic that will be created by the Ivory company proposal to put so absolutely, ridiculously many residents stacked on top of one another in essence. Right there, you know, where they come out on 13th and F Street many people will just go straight down 13th Avenue. Well, you know where I live there's a stop sign at one corner on G (St), no stop sign on H (St) I mean, I don't see how you can possibly have that much more traffic, particularly in the winter without four-way stop signs in both places. This just seems so ill-conceived in terms of traffic flow, particularly in the winter.

The other thing I've noticed, I've lived here for thirty years, is that there is a great deal of, the neighborhood is turning over again. I raised little children here, my children are grown, have I grandchildren, but now young families are moving in and having babies and that's too much traffic on streets where kids are playing. It's just ridiculous you know, if Ivory can build eleven homes there or twelve and then they can all have accessory dwelling units (ADUs), I mean that seems like it would be almost too many but you know, I think particularly the current zoning, why do we have zoning if it's good for five years, ten years and then oh, well, let's throw it out. I mean people need to be reassured that when they buy a house thirty years ago that there's not going to be more than one major shift in Planning and Zoning, you know for thirty, forty years, otherwise, I don't know. I'm not against progress, but I'm against this sort of outrageous progress in this neighborhood and for the reasons that I outlined. So I hope that you register that Daniel and thank you very much, bye-bye.

**Voicemail Transcript Barbara Reed July 1, 2020**

My name is Barbara and I'm calling regarding the F Street plans. My question is it looks like there's off-street parking for two cars per dwelling. My question is is where do guests park? Is the road wide enough that people can park along the street. I have run into a problem like that with housing where my cousin lives in that we have to park two blocks away in order to go visit her at her house because there isn't any parking. I think this is a real problem in the one that really concerns me. Otherwise, I'm in favor. Thanks.

## Echeverria, Daniel

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**From:** Melanie Rogers [REDACTED]  
**Sent:** Tuesday, July 14, 2020 3:51 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Support for F Street 13th Ave

Daniel,

Our household would like to express support for the development of the property on F Street and 13th Avenue.

We are excited that Ivory Homes would take on this project and bring the opportunity for more families to move into this neighborhood.

The Avenues is a great place to live and more housing options that are more affordable for families would make the area even better!

I hope our voice can be added to the multiple voices as one of dissent to the group!

We appreciate the value diversity in the avenues and hope a decision will be made to keep the development on track.

Thank you

Ben and Melanie Rogers

[REDACTED]

Sent from my iPhone

## Echeverria, Daniel

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**From:** Denise Chancellor [REDACTED]  
**Sent:** Wednesday, July 15, 2020 4:18 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Public Comment -- Ivory Proposed Change to Master Plan to develop 13th Av.

Dear Mr. Echeverria,

Please accept my late comments. I oppose the Ivory Home proposed development at 13th Av and F Street. Ivory is requesting a more than 400% increase in allowable units/acre from those under the current zoning ordinances. The numbers should speak for themselves. Instead of 6 units per acre (incl. ADUs), Ivory intends to build more than 45 units/acre. Instead of 80 ft. frontages and 20 ft. setbacks, Ivory intends no sidewalks and no front yards. It appears Ivory's plan is to cram as many units as possible into the 3 acre site.

Ivory claims its project will "increase diversity of housing types" and "break down social and economic segmentation." The housing proposed by Ivory will not advantage low income buyers. The housing appears to be high end (although poorly designed and certainly not "cottages") and not compatible with most of the housing in the Upper Avenues. Of particular concern is how these compressed units without sidewalks will be a danger to families with children. Where will children play, ride bikes and generally hang out except on the roadway. I don't understand Ivory's comment that its project is "environmentally sensitive". The only sensitivity from Ivory seems to be maximizing profit at the expense of neighborhood compatibility and green space.

There is inadequate overflow or guest parking. Will on-street parking be permitted? Is the roadway sufficiently wide enough to accommodate parking on both sides of the street? Snow removal will also be a major obstacle to the City (unless the road into the project will be private and the road and services maintained by the homeowners). The Upper Avenues receives significantly more and heavier snowfall than in the valley. With no sidewalks, where will the snow plows pile up snow? Furthermore, the Avenues area is not conducive to increased traffic, especially above 11th Av. during the winter time.

While Salt Lake has a housing shortage, this should not defeat surrounding homeowners expectation that they be able to rely on current zoning laws when moving into the area or improving their property. The dramatic change requested by Ivory will be a burden borne by existing homeowners and a likely devaluation of the property interests.

There are fewer and fewer unique areas in the Salt Lake area. Please respect the uniqueness of the Upper Avenues and deny Ivory's aggressive request.

Sincerely,  
Denise Chancellor  
784 Edgehill Road

Salt Lake City UT 84103

(I recently moved from the Upper Avenues; my comments are based on living there for 18 yrs.)

## Echeverria, Daniel

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**From:** Keke Fairfax [REDACTED]  
**Sent:** Saturday, July 18, 2020 4:33 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues Rezoning petition

Dear Daniel Echeverria,

I own and reside in a house at 891 E Northcliffe dr in the Upper Avenues. I am opposed to the petition to re-zone 675 N F street to allow the building of multi family houses with ADUs. There is already considerable traffic and pollution in the neighborhood. Since there is very limited public transportation and the steep grade makes commuting via walking and cycling difficult, the proposed development would likely add 90 cars to the neighborhood (2 cars per household). This dramatic increase in cars with the removal of trees and other greenspace will increase local pollution. That density of housing is only appropriate in the context of robust public transportation access and walk ability to shopping and work. That does not exist in the upper avenues. Please maintain the current master plan and zoning for the upper Avenues.

Thank you

Dr. Keke C Fairfax  
891 E Northcliffe Dr  
SLC UT 84103

Sent from my iPhone

## Echeverria, Daniel

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**From:** Ken Bronston [REDACTED]  
**Sent:** Saturday, July 18, 2020 7:02 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Email in Opposition to Ivory Homes' Rezone Request at 675 F St.

Dear Mr. Echeverria,

On July 13 of this year, I emailed to you my opposition to Ivory Homes' request to rezone the lot at 675 F St., SLC from FR-3 to FB-UN1. Unfortunately, I left "slc" out of the email, and so I just received final notice that the email was undeliverable. (I will forward to you the mail delivery status notice immediately after I send this email.). Below is the letter I sent on the 13th. Please confirm that you have received this email, and, I hope, your willingness to accept it as timely sent. Thanks for your consideration.

Respectfully,  
Ken Bronston

Dear Mr. Echeverria,

I write to you of my opposition to Ivory Homes' request to amend the Avenues Master Plan and the current FR-3 zoning to FB-UN1 in relation to its planned property development on the lot at 675 F St. I believe Ivory's request should be summarily denied on the plain language of the Salt Lake City Code ("Code").

With respect to form based districts, the Code provides that "[t]he purpose of the FB-UN Urban Neighborhood Zoning District is to create an urban neighborhood that provides . . . [o]ptions in terms of shopping, dining, and fulfilling daily needs **within walking distance or conveniently located near transit.**" Salt Lake City, UT., Code §§ 21A.27.050, 21A.33.050 (emphasis added).

As a 25-year resident at 668 F St., located directly across from the 675 F St. lot, I can reliably state no shopping or dining is within walking distance to anyone living in this vicinity. Smith's grocery, the only nearby grocery, is situated down a fairly steep hill, nearly one-half mile away from the subject lot. The Avenues Proper, the only and somewhat pricey nearby restaurant, is nearly as far away. Everyone in the vicinity of my home uses a car for shopping and dining, and no adequate public transportation exists for these purposes. Walking to shop or dine would be downright unsafe in winter.

"All new developments . . . **shall comply with the specific requirements of this chapter.**" Id. §§ 21A.27.010, 21A.33.010 (emphasis added). Since the specific requirements of the Code are mandatory, Ivory's request for a rezone to FB-UN1 should be denied for no other reason than that cited. And there are many other reasons, as the many letters I know you have received state.

Thank you for your kind consideration.

Respectfully,

Kenneth A. Bronston,

Ass't Utah Attorney General

Criminal Appeals Division,

Retired

cc: Chris Wharton, Salt Lake City Councilman, District 3

527 E. 11<sup>th</sup> Ave.  
Salt Lake City, Ut. 84103  
June 29, 2020

Daniel Echeverria, Sr. Planner  
Salt Lake Planning Department  
451 South State Street  
Salt Lake City, Ut. 84114

CC: Chris Wharton, James Rogers, Mayor Erin Mendenhall, Jenny Wilson

Dear Mr. Echeverria,

We are writing directly to you, because we were unable to navigate the Planning Department's internet site for zoning variance and Master Plan Amendment. We do not favor changing the zoning for 675 North F Street in the Avenues from FR-3/2,000 to FB-UNI.

My husband and I have lived for 51 years at 527 East 11<sup>th</sup> Avenue, Salt Lake City, 84103. He has been active in the past on the Greater Avenues Community Council regarding traffic flow and the building of the Steiner Recreation and Aquatic Center.

We oppose the zoning and Master Plan change for the following reasons:

1. The Ivory Homes proposal for 45 dwelling units will bring excessive car traffic to our area, which will endanger joggers, walkers, bicyclists, and mothers pushing baby strollers. Additionally, F Street is very steep between 11<sup>th</sup> and 13<sup>th</sup> Avenues, which can become snow packed and slippery. Neither F Street nor Penny Parade Drive are meant to carry large amounts of cars.

2. The proposed home set-back is currently 20 feet, while the Ivory set-back is 10 feet with no sidewalks.

3. The small Ivory lots would not be appealing to someone spending a million dollars on a home.

4. Accessory Dwelling Units proposed by Ivory will make space congested for people, cars, and pets. How many people are allowed to live in an ADU?

5. The high density housing will negatively affect the value of homes in the Avenues, where residents have worked hard to maintain and beautify them. The residents, as tax payers, have planned that the city will keep FR-3/12,000 zoning.

6. It is not fair for the Planning Department to favor a wealthy developer over residents.

Every morning at 6:30 AM my friends and I walk past the property formerly owned by The Church of Jesus Christ of Latter-Day Saints on 675 North F Street. We enjoy the landscaping at the Meridian, the songs of the birds, and the peaceful solitude. We love the trees, which grow on this property, and will be endangered by the dense development.

Please do not grant a zoning change or Master Plan Amendment for this piece of the Avenues.

Sincerely,  
Ramon E. Johnson  
Patsy O. Johnson

25 June 2020

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

Dear Mr. Echeverria:

I am writing to urge you, in the strongest terms, to please maintain current FR-3 zoning in the Avenues area of Salt Lake City. Forward thinking people created the FR-3 zoning so that the historic architecture and spacious aesthetic of the Avenues would be maintained, as it has been for the last 140 years. The Avenues area is one of the last vestiges in Salt Lake Valley, along with Temple Grounds and the Capitol, that speaks to our history and sense of place. Every great city has an historic area that makes it unique and desirable and this has been the Avenues area's contribution to Salt Lake City since its inception.

The proposal by Ivory Homes is ill conceived in myriad ways. The compressed allocation of homes with no sidewalks and no green space is incongruous with the thoughtful charm of this area.

Just as worrisome is the proposed development's enormous environmental impact. The displacement of rabbits, deer, fox, raccoons and the many birds that find homes and food in the ancient trees and grass on these acres will amount to yet another ecological insult to the foothills of the valley. Moreover, the new development would eliminate access to substantial acreage where people and children from surrounding neighborhoods have gone, for decades, to experience nature. As I hope you'll agree, such an experience in the heart of a city is invaluable and should be preserved wherever possible.

Unsettling too, is the lack of regard the developers have demonstrated for the impact of so many additional cars traversing F Street. In winter, F Street is a very slick, steep road that can be impassable at times. Driving up such a steep hill emits more exhaust, makes more noise and creates more danger for young children, people walking, and domestic animals who populate F and E Streets, the primary access roads to the development. In addition, cars (of both visitors and

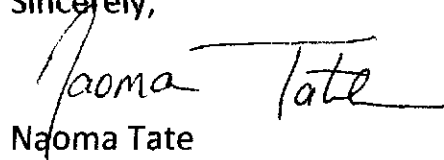
dwellers in the development) will be forced to park on F Street, which is narrow and can barely accommodate current traffic patterns. Additional parking on that street would be unmanageable and untenable.

Lastly, I purchased my home in the Avenues with an understanding that FR-3 would remain enforced. My good faith effort to maintain my home and property and to pay my considerable taxes was supposed to have been met with a similar good faith effort on behalf of the city council. This action would create a dangerous precedent for Avenues property and further development.

I respectfully ask that you carefully weigh the many legitimate reasons for maintaining the Avenues area's current FR-3 zoning. As you know, a separate petition is being signed by many Avenues residents who feel, as do I, that the developer's re-zoning request is misguided and, ultimately, detrimental to our city.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Naoma Tate". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Naoma Tate

## Echeverria, Daniel

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**From:** Mona Marler [REDACTED]  
**Sent:** Monday, July 13, 2020 5:29 PM  
**To:** Echeverria, Daniel; chriswharton@slcgov.com  
**Subject:** (EXTERNAL) Proposed rezoning of 675 N F Street

To Daniel Echeverria and Chris Wharton;

I am writing today to strongly oppose the rezoning of the 675 F Street parcel. As a resident who in the area, I am appalled this is even being considered. An increase from 11 to 45 homes is just plain GREED. I am extremely concerned of impact on our neighborhood if the developers are allowed to build 45 houses on a 3 acre parcel, this will increase traffic on not only F street but on 11<sup>th</sup>, E and all the other streets in the area. How many more trips, and cars will this represent? What is the benefit to our neighborhood? Is there open space planned for that development? NO. By changing the zoning what is the gain for those of us and our children and grand children who walk and play in the area. Denser zoning is inconsistent with our Historical neighborhood and the Avenues Master Plan.

Please do the right thing for our neighborhood an oppose this rezoning request, and support keeping FR-3. The developers request reflects the greed and lack of concern for the Avenues.

Sincerely,  
Mona Marler  
627 N H Street  
SLC, UT 84103

## Echeverria, Daniel

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**From:** Drew D. Hall [REDACTED]  
**Sent:** Monday, July 13, 2020 4:41 PM  
**To:** Echeverria, Daniel  
**Cc:** Theresa Hall  
**Subject:** (EXTERNAL) Opposition to Proposed Rezone of 675 F Street

Dear Mr. Echeverria,

My wife, Theresa, and I live at 416 12th Ave., Salt Lake City, UT 84103. We have lived there for 15 years.

I write in opposition to the application by Ivory Homes to rezone the 3.2 acre undeveloped land parcel at 675 North F Street. The current FR-3 zoning should be retained as it is appropriate for that hillside location.

I have developed residential, industrial, recreational and commercial property in several western states, in Canada and in Europe. I developed the Overlake Project in Tooele, Ut. Overlake was one of the first master planned walkable communities developed in recent history. I have rezoned thousands of acres of land but have never, nor would I ever, apply for a rezone the likes of the Ivory application from FR-3 to FB-UN1 at 675 North F Street. That level of density in that location is most inappropriate. I am especially troubled by the lack of sidewalks along Capital Park Ave as well as along other outside borders of the proposed development.

The level of density allowed by the FB-UN1 is most appropriate for land located within walking distance to mass transit, shops, restaurants and schools. Traffic speeds are excessive coming down F street from existing residential units above 12th Ave. Public safety will be significantly compromised with the increase in traffic on F Street and adjacent streets if the rezone application is approved.

I hope City staff will recommend against approval of the Ivory rezone application. I hope the planning commission will send a negative recommendation to the City Council and trust the City Council will hear my voice and the almost unanimous voices of hundreds of current avenue dwellers and deny the Ivory application.

If you have any questions you can contact me at [REDACTED]

Best Regards,

Drew D. Hall  
416 12th Ave  
Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** Laura L. Cushman [REDACTED]  
**Sent:** Monday, July 13, 2020 4:11 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) ZONING MAP AND MASTER PLAN AMENDMENTS AT APPROXIMATELY 675 N F STREET

Dear Mr. Echeverria,

I am the Chair of the Greater Avenues Community Council, but I want to be very clear that the view of this letter is entirely my own and does not represent the view of the community council. I have reviewed Ivory Development's plan and listened to their presentations, and strongly oppose their application for the rezoning of 675 F Street from FR-3 to FB-UN1. My greatest concerns include protection of the Wildlife Urban Interface (WUI) along this northern part of the foothills, these homes along with their proposed ADU's cannot be classified as affordable, the location of this higher density project is incongruent with the city's 5 year development plan and higher density housing goals, and finally, this development will not address the decline of familial households necessary to support our already struggling schools. This rezone application is not favorable to current and/or future residents in the immediate vicinity of this development.

One of the most unique aspects of the Avenues is its unparalleled access to nature. This unique feature also makes the Avenues vulnerable to wildfires. This proposal causes mutual hazard for both residents in the proposed development and the wildlife that abuts this neighborhood. It is paramount that we protect both this already endangered wildlife and the residents of any proposed housing.

There is a shortage of affordable housing in Salt Lake City and the city should look to approve developments that alleviate this burden. Recent (2018) data states the Adjusted Median Income per capita and household in Salt Lake City is \$33,158 and \$73,730 respectively. The homes in this development will range from \$800,000-1,200,000, a price point that is far off from an affordable purchase price in Salt Lake City. Additionally, with an average rental rate of \$1231 per 831 sq/ft in Salt Lake and above average rental prices in the Avenues, the potential ADU's in this proposal will not meet this need either.

This location and proposal lacks commercial entities and infrastructure such as jobs, sidewalks and high frequency transit that make form based developments desirable to owners/tenants and valuable to cities. The Avenues are primarily residential and lack comprehensive public transit and infrastructure that supports active transportation. We are a one car family of 5 who supplement our commuting needs with biking and public transit. Both my husband and I work at a terminal end of the 6 and 11 lines, and have lived on these lines as long as we have lived in the Avenues, but still, we often cannot utilize this transit system because of low frequency and discontinuation of service later in the evening/early in the morning and during the weekend. Furthermore, The Avenues are essentially void of any North-South transit lines that are needed given the topography of the neighborhood.

One additional point to consider, and especially important to me as a parent whose children currently attend D3 schools, is housing diversity that accommodates families. SLC has been inundated with new construction that does not offer the square footage homes or outdoor space desired by families. There is a shortage of homes available for families and we are seeing record numbers of families leaving the city and our school districts, a 10% decrease in just five years. As a whole, a study predicted a reduction of 7500 students in SLC schools by 2025. Schools in our district are experiencing low enrollment, categorizing them as "Severely Under-Enrolled", and are at risk of being closed if new families do not move into the neighborhood. Loss of families hurts our diversity. The focus of urban planning cannot just be on building to bring more people into SLC, it needs to also address building homes that keep people in the city who we know are leaving.

The definition of a master plan includes the vision of a community AND its collaboration with the city to implement necessary changes and guide growth. If amendments are necessary, they should stem from the residents who stand to be the most impacted by any changes, and those who have worked countless hours over the decades to create and implement a master plan that aims to protect the vulnerable elements within the neighborhood they love. Allowing a large developer to spearhead amendments within a community's master plan is a dangerous precedent that seeks to undermine the processes defined by the city to empower communities.

Thank you for welcoming public input, I hope your division will take seriously the overwhelming opposition of this development as demonstrated in letters and petitioner response. As a city dweller, I favor smart urban development that alleviates burdens within a city and/ or enhances the lives of its residents. After taking into account the various presentations from both sides of this proposal, I do not believe this request for rezoning and master plan amendments accomplishes either of these and thus should not be granted.

Sincerely,

Laura Cushman

## Echeverria, Daniel

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**From:** Walt Torres [REDACTED]  
**Sent:** Monday, July 13, 2020 2:37 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) To Mr. Echeverria,

I do object to the application of Ivory Homes (Record No. PLNPCM2020-00335) to rezone the undeveloped plot at 675 North F Street together with the proposed change to the Avenues Master Plan.

Traffic is bad enough as it is. In lean years we need to be careful about the supply of water. Just the other day deer were in my back yard. To have so many units and additional traffic it would change our beautiful community.

The avenues is the gem of Salt Lake!

Please protect our community and not let this move forward.

Thank You,

Walt Torres  
718 9th Ave  
SLC, UT 84103

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Monday, July 13, 2020 3:44 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues Zoning Change

Daniel, My name is Alex Bocock. I live in the upper Avenues.

I would like to register my opposition to the Ivory Homes application for a zoning change at 13<sup>th</sup> Avenue and F St. The density of their proposal seems totally out of keeping with the character of the Avenues.

I hope the city will reject their application.

Thanks,  
Alex Bocock  
[REDACTED]

## Echeverria, Daniel

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**From:** Craig Provost [REDACTED]  
**Sent:** Sunday, July 12, 2020 10:27 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) PLNPCM2020-00334/00335 Address 675 N F Street

Mr. Echeverria,

Please reconsider any plans to change the zoning in this area of the Avenues to allow more dense dwelling units. The increase in cars would seem to be much more than the estimated 95 additional vehicles in this small area. Our last Community Council meeting had many comments from neighbors, as well as from our School Board Representative and the local fire Station Captain, who both expressed grave concerns about this proposed dense development. The plans as is would also cut down some mature trees that are home to a Red-tailed Hawk family and would wipe out this habitat and not provide a home for the wildlife in the area now. Although the city is considering ways to provide less expensive housing for our diverse population, these homes are still high-end in the prices and would not be an opportunity for lower Socio-economic status persons to find dwellings to meet their needs.

Thank you for listening to the complaints of the neighboring community who live here.

Sincerely,

Craig J. Provost, Ph.D.,  
800 E 18th Avenue,  
SLC, UT, 84103

**Echeverria, Daniel**

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**From:** Dale Provost [REDACTED]  
**Sent:** Sunday, July 12, 2020 10:23 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) AGAINST Ivory homes proposed zoning change

Dear Mr. Echeverria:

I am opposed to Ivory Homes' proposed change in the zoning of the area by F Street and 13th Avenue. The plan as they propose it is too dense for the neighborhood and it would negatively affect the area around it. Please deny the proposed change.

Thank you.

Dale C. Provost  
800 East 18th Avenue  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Andrea Steenburgh [REDACTED]  
**Sent:** Sunday, July 12, 2020 7:47 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Objection to Zoning Change in the Avenues

Dear Mr. Echeverria,

I have a petition signed by 4 residents to object to the application by Ivory Homes (Record No. PLNPLM2020-00335) to rezone the undeveloped plot at 675 North F Street together with the proposed change to the Avenues Master Plan.

We have lived in the Avenues for over 25 years and previously lived near the lot being considered for rezoning. The FB-UN1 classification Ivory Homes is seeking is too dense for the neighborhood's aesthetics, environmental sensitivity and existing infrastructure.

The proposed plan does not include any affordable housing, will increase traffic on narrow streets with low speed limits, and does not provide sidewalks for a walkable neighborhood.

Please advise if I can scan and email the signed petition to you directly as the public input period expires on Monday, 13 July. Thank you.

Sincerely,  
Andrea Steenburgh  
746 N. Sunrise Ave.

## Echeverria, Daniel

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**From:** Patrick Froehling [REDACTED]  
**Sent:** Sunday, July 12, 2020 4:06 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris  
**Subject:** (EXTERNAL) FR-3 to FB-UN1 Zoning and Master Plan Amendment - Walker/Froehling feedback

Dear Mr. Echeverria,

We are writing in opposition to the proposed rezone from FR-3 to FB-UN1 of 675 N F Street in the Avenues neighborhood. We are longtime residents of 638 N H Street, just two blocks away from this parcel. Over the years, each week we walk past this parcel at least once. The Avenues is a unique and historic neighborhood, and one of the best qualities of living in it is the large number of people you will see out walking, jogging, biking, and enjoying the outdoors. Every street has unique homes, and while 11<sup>th</sup> Avenue is busy with traffic, the preponderance of single family homes helps keep traffic and noise manageable. It is a good balance.

We are strongly in opposition to the proposed rezone of this parcel to FB-UN1, meaning that up to 45 units could be developed inside this very small area. This parcel is nestled into a corner of our neighborhood, and there are only 2 or 3 narrow streets as ways to go in and out. The amount of traffic this would generate would be dangerous to everyone enjoying the outdoors, not to mention the disruption to quality of life from the extra noise. The main outlet of F Street goes up and down the hill. Speed and line-of-sight challenges would make a large increase of vehicles highly dangerous. It would be a blight on this unique and historic neighborhood, and is completely inconsistent with the Avenues Master Plan. This is not the place for experimentation. The consequence for us after years of living here and paying property taxes: We would never be able to safely walk in this part of our neighborhood ever again.

Ivory Homes claims that the rezoning should be acceptable because there are already some higher density parcels close-by. This is actually an argument NOT to increase this density further. The only reason there is a five-story condo next door is because it was an existing historic structure. Had it been anything else it would not have been allowed. The only "innovation" Ivory brings is a desire to cram as much housing as it can in this small area in order to extract a record profit, and then leave the neighborhood in decline. If Ivory really wants to "pay homage to the distinct qualities of the Avenues" it would develop the parcel at current zoning with a limit of building 11 homes or less. This development needs to stay zoned at FR-3. The surrounding streets and neighborhood cannot handle such a large increase in density of housing without destroying the plan of the neighborhood and creating dangerous traffic for existing residents.

Thank you for hearing our comments.

Best,

Patrick Froehling & Virginia Walker

638 N H Street  
[REDACTED]

**Echeverria, Daniel**

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**From:** lynn keenan [REDACTED]  
**Sent:** Sunday, July 12, 2020 3:57 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Upper Avenues zoning F Street

Lynn M. Keenan MD  
688 F Street  
Salt Lake City, Utah 84013  
[REDACTED]

12 July 2020

Daniel Echeverria  
Salt Lake City Planning Division

RE: Ivory Homes Proposal for F Street

Dear Mr. Escheverria,

I am absolutely opposed to Ivory Homes proposal to change the zoning for the property on F Street and 13<sup>th</sup> Street in the Upper Avenues. I am flummoxed by the brazen and reckless proposal by Ivory Homes.

I purchased my property in 2014. Prior to the purchase, I researched the zoning of the property on F Street and 13<sup>th</sup> Street. It is zoned for 11 houses. This zoning was acceptable. I moved from Seattle seeking a quiet safe neighborhood to jog and walk my dog. The current status with the current zoning maintains the integrity of the neighborhood. I adhered to zoning rules. I paid an additional \$60,000 regarding the maximal height of my home. If you notice, 678 F street violates the height restriction.

I am adamantly opposed to changing the zoning to accommodate high density development. High density housing will add traffic to the streets, diminish the water pressure, bring noise to the quiet streets, and add air pollution. The added cars will significantly impact the air quality. The streets can barely accommodate the trash trucks that already turn around in my driveway. There is limited access for egress in case of a fire let alone room for fire and EMS vehicles. What is the plan regarding snow removal. There will be no place to put it. F Street is already precariously steep and is dangerous in the snow and ice.

Ivory Homes proposal has very little grass and trees. This impacts the environment with pollution, noise and water drainage. There is not enough off-street parking for the additional cars.

We already have The Meridian and North Point which are high density housing areas. Smiths' grocery can barely handle the current Upper Avenues population. What is the impact for the SLC Police Department and Fire Department. There is minimal public transportation.

Ivory Homes is purely motivated by avarice. They are trying to hoodwink the residents and city planning commission. Ivory Homes has no altruistic intentions. They met with different parties in the neighborhood. Each group was told a different story. The ADU's will be unregulated multiple rentals with frequent turn over. Changing the zoning will negatively impact my neighborhood. I am absolutely adamantly opposed. I am asking you to do what is best for this neighborhood not what is best of the coffers of Ivory Homes.

Sincerely,

Lynn M. Keenan MD FACP FCCP  
Assistant Professor of Medicine  
Division of Pulmonary / Critical Care Medicine  
University of Utah

## Echeverria, Daniel

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**From:** Mike Potter [REDACTED]  
**Sent:** Sunday, July 12, 2020 11:40 AM  
**To:** Echeverria, Daniel  
**Cc:** Alan Hayes  
**Subject:** (EXTERNAL) Oppose Ivory Homes Avenues F Street rezoning request.

Daniel Echeverria  
Senior Planner  
Salt Lake City Planning Dept.

Mr. Echeverria,

As a 16 year resident of Northpoint Estates, I oppose Ivory Homes Avenues F Street rezoning request. I stand completely with the Preserve Our Avenues Zoning Coalition. Additionally I am concerned about having sidewalks which are a necessity for disability access in steep Avenues terrain. All new development in the Avenues should be required to include sidewalks not exclude them as Ivory Homes plans. The existing zoning seems would allow for sidewalks.

Am also concerned about the runoff from high density zoning without any green space to absorb rain in the Avenues terrain. The north side of the F Street and 11th Avenue intersection already ponds some when rains. I fear 3 plus acres not absorbing any rain as Ivory Homes plans will make matters much worse. The existing zoning allows for greenspace that will absorb much rain. It seems keeping the mature trees will help in this respect all of which Ivory Homes plans to cut down.

Regards,

Mike Potter  
825 N Juniperpoint Court  
Salt Lake City, Utah 84103

## Echeverria, Daniel

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**From:** Carol Moss [REDACTED]  
**Sent:** Sunday, July 12, 2020 8:14 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Opposition to request zoning change on F street

To Whom It May Concern:

My husband and I wanted to leave a public comment in reference to the proposed change in the zoning on F Street at the corner of Capital Park Avenue. After reviewing the informative meeting of July 1 at the GACC web site, we feel more strongly committed to opposing the proposed change in zoning for the area.

There were excellent points brought up in that meeting in opposition to the proposal from the Fire Department, the Salt Lake City School Board official, and the residents in the area. Upon review, the opposition's proposal of "affordable housing" in the area is not realistic. Their proposal sounded more like pricey, congested and compact living space.

Our home is in Northpoint and directly across a driveway from the proposed property development. I must contradict Mr. Gamvroulas when he stated there was a 12-foot barrier wall between our property and the acreage under discussion. There is no such thing facing my residence. There is a wrought-iron fence with broad openings exposing the neighboring property to our view. The proposed development is also in close earshot range of my home.

We have several concerns. One is the obvious conflict of so many cars being housed in the proposed development. At last count it could be as high as 100 cars. How do they enter and exit the property without creating traffic congestion at certain times of the day? Street parking is extremely limited in this location and it is even more constrained in the winter. And how do we at Northpoint exit at times of an emergency when competing with a possible extra 100 cars exiting at the same time? How do fire trucks enter during such an emergency when needed? This one issue alone should concern your deciding body enough to turn down the proposed change.

There is another concern for the proposed ADU's and their occupancy. Will they be filled with permanent occupants? Will they be over nighters? Will they be part of a commercial endeavor by the owners, such as Air B&Bs?

There is also the concern that there will be no green spaces, sidewalks, or common grounds. This is the exact opposite of what the Avenues now contains on such a large scale.

Finally, but certainly not the least concern, is the impact on the character of the Greater Avenues on the whole. This portion of the Avenues has been well planned out over the years. I might add, this end of the Avenues has had very careful planning since the days of the demise of the hospitals that occupied this area. Great lengths were pursued in order to develop this portion of the Avenues with an excellent outcome. Beauty and style were planned and constructed to make it a lovely, well thought out piece, with nature habitats left in place to blend human occupancy and natural species in cohabitation. If you are not familiar with this history of our neighborhood, we urge you to review it before you make any decisions for a change in zoning laws. We believe this new development will destroy the natural peace and habitation for both neighbors and the animals of the area.

We ask you to please not let this last corner of our neighborhood be turned into what will be a difficult property to live with and will be disruptive to what has been carefully and tastefully developed over time. We hope you will not approve this request for a change in zoning.

Warmest regards,

*Brian Hart Moss and Carol Brennan Moss*

## Echeverria, Daniel

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**From:** Marilyn Neilson [REDACTED]  
**Sent:** Saturday, July 11, 2020 9:49 PM  
**To:** Echeverria, Daniel  
**Cc:** ChrisWharton@slcgov.com  
**Subject:** (EXTERNAL) Ivory Homes Development

Just like you, I love the peace and tranquility of my home. When it is threatened, I become irate. It's hard to understand with all the open space yet in Salt Lake City and environs, why is it necessary to encroach upon the already populated Avenues. The proposed development by Ivory Homes on F Street is an outrage. With the world's emphasis on air quality how can it even be considered to increase the density of population already so intense. The psychological health of people makes open space necessary. This proposed development will bring 90 or so cars into a narrow space. Then there is the real threat of fire danger with the surrounding open space in City Creek canyon. Should a wildfire erupt, we at Northpoint have ONE exit. We will be trapped if there are 90 more cars near the exit to try and bypass for escape.

Also, the health of our nation is vital. Hundreds of exercise enthusiasts jog or bike along 11th Ave. every day. The tremendous influx of cars will become a greater safety hazard and interruption for these health pursuers.

Pollution from auto exhaust is poison for all. Downtown living eliminates much of the need for cars. Transportation is available and City bikes are everywhere. Upper avenues public transportation is sporadic.

Pollution is also noise. With the influx of so many people the reverberation around the canyon will become substantially increased for all of us who have lived here for the peace and tranquility we sought in the area.

Ecologists worldwide seek preservation of wildlife. There exists currently hawks, quail, bobcats, deer, cougar and much more. Their habitat on the current lot in question will destroy forever their home and the joy they bring to all of us.

Parking is a very serious problem. The road in front of the Meridian is narrow and private and will not sustain such an increase of traffic.

Snow and rain make the extreme steepness of F Street a hazard year round.

With 25 homes and 20 ADU's life, as we have worked for and built, will be destroyed for us.

It will not be happy for the residents of such a proposed density either. There is nothing nearby to sustain daily living or entertainment. It will be a crushing existence for the buyers of such a development also. Perhaps they will resort to their own party needs with the attendant noise and loud music.

The downtown is the answer where services are available for all needs. With or without a car.

I, along with many hundreds of residents petition you to reconsider any up-zoning of the historic and desired Avenues.

Marilyn Neilson 809 N. Grandridge Dr. SLC, Ut. 84103

## Echeverria, Daniel

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**From:** Jennifer PW [REDACTED]  
**Sent:** Saturday, July 11, 2020 11:27 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Preserve our Avenues Zoning- Oppose the rezoning

Dear Mr. Echeverria,

I have been an avenues resident for 54 years. I was born on the avenues, moved all over the country and came back to live on the avenues to raise my family. It has a charm that is unrivaled anywhere in Utah. If the Ivory Homes development plan goes through it will destroy the charm, elegance and vibe of the neighborhood.

Let's preserve the charm of the avenues. Let Ivory Homes develop other neighborhoods that don't hold a history, charm and an eclectic feel.

I strongly oppose the project.

Thank you,  
Jennifer PW

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Friday, July 10, 2020 9:09 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Please keep zoning as it is

Daniel,

My name is Alan and I have lived in the western part of the Avenues for over 70 years. I now live on G St. between 12th and 13th Ave. F St. just a block away. The proposed zoning change for the property at the top of FSt. is totally not in character with the Avenues. All of my neighbors are against it. The City should reject it.

Thanks for your attention,

Alan Yorgason

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[REDACTED]

[REDACTED]

## Echeverria, Daniel

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**From:** Beth Chardack [REDACTED]  
**Sent:** Friday, July 10, 2020 12:21 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris  
**Subject:** (EXTERNAL) Comments on the Upper Avenues Ivory Homes Development Proposal

Mr. Echeverria,

I am submitting these comments in **strong opposition** to the proposed Ivory Homes housing development in the upper Avenues. I have visited the site, reviewed the project, read the current zoning language, as well as that of the proposed zoning. I fully support the concept of ADUs, and have studied how they have been done effectively in other cities around the country. The many benefits of ADUs, as they were designed, can be realized as the costs of increased density are dispersed around cities, allowing the impact to be dissipated and absorbed over a large area. The Ivory Homes plan, which proposes 20 ADUs on this one parcel of land, is not consistent with any norm that I have seen.

It is my belief that Ivory Homes is bastardizing the concept of the ADU, by calling the extra units they are hoping to build 'ADUs', instead of simply calling it what it is: higher density housing. The reality is that in being a part of new construction, by definition they are not accessory. They are in fact new construction, and should be treated as new construction in terms of zoning and Masterplan compatibility. It feels like this change in nomenclature is a guise so Ivory Homes can maximize profit with disregard to the consideration of carefully thought out plans and regulations put in place years ago by professional urban planners and meant to protect homeowners and neighborhoods from this very situation. Let's let these documents preserve our neighborhoods.

The purpose of the Foothills Residential Zoning designation is to preserve the integrity of the Masterplan for this area. High density urban zoning does not belong in the upper Avenues, and our Masterplan exists to uphold that vision and continuity of the neighborhood. Changing the Masterplan, by request of Ivory Homes, at the expense of the quality of the neighborhood is wrong. This kind of high-density development belongs in more urban areas, such as downtown or Sugarhouse. The proposed zoning of FB-UN1 is inappropriate for the upper Avenues and if allowed, would set a dangerous precedent for building in the Avenues and would invite other similar zoning changes. The Masterplan exists to preserve our neighborhoods and needs to be kept intact.

It is my understanding that one of the reasons Ivory Homes is calling the extra units 'ADU' is because they say those units will provide more affordable housing in the Avenues. I also understand that the lowest price for one of these Ivory Homes ADUs will be \$800,000 (unconfirmed), which is far from qualifying as 'affordable' in Salt Lake City. Ivory Homes is trying to get permission for higher density development claiming to be providing Affordable Dwelling Units, when that is just not the case.

Building 45 residences in a space zoned for eleven has quite a large impact on the neighborhood, with the developer offering no mitigation efforts that I can find to offset increased traffic, an estimated addition of ninety cars. Note that accessibility to public transportation is minimal in the upper Avenues, and the negative impact to traffic and air pollution should be considered. This is another reason to reject the project.

The Ivory Homes plan fails to keep their design consistent with neighboring properties in terms of setbacks, open space, and sidewalks. Their proposed plan has buildings covering the entire site to the maximum square footage allowed under their proposed zoning, without allowing for consistency with the Avenues 'green feel'. This is an urban design that belongs downtown, where people want the amenities that come with denser living. It is inappropriate in a suburban location such as the upper Avenues.

I urge the Planning Commission to keep our zoning and Masterplan intact, and reject the high-density housing proposal by Ivory Homes. Their proposal would have a large negative impact, without providing benefit to the neighborhood. This site is zoned for eleven homes, and that is the maximum that should be allowed on this site.

Thank you.

Beth Chardack  
BA, Political Science, University of Michigan  
MA, Urban and Regional Planning, George Washington University  
MA, Public Administration, University of Utah

563 Cambridge Cir  
Salt Lake City, UT 84103  
[REDACTED]

**Echeverria, Daniel**

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**From:** Cynthia Buckingham [REDACTED]  
**Sent:** Thursday, July 9, 2020 9:47 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) opposition to F St development

Dear Mr. Echeverria,

I am writing to register my opposition to the proposal to rezone the plot of land at 675 N F Street to FB-UN1 from its current zoning classification of FR-3. The proposed reclassification is not appropriate for this property, and does not satisfy the City's planned development purpose and objectives.

I have read the City's own requirements for planned developments, and this does not meet those requirements:

- It does not reinforce the character of the surrounding neighborhood
- It does not preserve and provide appropriate landscapes
- It does not provide affordable housing
- It does not encourage transportation options other than automobiles
- It does not preserve open space

I do not oppose development of this property, but believe that the proposed fourfold increase in density should not be approved. We also do not object to ADUs; indeed, my home has one that we are not currently using in that way, but I object to the density and traffic impact on what are already major feeder routes to this area. B, E, and I Streets and 11<sup>th</sup> Avenue are already plagued by speeding, running stop signs, and other dangers to pedestrians and other motorists. The large number of potential residents in this development would exacerbate the existing problems and spread them to surrounding streets and avenues.

Thank you for your work for Salt Lake City. Please convey my concerns to City leaders, the City Council, and any others involved in this decision.

Cynthia Buckingham  
655 H Street

## Echeverria, Daniel

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**From:** Lee Lesburg [REDACTED]  
**Sent:** Thursday, July 9, 2020 11:44 AM  
**To:** Echeverria, Daniel; Briana Terry  
**Subject:** (EXTERNAL) we oppose zoning change at F St & 13th Ave

Dear Mr Echeverria:

**We are Avenues residents and landlords who oppose the zoning change that Ivory Homes has proposed for the lot at the intersection of F St and 13th Avenue.** We welcome development in the Avenues, including some higher density development, but a zoning change at F St and 13th Avenue will worsen the problem that already most damages quality of life in the Avenues: car traffic. Zoning for this location should remain FR-3. We explain more below.

We own and live in a house at 470 E 9th Avenue. We also own and rent out a nearby duplex at 438 E St (corner of E St and 9th Ave). Both of these properties benefit from what people think of when they think of life in the Avenues: the ability to walk or bike or take public transportation to access schools, parks, trails, and services like a grocery store, as well as more distant locations like downtown and the University of Utah. We almost never drive our car, and our tenants are the same.

Ironically and frustratingly, it is CARS that most impair the low-car lifestyle of the Avenues and that most threaten the life safety of Avenues residents. A zoning decision about F St and 13th Ave will have a direct impact on the most significant traffic problem that Avenues residents face: the volume and speed of cars going up and down E St and I St. During typical commuting hours, these streets are seriously risky to cross, even at crosswalks. Both of us have nearly been hit by cars on these streets, and we have already decided that our daughter will never be permitted to walk to Ensign Elementary by herself. She is 8 years old.

The problem of traffic volume and speed ALREADY exists on E St and I St. Changing the zoning at F St and 13th Ave will make the problem worse by bringing a higher concentration of cars into the neighborhood at a location that is already highly car dependent. Zoning at F St and 13th Ave should not be changed from the current FR-3.

Thank you for the work you do, thank you for reading this letter, and thank you for registering our opposition to the proposed zoning change.

Sincerely,

Lee Lesburg ([REDACTED])  
Briana Terry ([REDACTED])

## Echeverria, Daniel

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**From:** Julia Lyon [REDACTED]  
**Sent:** Wednesday, July 8, 2020 9:55 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) letter opposing Ivory Homes zoning change/master plan change in Avenues

Mr. Echeverria,

As a resident of the Avenues, I am extremely concerned about the proposed zoning change by Ivory Homes. I strongly oppose their plans to develop the land near F Street and 13th Avenue. I strongly oppose their proposed change to the zoning and the master plan.

By changing the zoning to allow for their 25 homes and 20 ADUS, you would fundamentally threaten to destroy the character of the Avenues. Additionally, the impact of the traffic by the new homeowners (who will not have easy access to public transportation) would further negatively impact the neighborhood.

While the growth of our city certainly requires more housing, this is not the appropriate location or the best use of this land.

I strongly oppose this change to the Avenues master plan and the attempt to rezone this area.

Julia Lyon  
514 2nd Avenue

## OPPOSITION TO IVORY HOMES APPLICATION FOR 675 NORTH F STREET

July 8, 2020

Mr. Daniel Echeverria  
Senior Planner, Salt Lake Planning Division  
Salt Lake City, UT 84114

Dear Mr. Echeverria

This letter is a follow-up to my letter to you of June 25, 2020 on the threat Ivory Homes' request to change the zoning on the property at 675 F. Street from FR-3 to FB-UN1 poses to the lives of the over 100 residents of Northpoint Estates, of which I am one.

As indicated in my June 25 letter, this threat arises from the additional time it would add to an ambulance's or EMS vehicle's reaching a Northpoint resident with a health emergency.

Several statements which bear upon this matter, made by Mr. Chris Gamvroulas of Ivory Homes at the July 1, 2020 Greater Avenues Community Council (GACC) Meeting, were either false or disingenuous.

Responding to the concerns of Captain Scott Winkler of the Salt Lake Fire Department that if Ivory's proposal were carried out, it could create a choke point similar to that of the Saratoga Springs evacuation on Redwood Road, Mr. Gamvroulas claimed the proposal under consideration entirely different because, on the Avenues, there are "about 3,000 ways to get out." But this totally ignores the specific life-threatening aspect of Ivory's proposal to residents of Northpoint, which, of course, does have only one way out (and, with respect emergency vehicles, only one way in.)

Mr. Gamvroulas asks why it should matter if "there's 11 people sliding down the hill or 15 people sliding down the hill." It matters because the additional congestion from those additional sliding vehicles would make delays on the part of emergency vehicles trying to get around them to reach the only entrance to Northpoint substantially greater, increasing the chances that Northpoint residents will die as a result of such additional delays.

Mr. Gamvroulas stated that he "Can't help that roads are steep in the Avenues" and that "Our zoning can't be tied to whether or not pre-existing roads have a 10% slope or a 12% slope." But, on the contrary, if reducing risks to the lives of Northpoint residents depends on preventing the additional congestion that the greater number of both parked and sliding vehicles Ivory's proposal would put on a slick F Street slope from Capital Park Avenue to the only entrance to Northpoint, then there is no more important purpose to which our zoning should be tied.

Thank you

Donald Warmbier  
827 N Grandridge Dr  
Salt Lake City, UT 84103

[REDACTED]  
[REDACTED]

**Echeverria, Daniel**

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**From:** Andrew Garrison [REDACTED]  
**Sent:** Wednesday, July 8, 2020 2:36 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Public comment re: REcord # PLNPCM2020-00335

Dear Mr Echeverria,

As a resident of the Avenues Neighborhood, I am just writing to express my concern about the application by Ivory Homes to rezone the undeveloped plot at 675 north F Street as well as change the Avenues Master Plan. I believe that an FB-UN1 designation would be too dense for the neighborhood's aesthetics, environmental sensitivity, and existing infrastructure.

Thank you for your consideration,  
Andrew Garrison & Courtney Maclean  
526 K Street SLC UT 84103

## Echeverria, Daniel

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**From:** Julie Gustin [REDACTED]  
**Sent:** Tuesday, July 7, 2020 10:06 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposed zoning change in the Avenues

Dear Mr. Echeverria,

I am writing concerning the proposed zoning change from FR-3 to FB-UN1 on a parcel on F street and 13th Avenue in Salt Lake City. The parcel is a 3.1 acre lot, which is now zoned for 11 homes. Ivory Homes is proposing if re-zoned, to build 25 homes and 20 accessory dwelling units.

My main concern is the increase in traffic this would cause. While I think high-density housing is important, I think this type of development needs to be closer to adequate public transport, such as the units that are being built on 400 South along the Trax lines.

The upper Avenues has minimal public transport options and amenities are not walkable. As it is, 11th Avenue, Virginia, I street and E street are already busy thoroughfares and the addition of this many cars in the neighborhood raises safety, noise and pollution concerns.

This planned development along with the proposed amendment to the Avenues Master Plan would forever change the character of this historic Salt Lake neighborhood.

Thank you,

Julie Gustin  
Salt Lake City

## Echeverria, Daniel

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**From:** William Woods [REDACTED]  
**Sent:** Tuesday, July 7, 2020 10:51 AM  
**To:** Echeverria, Daniel  
**Cc:** Council Comments  
**Subject:** (EXTERNAL) Proposed Rezoning-675 F Street

Dear Sir:

I write to express my opposition to any re-zoning of the 3.2 acre parcel at 675 F Street. I understand that the city leadership desperately wants to pack in as many people as possible into its territorial boundaries, but neither the Avenues nor any current single home residential area in the city is the place for this. The fact is that residences in this area are tightly compacted as is and during snow season, it is a challenge to navigate the street. Perhaps past (and current) mayors/councils have had fantasies about people abandoning their cars and going to mass transit, but that is not reality with both the current Covid 19 pandemic AND potential new pandemics, so we will always need private cars in this state and city. If Salt Lake City is to retain quality of life, it must say no to further development in its fragile areas, especially from wealthy developers who care nothing about the residents in the existing areas. Do not surrender to Ivory Homes or any other developer: deny the requested zoning change.

William Woods  
424 J Street  
Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** k s [REDACTED]  
**Sent:** Monday, July 6, 2020 2:27 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes upper avenues project

Hello Daniel,

I'd like to thank you for taking the time to read this email. I will keep it brief, as I know you have many things going on in your life besides this project.

I'm fully against the rezoning of the 3.1-acre plot at the intersection of F street and 13th Ave and I have heard the same concerns from friends who live in the lower avenues. The additional traffic on the "highways" of E street, I street, and 11th Avenue will greatly degrade the quality of life and safety of our walkable neighborhood.

It's already hard enough to access Smiths with the parking lot nearly full many days of the week. People come flying up the aforementioned streets as well as B street on any regular day, making us worried about children playing outside and walking to school when it's still dark out in the winter.

I understand the desire to develop the land, and I have no issue with that, but only under the current FR-3 zoning. I applaud the city for opening up the availability of ADU's as well, but not in this context of this new mass development.

I hope you understand my concerns regarding traffic, the safety of our residents, as well as the character of the eclectic nature of the Avenues.

I hope the city preserves this neighborhood and doesn't allow it to become overwhelmed and dangerous to the current residents.

Thanks for your time,

Kerry Simon  
710 Hilltop Road  
Salt Lake City, Utah 84103

IVORY HOMES APPLICATION TO REZONE 675 NORTH F STREET  
AND AMEND THE MASTER PLAN

Dear Mr. Echevarria,

For your consideration and to add balance we would like to respond to Ivory Homes' statements expressed in The Zoning Amendment Questionnaire.

**1) DESCRIPTION OF THE PROPOSED ZONING AMENDMENT**

In this section of the questionnaire, Ivory Homes proposes adoption of the FB-UN1 zoning without any consideration of the suitability of that zoning to the specific location of this development in the upper section of the Avenues. Form Based zoning has typically been used by the city in much more urban settings and to facilitate redevelopment (Sugar House TRAX corridor, Granary, Marmalade, etc.). It has never been applied in less urban areas with the characteristics of this location. We recognize that *Growing SLC: A Five Year Housing Plan 2018 - 2022* advocates expanded use of form based zoning, but it still has to be appropriate to the area of application.

A review of the Purpose Statement and General Provisions of 21A.27.010 Form Based Districts shows a total misfit between the applicability of this Form Based zoning and the proposed location.

**21A.27.010 PURPOSE STATEMENT AND GENERAL PROVISIONS [FB-UN1]**

- A. Purpose Statement: The purpose of the form based districts is to create urban neighborhoods that provide the following:
1. People orientated places;
  2. Options for housing types;
  3. Options in terms of shopping, dining and fulfilling daily needs within walking distance or conveniently located near mass transit;
  4. Transportation options;
  5. Access to employment opportunities within walking distance or close to mass transit;
  6. Appropriately scaled buildings that respect the existing character of the neighborhood;
  7. Safe accessible and interconnected networks for people to move around in; and
  8. Increased desirability as a place to work, live, play, and invest through higher quality form and design."

Let's examine a few of the more pertinent of these provisions:

**Item 3 Options in terms of shopping, dining and fulfilling daily needs within walking distance or conveniently located near mass transit**

This description does not reflect the characteristics of this location in the upper Avenues. There are no shops, restaurants or other amenities within walking distance and there is no access to mass transit, other than the No.11 bus service that runs around once an hour along 13th Avenue, ceases operation at 7:00 pm and does not operate weekends. Please also bear in mind the very steep nature of the streets in this foothills area which makes walking much more difficult, particularly in winter.

#### **Item 4 Transportation Options**

Aside from the limited bus service, there are no public transportation options. New residents will therefore be compelled to rely upon private vehicles. This is of major concern --the addition of 45 residences will add around 90 cars to our already crowded streets, adding to the city's air pollution problems and global warming. There are particular concerns with regard to the increased traffic on 11th Avenue, I Street and E Street, which are the main travel routes in the upper Avenues. A complaint was voiced about the high traffic volume on I Street at a recent Greater Avenues Community Council meeting.

#### **Item 5 Access to employment opportunities within walking distance or close to mass transit.**

The same considerations as above – other than at LDS Hospital, there are few employment opportunities within walking distance.

Our more general assertion with regard to provisions 3, 4 & 5 is that high density developments should be in walkable areas that have the infrastructure to support them - that infrastructure does not exist in this location.

#### **Item 6 Appropriately scaled buildings that respect the existing character of the neighborhood**

The Ivory Homes proposal is not appropriately scaled and does not respect the existing character of the neighborhood. In terms of density measured by square feet per residence it is 4X greater than allowed under FR-3 zoning alone and 2X greater than FR-3 overridden by the ADU Ordinance. It is also more than 2X greater than The Meridien, which was itself a special exception to FR-3 granted to preserve a building of historical significance. (See next section)

Another concern is the almost complete lack of green space and minimal set back from the road. Various sections of *The Growing SLC: A5 Year Housing Plan 2018 - 2022* address this issue. Page 50 notes that Housing Policy is intended to "(2) Respect the character and charm of predominantly residential districts including those with historic character and qualities...."

It is not possible to have the 4X density proposed and remain in character with the existing location; it is an abrupt contrast to the pattern and charm of the existing neighborhood. Ivory's density should be scaled back.

## **2 A STATEMENT DECLARING THE PURPOSE OF THE ZONING AMENDMENT**

Ivory Homes is seeking what appears to us to be a radical rezoning and a change to the Master Plan. They are only seeking to change the map in the Master Plan and not the text.

The Avenues Master Plan, page 3, Additional Zoning for Multiple-Family Dwellings states:

*"As a general policy, additional zoning changes to accommodate higher density multiple-family dwellings In the Avenues are not desirable. There is ample zoning in the Avenues to accommodate multiple-family dwelling needs for the foreseeable future."*

It is clearly inconsistent to modify the map in the Master Plan when that change is completely contrary to the language of the plan.

Such inconsistencies and contradictions result from a hurried execution. We would contend that if a new or revised Master Plan is needed to reflect changed circumstances, this plan should be produced in a deliberate and thoughtful manner with input from the whole of the Avenues community and deviations from the current plan should not be made on an ad hoc basis to facilitate a radical rezoning request that is opposed by the great preponderance of nearby Avenues residents.

### 3 LIST THE REASONS WHY THE PRESENT ZONING MAY NOT BE APPROPRIATE FOR THE AREA

The majority of the statements in this section are misleading.

Ivory Homes states that " *The current zone does not accurately reflect much of the existing housing stock adjacent to the subject property.*" They also produce a map " *Vicinity Zoning Map*" to illustrate this. However, they draw the map in such a restricted manner as to not show the extent of FR-3 zoning throughout the northern sector of the Avenues and focus only on the immediate vicinity while ignoring the history pertaining to that vicinity. In fact, the only exceptions to FR-3 zoning in this area are those that predate FR-3 zoning.

Please see Exhibit 1 which is a larger scale zoning map which clearly shows the use of FR-3 zoning to the North, East, South and West of the subject property.



Exhibit 1: FR-3 is signified by the horizontal brown and cream lines

Ivory states: " *In fact the surrounding land uses, with exception of the western boundary, are much more dense than what could be built on the subject property under the current zone.*"

This statement is untrue. Northpoint to the immediate north of the property has a density that is less than the 12,000 square foot per residence standard of FR-3, as are the properties to the west. Northpoint is on 13.28 acres which equals 12,052 square feet per residence. The houses to the east of F Street are zoned SR-1A and are predominantly single-family residences with a few duplexes on variably sized lots that predate the FR-3 zoning and are less dense than Ivory's proposal.

It is significant that they do not attempt to compare the density of these "surrounding land uses" with their proposal which is considerably denser than any of these existing developments.

*Ivory also states "The Southern Neighbor is a five story, stacked condominium complex zoned RMF-35, arguably the most dense zoning island of property in the area."*

This is The Meridien. It is a beautiful neoclassical building which is listed on the National Register of Historic Places. Constructed in 1932, this building predates virtually everything in the upper Avenues. The Meridien is a condominium complex that was a 2006 conversion of the old Veterans Administration Hospital. It was not a new, high-density construction that was created as an exception to the FR-3 zoning in the manner Ivory Homes is requesting.

From 1932 to 1961 the VA hospital proudly treated 56,000 veterans from the Spanish American War, WW1, WW2, and the Korean War. The building played an important role in Salt Lake City's history and was more than worthy of preservation. After being replaced by a more modern facility near the University of Utah in 1961, the hospital buildings went through a variety of uses including being used by Primary Children's Hospital until becoming vacant in 1990. The buildings then sat empty for sixteen years from 1990 to 2006 when they were transformed into residences. The conversion to condominiums was supported by the Planning Division and welcomed by the neighboring residents, in stark contrast to Ivory's proposed development. It was a win/win/win; the conversion to condominiums preserved a beautiful historic building, solved the problems of dereliction, and increased the city's property tax base. There is no equivalence between this zoning exception and Ivory's proposal.

It should also be noted that although zoned RMF-35, it was converted to condominiums under a development agreement that limited the number of residences to a maximum of 29. A number of these units have since been combined such that there are today 26 residences. The Meridien sits on 3.85 acres.

The comparison in density is summarized in the table below. This shows that the number of residences requested by Ivory is much greater than that of the existing adjacent multi-unit properties.

<b>Development</b>	<b>No. of Residences</b>	<b>Property Acres</b>	<b>Res per Acre</b>	<b>Compared to FR-3 (rounded)</b>
Ivory proposal	45	3.20	14.1	4X
The Meridien	26	3.84	6.8	2X
Northpoint	48	13.28	3.6	1X
Wright Bldg. (Annex)	7	1.82	3.8	1X

Note: Roads included in acreage for all developments. Actual vs. Approved number of residences used.

It should be noted that The Meridien gets its density in a very different way than the proposed Ivory Homes development. Since it is a five-story building, its footprint is smaller giving room for 50 to 100 foot setbacks and landscaping that blends with the current single family homes on Capitol Park Avenue. In addition, The Meridien's parking has been located primarily underground, which minimizes visual disruption and provides for more green space. By contrast, Ivory's proposal is mostly densely packed hardscape with 10 feet between buildings and a minimal setback from Capitol Park Avenue.

In the third paragraph of section 3 Ivory Homes states " *The FR-3 zone, with all the Euclidean restrictions, is really the outlier in an area that is mostly surrounded by more eclectic housing types.*"

Examination of Exhibit 1 shows this to be largely untrue. The bulk of the northern section of the Avenues from 13th Avenue up and to the east beyond Perrys Hollow is zoned FR-3 12,000. The Capitol Park Planned Unit Development, occupying land formerly used by the second Primary Children's Hospital building and grounds (1952 to 1990), was zoned FR-3 after lengthy negotiation in the 1990s and extends down to 11<sup>th</sup> Avenue. Northpoint, constructed before the FR-3 designation in the Avenues, does not conform to the single-family mode in that the condos are in 2, 3 and 4 unit attached structures, but it exceeds the 12,000 square foot stipulation of its FR-3 zone.

The throwaway reference to Euclidian restrictions does not acknowledge the legacy of existing and previous hospitals in this neighborhood nor does it recognize that this plot is right on the delicate interface between the city and the mostly natural land in the foothills and City Creek Canyon.

### **Affordability and Mitigation of Economic and Social Segregation**

In sections 2 and 3 Ivory cites the city's goals of using innovative housing solutions to break down economic and social segregation. We fully support this goal but fail to see how Ivory's proposal advances this in any meaningful way. According to Zillow the median house price in Salt Lake City is \$420,000. Ivory Homes' proposed sell price for the homes with ADUs is \$800,000 to \$1,200,000, depending on model. This is two to three times the median house price in the city and will not be affordable for most families and certainly none in lower income brackets. In addition, the rental ADUs will in all likelihood be correspondingly unaffordable.

Furthermore, the suburban location of this property and the lack of public transport options drives a requirement for most 2-adult households to fund two vehicles. *Growing SLC: A Five Year Housing Plan 2018 – 2022*, page 14, estimates the cost of operating two vehicles at \$18,000 per year and recognizes this is a sizable burden in affordability, stating "**It is imperative that new housing be constructed in the right locations in the city**". This is clearly not such a location.

In section 2 Ivory asserts that "*The proposed development would showcase how a variety of ADU types can blend into an existing neighborhood and provide housing solutions for diverse demographics (students, seniors, young families.)*"

It is conceivable that the proposed homes and ADU's could be attractive to seniors, but rather doubtful that they would be attractive to students or young families. For most students, the rental costs on the ADU's will be prohibitive and the lack of public transport and amenities within walking distance a serious negative. With regard to young families, Katherine Kennedy, Salt Lake City School Board member for District 3, observed that Ivory's concept plan has almost no yard space and no common green space in which children could play outside. She informed us that families will look for homes elsewhere if kids do not have any place to play. Consequently, she does not think that young families will be attracted to the residences in this development. Young families would more likely be attracted to homes constructed under FR-3, which would help support declining enrollment at Ensign Elementary.

In summary we conclude:

- 1) The proposed FB-UN1 zoning is inappropriate and does not fit this upper Avenues location.
- 2) The infrastructure does not exist in the upper Avenues to support such a high-density development.
- 3) The development is of far greater density than any of the surrounding neighborhoods.
- 4) The proposed level of density creates aesthetics that are not in harmony with the existing neighborhood.
- 5) Ivory's proposal does not advance the city's goal of increasing affordable housing, mitigating economic and social segregation or attracting diverse demographics, particularly families with young children

For these reasons, we believe that the principal arguments made by Ivory Homes are without merit and we request that the Planning Division, Planning Commission and City Council decide against this rezoning application and the change to the Avenues Master Plan.

Peter Wright

Chair, Preserve Our Avenues Zoning Coalition

400 East Capitol Park Avenue, Apt. 306

Salt Lake City, UT 84103

Alan B. Hayes

Secretary, Preserve Our Avenues Zoning Coalition

793 Northpoint Court

Salt Lake City, UT 84103

On behalf of The Preserve our Avenues Zoning Coalition

July 6th, 2020

**Echeverria, Daniel**

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**From:** casey jarman

**Sent:** Monday, July 6, 2020 10:47 AM

**To:** Zoning <Zoning@slcgov.com>; Council Comments <Comments.Council@slcgov.com>

**Subject:** (EXTERNAL) proposed form based rezoning for upper avenues

**To:** David Echeverria

Hello David, can you please update me on the Ivory Homes proposal for 13th Avenue and F Street? I am concerned about the proposal and believe that this is an ill suited project for this area and that the proposed "form based" rezoning of the area should not move forward.

Thank you so much for your time David, it's very appreciated.

Best,  
Casey

Casey Jarman  
President CEO Jarman Productions  
[REDACTED]

## **Echeverria, Daniel**

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**From:** DAVID E NELSON [REDACTED]  
**Sent:** Monday, July 6, 2020 10:46 AM  
**To:** Wharton, Chris; Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Rezoning 675 N FStreet

I have lived in the avenues for most of my life (76yrs) and absolutely oppose rezoning of this area. I'm totally in favor keeping the FR-3 zoning and maintaining the Avenues Master Plan. David E Nelson, 528 14th Ave, SLC, Ut 84103

## Echeverria, Daniel

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**From:** Marika Jones [REDACTED]  
**Sent:** Sunday, July 5, 2020 7:15 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Avenues Rezoning

Dear Daniel,

My name is Marika Jones. My husband, Dean, and I live at 383 G Street in the Avenues. We are writing to voice our concern about the proposed Avenues master plan change and rezoning proposal. We do not support Ivory Homes' proposal to develop the plot of land at the intersection of F Street and 13th Avenue with high density housing. Nor do we support a zoning change of the area from FR-3 to FB-UN1. This proposed high density development with almost no green space is totally out of character with the Avenues. If approved, this development would add at least 90 cars to our streets and impact already crowded 11th Avenue, E Street and I Street. Making this zoning change would create a dangerous precedent that will degrade our neighborhood character and environment. We are not against developing this property, but we are against rezoning. We believe the property should be developed under the existing FR3 zoning.

Thank you,

Marika and Dean Jones  
383 G Street

[REDACTED]

## Echeverria, Daniel

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**From:** Petrina Bestor [REDACTED]  
**Sent:** Sunday, July 5, 2020 1:47 PM  
**To:** Echeverria, Daniel  
**Cc:** Jan Mckinnon  
**Subject:** (EXTERNAL) Proposed development/rezoning on F Street by Ivory Homes

Dear Mr. Echeverria:

We have lived on 12th Avenue between "F" and "G" streets for over 17 years. We value the peace and safety of our neighborhood. We walk, run and bike in it daily, along with our 11 year-old daughter.

We are extremely concerned about the proposed development adjacent to 675 North F Street by Ivory Homes who is seeking a rezone of this property. The desire to cram in 45 residences vs. the current zoning which allows for 11 single family homes on 3.2 acres is frankly horrific and illustrates a blatant disregard for those of us who live here as well as the city at large. The Avenues absolutely cannot reasonably support such an increase in vehicle and human density.

We urge you to do the right thing for the Avenuens residents and reject this absurd and rapacious request by Ivory Homes.

Thank you.  
Kind regards,  
Petrina Bestor

473 12th Avenue  
Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** McKinnon, Paul [REDACTED]  
**Sent:** Sunday, July 5, 2020 1:20 PM  
**To:** Echeverria, Daniel  
**Cc:** Janice McKinnon  
**Subject:** (EXTERNAL) The Ivory Homes Zoning Request

Mr. Echeverria,

Thank you for attending the GACC meeting last week. I hope you were able to understand how strongly people feel about keeping the zoning in the Avenues intact. The information put forward by Ivory Homes was largely inaccurate, but completely unconvincing. There is no valid argument that this proposal is about affordable housing. The proposal is out of character with the houses in the Upper Avenues. There has been minimal thought put into how snow removal will be handled, or how pedestrians will be protected or where people will park. His tear-jerker stories about how Grandma will now have a place to live or how his daughter will be able to have a nicer apartment in the avenues were sad substitutes for valid arguments.

As you know, the turnout for this meeting was dramatically higher than previous meetings of the GAAC, and many people complained that they couldn't get access to the meeting.

This proposal is not workable for our neighborhood. The current zoning was put in place to protect our neighborhood from proposals like this one. No argument was presented that would come close to justifying a change in the zoning for this area.

Peter Wright's most convincing slide showed that all stakeholders can win by upholding the zoning. Ivory can build 11 houses with ADU's, and they will make plenty of money. Anything over those 22 dwellings is a money grab, plain and simple.

Finally, if you change the zoning, Ivory can do whatever they want. They can throw out their current proposal and add more dwellings. Or they could sell the lot to another even less reputable builder who could do what they want.

Mr. Echeverria, we need you to stand strong on this issue. You know that this proposal is not right for the area. You know the neighborhood, and you know why the current zoning is in place. When the school board rep, and the local fire chief speak against the proposal, you know it is a stinker. We need you to resist the pressure from Ivory. We need you to play big.

Sincerely,

Paul D. McKinnon, PhD  
400 E. Capitol Park Ave, Unit 302  
SLC, UT 84103

**Echeverria, Daniel**

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**From:** TERRY Becker [REDACTED]  
**Sent:** Sunday, July 5, 2020 12:46 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 North F Street Proposed Rezone  
**Attachments:** Preserve Aveues' Zoning.odt

July 5, 2020

Preserve Our Avenues Zoning Coalition

c/o Janice McKinnon

400 E. Capitol Park Avenue, Apt. #302

SLC, UT 84103

Daniel Echeverria – Senior Planner

Salt Lake City Planning Department

a451 South State Street

SLC, UT 84114

To Whom It May Concern,

Ivory Homes doesn't need 46 structures to make money. They'll make plenty of money on a well-designed project built within existing zoning, and that will generate revenue for the city. Just like what happened in our neighborhood, when special exceptions are

granted and zoning is changed to appease developers, traffic, stress on neighborhood utilities, evacuation in case of fire will be hazardous, and views are impacted.

The planning department works for the Mayor's Office, not the City Council. Therefore, the Mayor should be listening to those concerns. Chris Wharton has little authority. The property under consideration for an amendment to zoning doesn't just affect our neighborhood but the whole city. Notification should be sent to all residents of Salt Lake City.

We need citizen participation in planning, to challenge planners' claims to expertise in land and environmental analysis. Citizens have ample evidence of the failure of experts in general, and planners in particular. We need to be heard.

In the words of a planning expert,, “The tension between an expanded public definition of property and its impact on ordinary, small-scale landowners has been building for over decades. At its base, the issue is a political one: We have not acknowledged the social importance of private property and integrated that factor into our planning and growth management schemes.” (Harvey M. Jacobs, Department of Urban and Regional Planning, University of Wisconsin)

Sincerely,

Terry and John Becker

1500 Tomahawk Drive

SLC, UT 84103

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Saturday, July 4, 2020 9:59 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning of F Street

Dear Mr. Echeverria--

I am strongly opposed to rezoning our Avenues historical district to accomodate Ivory Homes' desire to pack in 25 residences and 20 ADU's on F Street. It is obvious that they are only interested in maximum profit.

"E" Street, "I" Street and 11th Avenue already have problems with excess traffic. This development will just add to the problem.

It won't stop here. Ivory Homes, as they love to do, keep pushing the boundaries (no pun intended) to force its will on communities that don't want their homes packed into their neighborhoods. In a year, they will be asking for more areas to develop in the Avenues that are not consistent with the historical nature of this area.

Everyone I have talked to in my neighborhood is strongly opposed to any rezoning.

Thank you for listening.

Sent from [AOL Desktop](#)

Susanne Gustin  
Attorney at Law  
WELLS FARGO CENTER  
299 South Main Street, Suite 1300  
Salt Lake City, UT 84111  
[REDACTED]

## Echeverria, Daniel

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**From:** Bryn Ramjoue [REDACTED]  
**Sent:** Saturday, July 4, 2020 2:59 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Public comment on Ave zoning

We suffer monster houses. I do not want multi housing in the avenues. The winter plowing is already limited we dont need more cars. We dont want more cars polluting the air. We dont need more people in the aves. Build crap elsewhere not in my neighborhood.

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This message is intended for the individual or entity named above

and may contain information that is confidential or privileged.

If you are not the intended recipient, please reply to the sender that  
you have received this transmission in error, and then delete it.

Thank you

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## Echeverria, Daniel

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**From:** pat richards [REDACTED]  
**Sent:** Friday, July 3, 2020 2:50 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED] pat richards  
**Subject:** (EXTERNAL) planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment

Dear Mr. Echeverria,

My husband (Joe Beaumont) and I are homeowners in the Arlington Hills sub-division of the upper avenues. We are writing to express our deep concerns and objections to the proposed re-zoning of the 3.2-acre undeveloped parcel at 675 F Street in Salt Lake City.

The proposed re-zoning is problematic for several reasons including, but not limited to, the following:

- The proposed building plan and occupancy is overly dense and inconsistent with the character of other properties in the neighborhood
- The proposed plan does not allow for sidewalks, and thus creates a serious safety issue for both residents (especially children or elderly individuals) and guests
- Public roads are limited in this area, and any vehicles that are parked on the public road will make it very difficult for emergency vehicles to access the area
- Negative impact on the environment (additional traffic, destruction of mature trees, increased fire risk, destruction of wildlife habitats)
- The infrastructure in this area will not support the FB-UN1 density

The FB-UN1 designation appears to apply to urban neighborhoods that provide transportation options, access for employment opportunities within walking distance or close to mass transit, and easy access to options for shopping and dining. This designation is not consistent with services available in the area.

The current FR-3 designation which promotes environmentally sensitive and visually compatible developments more accurately describes the parcel and the surrounding area. Accordingly, we believe this designation should be retained.

While there may be a desire for additional housing options with accessory dwelling units (ADUs), a change in zoning is not needed to build housing with ADUs as part of original construction on this parcel. The current FR-3 zoning allows for ADUs with appropriate density.

While there is a recognized need within Salt Lake City for more affordable housing, the proposed development plan (with estimated prices between \$700,000 and \$1.2 million/unit) is unlikely to provide housing options that could be considered "affordable" for most people who live in Salt Lake. There are other development projects underway that are much more likely to meet the need for affordable housing. Specifically, the "Post House" development in downtown Salt Lake is slated to include 580 apartments along with a number of other amenities.

My husband and I respectfully request that the proposed zoning change not be approved by the Planning Commission.

Sincerely,

Pat Richards and Joe Beaumont  
1410 Tomahawk Drive  
Salt Lake City, UT 84103

submitted on 7/3/2020

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Thursday, July 2, 2020 9:18 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Opposition to Ivory Homes Development on 13th Avenue and F Street

Dear Mr. Echeverria,

My family lives on 13<sup>th</sup> Avenue at H Street, and I am writing to oppose the application by Ivory Homes to rezone the plot of land at 675 North F Street from the current FR-3 to FB-UN1. The form-based zoning classification is not appropriate for this property in the upper Avenues for a number of reasons, and the proposed increase in number of dwelling units would have detrimental effects on our street in terms of traffic, noise, air pollution and car/pedestrian conflicts.

As you know, the FB-UN zoning classifications are designed to encourage walking and mass-transit use to access nearby good and services. This area of the Avenues does not have easy access to shopping, restaurants, groceries, hardware, laundromats, or other everyday needs.

Form based zoning is intended for urban environments with good mass transit.

Although this location does have access to the #11 bus line – which stops in front of my home – this line is limited in service, does not run evenings or weekends, and does not stop near the only grocery store in the Avenues. Access to all of the aforementioned services require use of a car.

A conservative estimate of daily travel from 45 new dwelling units adds at least 90 new daily car trips to our local streets, not only 13<sup>th</sup> Avenue and F Street which will be most impacted, but also 11<sup>th</sup> Avenue, B, E and I Streets. It is likely that this development will add substantial traffic to 13<sup>th</sup> Avenue and increase traffic disruption, noise and air pollution on our street.

Because the Upper Avenues are so steep, we see many people walk 13<sup>th</sup> Avenue because it remains relatively level for most of its length, and users include children and families walking to Ensign School. However, since parts of 13<sup>th</sup> Avenue have no sidewalks and there are very few marked crosswalks, walkers are in the street and this increased car traffic could cause more car/pedestrian conflicts, especially in the winter.

Development of this parcel is inevitable, but I firmly believe that the density of housing proposed by Ivory Homes is more appropriate for flatter areas of the city with better access to mass transit, businesses and services. I want to register my opposition to changing the zoning from FR-3 to FB-UN1 at 675 North F Street.

James Bach  
655 North H St.  
Salt Lake City, UT

## Echeverria, Daniel

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**From:** Courtney Henley [REDACTED]  
**Sent:** Thursday, July 2, 2020 2:11 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris  
**Subject:** (EXTERNAL) Preserve Our Avenues Zoning

Dear Sirs and Madams,

It is a brazen act of arrogance for a large corporation like Ivory Homes to ask the citizen residents of the Avenues to change their city zoning classification to allow a 409% increase in residency density. When I spent \$1 million dollars redeveloping my own property I adhered to FR-3 zoning and I am reaping the benefits in a single detached residence with my family and my neighbors. It does not seem like the property owner at 675 F Street wants to spend the next decades enhancing the property and reaping the benefits with the neighbors as is the tradition in the Avenues.

I strongly oppose the application requesting a change of the city zoning at 675 F Street from FR-3 to FB-UN1. I favor keeping the FR-3 zone and having the property developed under current zoning. Denser zoning is inconsistent with the Avenues Master plan and gives unfair market advantage to the property owner that is add odds with my current property investment under FR-3 zoning. The result will be a market loss inflicted on me as my property will lose value due to increased traffic, noise, and pedestrian conflicts on 13th Ave.

Respectfully,

Courtney Henley, MD  
635 J Street  
Salt Lake City, UT 84103  
[REDACTED]  
[REDACTED]

## Echeverria, Daniel

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**From:** Lauren Simpson [REDACTED]  
**Sent:** Thursday, July 2, 2020 12:54 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues zoning

Hey Daniel,

This is Lauren Simpson-- I got a letter in the mail opposing the new development planned on 13th Ave, and wanted to make sure you heard from the non-NIMBYers as well!

I've rented in the Aves for 3.5 years, also off of F street, and I'm fine with the new development. I think most people are. What's planned is not even that big. I don't expect this to be affordable housing, but we can't just stick to high-density housing in places that are more poor or already overcrowded. I'm glad that more wealthy neighborhoods are also being looped in to the push for more housing. People gotta live somewhere, and the Aves has so much to offer. It's a great place to live! Thanks for your work.

- Lauren

**Echeverria, Daniel**

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**From:** Geoffrey Silcox [REDACTED]  
**Sent:** Thursday, July 2, 2020 11:47 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposed Rezoning of F Street North of 13th Avenue

Dear Mr. Echeverria,

I am a long-time resident of the Avenues and am writing to voice my support of the proposed rezoning of F Street North of 13th Avenue. I favor the change because I believe higher density housing will help to preserve open space in and around the Avenues. As a society, we can no longer afford to require large, single-family dwellings on large lots.

Sincerely,

Geoff Silcox  
730 N Hilltop Rd  
SLC, UT 84103

## Echeverria, Daniel

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**From:** julian carr [REDACTED]  
**Sent:** Thursday, July 2, 2020 10:01 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues F street development

Greetings Daniel,

I am a native Utahn, I grew up on 120 L Street, birth to 19 years old. Moved to 170 M street during college. I've been lucky enough to travel the world as a professional skier and business owner, in all my travels the Avenues is easily my favorite neighborhood in the world. Because of it's heritage. Definitely not creating townhomes in place of open space. Please consider a park, or let it be. No development. Avenues is the coolest neighborhood in the world, preserve it.

many thanks  
-julian

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Julian Carr



| [cirqueseries.com](http://cirqueseries.com) | [discreteclothing.com](http://discreteclothing.com) | [juliancarr.com](http://juliancarr.com) |

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Thursday, July 2, 2020 9:48 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 N F Street

Regarding:

Petition Number: PLNPCM2020-00334/00335  
Address: 675 N F Street  
Current Zone: FR-3/12,000 "Foothills Residential District  
Requested Zone: FB-UN1 "Form Based Urban Neighborhood 1

I have lived on the Avenues since 1969 - in several apartments and then owning 4 homes - trading up from 3rd Ave to 4th Ave to 11th Ave to our current home on 13th Ave.

We walk past that property every night on our evening walk from around Ensign Elementary to there and back.

45 units on that piece of property has NO place on the avenues. I oppose it. The traffic increase in traffic alone should not warrant this project.

Salt Lake is already developing LOTS of high density housing in the downtown, central 9th, etc., neighborhoods. Places that do not generally already have existing housing.

Instead these places are converting old warehouse and distribution centers to housing. Very good.

But high-density housing has no place on the Avenues.

It would be great to see that lot turned into a park.

If that does not happen, then the existing zoning can provide 9 to 11 houses - that is enough - and NO MORE.

Regards,  
Harold Carr, Ph.D.

670 Northcliffe Circle  
SLC, UT 84103

[REDACTED]

## Echeverria, Daniel

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**From:** Jennifer Thompson [REDACTED]  
**Sent:** Wednesday, July 1, 2020 9:57 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Petition to Rezone Avenues Master Plan

Hi,

We wanted to convey our opinion that we are against Ivory's Petition to Rezone. We are not willing to grant Ivory a variance to build at this high of a density.

We are fine if Ivory builds the currently zoned allowance of 11 homes with potential ADU's. We are not ok with 22 homes with 22 ADU's, plus the 5 custom homes.

We live B on the corner of 3<sup>rd</sup> Avenue. B street is one of the major arteries of traffic in and out of the Avenues. Adding 90 cars and pollution to an already a busy corner that directly impacts us morning, noon, and night, is almost unbearable to think about.

We were not huge proponents of the ADU Zoning Allowance in cases like Ivory has applied to use it. When ADU's are considered on a case by case that is one thing but not when it's part of a whole community development in an established neighborhood. We feel that Ivory is using this loophole to expand their development, increase the density, and ultimately make a huge profit off of it. We as homeowners in the Avenues will carry the repercussions of pollution and traffic upon our shoulders while Ivory make a huge profit. (Ivory is slated to make 30 million net profit on this development.)

The main point in all of this is that land and the egress cannot support the density!!!! If this zoning change happens it sets a precedent for future infill lots in the Avenues and could threaten the Greater Avenues and existing homes in the Historic District. This Master Plan that was put into place, had a foresight of development in the Foothills for future use. We should stick to that Master Plan and not change it. The current zoning map was put in place to keep these exact developments from happening! Now they are trying to change it. You allow this development and it opens the floodgate for more requests.

Please listen to the residents of the Avenues and not grant this allowance to Ivory. Let them build the 11 homes and keep it at that.

Thank you for your time,

Jenni Thompson  
The Group Realestate LLC  
[REDACTED]  
[REDACTED]  
2159 S 700 E Suite # 115  
Salt Lake City, Utah 84106  
Licensed since 2000

Eric Thompson  
Vice President of Marketing - Visit Salt Lake

Home address  
157 B Street

Salt Lake City, UT 84103



## Echeverria, Daniel

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**From:** Charles Saltzman [REDACTED]  
**Sent:** Wednesday, July 1, 2020 8:38 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) F and 13th

I am a resident of SLC with a home at 1654 E Federal Heights Dr and writing in support of the plan to use the parcel at F and 13th for higher density homes. We have a housing shortage in SLC. The concept of mixed density housing and, especially in this case, good access to green space is very attractive.

Thank you  
Charles Saltzman

## Echeverria, Daniel

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**From:** Robert Kinney [REDACTED]  
**Sent:** Wednesday, July 1, 2020 7:43 PM  
**To:** Echeverria, Daniel  
**Cc:** Jan McKinnon; Jill Kinney  
**Subject:** (EXTERNAL) Comment re Proposed Rezoning of 675 North F Street Plot

Mr. Echeverria,

We are residents of Salt Lake City and currently reside at 461 E. 13<sup>th</sup> Avenue. Our home is on the corner of 13<sup>th</sup> Avenue and F Street, across the street from the 3.2 acre plot at 675 North F Street that Ivory Homes has recently petitioned the City to rezone. Although we would much prefer that property be maintained as an undeveloped parcel to be enjoyed, as it currently is, by the myriad wildlife that also call the Avenues “home” (deer, rabbits, hawks, owls, quail, and other winged creatures), we are not against the development of the property. What we are against is the blatant attempt by Ivory Homes to monetize this plot by subverting the Avenues Master Plan’s stated goal of “directing future growth and development so that the quality of lifestyle and community scale are maintained.”

As we understand it, the proposed zoning change would allow for the building of up to 11 homes on 12,000 square foot lots. Ivory Homes’ rezoning proposal would more than double the number of baseline homes to 25 and then more than triple the total with 20 Additional Dwelling Units (ADUs). We understand that Salt Lake City believes it has a housing shortage but jamming as many homes/dwelling units that “might” fit into a small 3.2 acre plot to help solve a housing shortage in Salt Lake City appears to us to be a short-term and short-sighted solution to a long-term problem. This radical change to the nature of our Avenues neighborhood is inconsistent with the Avenues Master Plan and will most certainly result in a substantial increase in cars/traffic in an area of the Avenues that was not designed for such density in a single footprint.

Regarding ADUs, the City’s own guide titled “Building an ADU,” states that ADUs “are part of a range of housing types that can help increase the housing supply **with minimal impacts to the scale of an existing neighborhood.**” We have bolded the latter part of this statement to provide further observation that the proposed addition of 20 ADUs to the development project runs completely afoul of the City’s own guide to how ADUs should be incorporated into existing neighborhoods.

In closing, we reiterate that we are not against development of the 3.2 acre plot at 675 North F Street, but we do not see how the proposed rezoning doesn’t completely obliterate the existing Avenues Master Plan for managing growth and development that complements the existing character of our beloved Avenues.

Please consider these observations when reviewing Ivory Homes’ rezoning proposal. If you believe there is merit to their proposal then we believe that the City should start with a review of

the Avenues Master Plan and taking full input from all Avenues residents to determine if a change to the basic Avenues blueprint is warranted.

Respectfully,

Jill and Bob Kinney

## Echeverria, Daniel

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**From:** Rachel Simeon [REDACTED]  
**Sent:** Wednesday, July 1, 2020 4:46 PM  
**To:** Wharton, Chris; Echeverria, Daniel  
**Subject:** (EXTERNAL) Preserve Our Avenues Zoning 3.2 acre plot at 675 North F Street

Dear Mr. Wharton and Escheverria,

The recent Ivory home proposal to change zoning on 675 F street has brought up a lot of concerns within the neighborhood. Changing the zoning for high density housing would change the character of the neighborhood we love and would increase concerns such as traffic. I and E street are already experiencing issues with traffic and too fast drivers, adding an increase to people using those roads daily would not improve the situation. Furthermore, Ivory homes in general do not match the architectural character of our charming neighborhood. A large complex of those homes in a peaceful location such as F street would not fit in. The effect of single family homes on the character of the neighborhood and the traffic would be more manageable. Please, consider that many residents would be impacted by the change in zoning.

thanks,

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Rachel Simeon  
224 H St, Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** chris kolb <[REDACTED]>  
**Sent:** Wednesday, July 1, 2020 4:08 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Please don't ruin the Avenues!

Dear Daniel

We own a flag lot property at the top of G St that aligns with the houses on F Street and we look out onto the vacant property in question on F St. We purchased the property and went through extensive necessary renovations to make the house even livable 10 years ago. We went through that whole process because we love the Avenues and wanted to be a part of such a great neighborhood. We always knew that at some point that property might be developed, but never imagined the chance it would be turned into a high density eye-sore that does not fit with the feel and aesthetic of this particular neighborhood. We are strongly opposed to the re-zoning of this property to allow for that type of development.

The great things about the Avenues are the history, the mature trees, the quiet, and the variability of the different houses. The 4 houses directly across from this property on F Street are a perfect example. There could not be 4 houses that are more different from each other in style and design. This proposed development does not fit in with the look or feel of this neighborhood; it has more of a strip-mall suburbia feel to it. In the Master Plan Amendment Questionnaire Narrative Submittal it states it will be “environmentally sensitive and visually compatible”. I could not disagree more. They look like every other cookie-cutter new development, and there will only be room for a few small ornamental trees since there is no open space anywhere for them to grow. There will be so much concrete and hardscape that it is likely that any trees planted will not even do very well long-term. Preserve the character of the neighborhood. People love the Avenues because of the character, and this proposal is the kind of building that is a huge turn-off to people who seek out unique neighborhoods like this one.

They admit that the area is already “more dense”, the infrastructure of the upper avenues was not designed or envisioned for even more being added to that. Traffic, noise, and safety will become serious problems as a result. Talking about the “current zoning not accurately reflecting the existing housing stock” to me is a little disingenuous. The gated condominium community being hidden at the top and over the hill, along with its large mature trees and vegetation do not create the concrete blight that this development would cause. I have mentioned the gated condo community to other residents of the Avenues previously who did not even know it was there, and that speaks volumes. And the existing stacked condos below as well as the 2<sup>nd</sup> building currently being renovated were not originally built as housing, and have been repurposed and upcycled which turned out to be a huge improvement to the neighborhood. The only thing “thoughtful” about this development was them thinking how they could shoe horn more houses into a small space. I do agree that this type of proposed development is needed and serves a purpose in some areas, just not this one. There are plenty of neighborhoods and spaces in other parts Salt Lake City and the entire valley that do need improving and can handle this kind of density and traffic.

There is nothing in this proposal “that pays homage to the distinct qualities of the Avenues”. This does not fit in the Upper Avenues neighborhood. If the developer drove up the hill and thinks this density and design of development do any of that, the dollar signs stuck in their eyes must have made it tough for them to see what the avenues actually looks like. Hopefully those same dollar signs don’t make the city tone-deaf to all of the residents who already live in this area and strongly oppose this type of density, this type of construction, and any change to the zoning. This property does not need to be “innovative”; it is already one of the best neighborhoods in the city.

Keep the zoning as is and please don't ruin the Avenues, there are only so many historic neighborhoods with this kind of character in Salt Lake City.

Chris Kolb  
695 G St



## Echeverria, Daniel

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**From:** Jill Van Langeveld [REDACTED]  
**Sent:** Wednesday, July 1, 2020 3:47 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 F Street

July 1, 2020

Daniel Echeverria  
Senior Planner

Dear Mr. Echeverria,

This issue is closer to my home; I'm just a few blocks east of the old Veterans Hospital area. I used to take my morning walks west on 13<sup>th</sup> Avenue and circle the abandoned buildings a few times before heading back home. The people who proposed the Meridian Complex came to the GACC to present their plans. The GACC shared their concerns. They came back several times to keep us informed. I had not walked through the area after people started moving in but did again this morning. It is such a beautiful area. I can see why Ivory would like to develop the 3.1 acres owned by the Church of Jesus Christ of Latter-Day Saints.

When I first heard of their proposal in June, I thought of **90 extra cars with my asthma, yuck**. Selfishly I like to breathe. Then I thought of the people living on **F Street and 90 cars going up and down** in front of their homes 2 or more times each day. That is a **lot of cars for that small street** and that is really the only way in and out of the proposed project unless Capitol Park gives them permission to drive on their private streets and come out on D Street. Maybe they'd like the extra help in paying for snow removal.

I went to the City's website to get more info. I wanted to learn the difference between the FR-3 zone we've had for at least 50 years (I've lived on Northcliffe Drive for 43.5 years) and the new FB-UN1 zone and the changes it would bring. Change is always hard as you well know.

**FR-3, 12,000 gives a lot size big enough to find a buildable area in the foothills and keeps the home ground level with a basement.** The lot sounds big until you look at the buildable area. Our front yard has 16 steps from the street to the front door. Our foot print is 1250 sq. ft. Our back yard is about 15 feet deep with a hill that is straight up that we've had to retain in different ways over the years. We would not allow our children to climb that hill because it was too unstable. Even the deer, that would eat the plants in our yard, would not climb our hill.

**The FB-UN1 zone does not account for hills and allows 2.5 stories.** It looks good on a flat area. **Its purpose is to increase housing units.** However, the **Avenues is quite a densely populated area already.** The GACC prints 9,000 newsletters each month to send to the households in the Avenues with just less than a hundred copies saved for Avenues businesses and some left at the Sweet Library for people to get an extra copy. There are a bunch of us living here already. There are also a number of homes which already have an apartment for family or income even before the ADU's were approved. We have ADU's here already.

Ivory has a beautifully drawn out concept plan. It looks good on paper but when you begin to study it there are problems. They say the homes are 10 feet apart. That is only a few homes because others are only 6 feet apart. A few **problems I see** are **(1)almost no usable outside space, (2)no sidewalks, (3)no green space and (3)inadequate parking available for all cars owned by residents or visitors.**

My daughter and her husband bought a small 2-bedroom house in Day Break. It had a narrow one-way alley that went behind their house so they could access their garage. They had 15 feet that ran the length of their home on the west side that was theirs to use. All the area on the east side of their home was owned by their neighbors. They had the land from

the front of their house to the sidewalk to landscape as they desired which was about 8 feet. From their sidewalk north to the sidewalk in front of their “across-the-street-neighbors” was green space. There was no street for cars only grass for families which was used all the time. There were eight homes on either side of their “street.” Her comment was that ***if you want to have small living spaces, you must have access to outside green living spaces. “You’d go crazy if you didn’t.”***

Look at Ivory’s plan – No Green Space. It is a concept plan and can be changed. The “custom lots” could also be changed to “town homes/row homes” which can have another 3 or 4 units according to the FB-UN1 zone. That could be 20 more units.

Their ***plans don’t look very affordable*** to me and that’s what we need here: families and affordability

I’m also worried that ***if we have this zoning change in this spot, where next?***

I would really like to see our FR-3 12,000 left in place.

Sincerely,  
Jill Van Langeveld  
GACC Chair 2019  
807 Northcliffe Drive  
[REDACTED]

## Echeverria, Daniel

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**From:** Patti Sargent [REDACTED]  
**Sent:** Wednesday, July 1, 2020 9:03 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) ZONING

Patricia & William Sargent  
655 G St., Salt Lake City, Ut. 84103

Proposed development property address is 655 N F St.  
We are in favor of keeping the FR-3 zone and having the property developed under current zoning.  
Opposed to the application requesting a change to FB-UN1 from FR-3 zoning.  
The denser zoning would be inconsistent with the Avenues Master Plan and our surrounding neighborhoods.  
Thank you.

## Echeverria, Daniel

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**From:** Steve Boulay [REDACTED]  
**Sent:** Wednesday, July 1, 2020 7:14 AM  
**To:** Echeverria, Daniel  
**Cc:** Steve Boulay  
**Subject:** (EXTERNAL) 3.1 acre zoning change request

I am writing to comment on the request to change zoning on the 3.1 acre lot for sale at the intersection of 13th and F by Capitol Park. I am in opposition to the zoning request as currently proposed. I believe it is simply too much density for that area.

I would urge the City to consider recommending to the developer making a new proposal with slightly less density as long as this density increase is reflected in the finished houses being more affordable than adhering to current zoning would allow.

I am making this request because I think we need a wide range of affordable housing in our community and that opportunities need to be as widely available as possible.

It is important to remember that when the Capitol Hill development was built many years ago many of their neighbors were also opposed to the number of housing units being built and it has all turned out to be fine.

I think that it will be the same if this lot is allowed to build a somewhat more densely planned housing development only not as much density as currently proposed.

Thank you,

Steve Boulay  
[REDACTED]

\*\*\* DUE TO COVID 19 RESPONSE TIMES TO E-MAILS MAY BE LONGER \*\*\*

## Echeverria, Daniel

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**From:** Anne Albaugh [REDACTED]  
**Sent:** Tuesday, June 30, 2020 8:25 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes

Dear Mr. Echeverria:

I am writing in regard to the request by Ivory Homes to change the zoning on "F" Street and 18th Avenue from FR 3/12,000. I do not believe that it is in the interest of our neighborhood or the City to change this zoning. It is a request by Ivory Homes will undermine the zoning for all of the City to the sole benefit of Ivory Homes.

I believe it is vitally important to preserve the open spaces and the wild character of our foothills...we need to protect the wildlife we share the land with. The City developed the current zoning to do just that...protect open space. We simply cannot build ever bigger and ever more expensive homes at the expense of our foothills.

The City needs affordable housing...the Ivory Homes proposal is NOT for affordable housing. To suggest that more housing, even expensive housing, helps the housing market in general to be more affordable is ludicrous. You cannot tell me that people buying homes in the \$500K+ are having a housing crisis or that it will help poor people find housing...the City must address low income housing as a separate issue.

The increased traffic is also an issue...This will put more pressure on "E" Street, "I" Street and "F" Street. To my knowledge, the City has not requested additional police patrols to monitor increased traffic. Literally hundreds more car trips each day.

We need to protect our community from the unmitigated greed of developers....they do not live here, they just want to make money here. Ivory Homes has already ruined their reputation with the debacle over the land they wanted to grab at the previous site of the Cottonwood Mall. The citizens of that neighborhood had to go all the way to the Utah Supreme Court to get rid of them...we do not want to be in the same situation.

Please...deny this zoning change request.

Thank you,

Anne Albaugh  
453 E 3rd Avenue  
Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** Dennis Haslam [REDACTED]  
**Sent:** Tuesday, June 30, 2020 3:05 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) F Street and 13th Avenue Rezoning

Hello Daniel,

I understand that a developer is requesting that a 3 acre parcel near F Street and 13th Avenue be rezoned to allow for the construction of approximately 45 residences. I have lived at 1128 North Bonneville Drive for over 20 years and occasionally drive by the Meridian complex and Capital Park Avenue. To allow a high density development will bring many automobiles and more traffic to a very pleasant Avenues neighborhood.

I also understand that the developer has applied for an amendment to the Avenues Master Plan, which guides development.

This development, in my opinion, will change the character of our Avenues neighborhood. There is very little public transportation near the proposed development. It would seem that the development will bring at least 45 new automobiles to our streets. Fortunately, the North Pointe area is a gated community and generates very little traffic in the area. Additionally, the huge green trees on that parcel will be lost to concrete and brick.

It would be a shame to allow a wealthy developer to profit from this type of housing proposal. It will impact the Avenues for generations to come, all for one development and money. I oppose the rezoning and amendment to the Master Plan.

Regards,

Dennis V. Haslam  
1128 N. Bonneville Drive  
SLC, UT 84103  
[REDACTED]

Sent from my iPad

## Echeverria, Daniel

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**From:** Craig Shane [REDACTED]  
**Sent:** Tuesday, June 30, 2020 2:55 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues Zoning Change

Dear Mr. Echevarria,

I am currently a resident of the upper Avenues and have lived in different areas within the Avenues for the last 30 years. I very much enjoy the unique character of the area. I have been made aware that Ivory Homes has applied for a zoning change from FR3 to FB-UN1 for a parcel near F street and 13th Avenue. I am OPPOSED to this change as it will negatively impact the character and charm that makes the Avenues a gem within our city.

Sincerely,  
Craig L. Shane

## Echeverria, Daniel

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**From:** Anne Anders [REDACTED]  
**Sent:** Tuesday, June 30, 2020 2:28 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Opposition to F Street and 13th Avenue Rezoning

I am writing to you to express my concern and opposition to the rezoning of F Street and 13 Avenue.

Our family recently relocated to Avenues. We live at 354 11th Avenue and we spent many years working our way home to Salt Lake City in March.

It is disheartening to think how our single family residential avenues will be so dramatically changed with the proposed rezoning and Avenues master plan changes. We purchased our two months ago based on the residential low density area and allowing such a high density housing complex will degrade and devalue our substantial home investment and the overall character of this special neighborhood.

Please do not allow the changes to the Avenues Master plan and Rezoning as this will forever alter our neighborhood and set an unwanted precedent here simply to line the pockets of Ivory Homes. Our avenues and streets are not set up to tolerate the type of traffic such a high density housing will incur.

Thank you.

Anne & Steve Anders  
354 E. 11th Avenue

## Echeverria, Daniel

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**From:** Jim Nichols [REDACTED]  
**Sent:** Tuesday, June 30, 2020 2:26 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposed Ivory Development - Avenues

Dear Sir,

this is request that the proposed development be evaluated for impacts to local traffic with proposed traffic mitigation measures evaluated ( i.e. roundabout, stop signs...)

Also, would like to see some green space consideration within the development and an impact analysis to the neighborhood parks. There is a lack of parks within the avenues, and if this development is to go in, perhaps it could be structured with a TDR - to offset a new park for the area on another parcel.

While i think the architecture fits with the neighborhood, a high density development with no direct access to public transportation defies urban planning theories and only increases demands on local residential roads. Please consider having the developer add a UTA bus stop/route near the development.

Please respond to the request for traffic analysis, TDR- park options and increasing public transport to cover this area.

karen nichols  
630 18th avenue  
slc ut 84103

## Echeverria, Daniel

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**From:** Gregory Parascenzo [REDACTED]  
**Sent:** Tuesday, June 30, 2020 2:00 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) avenues zoning

Daniel Echeverria  
Senior Planner slcgov

Mr Echeverria,

It has come to my attention that there is a proposed development at the top of F ST. in the upper Avenues. In fact, Ivory homes has applied for a zoning adjustment to accommodate their proposal to add 45 new residential units (ADU's). I find this unacceptable. That the city would even consider such a proposal is of the utmost importance to address. The impact on traffic alone with heavy construction equipment on E st. which is already a thoroughfare for the Smiths Food Store with additional traffic to the Hospital located on 8th Ave off D St. creating an unsafe and unregulated speeding zone, not to mention the pollution. Further escalation to this I find unconscionable. The impact of building on the neighborhood surrounding the proposed project is also of a major concern, given the disruption of foundation work as well as other impact construction, noise being as well as factor on an otherwise quiet buffer bordering the upper Avenues nature and adjacent City Creek Canyon green zone.

Even the new Mayor, Erin Mendenhal committed to more green zones in the city during her election campaign, has this gone under the table to accommodate the investment gains from such an undertaking? Let us proceed with common sense in these matters Mr. Echeverria, let Ivory Homes build where there is a clear mandate on the zoning not an opportunity to enhance their finances thru manipulation of existing zoning ordinances. Please consider the quality of our lives in hte Avenues and help us to retain our neighborhood integrity.

Thank you,  
gregory parascenzo  
222 E St.  
avenues resident 10+ years.

## Echeverria, Daniel

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**From:** sandeep manyam [REDACTED]  
**Sent:** Tuesday, June 30, 2020 1:16 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) FR-3 to FB-UN1 Zoning and Master Plan Amendment on F st

Dear Mr. Echeverria,

I am writing to you to voice my opposition to the zoning amendment proposed by Ivory homes for the property on F st. The proposed plan is not in keeping the character of homes and the setback guidelines that make up the rest of the neighborhood. The street infrastructure would not support the additional traffic that would result from this community. Ivory homes have made several misrepresentations in their narrative accompanying their petition:

- 1) They failed to point out that the building on the southern boundary was a refurbished historic hospital building ,further, It was done in a manner to preserve and celebrate the buildings history not simply to create as dense housing as the site would allow.
- 2) They also fail to mention that the property to the north houses 49 units but spread over 13.28 acres. This property was also conceived in the late 70s when there wasn't a widespread awareness of preservation of historic neighborhoods.
- 3) They mention that the properties to the east conform to sr-1a (avenues) zoning and imply that they are all smaller lots and would be similar to their proposed density. Those 4 homes on the east have lot sizes of 0.31ac, 0.2ac, 0.26ac and 0.41ac. Under no stretch of imagination would they be similar to the 14 units per acre density that Ivory homes has proposed.

The Avenues is a historic neighborhood, with a variety of houses and lot sizes. A Development of such a nature would open the floodgates for other developers to prey upon historic homes with large lots and subdivide it to maximize profits. These projects are merely opportunistic and don't really serve to increase urban density. Salt Lake City has large industrial spaces that are close to existing transit networks, let these be the first candidates for rezoning rather than this project which seeks to profit under the guise of increasing density.

Thanks for your consideration.

Sincerely,

Sandeep Manyam PhD  
466 e 12th ave  
Salt lake city UT84103

## Echeverria, Daniel

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**From:** Robert W Edwards [REDACTED]  
**Sent:** Tuesday, June 30, 2020 11:41 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Please Deny Ivory Homes' Zoning Request at 675 North F Street

Dear Mr. Echeverria,

Because of the pandemic, Ivory Homes' requested zoning change is being considered at a time when the fewest number of adversely affected people will be aware of it. That's bad for the community and that's bad for city government. This is not a good time to create more conflict and more unrest in Salt Lake City. Please deny Ivory Homes' requested zoning change for the land at 675 North F Street.

There are other parts of the city where high density housing is much more appropriate—residential areas where it is already interspersed with single family residences and the downtown mixed use area. People should be able to rely on zoning laws when they build and purchase homes. Approval of the requested change would break faith with people already living in the area.

Respectfully,  
Robert W. Edwards  
809 17th Avenue  
[REDACTED]

## Echeverria, Daniel

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**From:** Scott Rogers [REDACTED]  
**Sent:** Tuesday, June 30, 2020 10:13 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Petition Number: PLNPCM2020-00334/00335

Daniel,

I oppose Ivy Development's re-zoning request. What the developer has initiated in drawings and what the actual re-zoning would permit are two very different things. The Avenues can not handle another densely populated pod, especially in this area. As many as 90 cars added to the mix in this area would bring a myriad of safety and environmental issues that are un-necessary at the very least.

The Avenues has affordable multi-unit facilities sprinkled throughout. The affordability of the proposed units is dubious at best and the density is detrimental in concept and precedent.

Please reject this re-zoning proposal.

Scott Rogers  
Avenues Resident

## Echeverria, Daniel

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**From:** Peter Madsen [REDACTED]  
**Sent:** Tuesday, June 30, 2020 10:12 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Please deny or modify the proposal for Ivory homes to build in the Aves

Hello,

- The Avenues does not have the transportation infrastructure for the proposed development.
- SLC has an affordable housing problem. This is not a solution to that problem as it is clearly intended to be upscale, though smaller homes, in an expensive neighborhood. Even if this were to be subsidized housing it lacks the necessary transportation support. These are clear evidence this is not intended as a solution for affordable housing.
- Years of limitations on what home improvements are allowed on current home owners would clearly be thwarted by this and would show corporate favoritism vs the tax paying home owner.
- This is not sustainable development. Sustainable development would look to create density in neighborhoods supported by public transportation or that are easily walkable to jobs, schools, and retail. That is not what this looks like.

Peter Madsen  
Avenues resident since 2015.

## Echeverria, Daniel

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**From:** Kathy Miklossy [REDACTED]  
**Sent:** Tuesday, June 30, 2020 10:02 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) re: changes to the Avenues master plan and zoning changes

Hi Daniel,

I feel strongly to share my voice on the Avenues rezoning proposal. I write this two days after the wildfire at Saratoga Springs that resulted in mass evacuation. You probably witnessed the traffic mess that resulted there. The Avenues are equally susceptible to wildfires, and maybe even more so with the idiots who launch fireworks in our foothills. The law says don't, but believe me, they still do. Dense population brings denser traffic. . We need to be able to keep all neighbors safe up here. I always believed that that undeveloped land at 13th and F would be developed someday, our city is growing quickly and we need more homes, BUT we do not want to build dangerously. I say we keep the current, and well tested zoning, at FR-3.

Sincerely,

Kathy Miklossy

## Echeverria, Daniel

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**From:** Carly Larson [REDACTED]  
**Sent:** Tuesday, June 30, 2020 8:56 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues Zoning

Hi Daniel!

I live in the avenues by LDS hospital. We recently had a petition dropped off at our house by the Preserve our Avenues Zoning Coalition, who are fighting to stop the Ivory Homes development on F street and 13th Ave.

I would like to encourage you to ALLOW the rezoning and the development. There are things I don't like about Ivory's plan (and I don't love them as a company) but there is a shortage of affordable housing and mixed use dwellings and high density building seem like a step in the right direction.

Fighting this seems privileged and like a perfect example of a NIMBY mindset. The avenues needs affordable family housing, not massive mansions on tiny lots.

Thanks for your hard work,  
Carly Larson

Sent from my iPhone

## Echeverria, Daniel

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**From:** Polly Schnaper [REDACTED]  
**Sent:** Tuesday, June 30, 2020 8:55 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) No to Aves rezoning

Please dont ruin the Avenues neighborhood with a zoning change.

1. This will set a precedent for future projects to put up cheap high density buildings as there are many areas where old homes can be torn down and high density put up. Look around the area south of south temple and north of 4th east to see what this will look like.
2. I dont think the main traffic areas of A, B C, and E st can support the projected 90 additional vehicles. Please do a traffic study on the current situation.
3. There are many many multi unit residencies and buildings in the Aves that are affordable and give diversity to the area. A study of this would give hard data on this issue. The info is in the city's database as landlords are required to get a business license.

I dont understand how this type of rezoning and the precedent it sets will help improve or beautify the area. I am against it.

Polly Schnaper  
221 C St  
[REDACTED]  
[REDACTED]

## Echeverria, Daniel

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**From:** Graham Larson [REDACTED]  
**Sent:** Tuesday, June 30, 2020 8:53 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory development - 675 N F Street

Hi Daniel,

Just wanted to shoot you a quick email regarding the group that is organizing under the "preserve our zoning" moniker.

I work in real estate and have a planning education. I support what Ivory and the city are trying to do on this property.

That being said, I do think that there are some improvements that can be made to the plan, and the citizen group has a few fair points. Primarily, that is sidewalks, walkability, and open space. I would suggest that because of the very tiny lot sizes and home footprint that there is very little yard or open space. With as many units as they are getting, it stands to reason that some shared open space would be provided in the form of a pocket park or other.

I know you don't hear the supportive side very often, and i appreciate that there are some more affordable, smaller, and more unique options being offered with this project. Thanks.

Graham Larson  
378 G street.

## Echeverria, Daniel

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**From:** Jan McKinnon [REDACTED]  
**Sent:** Monday, June 29, 2020 9:01 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Development of Property in the upper avenues

Daniel, I understand that I am just one of many who oppose the rezoning of the property at 675 N F Street in the upper avenues. My husband and I live at 400 E Capitol Park Avenue #402 and have only been in Salt Lake for one year. We most recently moved here from Boston but spent many years in New York City.

Having been a resident in New York, I understand "density." Each new building project that was proposed in our neighborhood took into consideration the number of people that would be added to the streets and to our local subway platform. It looked at the stress it would put on the local stores, schools, library, and public spaces. Once I heard about the Ivory proposal, I wondered if similar consideration was given to the neighborhood even though a bit different from New York. Here, one has to consider the number of cars added to the neighborhood. The stress such a dense development would put on the sewer system, the snow removal, the stress on the roads, not to mention the removal of beautiful green space that is not even going to be replaced by landscaping. As far as I can tell, Ivory isn't even considering putting in sidewalks.

Ivory talks about multi-generational housing as part of their plan. Who would put an elderly parent in a "cottage" and then ask them to walk in the street when they needed fresh air? Or they suggest this development would bring children to the neighborhood and yet no yards or playgrounds are part of their plan.

Our neighborhood is populated with homes that have both a large front and back yards. Most sit on at least 10,000 square foot lots which is consistent with the current zoning of the lot. To put 45 homes on this acreage would be inconsistent with the neighborhood and the greater avenues plan. Development of the lot as zoned would be an addition to the neighborhood rather than Ivory's proposal which would only add problems.

Please know of my opposition to the rezoning of this property. I appreciate the time and energy you have put into examining this project and for listening to not only my objections, but to those of many of my neighbors.

Thank you. Jan McKinnon

## Echeverria, Daniel

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**From:** L Hart [REDACTED]  
**Sent:** Monday, June 29, 2020 8:15 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Petition Number: PLNPCM2020-00334/00335

Daniel,

As a resident of the Avenues, I would like you to know that I oppose this zoning change from FR-3/12,000 to FB-UN1. The Avenues is a special place. We moved here for the Olympics for 8 months and lived on 6th. After that, we moved to Europe then back to the US. All we wanted to do was find a way to move back to the Avenues. We'd found our home. My husband was raised in a military family. He moved around a lot. I did as well. Then in our marriage we moved 11 times in 18 years. Now we are here - the only place we've ever been that feels like home. We are at 3rd and L - which can get pretty busy. It seems to me that this change in zoning would also change the quality of life here. 11 Units sounds like a lot already (with the current zoning) - but 45 units? I cannot imagine how this area can accommodate that many homes/ people/ vehicles.

This note in the developers narrative "Rezoning the property FB-UN1 will provide the flexibility to develop and build a neighborhood that pays homage to the distinct qualities of the Avenues and blends well with the various different neighboring communities" seems **the exact opposite** of what a zoning change would do.

The developer also says in section 4 "The proposed plan would set a precedent that alternative and innovative housing plans can enrich a neighborhood and provide solutions for a wide variety of family types and structures." This also seems the exact opposite of what the change would do. In fact if this zoning change happens, we residents fear the "wide variety of family types and structures" really means changing the fabric of our neighborhood. This neighborhood, the Avenues, is already a glorious patchwork of old and new. There are many different types of houses and apartments here. I love the variety. But new builds that are densely populated don't fit into that patchwork. I oppose this zoning change and find the developer's narrative either ill informed (has the developer lived in the Avenues?) - or outright deceptive marketing-speak.

Linda

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Linda Hart  
Producer  
[REDACTED]

## Echeverria, Daniel

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**From:** Tom Zangle [REDACTED]  
**Sent:** Monday, June 29, 2020 7:59 PM  
**To:** Echeverria, Daniel; Wharton, Chris  
**Subject:** (EXTERNAL) Resident support for rezoning 675 N F St

My name is Tom Zangle and I live at 511 E 13th Ave, SLC, 84103. I am writing to support the proposed development at 675 N F Street, including rezoning this area from FR-3 to FB-UN1.

Denser zoning is consistent with more affordable housing options for our community. A greater number of dwellings will help our community grow. I support both of these goals and so support higher density development.

(I learned of these plans from a POAZ campaign in my neighborhood, but I do not support their goal to restrict development in my neighborhood or SLC).

Thanks,  
Tom Zangle  
511 E 13th Ave, SLC, UT 84103

## Echeverria, Daniel

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**From:** Peter Callister [REDACTED]  
**Sent:** Monday, June 29, 2020 7:31 PM  
**To:** Echeverria, Daniel  
**Cc:** Jaime Callister  
**Subject:** (EXTERNAL) Ivory Homes Project

Hi Daniel,

I was recently made aware of the Ivory Homes petition to alter zoning requirements in the Avenues to accommodate high density housing. I understand now is a time for public comment and wanted to voice my opposition to this project for a variety of reasons. An Ivory Homes housing project doesn't fit the Avenues culture or values. Avenues architecture is unique to SLC and dropping Daybreak-style units will detract from that. Additionally, it will increase traffic and pollution in an already busy neighborhood. Please keep me apprised of updates as it relates to this matter and please note we are adamantly opposes.

Thank you and have a great day,

Peter and Jaime Callister  
[REDACTED]

137 D Street  
SLC, Utah 84103

*Dear Sirs,*

*This letter is in regard to changing the zoning for the land on the Avenues behind the Meridian condominiums, which used to be owned by The Church of Jesus Christ of Latter Day Saints. Ivory Company has proposed that the zoning be changed from FR-3/12,000 to FB-UN1, which changes the density of the housing units from 11 units to 45 units.*

*We have lived at 527 East 11th Avenue for 51 years, and my husband has participated in the Greater Avenues Community Council regarding traffic flow and the construction of the Steiner Aquatic Center. We love living in the Avenues and feel that there should be no exception to the zoning as proposed by Ivory for the following reasons: 1. Traffic would be adversely impacted, because of the increased number of cars and the steepness of F Street, which is slippery when snow packed. 2. Home set-back would be reduced from 20 feet to 10 feet. 3. Small lot sizes would be unattractive for the proposed price of million dollar homes. 4. Accessory dwelling units would cram more people, dogs, and cars into a tiny space. 5. The density of this proposed development would adversely affect neighboring homes, because the solitude of the area would be violated.*

*My friends and I walk past this property every morning about 6:30 AM and breathe the fresh air, enjoy the birds and landscaping at the Meridian, and feel grateful to live in this quiet neighborhood. Please do not allow a zoning change as proposed by IvoryHomes.*

*Sincerely,*

*Ramon and Patsy Johnson*

## Echeverria, Daniel

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**From:** david brown [REDACTED]  
**Sent:** Monday, June 29, 2020 5:20 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) re-zoning of 675 North F Street

Hello Mr. Echeverria,

I am a resident of the Avenues area of SLC and oppose the proposed re-zoning of 675 North F Street from FR-3 to FB-UN1. That scale and density of development is not appropriate for the Avenues and will unnecessarily burden current residents with an unacceptably high increase in traffic in an area that is heavily used by recreation-ists and is a major thoroughfare for the upper avenues. Because of the location in the upper avenues and the steep topography, each resident (90 additional cars) would need to drive for their routine errands which would dramatically increase the traffic up and down the steepest portion of E Street thereby reducing the walk- ability of the Avenues that is especially valued by residents and significantly increasing tailpipe emissions. This would be less of a factor if such a dense development was proposed somewhere close to shopping and not at the very top of a steep hill. Finally, it is apparent that the unique quality of the Avenues would be irreversibly harmed by introducing such a high density development. I do believe that high density developments have their place, and are a good solution to urban sprawl, and if done right can be sustainable. However re-zoning this lot to accommodate a high density development is not the right location and subsequently would contradict many of SLC's stated objectives in terms of sustainability and improving air quality as well as the well being of its citizens.

Thank you,  
David Brown  
219 8th Avenue  
SLC, UT 84103

## Echeverria, Daniel

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**From:** Nowsc [REDACTED]  
**Sent:** Monday, June 29, 2020 3:49 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Daniel.echeverria@slcgov.com

You didn't reply to my email, so, yes, now I know it's about that 3 acres of land over on F St above 13th Ave. It's zoned for 11 lots/residences and the asshole developer is requesting a zone change to allow 45. That would mean A LOT more traffic and people over on F St and around this area. I'm opposed to that big of a zoning change. The developer, if Ivory Homes — I've always been under the belief that they are one of the more corrupt ones out there. They seem to get away with too much. There was some development in Tooele or Grantsville or somewhere west of here that had tons of issues with bad concrete and driveways but Ivory Homes wouldn't take responsibility...something along those lines. I have no direct evidence but it seems like Ivory Homes gets its way, which usually means paying under the table to grease the wheels of progress. But NO evidence yet, looking into it more. You shouldn't be in our government, in my opinion. I'm gonna write a letter to the editor this Wednesday.

## Echeverria, Daniel

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**From:** [REDACTED]  
**Sent:** Monday, June 29, 2020 3:45 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezone Application by Ivory Homes

As residents of the Avenues we object to the application by Ivory Homes to rezone the undeveloped plot at 675 North F Street together with the proposed change to the Avenues Master Plan. The current FR-3 zoning has served the Avenues for many years and reflects the character of the Avenues that the residence highly value. We believe the BB-UN1 classification is too dense for the neighborhood's aesthetics, environmental sensitivity and existing infrastructure. Come to the Avenues on a nice summer day and you will see many residence out walking and yet the new development will have no sidewalks. Their plan doesn't make sense and doesn't fit into the surrounding neighborhood.

We do not believe the housing being proposed by Ivory will aid in providing affordable housing for the Avenues or SLC. There is no benefit to more dense housing in this area. All this will do is add to traffic congestion and reduce the walkable area so valued by the Avenues residents.

Ivory should not purchase this property if it can't build to the current zoning. To expect the residents of the Avenues to accept a zoning change strictly for the benefit of this developer is not acceptable.

The story always seems to be the same. Developer buys land then tries to get the zoning changed so they can make more money and local governments always seems to think it's a good idea.

Robert and Cheryl Cook  
748 N Hilltop Road  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Robbin Sowinski [REDACTED]  
**Sent:** Monday, June 29, 2020 1:54 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes in the Avenues

Hello Daniel,

I am writing to let you know that I strongly oppose changing the zoning to allow Ivory homes to build 45 residences at 675 F Street. The community has been well served by our existing zoning, which would allow for only 11 residences.

Why would we allow Ivory Homes to cash in on the beauty of our neighborhood while simultaneously destroying it?

The resulting pressure on the existing infrastructure and quiet beauty of our neighborhood are not legal and simply not necessary. Please do not approve this zoning change.

Thank you,  
Robbin Sowinski  
811 Northcrest Dr.  
[REDACTED]

## Echeverria, Daniel

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**From:** Taylor Dankmyer [REDACTED]  
**Sent:** Monday, June 29, 2020 1:32 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) FR-3 to FB-UN1 Zoning and Master Plan Amendment Public Comment

Hello Mr. Echeverria,

I am writing in regards to the potential zoning change at 13th Avenue and Capitol Park Avenue. As a resident of the avenues on 13th street, I know the value and history of this historic neighborhood with its single-family homes, older trees, and reasonable spacing of homes.

The move to put this piece of land into FB-UN1 does not make sense in the location is it proposed for. It would better fit in higher density housing downtown. While I am not opposed to high-density housing in Salt Lake City in general -- the city is growing and high-density housing is effective for using public transit, reducing commuting times, reducing carbon emissions, etc. the avenues wasn't really built for said high-density housing. Currently there is no public transit to these 25 homes and 20 accessory dwelling units (almost 45 properties), and very little within walking distance (plus the hill makes walking difficult for even the fittest among us).

This would also seem to set a precedent going forward that the Avenues neighborhood could be zoned for FB-UN1 moving forward, which also would be a nightmare for transit, parking space, green areas, etc.

I urge the planning committee to say NO to this proposal.

Thank you for your time,

**Taylor Dankmyer**  
[REDACTED]

**Echeverria, Daniel**

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**From:** Judith Edwards [REDACTED]  
**Sent:** Monday, June 29, 2020 12:55 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Please deny zoning change at 675 North F Street

Dear Mr. Echeverria,

Please deny the requested zoning change for the 3.2 acres at 675 North F Street. More high density housing in SLC may be desirable, but put it into residential areas where it is already interspersed with low density housing or into downtown mixed use areas. The Upper Avenues (above 11<sup>th</sup> Avenue) should retain its low density character consistent with current zoning. That was the reasonable expectation of people who purchased homes in this area as well as in Arlington Hills and Federal Heights.

Someone may argue that the development of the VA Hospital into what is now known as the Meridian makes the subject property an appropriate zoning exception. Not so. First, the development of the VA Hospital was an historical and cultural imperative. It honored men and women who had served in the military and medical profession, two groups that need our increasing respect today. The proposed development will detract from the appropriate uniqueness of the VA Hospital project, not complement it. Second, the proposed project is much higher density than the VA Hospital project. Let current zoning remain in place. Thank you.

Judy Edwards  
809 17th Avenue  
Salt Lake City, UT 8103  
[REDACTED]

## Echeverria, Daniel

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**From:** DONA DISARIO [REDACTED]  
**Sent:** Monday, June 29, 2020 12:07 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) voice objection to F St and Northpoint Project

Dear Mr. Echeverria, How can I add my name to the petition to object to the project in the avenues on F St and Northpoint? I oppose the project based on increased population density. Please let me know all of the ways to voice objection. Thank you very much, Dona DiSario

## Echeverria, Daniel

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**From:** catherine [REDACTED]  
**Sent:** Sunday, June 28, 2020 9:11 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) F St and 13th Ave.

Dr. Mr. Echeverria:

I'd like to add my opposition to Ivory Homes request to change zoning in the Avenues. My grandparents lived at 304 11th Ave starting in 1954 and we still have their home. As a child, I loved to go to their house in the Avenues where there were few cars, zero traffic lights and quiet streets.

When I reached adulthood, it was always my dream to live in the Avenues, and I feel so lucky that I'm here now. Allowing Ivory homes to pack in homes will be very disruptive to the Avenues atmosphere. Packing all of those homes into one small area will inevitably create such an increase in cars that we will see more traffic, noise, and dangers to multiple pedestrians and bikers that fill the streets of the avenues, especially 11<sup>th</sup> Avenue.

Please do not allow Ivory homes to change the zoning.

Thanks for reading my email.

Best.

Catherine Burton, MD

Sent from [Mail](#) for Windows 10

## Echeverria, Daniel

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**From:** Nowsc Nowsc [REDACTED]  
**Sent:** Sunday, June 28, 2020 8:14 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Please do your job

Daniel.echeverria@slcgov.com

Got your letter about avenues zoning today. The streets on the map are not marked clearly because, I tell you, the print is too small, I can't tell what's what, the street names. That's why I'm learning not to do vote for what you want to do – you should be able to explain things clearly. You should concentrate on closing nonessential businesses - that's everything except grocery stores, in my opinion. Pretty much like that. Masks! You should send everyone twenty five N 95 mask, not those Flimsy things I received in the mail the other day. Government should take care of us! This housing issue is silly to be arguing about during a runaway pandemic. Please do your jobs better.

Kindest regards,  
If applicable



## Echeverria, Daniel

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**From:** Kevin Leecaster [REDACTED]  
**Sent:** Sunday, June 28, 2020 5:36 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris  
**Subject:** (EXTERNAL) 13th Avenue Rezoning Public Comment

As a 12-year resident on 9th Avenue I support rezoning the parcel for increased density near our city's center, but as always would like stricter sustainability requirements as well as hoping that making it a gas-free neighborhood if possible. Don't forget to include grass swale because our warming climate is leading toward heavier rainfalls. Good luck

---

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<https://www.oeclassic.com/>

Kevin Leecaster  
Green Fire HVAC Ilc  
[REDACTED]

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**Echeverria, Daniel**

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**From:** Todd [REDACTED]  
**Sent:** Sunday, June 28, 2020 4:37 PM  
**To:** Echeverria, Daniel  
**Cc:** Mary Troxell  
**Subject:** (EXTERNAL) Zoning change in the Avenues

Dear Mr. Echeverria,

I strongly oppose the proposed zoning change to the Avenues Master plan at the intersection of 13th Ave. and F St.

Zoning restrictions are meant to serve the common good of the majority of stakeholders and exceptions should not

be allowed for the wealthy, powerful or well connected. I suspect Ivory Homes' option to purchase this property is based

on the property's value to build eleven residencies. The rezoning to allow this well connected builder to build 45 residences

would immediately increase its value several fold, pretty slick maneuver if you can pull it off. This action solely benefits Ivory Homes

and does nothing to enhance the neighborhood. I might temper my opposition if the development added green space or increased

the amount of affordable housing in our city. Our government should protect us from the profit taking of the connected and powerful

and serve the common good of the majority of its citizens.

Thank you,

Todd Troxell

## Echeverria, Daniel

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**From:** Courtney Lauer [REDACTED]  
**Sent:** Saturday, June 27, 2020 11:32 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Please Preserve Our Avenues Zoning

Dear Mr. Echeverria,

My name is Courtney Lauer and I recently moved to the great Avenues neighborhood near H Street and 11th Avenue. I was made aware of the potential rezoning application by Ivory Homes for the 3.2 acre plot at 675 North F. I am writing to you today to say that I strongly oppose the rezoning application.

I am in favor of keeping the current FR-3 zone. Rezoning to the new FB-UN1 would have a significant impact on the neighborhood. Not only would it change the aesthetic of an already charming and unique area, but it would bring unwelcome congestion to those already living here.

I ask that you please disregard any financial motives you may have and consider the thoughts and feelings of those that call the Avenues home.

Thank you for your consideration in this matter,  
Courtney Lauer

## Echeverria, Daniel

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**From:** Phil Carroll [REDACTED]  
**Sent:** Friday, June 26, 2020 4:58 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) This maybe a duplicate  
**Attachments:** F Street Zoning Change.docx

## FR-3 to FB-UN1 Zoning and Master Plan Amendment

*Posted on:* May 29th, 2020

This Online Open House will provide an opportunity for you to review information about the proposal and provide any questions or comments. This Open House meeting will be an electronic meeting pursuant to Salt Lake City Emergency Proclamation No. 2 of 2020 (2)(b). Petition Number: PLNPCM2020-00334/00335 Address: 675 N F Street Current Zone: FR-3/12,000 "Foothills Residential [...]

Daniel,

I have been on the GACC Board since the 80's serving twice as Chair. I was Involved in the considerable negotiations with the Park City Development regarding the Primary Hospital site and later the preservation and upgrade of the old Veterans Hospital into residential housing.

Density was the issue as it is today. I believe we stuck a balance between preserving the overall character of the neighborhood and a density that didn't overwhelm the surrounding homes. I believe the result was successful.

In addition I was part of the lengthy process of creating a compatible ward house plan for the site which was never built. It was always hoped that this would be preserved as open space but none of us have that sort of money to accomplish it.

The city has been focused for a number of years on increasing density to better utilizing existing infrastructure and creating housing opportunities. The ADU ordinance is a significant step in that direction where it is done thoughtfully.

I oppose the zoning change. I believe that the current zoning preserves the character of this neighborhood specifically and the Avenues generally. With the option for the home owners to create an ADU the density can be increased. Of course none of this is what we would reasonably call affordable housing but it does increase the availability.

Respectfully Submitted,

Phil Carroll

[REDACTED]

**Echeverria, Daniel**

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**From:** Allison Fernley [REDACTED]  
**Sent:** Friday, June 26, 2020 9:03 AM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Preserve our Avenues Zoning

Hi Daniel

My name is Allison Fernley and I live at 474 East 10th Avenue.

I am writing to you regarding the proposed development at address 675 N F Street. I am in favor of keeping this property zoned as FR-3 and having the property developed under current zoning regulations. I am opposed to the application requesting a change to FB-UN1 from FR-3 zoning. The denser zoning would be inconsistent with the Avenues Master Plan and our surrounding neighborhoods. I am very concerned as well about the additional traffic and stress on services such as grocery that are already overtaxed.

Thank you for your consideration and please contact me if you have any questions.

Allison Fernley

## Echeverria, Daniel

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**From:** Mark Levitt [REDACTED]  
**Sent:** Friday, June 26, 2020 4:51 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Against zoning change 675 NORTH F STREET (Parcel Number 09304550210000)

Attn: Mr. Daniel Echeverria  
Re: IVORY HOMES APPLICATION TO REZONE 675 NORTH F STREET (Parcel Number 09304550210000)  
Salt Lake City Government Offices  
Planning Department  
[daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)

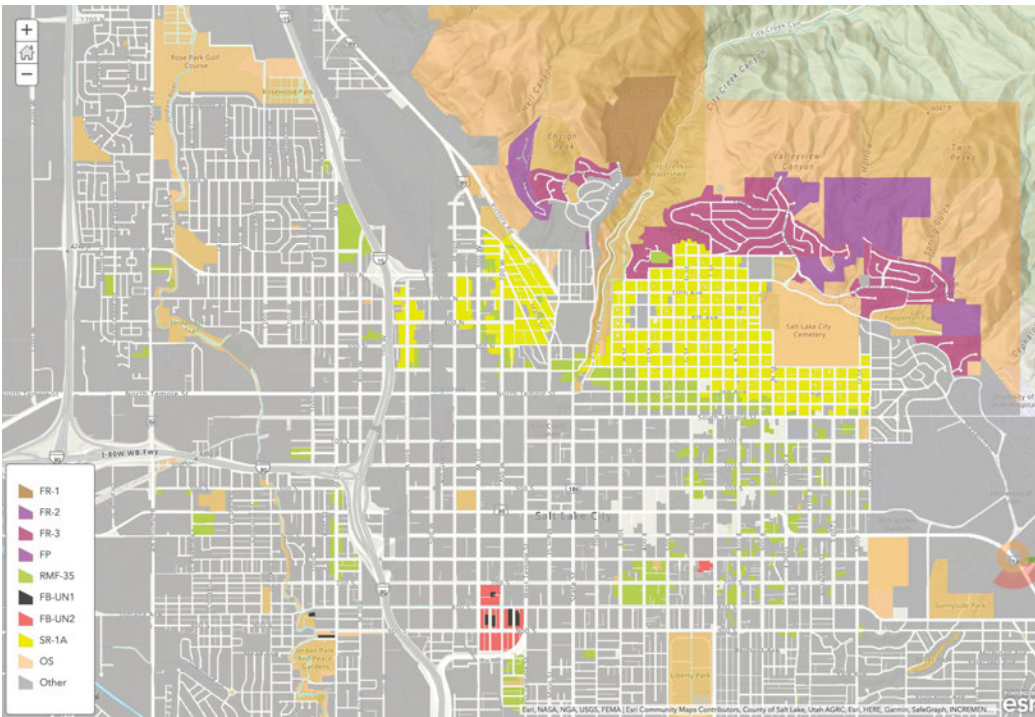
Dear Mr. Echeverria,

As a 25 year resident of The Avenues neighborhood, I see significant issues with the Ivory homes applicant narrative and plan as presented in their request to change the zoning of 675 F Street from Foothills Residential (currently FR-3) to Form Based Urban Neighborhood (specifically FB-UN1). I have had the opportunity to live many places in the world and, with opportunities to live elsewhere, remained in the Avenues area because of the very essence of what the current Avenues Master Plan supports. Its stated goal is to "direct future growth and development so that quality of lifestyle and community scale are maintained." I treasure this community and am compelled to argue against Ivory Homes' zoning request.

The current Avenues Master Plan states very clearly that the Primary Children's Hospital and BYU Education Center buildings would not have been approved were they to be built then as

[t]hese properties are on the fringe of a low-density residential community. Access to theses sites is through narrow residential streets traversing relatively steep topography and there are no retail services or other facilities to support uses other than residential.

In an interview, Nick Norris, planning director for Salt Lake City, described the contexts for Form Based Zoning as best supported in the transit nodes that have evolved in the city. FB-UN1 zoning building types and form standards (21A.20.020) and the city's Transit Oriented Development are supported by access to transit and walkability. The image below, produced using the Salt Lake City GIS Open Data site, highlights the areas with FB-UN1/FB-UN2, demonstrates the alignment of this goal with actual zoning outcomes.



The location for this requested zoning change in the Upper Avenues, which has access to a single transit choice that only runs once an hour, is clearly inconsistent with the Transit Oriented Development cited by Nick Norris above regarding Form Based Zoning.

The Ivory narrative argues that the existing zoning (FR-3) is inappropriate for the referenced lot (675 F St). Ivory argues that the repurposed VA hospital into The Meridien condominiums (across the street from said lot) is the "most dense zoning island in the area" and that that justifies their case for density without acknowledging the differences between an existing vertical structure and the horizontal development requested. The density they refer to in The Meridien is effectively 'households per square foot' while in actuality Ivory wants to create 'houses per square foot'. Ivory Homes has created a strawman argument - the use of The Meridien to justify the rezoning of 675 F St to FB-UN1 is actually inapplicable. Additionally, the Meridien is a high-end luxury usage of that land that has in fact also maintained significant greenspace. In contrast, the rezoning request by Ivory would create an island of high density horizontal development, with their current plans resulting in dramatically less greenspace than would exist in the current FR-3 zoning. This request for zoning change is the exact opposite of the planning goal stated in the Avenues Master Plan "Foothill Development And Protection":

Planning Goal: Preserve the city's natural mountainous backdrop and recreation opportunities the mountains provide. Devise a growth management program that includes strategies to help protect the foothills from continued urban encroachment. (emphasis added)

The current zoning of this parcel of FR-3 is consistent with the goals of the Avenues Master Plan and, like the repurposing of the VA hospital into a low density condominium building, has community support. In very stark contrast, the Ivory request to re-zone this land to FB-UN1 degrades available greenspace and has hijacked zoning targeting urban use in order to maximize the value of the land to Ivory Homes itself. It does this in conflict

with numerous explicitly stated goals in the Avenues Master Plan and without respect for this neighborhood or community support.

For the above stated reasons, I strongly object to the request for rezoning this property.

Respectfully,  
Mark Levitt  
847 N Juniperpoint Dr  
Salt Lake City, UT 84103  
[REDACTED]

**From:** Victoria Pineiro [REDACTED]  
**Sent:** Thursday, June 25, 2020 5:12 PM  
**To:** Zoning <[Zoning@slcgov.com](mailto:Zoning@slcgov.com)>  
**Subject:** (EXTERNAL) Ivory homes

Hi,

I wanted to request the meeting time and date for when the Ivory homes request to have a planning variance will be discussed by the planning committee. I would like to attend during the public comments section.

As a homeowner in the Avenues I have some serious concerns about the proposed project. I am worried about the traffic and would like to know the traffic mitigation plan. Traffic is already a problem on 11th Ave. Bikes and cars don't respect the stop signs or the speed limit. There is minimal enforcement of traffic rules as it is. To add more cars will only make the traffic more problematic.

The lack of sidewalks is horrifying and unacceptable. It is not ok to have a new build that does not include accessible sidewalks. All members of our community should be thought about and that includes people with mobility issues that require accessible sidewalks.

Also how will this impact enrollment in our local schools? Can they handle an increase in enrollment.?

Thank you

Victoria

11th Ave resident,

## Echeverria, Daniel

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**From:** Jane Mangelson [REDACTED]  
**Sent:** Thursday, June 25, 2020 9:42 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes Development

June 25, 2020

Dear Mr. Echeverria,

I am writing to you with regards to the proposed development by Ivory Homes on 673 N. F Street. I have resided, for nearly 25 years, in the adjacent Capital Park Development and I am Very opposed, along with my family, to the zoning changes that are being discussed.

As I have heard, the current zoning would accommodate up to 11 homes on this 3.5 acre lot, which I am not opposed to, but with the new zoning, 45 residences would be allowed. This is totally unacceptable to me and my neighbors. As a member of the Capital Park HOA, I have been assessed yearly dues to pay for the maintenance of our private road. This road would need to be used, by the approximately 90 more cars, to access the new development. I am concerned about the effect that this huge increase in traffic would have in an area that has such limited access points, and is in such close proximity to undeveloped foothills. I recognize that there is a need for affordable housing, but it should be in an area that offers mass transportation and other necessary services. This new development would be completely out of character with the Avenues and would be surrounded by million dollar homes and luxury condominiums. I hope you will take serious consideration of my concerns and the many others who are so unhappy about this new proposition that would wreak havoc on our quiet, well thought out neighborhood.

Sincerely,

Jane Mangelson  
Michael Mangelson M.D.  
369 East 12th Avenue

## Echeverria, Daniel

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**From:** Carole Nelson [REDACTED]  
**Sent:** Thursday, June 25, 2020 8:18 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning of 675 F Street

OPPOSITION TO IVORY HOMES REZONING APPLICATION AT 675 F STREET  
PETITION NUMBER PLNPCM2020-0334/00335

Mr. Daniel Echeverria,  
Staff Planner  
Salt Lake City Government Offices  
Planning Department

June 25, 2020

Dear Mre Echeverria,

My name is Carole Nelson and I reside in the Northpoint Estates Condominium community directly north of the parcel of land at 675 North F Street. Ivory Homes is currently requesting a rezoning of this parcel from FB-3 to FB-UN1. I feel the current zoning allowing for 10-11 residences plus possibly 11 ADU's is more than adequate to fit the needs of the 3.2 acres. That being said, I very strongly oppose the rezoning of this property.

I see several negative issues to rezoning this property which will impact not only Northpoint Estates residents but the surrounding neighborhoods. Most notably I fail to see how this parcel meets the purpose statement and general provisions of walkability for the daily needs of shopping, dining, employment, public transportation, which is minimal at best, and other needs. Most upper Avenue streets have very steep grades making walking difficult for many people. Also, it must be noted that there are no sidewalks on F Street above 12th Avenue and none seem to be incorporated in the Ivory Homes development plan.

With the projected rezoning, the living units would be doubled as would the number of vehicles using F Street for access which could possibly exceed 90 vehicles.. In addition, I cannot see where there are parking accommodations for those living in the ADU's which relegates their parking to the surrounding streets as there is no parking on Capital Park Avenue. Northpoint on the other hand, which has 50 units on 13 acres, has ample owner, guest and service vehicle parking. I cringe to think of having to deal with the congestion of construction vehicles for 45 units, especially during winter months for an extended period of time..

Another issue which is of importance is safety. As F street is a steep grade dead end street this can be of great concern especially in the winter if there are numerous cars parked along the roadside. During a snowstorm this street can be treacherous. It is not plowed for 2 to 3 days after a storm. As an example, on Christmas night 2018 there was a severe storm. Both my son and I had to work that night. Having a 4X4 I was able to make it home with much difficulty. My son, however, in a car with front wheel drive and good snow tires could not. He had to park on 11th Avenue and trudge up this steep hill in a snowstorm. This has happened many times to him and others also. Adding upwards of 90 cars to this area would be dangerous. In addition, should there be a canyon or hillside fire and quick evacuation becomes necessary, Northpoint residents have only 1 means of exit. Having another 90 or more vehicles leaving the area would be frightening as well dangerous.

In conclusion, I do not know when the traffic impact study was done. If recently, it doesn't adequately represent normal traffic patterns due to the Covid-19 stay at home orders currently in place. A high density development is just not conducive to this 3.2 parcel of land and I urge you to deny this rezoning.

Respectfully,

Carole D. Nelson  
811 North Grandridge Drive  
Salt Lake City, Utah 84103



## Echeverria, Daniel

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**From:** Hugo Rossi [REDACTED]  
**Sent:** Thursday, June 25, 2020 5:02 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposals for zoning change at 675 North F Street, Salt Lake City

Dear Mr. Echeverria,

I came to Utah in 1974 as a member of the U of U faculty, and for the first 6 years of my presence here I lived in Indian Hills. Then, in 1980 I moved to the Avenues and have enjoyed this remarkable environment for the past 40 years. I cannot imagine living anywhere else.

The initial attraction of the Avenues is the view; that is what brings people here. But the main attraction is the quality of life: we have our little gardens, our beautiful view-filled walks, our own supermarket and liquor store and our own precious neighborhood restaurants.

The population is admittedly professional: doctors, lawyers, professors etc. Given that, it is diverse, and we welcome that diversity, and look forward to the benefits of increased diversity.

The property in question is – at present – zoned in a way that adds to the experience of the Avenues. If we want to preserve the atmosphere of this precious place, then we should NOT change the zoning.

Maybe the city at large wants to change this concept of Avenues living. I'll listen to the reasons for that. Maybe access should be expanded: it should be accessible to a broader span of people – that makes sense.

When I look at the Ivory proposal for zoning change, I see none of these issues addressed. All I see is the desire for Ivory to maximize their profit. Is that the role of the City government: to maximize the profit of developers? If so, the time has come to challenge that concept.

I strongly favor a development of this area that IS CONSISTENT with the life we Avenue residents enjoy. 4 units to an acre: that makes sense. 45 units in 3.1 acres makes sense ONLY to the income desires of the proposers. Ivory has profited immensely from their construction, and I do not argue against that: it is what business is about. But is that the only thing that business is about?

Hugo Rossi, Prof. Emeritus, Mathematics, University of Utah

## Echeverria, Daniel

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**From:** Bill Barnes [REDACTED]  
**Sent:** Thursday, June 25, 2020 3:42 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposed Avenues rezoning

It has come to my attention that there is a proposal from Ivory Homes to rezone a parcel at the top of F Street, behind the old Veteran's Hospital to allow higher density and smaller homes. I would urge you to oppose that request. Property values in the Avenues are already such that Ivory could make a lot of money while maintaining the current zoning - which is already fairly high density - and if they don't think they can, they should decide to not purchase the property. The streets leading to this parcel are narrow and steep. they do not need more traffic.

Thanks you,

Bill Barnes  
363 5th Avenue  
84103

**MACKEY PRICE LAW**

**a Utah corporation**

Attorneys and Counselors at Law

American Plaza II

57 West 200 South, Suite 350

Salt Lake City, Utah 84101-3663

Telephone: (801) 575-5000

Fax: (801) 880-7640

**Gifford W. Price**

gprice@mackeypricelaw.com

June 25, 2020

**Via Email - [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)**

Mr. Daniel Echeverria  
Salt Lake City Government Offices  
Planning Department  
Salt Lake City, UT

Re: *Proposed Zoning change at 675 North F Street, Salt Lake City, Utah*

Dear Mr. Echeverria:

This letter serves to convey my objections to the proposed change of zoning relative to the lot (3.2 acres) located at 675 North F Street. Concerns about this proposed action include as set forth hereinafter.

My wife and I have lived in the Northpoint condominium development for approximately 25 years. Our residence is the first unit located just inside the entrance gate. Thus, we are in close proximity to the subject property. A change from the existing FR-3 to the proposed FB-UNI would have a material effect on Northpoint, and other homes and condominiums in this north Avenues area.

I understand that under the current FR-3 zoning ordinance Accessory Dwelling Units ("ADUs") as conditional use are allowed. However, under FB-UNI, zoning density would dramatically increase. Such increased density, compared to FR-3, is no small matter. Undoubtedly it would greatly increase noise in the area. Traffic is a concern. This is particularly of concern since F Street is the only outlet from Northpoint which is a natural feeder down to 11<sup>th</sup> Avenue. In winter, slippery conditions with the road's hill trajectory creates hazardous driving problems. Even FR-3 zoning in the proposed development area would add traffic, but the incremental effect of the new zoning proposal would materially accentuate the condition with the obvious safety concerns. Even

June 25, 2020

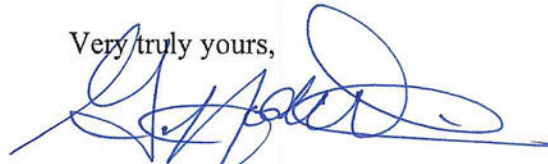
Page 2

in non-wintery conditions, the added traffic, along with guests visiting in the area, would change significantly as to usage and noise.

Further, a concern is that this will add further traffic and noise on 11<sup>th</sup> Avenue as this is the street where there is feed from Northpoint and the surrounding homes and condominiums lying above 11<sup>th</sup> Avenue. The traffic is predictable because this is not an area where there is localized activity, *e.g.*, businesses and schools. The Smith's food store is downhill to 6<sup>th</sup> Avenue and not conducive for walking from areas blocks away north of 6<sup>th</sup> Avenue. Even Ensign School is marginal from a practical standpoint for walking. Other schools, of course, are not in walking distance. Hence, traffic in and out of the area is a practical norm. Parking can also be detrimentally affected in the F Street area.

There are legitimate overall concerns as to the environmental effect. Reliance by residents in the area as to expectations of development under established zoning are entitled to serious consideration. Thus, the undersigned strenuously objects to the proposal and fails to understand how the developer can legitimately meet the burden to justify such a zoning change. It is highly recommended that it not be approved.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'G. W. Price', with a large, looping flourish extending to the right.

Gifford W. Price

## Echeverria, Daniel

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**From:** Nathan Dean [REDACTED]  
**Sent:** Thursday, June 25, 2020 2:06 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Zoning of Plot at 675th North F Street  
**Attachments:** Planningcommissionletter Dean.docx

Mr. Daniel Echeverria  
Senior Planner  
Salt Lake City Planning Commission

Dear Mr. Echeverria,

I write this letter in very strong opposition of Ivory Homes' proposal to radically up zone the upper avenues 3.1-acre plot at 675 North F Street. This open space was part of the original Veteran's Administration Hospital grounds dating to 1932.



Its current zoning goes back decades as part of the Avenues master plan. The plot contains clusters of mature trees and open grassland, home to wildlife including a Red Tail Hawk nest. Ivory plans a dense development that would replace this land with concrete and homes and have publicly stated that all trees will be bulldozed. Very little unbuilt space will remain, which given the hilly terrain will lead to considerable runoff of water down the streets instead of the historic replenishment of our aquifer.

As an academic pulmonologist at Intermountain and the University of Utah, I have published research demonstrating that Wasatch Front air pollution triples the rate of severe pneumonia and resultant mortality. Dense development of this plot will lead to an estimated 90 additional automobiles grinding up the narrow, steep avenues streets to the new homes. UTA service to this

area is blocks away and infrequent. Its location up steep hills makes walking and cycling to the proposed homes impractical for most people. Therefore the 90 automobiles resulting from dense development of this plot will worsen our summertime ozone and wintertime particulate matter pollution at a time when Salt Lake City is trying to reduce this danger to its residents.

Besides air pollution risks, removing almost all vegetation and increasing automobile use will contribute to climate change. Salt Lake City's climate has already become warmer in recent years. We must lead the way by promoting "green" development that minimizes energy use and preserves trees that improve air quality and produce shade to reduce air conditioning needs. Dense development in the upper avenues is the antithesis of what we should be doing.

I join many other Avenues residents who are universally opposed to dense, anti-environmental development of this historical open space. Its development under FR-3 zoning is acceptable since that would likely preserve the mature trees, leave some open space, and reduce the increase in automobile traffic with resultant worsening air quality.

I would be happy to discuss this further with you. Thanks for all you do.

Sincerely,

Nathan C. Dean MD  
Section Chief of Pulmonary and Critical Care Medicine  
Professor (Clinical) of Internal Medicine, University of Utah

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## Echeverria, Daniel

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**From:** Liz Owens [REDACTED]  
**Sent:** Thursday, June 25, 2020 12:54 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Avenues Re-Zoning

Dear Daniel,

My name is Elizabeth Owens and I have resided at 623 G Street for 27 years.

One of my greatest joys is living near the proposed site plan because it is home to big, beautiful trees that house Owls, Hawks and all kinds of Birds and 4 legged Wild Animals that frequent the site. I hear the owls at night and when I walk by the site on my nightly walks, I enjoy the serene beauty this property adds to our neighborhood.

It is with great sadness that Ivory homes is attempting to re-zone this property. Especially when it is for financial gain at the expense of our wildlife and of long time avenues residents.

The proposed re zone of the property will not only push out our beloved wildlife but will create an unsightly property with too many dwellings placed on a small piece of land. As I hope you are aware, this kind of density brings more noise, traffic, is highly inconsistent with our neighborhood aesthetic and livability, whereby offering no consistency with our values as homeowners and is a slap in the face, frankly, to those of us who have poured our life savings into our homes and properties here in the Avenues. By allowing such a move you are removing the long standing charm of the Avenues and you are removing the Trust we as Avenues Residents have enjoyed, knowing that our city planners stand for the same values as we do and that they will protect us with the current zoning of the property.

I plead with you to stop this motion by Ivory Homes, who in my opinion has successfully ruined Historically Beautiful Properties throughout our State due to their High Density Format.

Respectfully,

Elizabeth Owens

elizabeth owens/liz o. interiors  
623 g street  
salt lake city, utah 84103

[REDACTED]  
[REDACTED]  
web: [www.lizointeriors.com](http://www.lizointeriors.com)

## Echeverria, Daniel

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**From:** Jarod Hall [REDACTED]  
**Sent:** Thursday, June 25, 2020 12:52 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) PLNPCM2020-00334/00335 Community Comment

Howdy Daniel

I am writing a quick note in support of the referenced planning project. I feel that this zoning change matches many of the stated goals of our mayor and other city leaders. Allowing more dwelling units per acre inherently reduces the cost of those units, and over time and at scale helps reduce the cost of housing across the city. The idea that we still have zoning districts in our city that require less than 4 units per acre does not match the sustainability goals of our city. Additionally the Avenues has one of the highest density of road intersections, so it is one of the best able to handle traffic loads that would come from higher density.

Thanks  
Jarod Hall

## Echeverria, Daniel

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**From:** Don Warmbier [REDACTED]  
**Sent:** Thursday, June 25, 2020 12:28 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Opposition To Ivory Homes Rezoning Application For 675 North F Street  
**Attachments:** Letter to Echeverria 06.25.20.pdf; Letter to Echeverria (2) 06.25.20.pdf

Dear Mr. Echeverria

Please find attached 2 letters regarding my opposition to the above proposed change.

Thanks for your consideration

Donald Warmbier  
827 N Grandridge Dr  
Salt Lake City, UT 84103  
[REDACTED]

## **OPPOSITION TO IVORY HOMES REZONING APPLICATION FOR 675 NORTH F STREET**

June 25, 2020

Mr. Daniel Echeverria  
Senior Planner, Salt Lake Planning Division  
Salt Lake City, UT 84114

Dear Mr. Echeverria

I am a resident of the Northpoint Estates condominium and Secretary of the Northpoint Estates Homeowners Association.

Ivory Homes' has requested changing **the** zoning on the property at 675 F. Street from FR-3 to FB-UN1 because they want to build a higher number of housing units on this property than current zoning permits.

But since Salt Lake City's Accessory Dwelling Unit (ADU) ordinance already permits Ivory to double (from 11 to 22) the number of the housing units from the number that would have been permitted under FR-3 prior to the ADU override, this change is unnecessary.

Ivory has likely calculated that changing the zoning to FB-UN1 will allow them to maximize their profits, by doubling yet again the number of units on the property, to 45 or more.

But a change to FB-UN1 zoning should not be approved to increase Ivory's profits. It should only be approved if the results of doing so conform to the stated purpose in FB-UN1 in Section 21A.27.010 of its Purpose Statement of providing "options in terms of shopping, dining and fulfilling daily needs within walking distance..." Ivory's proposal for the property provides no such options.

FB-UN1's Purpose Statement speaks only of providing "options in terms of shopping (and) dining...within walking distance," because it envisions such zoning being used in fully built up urban areas near such amenities. But if FB-UN1 is to be applied to undeveloped property such as is here at issue, its stated purpose of "fulfilling daily needs within walking distance" should be read to also include providing environmental amenities within walking distance. Ivory's proposal, however, provides no such amenities. Instead, with its complete lack of green space, their proposal appears to cram as many housing units as they can on the property.

There are some 20 large old growth trees on the property, almost all of which will almost certainly be destroyed under Ivory's proposal. On the other hand, if Ivory instead builds its houses and ADU's on the larger lots required under current FR-3 zoning, with proper planning most, or at least some, of these trees could be preserved.

If Ivory had any concern with fulfilling the stated purpose of FB-UN1, as read to include providing “options in terms of ... “fulfilling daily (environmental) needs within walking distance,” they would have included within their proposal environmental amenities within walking distance of its housing units, such as a small neighborhood park in the middle, and a jogging path around its periphery. That they did not include any such amenities shows Ivory’s lack of environmental sensitivity.

Any promise that Ivory might now subsequently make to provide environmental amenities, in an attempt to obtain FB-UN1 approval, should be taken by the Planning Commission as not being made in good faith, and should not be relied upon. Such a promise would not be enforceable in the absence of a development plan, which does not exist, and would not bind a successor. Once Ivory used such a promise to obtain FB-UN1 approval, nothing would stop them from going back to their original proposal, or worse, in complete disregard of their promise, the stated purpose of FB-UN1, and any environmental considerations.

Thank you

Donald Warmbier  
827 N Grandridge Dr  
Salt Lake City, UT 84103

[REDACTED]  
[REDACTED]

## **OPPOSITION TO IVORY HOMES REZONING APPLICATION FOR 675 NORTH F STREET**

June 25, 2020

Mr. Daniel Echeverria  
Senior Planner, Salt Lake Planning Division  
Salt Lake City, UT 84114

Dear Mr. Echeverria

I am a resident of the Northpoint Estates condominium and Secretary of the Northpoint Estates Homeowners Association.

I am writing to call your attention to the potentially life-threatening aspect of Ivory Homes' request to change the zoning on the property at 675 F. Street from FR-3 to FB-UN1.

The western edge of this property abuts F Street from Capital Park Avenue to the only entrance to the Northpoint condominiums. There are usually cars parked along the eastern side of F Street across from this property, in front of the houses located on that side of the street, frequently keeping through traffic from using the eastern lane of F Street from Capital Park Avenue to the only entrance to Northpoint.

Ivory's site plan shows five "custom" lots on the western side of F Street between Capital Park Avenue and the Northpoint entrance, but says nothing about what they might put on those lots. Even 5 homes with ten cars would likely result in enough on-street parking to frequently also keep through traffic from using the western lane of F Street.

Ivory's site plan indicates that if zoning on the property is changed to FB-UN1, they intend to put 20 homes and 20 Accessory Dwelling Units (ADUs) on the remainder of the property. But the site plan also shows the 5 F Street lots abutting the backs of smaller lots containing 7 of those homes and 7 of those ADUs. Since the site plan does not represent any commitment by Ivory, if the zoning is changed what is there to prevent them from also putting 7 homes with 7 ADUs along F Street from Capital Park Avenue to the only entrance to Northpoint?

FB-UN1 zoning, therefore, could lead to 14 housing units with 28 vehicles on the western side of F Street. This would result in even more, and more continuous, on-street parking, making even more frequent the blocking to through traffic of the western lane of F Street from Capital Park Avenue to the only Entrance to Northpoint.

With both of the curbside lanes of F Street from Capital Park Avenue to the entrance of Northpoint frequently blocked by on street parking, and as many as 28 vehicles from 14 housing units exiting onto and entering from this portion of F Street, the remaining middle lanes will become very congested. In winter, any snow piled-up after plowing it will add to this congestion.

This is also along the steepest portion of F Street. This steepness, when combined with the slickness produced by winter ice or delays in clearing snow, can already make for dangerous driving on this part of F Street. But the requested zoning change, by blocking an additional lane of F Street to through traffic and increasing congestion from the exiting and entering of 10 to 28 more cars, would make delays on the part of vehicles trying to reach the only entrance to Northpoint substantially greater.

Such delays would be a considerable inconvenience to over 100 residents of Northpoint trying to reach their homes. But these delays would rise from an inconvenience to being deadly if an ambulance, EMS, or fire truck was unable to reach a Northpoint resident in time to save his life. If Ivory's requested zoning change goes through, it will increase the chances that Northpoint residents will die as a result of additional delays in reaching them.

Given this very serious threat to our safety, I urge you and the Salt Lake Planning Commission not put my life and the lives of every other Northpoint resident at risk, and to reject the requested zoning change.

Thank you

Donald Warmbier  
827 N Grandridge Dr  
Salt Lake City, UT 84103

[REDACTED]  
[REDACTED]

## Echeverria, Daniel

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**From:** jacob pierce [REDACTED]  
**Sent:** Thursday, June 25, 2020 11:53 AM  
**To:** Echeverria, Daniel  
**Cc:** Penelope Zambrin  
**Subject:** (EXTERNAL) Ivory homes development

Dear Daniel,

I am a homeowner in the avenues. My home is on E st. I work in the residential construction industry and support growth and development of new homes. I am in an interesting position; Ivory homes buys my companies products and I like to support them whenever I have a chance.

This being said, I am **OPPOSED** to the idea of a zoning change from FR-3 to FB-UN1. When remodeling my E street home 4 years ago I spent a lot of money and time adhering to the rules to maintain the original structure of the home and integrity of the avenues community. This involved a lot of extra cost and increased maintenance for myself that I was willing to take on to live here.

Please don't cave for a large corporation. I support development of the lot under the current zoning of FR-3. Please contact me if you have any questions.

--

~Jacob Pierce  
[REDACTED]

## Echeverria, Daniel

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**From:** Ed Bedell [REDACTED] >  
**Sent:** Thursday, June 25, 2020 11:28 AM  
**To:** Echeverria, Daniel; Wharton, Chris  
**Cc:** Jan McKinnon; THOMAS KEEN  
**Subject:** (EXTERNAL) Ivory Homes Application to Rezone 675 North F Street  
**Attachments:** COMMENTS IN REGARD TO IVORY HOMES APPLICATION TO REZONE 675 NORTH F STREET AND AMEND THE MASTER PLAN.docx

We are residents and homeowners within the Capitol Park Subdivision and we are members of the Capitol Park Homeowners Association. Our home is situated at 423 E. 12th Avenue. Attached is a copy of Tom and Lynn Keen's June 23, 2020 letter regarding the Ivory Homes Application to Rezone 675 North F Street. We fully indorse the positions outlined in this letter. We strongly oppose the rezoning sought by Ivory Homes for the reasons set forth in this letter.

Edward W Bedell  
Leah M Bedell  
423 E 12<sup>th</sup> Ave.  
Salt Lake City, UT 84103

**COMMENTS IN REGARD TO IVORY HOMES APPLICATION TO REZONE 675  
NORTH F STREET AND AMEND THE MASTER PLAN**

ATTN Daniel Echeverria  
Salt Lake Planning Division  
451 S. State St. Rm. 406  
PO Box 145480  
Salt Lake City, UT 84114-5480

June 23, 2020

We are residents and homeowners within the Capitol Park Subdivision and we are members of the Capitol Park Homeowners Association. Our home is situated at 415 E. 12<sup>th</sup> Avenue. We share a rear lot line with the Meridian. **We strongly oppose the rezoning sought by Ivory Homes for the reasons set forth below.**

In context of the actual conditions of our neighborhood, the development plan outlined by Ivory Homes in its rezoning application does not satisfy the Purpose Statement of either the current FR-3/12,000 zone or the proposed FB-UN1 zone. We are signatories of a letter addressed to you by The Preserve Our Avenues Zoning Coalition, which provides specific details of the basis for our opposition, but we want to add a personal perspective based on our 19 years of residency in the neighborhood where the proposed development site is located.

We moved to Salt Lake City in 2001 following the purchase of our present residence. We had concerns about the purchase due to the then surrounding circumstances of the area north of our home site. The V. A. Hospital and Annex property had been largely abandoned for years and its lot was overgrown. Although Walter Wright and his wife were living in the Annex, it too, and its surrounding landscape, was not well maintained. Prior to committing to the purchase, I contacted the Salt Lake City Planning Director Larry Butcher for information about the history of that property and its probable future. He convinced me that, although it was a nonconforming use in our FR-3 zone, due to its historic status it would either be redeveloped as a high quality condominium or would be demolished and brought into compliance with the current zoning. We relied on that information in completing the purchase of our home and we waited and watched as events developed.

Finally, in 2004, we greeted with approval the Staff Report authored by Wayne Mills, the Principal Planner for the City, which recommended, with conditions, the rezoning of the V. A. Hospital and Annex property to a RMF-35 zone. We weren't alone in approving that recommendation. It was approved by our homeowners association, the Greater Avenues Community Council and other residents of surrounding properties.

In describing the effect of the proposed zoning amendment on adjacent properties, Mr. Mills stated as follows:

*“Currently the main V.A. Hospital building is a dilapidated shell with broken windows. Restoring this building and creating a residential population base would be a significant improvement over current conditions. In addition, creating a condominium development would require improvements and continuous care of the open space areas surrounding the V. A. Hospital buildings, which may have a positive affect (sic) on adjacent property values.” And he concluded his analysis with this finding “The proposed project will not adversely affect adjacent properties”.*

He was correct, but a similar statement cannot be made with respect to the Ivory Homes proposal. The City has identified a need for more affordable housing. But, the City has other housing challenges as well. When we moved to Salt Lake City in 2001 we were surprised to learn how difficult it was to find newly constructed residential housing in the Avenues and other areas of the City with adequate garage space and landscape areas. The Avenues, in particular, is comprised of small, older homes with little contiguous landscape areas. Many of the homes have converted former single car garages into enclosed residential space. So, the Avenues finds itself with lots of on-street parking. We felt fortunate to find our home on 12<sup>th</sup> Avenue. It was four years old at the time and had an enclosed garage and a rear lot that would give us some green space. If anything, new arrivals and current residents of the City seeking the type of housing that brought us to Salt Lake City will find an even smaller supply of available properties. Not only is the extremely dense housing proposed by Ivory Homes out of character with this neighborhood, it will not attract families with school age children that the City wants to add to our declining school enrollment.

It's perhaps ironic that just as this proposal is presented for consideration by the City, a countervailing societal trend has emerged which argues against increasing urban density. As it addresses issues of growth, the City has a decision to make....will Salt Lake City continue to be a community that is attractive to families and others seeking residences with adequate contiguous green space for private, personal use, or will it be built on a base of increasingly dense housing? The issue is particularly important today as the Covid-19 pandemic accelerates a growing trend among young married couples and others which favors single family detached housing with open space. The Ivory Home proposal, if approved, would create the densest housing in our area of the Avenues. Unlike the Meridian, a vertical structure that leaves a larger area of green space per unit than any of our homes in the Capitol Park Subdivision, the horizontal density of the Ivory Homes proposal leaves almost none.

In its application Ivory Homes describes its plan as an “innovative approach” and attempts to dismiss current FR-3/12,000 zoning as an outdated example of restrictive “Euclidian” zoning. But, there were and are good reasons for the current zoning. We live on the edge of a vast natural environment that the City sought to help protect by assuring that ample green space would be a part of contiguous residential development. The adjacent wildlife areas are still populated with deer, fox, quail, stoat, bobcats, cougar and a wide variety of birds. They visit our lot frequently, and the quail do so daily, year round. The Ivory Homes proposal completely ignores the proximity of City Creek Canyon and other wildlife areas to its north and west that inspired and justify the preservation of the current zoning. Upon careful analysis, the Ivory Homes proposal is not “innovative”; it is another example of a developer seeking to maximize the development potential of a site. The only apparent innovation of the proposal is the inclusion of rent generating ADUs on a grand scale to provide sales support for the extremely expensive principal residences.

That radical use of ADU’s as rental units to facilitate sales of principal residences may not have been revealed to or understood by Salt Lake City residents as a possible outcome of the recent amendments to the ADU ordinance. For example, The “Guide to Accessory Dwelling Units” published by Salt Lake City reveals no prospect of such a development and a September 1, 2019 Salt Lake Tribune article authored by Tony Semerad quotes Jake Young, planning manager for Salt Lake County and strong advocate of ADUs, as follows:

*“It’s one unit at a time...It’s not a subdivision or an apartment complex of 200 units. [They] “have little impact on actual neighborhoods and streets. They often blend in and are unnoticed”.*

The Ivory Homes proposal is out of place in our neighborhood, whatever merit it may have in context of neighborhoods actually qualifying for FB-UN1 zoning. If it is approved for the proposed Avenues development site a new species of zoning will have been created in Salt Lake City. It can be named “Houstonian zoning” (anything can go anywhere)! To this point in our residency in Salt Lake City we have felt that we and the Avenues have been protected and well served by decisions of the City planning and zoning authorities. This proposal represents a challenge to that record. **For all the foregoing reasons we, and every one of our neighbors with whom we have discussed the proposal, strongly oppose it.**

Thomas W. Keen  
Lynn A. Keen

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## Echeverria, Daniel

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**From:** Joseph Grenny [REDACTED]  
**Sent:** Thursday, June 25, 2020 8:16 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 North F Street Rezoning Request by Ivory Homes

Dear Mr. Echeverria,

I am a homeowner in Meridien Apartments at 400 Capitol Park Avenue. I would like to register my opinion that this request is inappropriate and hope that you will vote against this request. This small and cramped area cannot reasonably support the increased traffic that would attend such high density. All you need do is walk Capitol Park ave and it will be immediately clear that anything beyond the single-family use currently allowed would be unfair to all of us who share this limited space already.

I understand the need for greater housing density to serve my fellow citizens in Salt Lake City. And I hate opposing this because I don't believe in "Not in my back yard" as an argument. If a measure is needed to fulfill a larger interest, I'm willing, along with all other citizens of the City, to do my share. My opposition to this change is due to the fact that the higher density is impracticable given our infrastructure and true capacity of the parcel in question.

Finally, this zoning change would violate the interests of the hundreds of us who purchased a home based on an understanding of the FR-3 zoning. To change that now would be to put the interests of Ivory Homes ahead of that of the neighbors who invested a great deal of their personal assets, and labored together to keep the area beautiful.

Thank you for your consideration. And thank you for your service to this neighborhood.

Sincerely,

Joseph Grenny

**Echeverria, Daniel**

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**From:** Kathy Lung [REDACTED]  
**Sent:** Wednesday, June 24, 2020 6:17 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) map

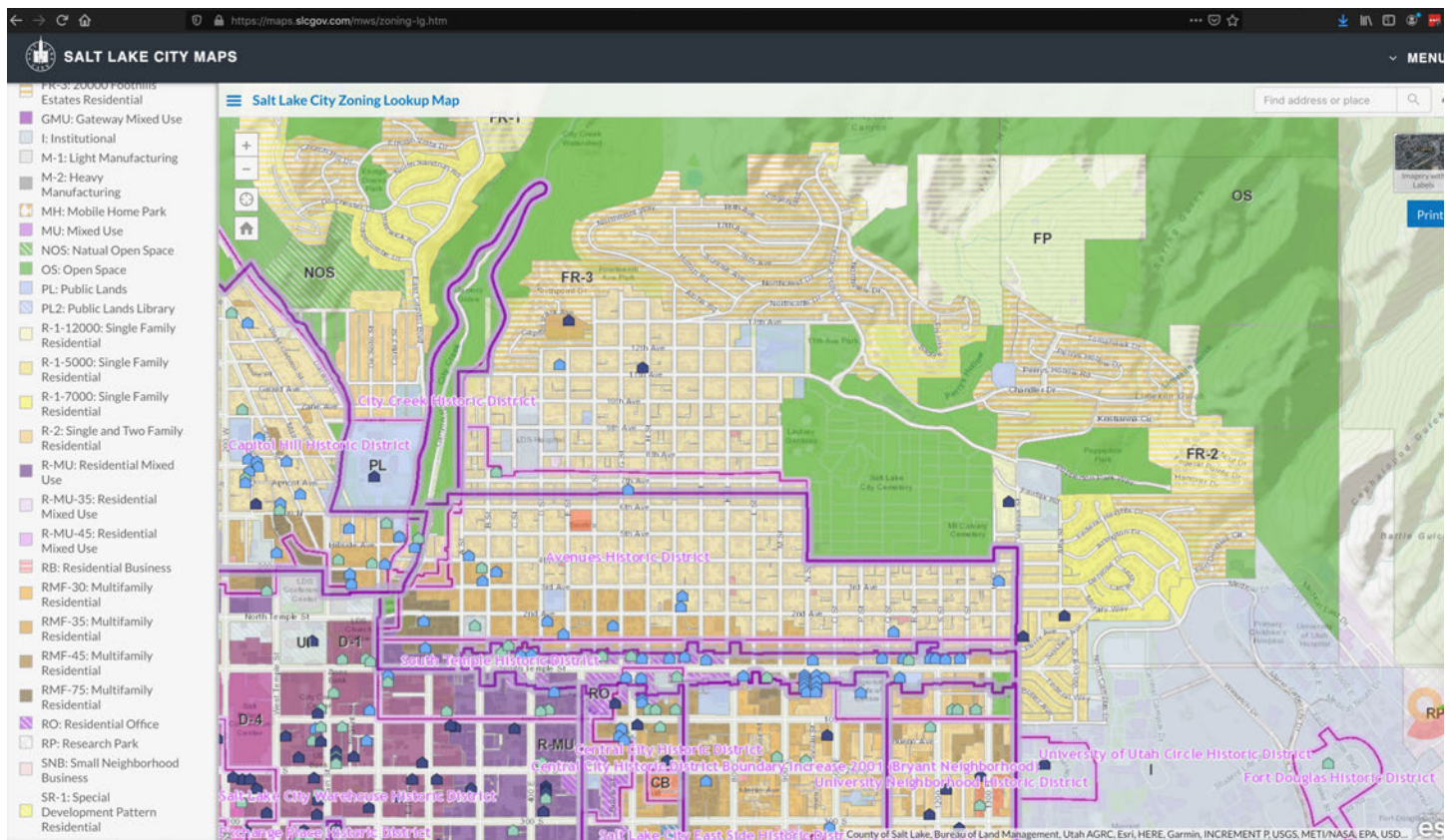
Attn: Mr. Daniel Echeverria  
Salt Lake City Government Offices  
Planning Department  
daniel.echeverria@slcgov.com

Re: Stating Opposition to the Rezoning Application Filed by Ivory Homes for the lot located at 675 F Street, Salt Lake City, UT 84103

Dear Mr. Echeverria,

As a 27yr resident of The Avenues neighborhood, I'd like to state that I cannot find any reasoning that would support changing the zoning of the particular lot referenced above (FR-3) to an urban zoning situation (FB-UN1).

This image below, taken from <https://maps.slcgov.com/mws/zoning.htm> shows that the entire surrounding area is either single or multifamily residential, in a suburban, residential region.



Urban zoning would indicate walking distance to restaurants, shops, entertainment, groceries, etc, as well as available public transportation support. Although there is some measure of shopping and food services in the lower first three Avenues of the community, there is nothing whatsoever in the area of this lot at 12th Avenue and Capitol Park Dr at F St. There is also severely limited UTA service this high up in The Avenues.

Additionally, the organization Walk Score ([www.walkscore.com](http://www.walkscore.com)) rates the entire Greater Avenues at a 61 Walk Score and a 46 Transit Score - this equates to a 'somewhat walkable' score and 'some' public transportation. And where these ratings most definitely are applicable to the lower Avenues - if you were to solely look at the Upper Avenues (above 11th Ave), where this lot is located, those scores would plummet substantially. Important comparison information: From Smith's Groceries and the few attendant shops underneath, located at 6th Ave & F St up to 12th Ave & F St, the grade is 10.5%. The Bright Angel trail, the primary trail from the South Rim of The Grand Canyon to the bottom and back up is only 10%!!!! So clearly you cannot consider this lot to be in a walkable neighborhood. Additionally, many of the streets in the upper Avenues, including F St, Capitol Park Dr, and 12th Ave, provide limited sidewalks, which puts pedestrians in the street. Increasing pedestrian numbers substantially contributes to increased auto/pedestrian incidents.

When I look at the proposed neighborhood Ivory Homes would intend to build if this re-zoning were to be approved I see no consideration given to overflow or guest parking, to green space, or to snow removal. Last year we had an older model truck and the 4wheel drive died on the truck in winter. For the period of time between that occurrence and purchasing a new truck, we were unable to get up the hill in snow, and had to walk up from 11th Ave., leaving the truck parked on 11th Ave. From 11th Ave to the top of the lot is steep enough to be quite dangerous

in snow and ice conditions, particularly without AWD or 4WD. Since Capitol Park Ave is closed to street parking, this could add a substantial increase to the number of cars parked along this hill on F St in winter and could become quite problematic. Adding 100+ full-time residence cars to the general traffic pattern in all seasons could become quite congested and dangerous in earthquakes, fires, or severe storms. Safety amongst the proposed density is a very big concern.

To these points, when one reviews Avenues Master Plans Update (approved in 1987, remains unchanged since), pg. 5, under the heading Density of Future Foothill Development (where this particular lot is located) "...homes on small lots with minimal yard tend to create a congested appearance detracting from the areas natural setting... Larger lots in the foothills will also respond positively to the following concerns expressed by Avenues residents..."; these concerns include traffic congestion, street design not intended to accommodate high density traffic, and visuals of the foothills from lower elevations. Issuing an FB-UN1 for this specific lot in the foothills of the Avenues is at least incongruent and out of step with the existing master plan. One has to wonder if one can change the zoning in such a way without first rewriting the Avenues Master Plans.

If we look at limited walkability, limited public transportation, limited urban shopping, eating, entertainment options, over congestion, safety issues, and the intended goals of the existing Avenues Master Plans I fail to see how an FB-UN1 could be justified.

The existing zoning of FR-3 still provides for 11 units, each with an ADU. That would be 22 homes, leaving room for green space, snow removal, adequate parking, and an amount of housing, population, and density appropriate to the surrounding community.

I appreciate your time given to this matter and am quite hopeful that thoughtfulness will prevail as decisions are made. The Avenues have long been a treasure in Salt Lake City, and although progress marches on, and new homes need to be built, I am hopeful that we are able to grow while continuing to respect the charm and personality of Utah's first residential neighborhood as well as maintain this particular pocket of the neighborhood's safety and practical living.

Sincerely and respectfully,  
Kathleen Lung  
847 N Juniperpoint Dr  
Salt Lake City, UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** David Murrell [REDACTED]  
**Sent:** Wednesday, June 24, 2020 5:58 PM  
**To:** Echeverria, Daniel  
**Cc:** David Murrell, IV  
**Subject:** (EXTERNAL) 675 North F Street

Dear Daniel,

Please, please do not allow the zoning change from FR-3 to FB-UN1 for the Ivory Homes project in the Avenues.

I am opposed to this development as it is inconsistent with the Avenues Master Plan and the surrounding neighborhoods. This development would be fine in West Jordan or Daybreak but NOT in the Avenues. It's just common sense that the density is way, way too high. There will be way too many cars on F Street. Please, please keep the FR-3 zoning rules and have the property developed under these rules.

Thanks in advance for listening to common sense.

Best Regards,

David Murrell  
337 11th Avenue  
Salt Lake City, UTY 84103

[REDACTED]

## Echeverria, Daniel

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**From:** H Scott [REDACTED]  
**Sent:** Wednesday, June 24, 2020 5:03 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Homes project - 675 N F Street

Dear Daniel,

I am writing to oppose the request by Ivory Homes to change the zoning at 675 N F Street from FR-3 to FB-UN1. The requested high density zone is not at all appropriate for the upper Avenues location. The requested density is more appropriate for the downtown area of Salt Lake City.

This change request is a the complete opposite of the character of the surrounding area and is almost certainly not consistent with the City's Master Plan for the Avenues. There is insufficient justification for changing the Avenues Master Plan in such a major fashion and without public hearings. It would be considered spot zoning.

High density housing would be more appropriate in areas that have access to public transportation - also unlike this area that has limited bus service and no other public transit options.

Again I urge you and the Planning Commission to deny this rezoning request.

Thank you for your time and efforts.

Sincerely,

H. Scott Rosenbush  
1027 N. Terrace Hills Dr., Salt Lake City  
[REDACTED]

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H. Scott Rosenbush

"By three methods we may learn wisdom:  
First, by reflection, which is noblest;  
Second, by imitation, which is easiest;  
and third by experience, which is the bitterest."  
Confucius

## Echeverria, Daniel

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**From:** b.h. cox [REDACTED]  
**Sent:** Wednesday, June 24, 2020 3:17 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Comments on FR-3 to FB-UN1 Zoning and Master Plan Amendment (675 N. F Street)

To the Planning Division:

Like many we have spent even more time than usual in the last few months walking our neighborhood—the Avenues. We walked by this plot in April and talked about what a good use for an empty, flat plot in this location might be. I have looked carefully at the proposal posted on the Planning Dept. website and think it is a good match for the area.

This has a mix of low-rise housing types, just as the immediate area has both townhouses, luxury condos in the old hospital, and single family houses. Given the value of the land it is unlikely this could ever be developed as affordable housing but the inclusion of ADU apartments, like mother-in-law units found elsewhere in the Aves, offers some less expensive alternatives if the owners of the main houses choose to rent them out.

The lack of sidewalks, which concern some Avenues residents, doesn't seem a major issue since this is a narrow loop road serving only these houses. In scale this would be somewhat like the cottage courts found in some other older neighborhoods and pedestrians should feel comfortable. Many of the streets in the immediate area lack sidewalks but are generally walkable because there is little through traffic. The fact that almost half the garages/parking spaces are tucked away means the street scene isn't car-dominated.

The amount of traffic generated seems minor in the total scheme of things and I say this as someone whose home overlooks the west end of Third Ave. which these residents would, like many in the Avenues and at the University, use to get downtown. As an occasional user of the route 11 bus I would welcome more riders which might justify UTA increasing frequency of service.

I have seen comments from other Avenues residents that this should be a park. Given the shrinking city budget it seems that such money as there is should go to maintaining the parks we have and to areas whose residents have fewer recreation options than folks in the Upper Avenues. The high value of these houses will add to the general tax rolls.

The Avenues has the character it does because largely because of its diverse housing stock. I have walked the Avenues almost daily for decades and would love if this proposal added a high quality contemporary chapter to our living encyclopedia of architectural styles. The proposal doesn't look like it will do that as far as building design but does seem like it will address real housing needs and use good urban planning principles. I support a change in zoning making such infill possible.

I have no connection to anyone involved with this project...merely an Avenues resident with a long-standing amateur interest in architecture and planning who tries to look at the bigger urban picture.

Barbara Cox  
123 Second Avenue  
SLC 84103

## Echeverria, Daniel

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**From:** Ira Hinckley [REDACTED]  
**Sent:** Wednesday, June 24, 2020 3:05 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 N F Street

Dear Sir,

I am very much opposed to changing the zoning of this parcel of land. This will cause harm to me and my neighborhood.

Ira Hinckley  
Avenues resident

## Echeverria, Daniel

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**From:** Frances [REDACTED]  
**Sent:** Wednesday, June 24, 2020 1:21 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Completely opposed to the proposed zoning change of 675 North F Street

Dear Mr. Echeverria,

I live in capitol park and I am completely opposed to the proposed zoning change of 675 North F Street I do hereby register our opposition to the request by Ivory Homes to rezone this property and amend the Master Plan. Because my family will be most impacted on a daily basis by this development, we believe our voices should be heard.

The request from Ivory Homes for FB-UN1 zoning is an unnecessary and significant overreach since both family homes and ADU's can be constructed under the current FR-3 zoning in combination with the ADU Ordinance, thereby satisfying the city's desire for additional housing choices while maintaining the 12,000 square foot lot size critical in our sensitive foothills location.

Ivory Homes concept plan has 20 houses, each with an ADU, plus 5 custom homes for a total of 45 residences on only 3.2 acres. Current FR-3 zoning would allow 11 single family homes. Ivory is requesting a density of approximately four times FR-3 zoning. If an ADU was added to every one of these 11 homes, as permitted by the ADU ordinance, that would give a maximum of 22 residences. Many people would consider a development where every home has an ADU excessive. Ivory is requesting a rezone in order to build more than twice this number! We believe this to be unreasonable and, if approved, will foster great resentment among local residents who are uniformly opposed to this level of density, as evidenced by the 250\* signatures to this letter and the 1500\* upper Avenues residents who have signed the petition accompanying this letter. The level of density being proposed by Ivory Homes is far greater than any of the existing developments in the upper Avenues including its immediate neighbors The Meridien, Capitol Park and Northpoint.

I am not opposed to development of this plot but believe it should be developed under the current FR-3 zoning so as not to overburden the Avenues infrastructure or Capitol Park Avenue, which is a private road.

FB-UN1 zoning, previously used in more urban parts of the city and for redevelopment, has no relevance to this suburban upper Avenues location. The purpose statement of FB-UN1 Item (3) describes the ordinance as having applicability to urban neighborhoods that provide:  
*"Options in terms of shopping, dining and fulfilling daily needs within walking distance or conveniently located near mass transit."*

There are no shops, restaurants or other amenities within acceptable walking distance, nor is there access to mass transit. Walking anywhere in this very steep foothill neighborhood is difficult, particularly in winter. The only public transport that exists is the #11 bus that runs around once an hour, ceases service at 7:00 pm and does not operate on weekends. The absence of public transport options will inevitably lead to increased private vehicle usage adding

around 90 cars to our Avenues streets, worsening our already chronic air quality problem and accelerating global warming.

In terms of aesthetics, the high-density development proposed by Ivory is not compatible with the character of Capitol Park Avenue. There is close to zero green space with a bare 10 feet between buildings and minimal setback of around 20 feet from Capitol Park Avenue. This contrasts with the 50 to 100 feet setbacks typical of The Meridien and is considerably less than the single-family homes along Capitol Park Avenue. The preponderance of hardscape will lead to increased noise and water runoff problems. There are no sidewalks planned along Capitol Park Avenue to protect children walking to the school bus stop at the corner of Capitol Park Avenue and F Street. The proposed development is so densely packed that they have left no place to pile snow or locate mailboxes. There is also no guest parking lot; this will inevitably lead to illegal parking on Capitol Park Avenue, imposing an enforcement burden.

Northpoint residents have voiced concern on vehicular congestion causing a choke point on their only route of egress in the event of a wind-driven wildfire. These concerns were shared by our local District 4 Fire Chief when he visited the site and reviewed the concept plan. He also expressed concern on fire truck access on the U-shaped road in the proposed development if numerous cars are parked on this road, which is likely due to the lack of adequate parking provisions.

For a decade, the Capitol Park and Meridien HOAs petitioned the city to take responsibility for Capitol Park Avenue. The city refused to do so on the grounds that the road did not meet city standards. How can the city now approve a radical rezoning request that would overburden this private road with another 90 vehicles? Will the city pay for the increased maintenance costs? Ivory Homes are also requesting an amendment to the Master Plan for the Avenues to facilitate rezoning. The Master Plan adopted in 1987 is admittedly old, however, if this Master Plan is to be changed it should be done in a deliberate manner, with input from the whole of the Avenues community, not on an ad hoc basis to facilitate a radical rezoning request.

In summary, high density developments need to be located in areas which have the infrastructure to support them. That infrastructure does not exist in this location. New developments need to blend in with the existing character of residential neighborhoods and be appropriately scaled. Where private roads exist the rights of these road owners need to be respected. Ivory Homes' proposal fails on each of these measures and we urge the Planning Department, Planning Commission and City Council to reject this request for a radical up zoning and amendment to the Master Plan.

Thank you,

Frances Copinga  
349 Charity Cove  
Salt City Utah 84103

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## Echeverria, Daniel

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**From:** Ali Barnes [REDACTED]  
**Sent:** Wednesday, June 24, 2020 12:14 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory development in the Aves

Dear Mr Echeverria,

I am writing to you to express my opposition to the Ivory Homes development in the Avenues. I am a long-time resident of the Avenues and am proud to call it home. I love her because I enjoy the downtown feeling, yet it still is a neighborhood. I like the eclectic feel, that the architecture is interesting, and that the neighborhood is also high density. It's not that I'm afraid of living in close proximity to people—I already do. But this development is not right for the Aves. I have never seen an Ivory Homes development I thought was attractive. And although it wouldn't be in the historic district, the Avenues has a certain aesthetic that this development would hurt.

Of course I'm worried about increased traffic as well. I live on the lower Aves, and all that traffic would have to go through here to get up there. We already have to deal with people driving through to get to the U and Huntsman. I am an avid walker and love to walk through my neighborhood, but sometimes it feels like I'm taking my life in my hands to cross what feels like a freeway.

Thank you for your time, and I hope you will consider my opinions. Alice Barnes

Sent from my iPhone

## Echeverria, Daniel

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**From:** Elizabeth S. Hoke [REDACTED]  
**Sent:** Wednesday, June 24, 2020 11:13 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues Zoning Change Proposal

I am writing in strong opposition to the proposed zoning change by Ivory Homes. It would create a severe amount of density in a lovely, rural neighborhood. The Avenues has a unique feeling and this would be horribly out of character. Please do this review carefully and don't bend to the pressure of a major developer.

Thank you very much.

Elizabeth S. Hoke  
400 Capitol Park Ave.  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Irene Stukshis [REDACTED]  
**Sent:** Wednesday, June 24, 2020 10:09 AM  
**To:** Echeverria, Daniel  
**Cc:** Doug Grossman  
**Subject:** (EXTERNAL) Zoning Map and Master plan Amendments at 675 N F Street  
**Attachments:** Letter to Planning Division.pages; ATT00001.htm

Petition Number: PLNPCM2020-00334/00335

Dear Mr. Echeverria,

My name is Irene Stukshis and my family - Doug Grossman and 2 daughters live at 674 Caring Cove in Salt Lake City, adjacent to 675 N F Street which Ivory Homes is petitioning the City for a change in zoning. I am writing to let you know that we are **against** the re-zoning of the property from a FR-3 to a FB-UN1. We are in favor of having the property developed, but something that is more consistent with the residential neighborhoods of the upper Avenues.

First, the property is only 3.2 acres and to have 25 homes and an additional 20 ADU on the property is excessive and out of character for the Upper Avenues. Ivory Homes has not allowed for adequate parking for these dwellings and absolutely no guest parking. Once the development is completed, we could have over 90 cars driving in and out of Capital Park Avenue and F Street placing a burden on our neighbors and the ecosystem of our sensitive foothills and worsening of air quality in Salt Lake City.

Looking at the master plan from Ivory Homes, there is very little green space for families and no plan on saving some of the beautiful evergreens trees on the property, again placing an burden on the sensitive ecosystem of the foothills of the upper Avenues.

There are no continuous side walk along 12th and 13th Avenue to allow children to walk safely to Ensign Elementary School. As a parent of a special needs child, I never felt safe walking her to preschool at Ensign and never understood why some parts of the street had sidewalks and others did not.

Snow will be an issue in the winter months, it takes a car with 4 wheel drive and really good snow tires to get up F Street between 12th and 13th Avenue during a snow storm. Public transportation is almost nonexistent, the 11th Avenue bus comes once an hour, hardly adequate for people who need public transportation to get to work. And lastly, as we head in to fire season, I find it hard to imagine evacuating families from the Capitol Park HOA, the Meridien HOA, North Point Condominiums, Capital Park Annex developers and the 45 units from this proposed plan from Ivory Homes.

Given all of the above, my husband and I are in favor of keeping the current FR-3 zoning for the property at 675 N F Street.

Sincerely,  
Irene Stukshis and Douglas Grossman  
[REDACTED]

**From:** Kelly

**Sent:** Wednesday, June 24, 2020 8:10 AM

**To:** Zoning <[Zoning@slcgov.com](mailto:Zoning@slcgov.com)>

**Subject:** (EXTERNAL) F Street Ivory Hone Development

Hello

I am opposed to the proposed Ivory Hone development in F Street in the Avenues. We already have too much traffic congestion. It isn't in keeping with the historic nature of the avenues. The space should be kept as an open space.

Please keep me involved in future correspondence concerning this development.

My best

Kelly Stevens

Dear Mr. Echeverria,

As a resident of the Meridien and the President of its HOA, I am writing to share my concern and opposition to the rezone petition advanced by Ivory Development.

I moved to the Meridien understanding that the 3.2 acres across the street would likely be developed at some point. I don't oppose the site being developed, but do believe that it should be done so under the existing FR-3 foothills zoning designation. This is not an argument about density, rather about the importance of infill zoning matching the surrounding zones to ensure aesthetic consistency of the neighborhood.

I also have concerns about the intensity of the rezone petition without regard to the realities of the neighborhood. We don't have adequate public transportation access in the upper Avenues to support a large, dense development. Individual vehicle use will be necessary due to the elevation and distance from grocery shopping and dining. This will bring roughly 90 or more automobiles to the development, impacting surrounding residents. Such intensive spot up zoning should only occur when the surrounding area has the necessary infrastructure to support it.

One irony in this petition is that the proposed development will require access to Capitol Park Avenue, which is a private street partially owned and maintained by The Meridien HOA. Salt Lake City denied requests from the street owners to cede Capitol Park Avenue to Salt Lake City, since the street was not constructed according to Salt Lake City streets requirements. The fact that the City is already concerned about the private street design should be included in any discussion about adding up to forty new residences on a street that is not built to City standards.

My final point to impart is the issue of density and the Meridien and its neighboring Annex that is currently being remodeled within the existing RMF-35 zone. Both of these structures were part of the old VA Hospital. Both are historic, existing structures. The density in these historic structures should not be compared with Ivory's request for additional density. Ivory, or any developer of the 3.2 acre site will already be able to build 11 residences under FR-3, which could be doubled using the City's ADU ordinance. Those 3.2 acres can provide a dense development using the current FR-3 zoning, which would be more intense than what is currently there, but would not over build the property.

Please let me know if you have any questions, and please preserve our Avenues zoning.

Sincerely,

Todd Jensen  
400 E Capitol Park Ave #301  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** LAURA MCNEER [REDACTED]  
**Sent:** Wednesday, June 24, 2020 5:36 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) zoning change for parcel 09304550210000

Hi Daniel!

I live down in the lower Avenues, and I am not a fan of Ivory Homes' proposed zoning amendment to parcel 09304550210000. While Ivory Homes' designs are quite lovely, I understand that Ivory Homes is not required to follow through on its proposed plan and the shift to FB-UN1 zoning allows more flexibility for the developer to shift to row housing.

I started out living on 10th Avenue when I first moved to SLC six years ago, and I naively did not notice ADUs up there. Now that I live on 5th Avenue, it is more noticeable how ADUs can disrupt the neighborhood's aesthetic and congest a neighborhood. I would hate for this negative impact up at 13th and F.

I am also concerned about the additional traffic to the area and the environmental impact.

While I am much further down in the Avenues, what occurs up above me impacts my neighborhood.

Thanks for the consideration, and thank you for your work in making SLC a great place to live!

Laura McNeer

Phone: [REDACTED]

601 D Street  
Salt Lake City, UT 84103  
June 23, 2020

Daniel Echeverria, Senior Planner  
Planning Division, Salt Lake City

Dear Mr. Echeverria,

As the Salt Lake City School Board Representative for District 3, I write on behalf of my constituents to ask you to deny the Ivory Homes application PLNPCM2020-00334/00335 to rezone 3.2 acres located at 675 North F Street.

I would like to clarify that I do not write on behalf of the Salt Lake City School Board, and I would like to disclose that I live close to the parcel in question, in Lot 113 in the Capitol Park PUD. I am also a supporter of housing density. I supported the City Council's plan to add accessory dwelling units to housing lots in Salt Lake City. I believe housing density is essential for walkable communities and crucial in our fight against climate change. I support accessory dwelling units in Capitol Park, and I would support any of my Capitol Park or other neighbors' applications to add attached or detached accessory dwelling units to their properties.

I ask you to deny the Ivory Homes application because I believe their proposal for rezoning is detrimental to our school population numbers and is dangerous for our children.

Salt Lake City's population continues to rise, but the number of school children in our school district continues to fall. In the past five years, we have seen the number of school children decrease in our district by 10%, from 25,700 students to 23,200 students. This puts a significant toll on our schools. In fact, we are beginning to discuss closing schools, some of which are adjacent to the Avenues. A demographic study commissioned by the Salt Lake City School Board in 2017 predicted we will lose 7500 students by 2025. This is enormously alarming to our school board. We wish to do everything we can to retain our population and keep our current schools open. We believe that Salt Lake City is building too many units that have 1) three or fewer bedrooms, 2) relatively small square footage, and 3) no yards. We recognize that families with school-age children can and will relocate to suburbs such as Sandy and Farmington in order to have larger spaces, more bedrooms, and dedicated yards. Families without children are able to choose the type of units that are being built. We are glad to have these taxpayers join us in Salt Lake City, but we would like to have a more diverse group that includes families with children as well.

The type of housing proposed by Ivory Homes in their FB-UN1 proposal is similar to much of what is currently being built and thus is not conducive to what families with school-age children want to buy. The Ivory Homes units are 1) too small, 2) have too few bedrooms, and 3) have no yards. This is compounded by the fact that the neighborhood has no public green space nearby, has inconsistent sidewalks, and is located at the top of a very steep hill. If homes have no yards,

there are no places for children to play outdoors. The original plan for 11 units (with 11 accessory dwelling units attached) includes yards and allows families with children to have the square footage, bedrooms, and outdoor play space that families with children desire. Thus, I believe that the original zoning provides children-friendly housing. Unfortunately, the plan proposed by Ivory Homes will not bring children to the Avenues.

Even more concerning to me is the number of cars that the rezoning may add to F Street and the surrounding area. Ivory Homes' rezoning proposal potentially adds another fifty cars to F Street. The corner of F Street and 13<sup>th</sup> Avenue is the closest bus stop to West High School. Many students get on and off the bus at this corner, which is right across the street from 675 North F Street. Because West High has a middle-school program, these students range in age from 11 to 18. I would estimate that approximately 20 students regularly use this bus stop throughout the school year; pick up time is approximately 6:50 a.m. and drop off time is approximately 2:45 p.m. Pick up time typically happens when it is dark.

As I am sure you know, all of the streets near that area—F Street, G Street, H Street, Twelfth Avenue, Thirteenth Avenue, and Fourteenth Avenue—have inconsistent sidewalks, and often students must walk along the street in order to arrive at the bus stop. F Street is very steep. In the winter time, cars often have a hard time stopping and they continue to slide down the hill. I have seen students run in front of cars assuming cars can stop. I have seen students slip on the street as they run to catch the bus. I have seen cars slide through the stop sign at 11<sup>th</sup> Avenue and F Street. Even when the weather is good, it is hard to see children in the dark when they hurry to the bus stop.

I believe it is unsafe to add more cars to F Street in general, and it very dangerous to add fifty more cars zipping back and forth in that area where children walk to a bus stop along streets that do not have proper sidewalks.

For these reasons, I ask you to deny the Ivory Homes application to rezone the plot of land at 675 North F Street. Please feel free to contact me if you have any questions.

Sincerely,

Katherine Kennedy, Ph.D.  
Member, Salt Lake City School Board District 3

cc: Chris Wharton, Representative, Salt Lake City Council District 3  
Laura Cushman, Chair, Greater Avenues Community Council  
Jan McKinnon, Avenues Coalition

## Echeverria, Daniel

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**From:** Richard Schmidt [REDACTED]  
**Sent:** Tuesday, June 23, 2020 10:37 PM  
**To:** Echeverria, Daniel  
**Cc:** Richard Schmidt  
**Subject:** (EXTERNAL) RE: Re: Rezoning application for Lot 675 N. F Street, Salt Lake City

Daniel Echeverria, Salt Lake City Planning Division

By Email: [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com)

Re: Rezoning application for Lot 675 N. F Street, Salt Lake City

Dear Mr. Echeverria,

I live in the neighborhood that will be impacted by the proposed rezoning for the property located in the upper avenues at the corner of F Street and Capital Park. I am writing to express my vehement opposition to the rezoning request by Ivory Homes to allow high density urban development in an area that is really suited only for its current suburban FR-3 designation. I base my opposition on the following points.

The Ivory proposal is entirely out of character for the location. Unlike areas that are far more appropriate for a high density urban development, there are no walkable commercial services, stores or restaurants in the vicinity, and bus routes are limited to a single line about 1/3 mile away with no evening or night service.

The large number of new residences in this development would thus bring vastly increased traffic to an area that has mostly cul de sacs and few through roads. The roads themselves are narrower than ordinary Salt Lake City standards. Maintenance of the roads in the Capital Park area and their underground utilities are the responsibility of our local HOA, and it is beyond fairness to burden our community with the unnecessary and ill-conceived overload that this development would bring. The narrower than standard streets already has raised concerns that access for emergency service vehicles may not be sufficient, and this development vastly aggravates that situation. Since the development doesn't adequately provision for visitor parking, this road situation will be made even more critical.

Lastly, such a high density development is just not necessary to make for commercially successful use of the property in this area. This is a desirable residential area and I see no reason that Ivory or whoever develops the lot cannot do so viably under its current zoning designation. This would significantly reduce the problems that the higher density development would inevitably cause, and prevent a huge negative impact to the surrounding community.

I trust that you and the planning commission will carefully consider these points, and the fact that because of these issues, there is overwhelming and justified community opposition to the Ivory development and the proposed rezoning.

Sincerely,

Richard H. Schmidt, 344 Charity Cv, Salt Lake City  
[REDACTED]

## Echeverria, Daniel

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**From:** Kim Brown [REDACTED]  
**Sent:** Tuesday, June 23, 2020 9:22 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory re zoning F street

Hi Daniel,  
Please add my name to the list of people opposing the Ivory Homes plan request permission to build twice the number homes than currently allowed.  
Thanks, Kim Brown  
Salt Lake City, Utah  
84103

Sent from my iPad

## Echeverria, Daniel

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**From:** Tanner, Jim [REDACTED]  
**Sent:** Tuesday, June 23, 2020 8:07 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Reject Outright Ivory Homes proposal in Avenues and rezoning of F and 13th in Avenues

I live in the Capital Hill area.

I am complete opposed to this rezoning, and in particular, allowing Ivory homes to have anything to do with development in this area. This rezoning would set an awful precedent, it has no sidewalks, destroys any historical value of the community, is not in keeping with the Avenues, and creates a density that is absolutely not in keeping with this community.

Please consider this a very loud NO regard in this rezoning act. If there is anything else we can do to encourage the zoning board to reject this proposal outright, both to preserve the current community and to keep horrible developers like this out of our community in the future, I am willing and able.

Best regards,  
Jim Tanner  
508 Center Street  
Salt Lake City, UT. 84103  
[REDACTED]

Sent from my iPad

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## Echeverria, Daniel

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**From:** Alex Churchward [REDACTED]  
**Sent:** Tuesday, June 23, 2020 7:14 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) FR-3 to FB-UN1 Zoning and Master Plan Amendment

Hi Daniel,

As a resident of the nearby 675 N F Street proposed development, please note that I oppose the request to change the zoning laws to suit this request. Many residents choose to live here because of the integrity of the current zoning ordinances and there is little reason to change it so a developer can have their way. Especially Ivory Homes which is synonymous with poor design.

Thank you,  
Alex Churchward

**Echeverria, Daniel**

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**From:** Walt Haas [REDACTED]  
**Sent:** Tuesday, June 23, 2020 6:12 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris  
**Subject:** (EXTERNAL) PLNPCM2020-00334/00335, 675 North F Street

Gentlemen:

I live in this neighborhood and am firmly opposed to rezoning this plot.

I think the current zoning allows for more than enough new construction. The proposed rezoning would create an un-walkable area completely contrary to what makes our neighborhood attractive.

Walt Haas  
717 Ninth Avenue

**Echeverria, Daniel**

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**From:** JIM BROWN [REDACTED]  
**Sent:** Tuesday, June 23, 2020 5:28 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Re-zoning proposal

Hi Daniel

I am completely opposed to Ivory's re-zoning attempt. Please let me know how to sign a petition or do I need to come down to Planning and zoning tomorrow.

Thank You

Jim

**Echeverria, Daniel**

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**From:** Judy Rose [REDACTED]  
**Sent:** Tuesday, June 23, 2020 12:49 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Preserve our Avenues Zoning

Hi Daniel

My name is Judy Rose and I live at 474 East 10th Avenue.

I am writing to you regarding the proposed development at address 675 N F Street. I am in favor of keeping this property zoned as FR-3 and having the property developed under current zoning regulations. I am opposed to the application requesting a change to FB-UN1 from FR-3 zoning. The denser zoning would be inconsistent with the Avenues Master Plan and our surrounding neighborhoods.

Thank you for your consideration and please contact me if you have any questions.

Judy Rose

## Echeverria, Daniel

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**From:** Lora & Michael Heathfield [REDACTED]  
**Sent:** Tuesday, June 23, 2020 10:52 AM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Property @ 675 N. F street

Daniel, hope all is well and that you and your family are staying healthy and safe. My name is Michael Heathfield. My wife Lora and I are long time residents of the Avenues: 526 E. 12th ave...have been here since July 1999. We actually have a "loop" that we have walked our son, our dogs and visitors on for decades and that loop includes passing by the property @ 675 N. F street. Now, change does occur and for the most part change is good. Many new dwellings have been erected since we moved here and also some interesting remodels. All told, the current zoning for the Avenues, FR-3, seems to be allowing these "improvements" while maintaining the "feel" of the Avenues. I cannot stress my displeasure adequately with an attempt to change said zoning for the above mentioned property to FB-UN1! Going from 11 homes, which WILL BE tight anyway to 45 homes is unimaginable! Have you viewed the property? Have you seen how well the current zoning (FR-3) has done to allow new homes to be built while maintaining the "feel" of the Avenues? As long time residents of the Avenues we are firmly against a zoning change from FR-3 to FB-UN1 for the property at 675 N. F street! Thank you for your time and consideration. Michael and Lora Heathfield

## Echeverria, Daniel

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**From:** BRIAN RUGGLES [REDACTED]  
**Sent:** Tuesday, June 23, 2020 9:18 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Opposition to rezoning  
**Attachments:** OPP. TO IVORY HOMES REZONING APPLICATION AT 675 NORTH F STREET.pdf

### OPPOSITION TO IVORY HOMES REZONING APPLICATION AT 675 NORTH F STREET

June 22, 2020

Dear Mr. Echevevrrria,

We are residents of Northpoint Estates, which is located north of the lot at 675 F Street. After reviewing the plans registered by Ivory Homes We have quite a few concerns.

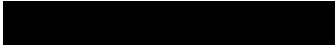
1. Our biggest concern is car congestion, especially if there is an emergency and an evacuation needs to occur. This is a very real possibility since we are adjacent to City Creek Canyon. Between extreme dry conditions and the homeless population in the canyon wildfires are and have been a threat to us. Presently with the proposed plan there could be 80 or more additional cars sharing one exit route. Northpoint has only one entrance/exit.
2. Where are they going to put their plowed snow? The high density units with ADU's have no place to put snow other than on Capital Park Dr. This is a private road.
3. Very little guest parking is planned which would push extra cars onto Capital Park Dr. This road does not meet the city's regulation for width, thus no parking is allowed.
4. The mail boxes are planned to face Capital Park Dr. There is no parking on this road because of it's narrow width. Homeowners and the mail carriers would constantly be parking along the road to deliver or pick-up mail.
5. According to Fire Chief Scott Winkler from District 4, he believes the Ivory Homes' proposal has excessive density from a fire access perspective. Between the curves on proposed street and on street parking it would be impossible for fire trucks to maneuver efficiently and effectively.

6. The new zoning also refers to walkable communities. This area with it's steep hills does not meet that criteria. There are no stores or restaurants that are "easily" walkable from this lot.

Yes, we think the lot should be developed. It needs to be done in a way that enhances the neighborhood and adds to what makes the Avenues special. We feel the current zoning, allowing for 11 units plus 11 ADU's, fits the Avenues' master plan and should be maintained.

Sincerely,

Brian & Janice Ruggles  
803 N. Grandridge Dr.  
SLC, UT84103



**Echeverria, Daniel**

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**From:** Kevin Hamilton [REDACTED]  
**Sent:** Monday, June 22, 2020 10:41 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Comment on Capitol Park Exception Zoning Request by Ivory Homes

To Whom It May Concern:

I am the owner of property at 303 Penny Parade Drive in the Capitol Park neighborhood. The request by Ivory Homes to change the zoning for the property at Capitol Park Drive and F Street is inconsistent with the neighborhood and detrimental to the quality of life and the home values of those that live in the area. A prospective increase of 90 vehicles living in and accessing the homes in this relatively small plot is not good public policy, potentially dangerous, and harmful to the environment. Please deny the request for the zoning exception and keep the existing zoning in place.

Kevin Hamilton  
303 Penny Parade Drive  
Salt Lake City, UT

## Echeverria, Daniel

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**From:** Bryan Debbink [REDACTED]  
**Sent:** Monday, June 22, 2020 3:59 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Comment on PLNPCM2020-00334/00335

Hello,

I currently live near the Cleveland Court property and walk my dog past that lot many times per week. I'm supportive of that variance, as the density adjustment was just two units into a neighborhood of dozens.

The density adjustment for location in the upper avenues makes no sense to me. Adding 4 times the density of the neighborhood is out of step. No doubt, Ivory homes could profit greatly from this development at the great expense to public safety in the currently quiet neighborhood which mostly doesn't have sidewalks. E above 11th, F, G and 13th would all be greatly affected.

Yes, SLC needs more housing, but intentionally upending a quiet neighborhood for corporate profit and a marginal increase in tax revenue doesn't make the cut for me. The area that surrounds us near 1300 s and 300 e is great for density (there's an empty lot right there!) and I encourage turnover of some of the dilapidation on state to make more housing. It makes sense because the infrastructure and neighborhood character wouldn't be as greatly affected.

Sincerely,  
Bryan Debbink  
1334 Roberta St, Salt Lake City, UT 84115

## Echeverria, Daniel

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**From:** Alex Hooper [REDACTED]  
**Sent:** Monday, June 22, 2020 1:23 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues Rezone

Daniel,

I just finished reading about the proposed rezone in the Avenues at the corner of F street and 13th Ave.

As a former, and hopefully future resident of the Aves, I am opposed to the rezone. While I definitely support added density in many cases, because I believe the increased supply lowers prices, I don't believe that the rezone achieves this in a smart way.

The proposal has most units lacking any semblance of either a front or backyard, and contains no meaningful shared greenspace. I believe maintaining the current zoning requirement would allow for more greenspace, whether in individual lots or in the form of a pocket park.

I do support the designs of the buildings, as I believe that they architecturally are a good look and fit in well with the neighborhood.

Best,

Alex Hooper

## Echeverria, Daniel

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**From:** Janet Wright [REDACTED]  
**Sent:** Monday, June 22, 2020 12:53 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezone of 675 North F Street

Mr. Daniel Echeverria  
Senior Planner,  
Salt Lake City Planning Division,  
451 S State Street-Room 406,  
Salt Lake City ,  
UT84114-5480,  
PO Box 145480.

June 22nd 2020

Dear Mr Echeverria,

I would like to register my opposition to the proposal by Ivory Homes to rezone 675 North F Street from FR-3 to FB-UN1 and amend the Master Plan.

FR-3 is an appropriate zoning code for this environmentally sensitive foothills location, close to City Creek to the west and open foothills land to the north. The larger lot size prescribed in FR-3 allows development while helping provide a measure of protection for wildlife as well as protection from erosion and water runoff. Densely packed hardscape as proposed by Ivory Homes is not environmentally friendly. It is also not in keeping with the character of the neighborhood - something zoning regulations are designed to protect.

FB-UN1 is an urban development zoning code that bears no relation to this suburban location. I assume the only reason this zoning is being proposed by Ivory Homes is because it would allow the number of units it wishes to build which would obviously enhance their profit margin while completely disregarding the environment and character of the existing neighborhood.

The northern section of the Avenues is largely built out. Does it make sense to alter the Master Plan for the last remaining small lot? In my opinion it does not. This land should be developed under FR-3 as has all of the northern section of the Avenues.

Janet Wright  
400 E Capitol Park Avenue, Apt. 306,  
Salt Lake City,  
UT 84103.

## Echeverria, Daniel

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**From:** Bill Mackie [REDACTED]  
**Sent:** Monday, June 22, 2020 10:22 AM  
**To:** Echeverria, Daniel; Wharton, Chris; [REDACTED]  
**Subject:** (EXTERNAL) I am opposed to rezoning 675N F street

Dear Mr Echeverria and Mr Wharton

We have lived at 685 G Street for 30 years. I have worked at LDS hospital and we have raised our family in the Avenues. I and my wife are opposed to the proposed rezoning of 675 N. F street from FR-3 to FB-UN1.

The change will allow the developer to develop too dense a housing project for our neighborhood, it does not follow the SLC masterplans, It will harm our neighborhood aesthetic, increase traffic, reduce opportunities for wildlife to live and move in the neighborhood, and break faith with those of us who have lived and purchased homes in the neighborhood expecting the zoning to remain FR-3. There is no assurance that once the property is rezoned the developer will follow the plans submitted to the zoning and planning commission.

The developer may purchase the property and build homes meeting the FR-3 zoning requirements and still make a profit; the city does not have a mandate to maximize the profit of developers at the expense of plans and promises made by city leaders in the past.

We encourage you to not allow the rezoning request to go forward.

Thank you for your attention to this matter.

R. William Mackie MD, FACC

Julie Mackie

685 G Street, SLC, Utah, 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** Bruce [REDACTED]  
**Sent:** Monday, June 22, 2020 9:08 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) OPPOSITION TO IVORY HOMES REZONING APPLICATION AT 675 NORTH F STREET  
**Attachments:** OPPOSITION TO IVORYU HOMES REZONING APPLICATION AT 675 NORTH F STREET.pdf; ATT00001.htm

OPPOSITION TO IVORY HOMES REZONING APPLICATION AT 675 NORTH F STREET

June 22, 2020

Mr. Daniel Echeverria  
Salt Lake City Government Offices  
Planning Department  
[Daniel.Echeverria@slcgov.com](mailto:Daniel.Echeverria@slcgov.com)

Dear Mr. Echevarria,

I am the Chairman of the Northpoint Estates Homeowners Association. Our neighborhood is adjacent to the property subject to the rezoning application. My wife and I are strongly opposed to the rezoning effort by Ivory Homes on F Street.

I have read the purpose statement and general provisions of the proposed FB-UN1 rezoning. Walking distance to shopping, dining, employment and other daily needs are clearly not possible at this property location. Bus service is infrequent and does not include evenings or weekends. It must be remembered that distance is not the only impediment to walking in the avenues. The streets are very steep. I would invite anyone to walk from Smith's on 6th Avenue up to Capital Park Avenue; it is a steep, arduous climb.

The FB-UN1 zoning would allow for much greater density than surrounding properties. At any one time there could be over 100 automobiles in the property designed with insufficient parking and no visitor parking. There is no street parking on Capital Park Avenue. Additionally, there does not appear to be any place on the property for snow removal.

Northpoint Estates has 50 residences on 13 acres at the top of F Street, adjacent to the property in question. The only way in or out of the Northpoint development is F Street. The added cars could create a danger to all residents in the vicinity in the event of severe storms or fires in the canyon. Item 7 of the purpose statement says that this zoning provides "safe accessible and interconnected networks for people to move around in." Safety is a huge concern for all of the current residents in Northpoint.

I have had numerous meetings and individual discussions with Northpoint residents. To my knowledge there is overwhelming opposition to this zoning change.

We feel the current zoning, allowing for 11 units plus 11 ADUs more accurately fits the reality and livability of this property's location at 675 North F Street.

Thank you for your consideration,

Bruce Johnson, Chairman, Northpoint Estates HOA  
Maxine Johnson, Resident

849 N Juniperpoint Drive  
Salt Lake City, UT 84103



## Echeverria, Daniel

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**From:** Kevin Havlik [REDACTED]  
**Sent:** Sunday, June 21, 2020 8:33 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposed rezoning of 3.1 acres just west of F Street

Dear Mr Echeverria,

I am writing to express my grave concern about, and opposition to, the proposed rezoning of the property just west of F Street, roughly between 12th and 13th or 14th Avenues.

As you are quite aware, this property is currently zoned FR-3. Ivory Homes is proposing that this be rezoned to FB-UNI. This was zoned FR-3 for a good reason, and that zoning has worked well until the present. If zoning is changed every time a large organization or developer wants to make a financial killing, then why even have zoning regulations in the first place? If zoning regulations can be changed willy nilly any time a power player desires to have them changed, then the regulations hardly seem to be serving any purpose. For this reason if for no other, I would urge that the request for rezoning of this property be denied.

There are other reasons that I think this needs to be denied. If Ivory Homes' request is granted and the zoning is changed to FB-UN1, they plan to build 45 or more units on this 3.1 acres of property. Ingress and egress for all of these homes would be on F Street - which is where all of the homes in Northpoint Estates come and go, and where all of the residents of the Meridian Condominiums come and go, and where the people living on the western part of 13th and 12th Avenues come and go. Adding 45 units on this property could add 90 or more vehicles. The Street isn't designed for this volume of traffic, and it would be a nightmare in the case of any natural disaster (a fire in City Creek Canyon, an earthquake, etc. ). Driving up and down the steep portion of F Street is already difficult in the winter. Are we to add 90 more cars to traverse this road in the ice and snow.

FB-UN1 zoning is completely different from any of the surrounding neighborhoods. It will destroy wonderful green space (of which our city already has too little), it will increase traffic greatly in a residential neighborhood, it will increase noise in the neighborhood. As I understand the proposal there will be no sidewalks in the development, and there will be no place for snow in the winter. This zoning might allow more people to live in a smaller space, but there isn't adequate mass transportation to support this. This is not going to be affordable housing, so it certainly isn't going to help with any housing shortage of affordable or low income housing that we have in the city.

For so many reasons, this just seems like the very wrong thing to do in this neighborhood. Don't the wishes of the many neighbors in this area carry more weight than then wishes of a developer who will make their money and then be gone? I urge you and beg you to please deny the request for a zoning change for this property.

With all due respect and thanks for what you do,

Kevin Havlik MD  
801 N Juniperpoint Dr.  
Salt Lake City 84103

[REDACTED]

[REDACTED]

## Echeverria, Daniel

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**From:** John Kennedy [REDACTED]  
**Sent:** Saturday, June 20, 2020 6:48 PM  
**To:** Echeverria, Daniel  
**Cc:** Hugo Rossi; Alan Hayes; Julia Rossi; dfwarmbier; [REDACTED]; [REDACTED]; Kline Barney; Brendan buckner; [REDACTED]; Joseph  
fournier1; deslyn grant; heather hamby; [REDACTED]; [REDACTED];  
[REDACTED]; Maxine Johnson; [REDACTED]; [REDACTED]; susan  
macnamara; Ken Millo; [REDACTED]; Carol Moss; [REDACTED];  
Marilyn Neilson; cdawnnel; davidjn407; Janice Nelson; Kreg Nelson; Randallj olson; craig;  
[REDACTED]; [REDACTED]; Gifford Price; [REDACTED]; [REDACTED]; Vern &;  
Loretta Rice; [REDACTED]; Richard.Smiley; [REDACTED];  
[REDACTED]; solomon821; gloriasonntag; Kim Soper; billy stern; [REDACTED]; julienne  
thomson; van Klaveren, Cindy; Dirk van Klaveren; [REDACTED]; [REDACTED];  
[REDACTED]; Evy Warmbier; [REDACTED]; Jeff Burton; Jvccook; Tammy  
Georgelas; Ed Zipser; Janice Ruggles; Alex Treharne; Taylor Gillis; eugene mishchenko; Jan McKinnon;  
[REDACTED]; lonnlitchfield; Robert Edwards; Lew Cramer  
**Subject:** (EXTERNAL) proposed zoning change at 675 North F Street  
**Attachments:** ltr Echeverria zoning objections.pdf

Dear Mr. Echeverria:

Below is my letter setting forth some of my objections to the proposed change in zoning. I am also attaching a pdf copy. jk

--

John Kennedy Mediation LLC  
805 N. Grandridge Drive  
Salt Lake City, Utah 84103

[REDACTED]  
johnkennedymediation.com  
[REDACTED]

**JOHN PAUL KENNEDY**  
805 Grandridge Drive  
Salt Lake City, Utah 84103



Mr. Daniel Echeverria  
Salt Lake City Government Offices  
Planning Department  
[Daniel.echeverria@slcgov.com](mailto:Daniel.echeverria@slcgov.com)

Re: Proposed Zoning Change at 675 North F Street, Salt Lake City

Dear Mr. Echeverria:

At the invitation of the City, this letter is sent to convey my strong objections to the proposed zoning change for the 3.2 acre lot located at 675 North F Street. Some of my concerns are discussed below.

My home, where I have loved to live for 13 years, is located adjacent to the subject property. As is true for me and many of my neighbors, I drive past this lot on average multiple times each day. With the permission of the property owner, my wife and I (along with a number of others in the surrounding neighborhood) planted and raised vegetables in neighborhood gardens on this property over several recent summers. I have enjoyed watching deer graze on the wild grasses on the lot. I have watched red-tail hawks circle above it and nest in the trees located on it. I have marveled at the activities of what appear to be small prairie dogs who have excavated their burrows in the soft soils of the lot.

The proposed zoning change for this property would allow a much more dense development of the land than exists at this time on neighboring properties—a development which would end all of these wild-life activities on the subject lot. I recognize, of course, that virtually any development of the property would affect such things as well. The proposed zoning change, however, will also bring unwanted and potentially hazardous modifications, not only to the lot itself, but to the adjoining neighborhood as well.

For example, the proposed zoning change would allow a developer to place 25 homes and another 20 ADUs on the subject lot. The adjacent families now living to the north of the lot on the 13+ acres of Northpoint Estates have only one point of exit from that development which is to F Street. In the event of a fire or other emergency requiring prompt evacuation, dense development of the subject property per the proposed zoning (allowing a potential of an additional 80+ autos to the area) would create a “choke point” at 13<sup>th</sup> Avenue and F Street, making safe and prompt access for fire and/or emergency vehicles impossible. During any prolonged construction period, this problem would be significantly enlarged. Icy conditions during winter months makes matters even worse on F Street between 11<sup>th</sup> and the Northpoint entrance.

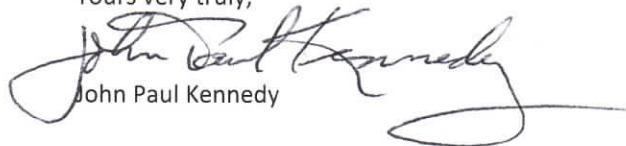
Currently, the infrastructure for this immediate area is inadequate for the proposed zoning. Families living in the North Avenues neighborhoods most often drive from their homes to 11<sup>th</sup> Avenue, thence to Virginia Street, I Street, E Street, or B Street, in order to go to work, schools, churches, or stores. There are no food stores, shops, business centers, churches, or schools located within easy or safe walking distance of this property. Access to such facilities via the steep Avenues streets is practical only by motorized vehicles. Rarely do even cyclists attempt to travel north upward on B through K Streets to locations above 10<sup>th</sup> Avenue. This has resulted in making 11<sup>th</sup> Avenue a thoroughfare for walkers, runners, and cyclists (heading west or east to or from City Creek Canyon). The proposed zoning change would increase the number of pedestrians and vehicles traversing 11<sup>th</sup> Avenue. Such an increase in traffic on the already-narrow 11<sup>th</sup> Avenue would raise the danger of serious injuries to those now using that route.

The nearest elementary school is more than a half-mile to the east of the property, too far for young children to walk safely. Junior high schools and high schools are much farther distant. There is no park within one-quarter mile, and the nearest developed park is more than one-half mile distant.

Thus, the proposed zoning is not suitable to this area and should not be allowed. Over the past several weeks, I have spoken with literally dozens of people in this Avenues area. I have yet to find a single person who would favor the proposed zoning change.

On the basis of the foregoing, I request that your department recommend against the proposed zoning.

Yours very truly,

  
John Paul Kennedy

**Echeverria, Daniel**

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**From:** Eugene Mishchenko [REDACTED]  
**Sent:** Friday, June 19, 2020 7:07 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Upper Avenues FR-3 to FB-UN1 rezoning

Dear Mr. Echeverria,

I respectfully urge you to oppose the proposed reasoning FR-3/12,000 "Foothills Residential District" to the FB-UN1 "Form Based Urban Neighborhood 1" zoning district of the Upper Avenues neighborhood. The new high density rezoning plan would negatively affect safety (including fire safety) and traffic conditions of the neighborhood located on a steep hillside, which already presents challenging road conditions in wintertime. This rezoning would also change the historical character of our neighborhood. Without exception, all neighbors with whom I had a chance to discuss this profit-driven commercial plan by Ivory Homes are strongly against the proposed rezoning.

Best regards,  
Eugene Mishchenko  
828 N Juniperpoint Dr, Salt Lake City, UT 84103  
[REDACTED]

**Echeverria, Daniel**

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**From:** susan edwards [REDACTED]  
**Sent:** Friday, June 19, 2020 2:59 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) 675 N F street Salt Lake City Utah

Susan Edwards  
617 N H Street

I've lived in this house since 1986. PLEASE do not change this neighborhood with high density housing at 675 N F street. I would have preferred this property became a park!

Specifically for the property at 675 N F street in Salt Lake City 84103

Leave at zoning FR-3  
Opposed STRONGLY to change to zoning FB-UN1

Susan Edwards

## Echeverria, Daniel

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**From:** Jane Kim [REDACTED]  
**Sent:** Thursday, June 18, 2020 9:58 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Save Our Avenues from Ivory Homes exploiting the Avenues.  
PLNPCM2020-00334/00335 - 675N F Street

Dear Mr Echeverria,

Hello, my name is Jane Kim and I live at [615 Capitol Park Avenue](#). As a decade-long resident of Capitol Park, I know first hand that preserving the character, charm, and community-pace of the Upper Avenues, and in particular the neighborhood of Capitol Park, is vital to the future of our community. Communities such as ours are rare, and attract some of the best talent from throughout the country. For this, and the following reasons, I adamantly oppose Ivory Homes attempt to profit at the cost of communities and their residents.

- 1) I am in favor of keeping the current FR-3 zone and having the property developed under the current zoning agreement.
- 2) I am therefore vehemently opposed to the application requesting change to FB-UN1 or any other such attempt to risk the current community cohesiveness as any denser zoning would be contrary to the Avenues Master Plan and would disrupt the surrounding areas.
- 3) 90 or more cars would be added with the Ivory or similar plan, which would increase noise and air pollution, put pedestrians at risk, and disrupt the walking safety that we currently enjoy. Many families and children (many of whom do not live in Capitol Park) have access to the paved side-walks as we do not have gates. These streets are inclined and as such are susceptible to motorist speeding. Any further traffic would result in the need for gates and the loss of access to locals.

Please know that responsible and appropriate development is in the best interest of the City, residents, law enforcement, environment and talent-retention. Ivory Homes and a change in zoning is a blatant attempt to profit without regard for the community that it attempts to exploit. Please do not allow such profiteering.

Sincerely,

Jane Kim  
[REDACTED]

**Echeverria, Daniel**

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**From:** rdkim [REDACTED]  
**Sent:** Saturday, June 20, 2020 10:05 AM  
**To:** Echeverria, Daniel  
**Subject:** Re: (EXTERNAL) Save Our Avenues from Ivory Homes exploiting the Avenues.  
PLNPCM2020-00334/00335 - 675N F Street

Mr Echeverria

Thank you for your response.

I would also like to submit the following request:

Any development must have the entrance and egress from F Street (a City street) rather than Capitol Park Avenue (a subdivision street). This will allow emergency services to more efficiently enter the new development, decrease traffic and pollution through our subdivision (which is maintained at cost by the HOA rather than the city), and maintain the safety and community feel of the Capitol Park neighborhood. It would also give Capitol Park the option of gating the subdivision in the future.

Thank you

Robin Kim

## Echeverria, Daniel

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**From:** rdkim [REDACTED]  
**Sent:** Thursday, June 18, 2020 9:40 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Save Our Avenues from Ivory Homes exploiting the Avenues.  
PLNPCM2020-00334/00335 - 675N F Street

Dear Mr Echeverria

Hello, my name is Robin Kim and I live at 615 Capitol Park Avenue. As a decade-long resident of Capitol Park, I know first hand that preserving the character, charm, and community-pace of the Upper Avenues, and in particular the neighborhood of Capitol Park, is vital to the future of our community. Communities such as ours are rare, and attract some of the best talent from throughout the country. For this, and the following reasons, I adamantly oppose Ivory Homes attempt to profit at the cost of communities and their residents.

- 1) I am in favor of keeping the current FR-3 zone and having the property developed under the current zoning agreement.
- 2) I am therefore vehemently opposed to the application requesting change to FB-UN1 or any other such attempt to risk the current community cohesiveness as any denser zoning would be contrary to the Avenues Master Plan and would disrupt the surrounding areas.
- 3) 90 or more cars would be added with the Ivory or similar plan, which would increase noise and air pollution, put pedestrians at risk, and disrupt the walking safety that we currently enjoy. Many families and children (many of whom do not live in Capitol Park) have access to the paved side-walks as we do not have gates. These streets are inclined and as such are susceptible to motorist speeding. Any further traffic would result in the need for gates and the loss of access to locals.

Please know that responsible and appropriate development is in the best interest of the City, residents, law enforcement, environment and talent-retention. Ivory Homes and a change in zoning is a blatant attempt to profit without regard for the community that it attempts to exploit. Please do not allow such profiteering.

Sincerely,

Robin Kim

**Echeverria, Daniel**

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**From:** Scott Young [REDACTED]  
**Sent:** Thursday, June 18, 2020 6:09 PM  
**To:** Echeverria, Daniel  
**Cc:** Scott Young  
**Subject:** (EXTERNAL) Requested Zoning Change on Avenues property  
**Attachments:** Zoning Letter 061420.docx

Dear Mr. Echeverria,

I have attached a letter from my wife and me that states our opposition to the zoning change requested by Ivory Homes on the 3.1 acre plot in the Avenues at approximately 13th Avenue and F Street. We respectfully request that the application for a zoning change be denied for the reasons set forth in our letter. Please let us know if you have any questions. Thank you.

**Scott F. Young**  
Chief Operating Officer



201 S. Main St. Suite 1400  
Salt Lake City, Utah 84111



[www.sentry.financial](http://www.sentry.financial)



Daniel Echeverria  
City Planners Office  
Salt Lake City, Utah

Via fax: [Daniel.echeverria@slcgov.com](mailto:Daniel.echeverria@slcgov.com)

Re: Application to rezone 3.1 acre plot in the Avenues at approximately 13<sup>th</sup> Avenue and F Street (the "Property")

Dear Mr. Echeverria:

My wife and I own a single-family home in Capitol Park that is located in close proximity to the Property with respect to which Ivory Homes is seeking a significant zoning change for development. Five years ago, after searching the Avenues area for quite some time, my wife and I bought our home in large part in reliance on the FR-3 zoning in the neighborhood. The requested zoning change, if granted, will absolutely negatively affect our expectations and property value. And our enjoyment of our home, as well as our quaint, residential neighborhood will be diminished significantly.

We are adamantly opposed to any change in zoning for the Property from its current FR-3 status to the FB-UN1 proposed by the developer. The zoning change is being sought to maximize the density of housing and occupants so that the developer can exploit profits with little regard for the surrounding neighborhoods. Denying the zoning change will not hurt Ivory Homes, they will simply not exercise their purchase option and will find other property to exploit and develop.

The increased density caused by the requested zoning change will create significant increased traffic, noise, and congestion. The high Avenues, where the developer's project is located, are only accessible by steep, narrow streets that are not designed for heavy traffic flow. This is further compounded by the more narrow, private streets of Capitol Park. In the winter, these streets are often difficult to travel, with cars sliding down and becoming stuck while trying to travel uphill. At present, the situation is manageable due to the limited number of automobiles attempting to ascend or descend. The zoning change proposed by the developer will turn a manageable situation into a predictable and dangerous game of demolition derby each winter. This is not acceptable.

Some of the most appealing aspects of the Avenues neighborhood are the quiet, walkable streets and the well-kept yards. The requested zoning change would allow the developer to cram forty-five dwelling units into a space currently zoned for eleven, **an increase of over 400%!** To accomplish that unreasonable congestion, the developer proposes a development with tiny yards, insufficient setbacks, no sidewalks, limited parking, and no green space whatsoever. Worse, the developer would not be limited to the suggested 45 dwelling units. Under an FB-UN1 zoning, Ivory Homes would be free to jam many more dwelling units on the Property. This plan is anathema to the character of the existing neighborhood and should be flatly rejected.

Even the possibility that the developer's request might be granted is frustrating and frightening. My wife and I spent tens of thousands of dollars and a year of our time trying to obtain a simple variance to the zoning requirements in our neighborhood for a remodel that our homeowners association approved and which would not have negatively impacted our neighbors. Our request was denied to apply the zoning laws consistently and to preserve the residential character of our

neighborhood. Despite Ivory Homes' superior financial position, it should be held to equally stringent compliance with the current zoning requirements.

Importantly, this neighborhood surrounding the Property is not conducive to the zoning the developer requests. FB-UN1 zoning is designed for dense urban environments with accessible mass transit. That is not the Avenues' neighborhood. The Avenues are decidedly residential and has limited access to mass transit. We also serve as a buffer between the city and the environmentally sensitive foothills. Due to the current character of the neighborhood, we enjoy visits from myriad wildlife, including deer, coyotes, hawks, and an occasional fox. Drastically increasing the density in our neighborhood would undoubtedly diminish these welcome encounters and should be rejected outright.

The current FR-3 zoning is consistent with the appropriate uses of this neighborhood. My wife and I, like our neighbors, bought our homes in reliance on that zoning. We strongly oppose any attempt to rezone the Property. Therefore, we respectfully request that you deny Ivory Homes' zoning change request immediately so that they can turn to creating plans consistent with current zoning requirements and the preservation of the character of this historic neighborhood or they can not exercise their purchase option and find other property to develop. We are not opposed to appropriate development of the Property in compliance with the current FR-3 zoning.

Sincerely,

Scott F. Young

██████████

**Echeverria, Daniel**

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**From:** Henry Scott [REDACTED]  
**Sent:** Thursday, June 18, 2020 6:09 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Together we can preserve the Avenues!

Dear Daniel,

My husband and I live at 400 E. Capital Park Ave Unit 201

This email is regarding the proposed development property at 675 N F Street.

We are in favor of keeping the FR-3 zone and having the property developed under current zoning.

\*We are opposed to the application requesting a change FB-UN1 from FR-3 zoning.

\*The denser zoning would be inconsistent with the Avenues Master Plan and our surrounding neighborhoods.

Thank you for your attention in this matter - it is extremely important to all of us in the avenues as it will effect the future of our quality of life.

Sincerely,

Henry and Annegrey Scott

## Echeverria, Daniel

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**From:** Jared Young [REDACTED]  
**Sent:** Thursday, June 18, 2020 2:36 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Comments on Petition Number PLNPCM2020-00334/00335

To Mr Echeverria,

I'm writing to strongly oppose the petition to amend the zoning map at 675 N F Street. My name is Jared Young. I own and live the property 678 N F Street. My property is directly across the street (F Street) of the proposed zoning change.

While I do not oppose development of that piece of property, any development should be done with the current zoning, At most a change from FR-3/12,000 to SR-1A, RM F-35, or FR-3 would be appropriate. A change of zoning to FB-UN1 is completely out of character in the neighborhood, and does not seem to occur anywhere in the Avenues.

My opinion is that the planning commission has a vital roll in guiding development by ensuring that areas & neighborhoods maintain their "character". I encourage you to deny the petition to amend the zoning for the property at 675 N F Street.

Thanks,  
Jared Young  
[REDACTED]

**Voicemail from Joshua Rifkin June 18, 2020 12:54 PM**

Hi Daniel, My name is Joshua Rifkin. I live on F Street in Salt Lake City. And I'm calling about the Avenues development project that's currently open for public comment. As a resident of F Street, I live just off 11<sup>th</sup> and the idea of so many new cars and people, creating more traffic, creating more pollution, I think would be incredibly disruptive for the neighborhood, both the construction, but more the number of people moving. Eleventh is already an incredibly busy street. My telephone number is [REDACTED]. Again, I'm just calling to voice my opposition to the proposed development. Thanks.

## Echeverria, Daniel

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**From:** CHRISTOPHER KAUFFMAN [REDACTED]  
**Sent:** Thursday, June 18, 2020 12:54 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Oppose the Avenues amendments at 675 N F St

Daniel-

My name is Chris Kauffman and I live at 580 E 13th Ave. I am writing to voice my strict opposition to the proposed amendment to the zoning map and master plan at 675 N F St by Ivory Development.

I am not opposed to this land being developed, but I am strictly opposed to altering the zoning and master plan. The site is currently zoned for 11 homes and the new plan calls for upward to 45 dwelling units. This is not asking for a few more homes, this is asking for 4x the amount in the same space. This would greatly alter the feel of this area in a negative way. Adding potentially 90 more cars with 11th and 13th Avenues already see increased traffic, people speeding, disobeying stop signs and general disregard for traffic laws. There are many people who walk, jog, dog walk and bike on these roads. I don't think a more congested urban/downtown like development would fit in that space. I am speaking my voice to keep the zoning and master plan as they are and maintain the feel of this area of the Avenues and oppose trying to shoehorn 45 additional dwelling units into that 3.1 acres of land.

Thank you for listening.

Chris Kauffman



**Christopher A. Kauffman**

Nora Eccles Harrison Cardiovascular Research and Training Institute



## Echeverria, Daniel

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**From:** Nancy Schmidt [REDACTED]  
**Sent:** Thursday, June 18, 2020 12:21 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning Avenues lot 675 North F Street

Dear Mr. Echeverria,

I am writing to let you know how strongly opposed I am to changing the zoning at 675 North F Street from FR-3 to FB-UN1. We live just west of there at 344 Charity Cove and have enjoyed the unique Avenues vibe for the last 10 years. The proposal to build 20-25 homes with ADUs, increasing traffic by as many as 90 vehicles on Capitol Park Avenue, is incomprehensible to me. If you are looking for a high density urban walkable/mass transit development this is not the place. Except for bus 11, which runs once an hour until 7:30 pm from downtown to University Hospital, a car is required for all services. This is not a walkable/mass transit urban area. The current FR-3 zoning, allowing 11 units to be built on the property, is reasonable and consistent with our residential neighborhood.

Please allow the Avenues to maintain its unique atmosphere by NOT allowing a high density housing development in our quiet area. I strongly feel that we need to protect and preserve the historical uniqueness of our neighborhoods for future generations. Please say NO to changing the zoning to FB-UN1.

Thank you for your consideration.

Nancy Schmidt  
344 Charity Cove  
Salt Lake City, UT 84103

Sent from my iPad

## Echeverria, Daniel

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**From:** Ann Marie Leone [REDACTED]  
**Sent:** Thursday, June 18, 2020 10:59 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Petition number: PLNPCM2020-00334/00335. 675 F street

Dear Mr. Echeverria,

I am writing to express my concern regarding the petition to amend the zoning on 675 F street. My family lives on 684 Caring Cove which is directly west of the above property. If zoning were to be changed to allow additional dwellings on each property this would significantly reduce the value of my property. When we built our home 19 years ago it was based on the immediate surrounding properties that were similar to my home and all other homes around us. Not only would this decrease the value of my property and all other homes in the area, the added congestion of a large population on three acres, including traffic, dogs barking and an all around disturbance to the beautiful and peaceful neighborhood in which we live. We searched high and low for the perfect neighborhood and now this project is looming over the entire area and it will have an emotionally and financially negative impact on the entire surrounding area of this section of the avenues.

Please consider my stance on NOT ALLOWING the new zoning to pass.

Thank you for your time, Ann Marie Leone

[REDACTED]  
Sent from my iPhone

## Echeverria, Daniel

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**From:** Donald Morris [REDACTED]  
**Sent:** Thursday, June 18, 2020 10:23 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 12 Avenue rezoning

Dear Mr. Echeverria,

I am writing with our **very strongest objection** to the proposed zoning change from FR-3 to FB-UN1 for the 3 acre property located at 673 N. F Street (that is, parcel number 09304550210000 located on the northwest corner of F Street and Capitol Park Avenue).

First, we are NOT opposed to the development of this site; rather, we are opposed to changing the zoning. Our understanding is that the current FR-3 (for Foothill Residential) zoning calls for residential use with **up to 11(maximum) single-family** homes on 12,000 square foot lots. This zone only allow single-family dwellings. This is acceptable and we have no objection to this, were it to occur. The proposed change to FB-UN1 (Form Based Urban Neighborhood) zoning would allow for *higher density multi-family dwellings* placed on this parcel. This is stated in the SLC planning zoning guidelines: "The FB-UN1 zone allows for single-family detached, single-family attached (row house), and two-family/duplex dwellings." The current developer, Ivory Homes, proposes up to *25 houses and 20 ADU for a total of 45 residential units* to be placed here, **in addition to 6 "custom homes"** on lots along the western edge of F street (or the far east side of the plot). This is drastically more homes than is called for and that our community is willing and able to accommodate. Moreover, this is not a binding "plan" and once the zoning changes, the current developer could, if not acting in good faith, potentially increase the number of dwellings here. The developer also does not propose any sidewalks or yards. This is, simply put, not appropriate.

This area of the Avenues is unique in that it is surrounded but mostly single family homes or historic multi-use condominiums (read: The Meridien). The proposed **zoning change would allow for almost 4 times the number of residences than are currently allowed.** This **drastically changes the character** of the portion of the Avenues, as well as the greater Avenues community. We respect the desire of Ivory Development and Mr. Gamvroulas to adapt to the increasing demands that currently befall our city in terms of of diverse housing types and communities. Eleven homes on the existing 3 acre parcel could indeed provide the diverse housing that Salt Lake City and our local community desires. Changing the zoning to FB-UN1 would *increase* the density much more than the existing (empty) piece of land. To the west, on Caring Cove, Charity Cove, and Red Brick Court, there are no more than 14 single-family homes - all with their own yards, most

with sidewalks, and all with off-street parking in garages. To the south of this proposed lot is the Meridien, a very high density 5 story building of arguably the highest end condominiums in the city. Moreover, at over 110 year old the structure is historic and its façade has remained unaltered from the day it was opened in 1906. The development of the Meridien was meticulously planned to the highest of standards *so as not to change the existing character and structures already present*. Switching it from a hospital, which it served in its prior state, to condominiums *decreased* the overall impact of the building (less people with less vehicular and pedestrian traffic because there are less condominium residences than hospital rooms). Simply stated, **there is no precedent for this zoning change**, and it would bring irreparable changes to the area.

We are most concerned about the impact that the zoning change will have on local traffic patterns. The streets of this area would, under this plan, need to support **up to 90 additional vehicles** (assuming each residence has 2 working adults with each working adult using their own vehicle). This is substantially more than the 22 vehicles that we could expect under current zoning (2 cars for each of the 11 homes). My wife and I are in the process of growing our family, and our children will walk to Ensign school on their own. The neighborhood is filled with young families such as ours with children frequently riding their bikes on the (flat) sidewalks and crossing 11<sup>th</sup> and 12<sup>th</sup> Avenues as well as D, E, and F streets. Similarly, there are equal numbers of dog walkers that would be at risk of car versus pedestrian (or animal) accidents. Folks from outside the immediate neighborhood use 11<sup>th</sup> Avenue as a popular jogging and biking street, as evidenced by the marathon that runs down 11<sup>th</sup> Avenue every Spring. **The F Street / 11<sup>th</sup> Avenue corridor will have drastically more traffic and this is not safe for our children, neighbors, and other residents that enjoy the area.** Additionally, the environmental impact, particularly to the locoregional **air quality would be substantially worsened.**

We write this letter not to represent our opposition to developing SLC Parcel Number 09304550210000. Rather, we are strongly opposed to changing the zoning from a single-family residential situation to many multi-family dwellings. The current plot is a vacant lot, is zoned for single-family type homes, and should remain this way.

I strongly urge you to deny this petition to change from the existing zoning. It would forever change the feel of this precious community, increase vehicular traffic, and decrease the safety of our community.

Thank you for your time and interest. We eagerly await your decision and look forward to warmly welcoming our new neighbors to the community.

Sincerely,  
Donald Morris MD  
Medical Director

## Intermountain Kidney/Pancreas Transplant Program

## Echeverria, Daniel

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**From:** Richard D'Souza - Houston Deepwater [REDACTED]  
**Sent:** Thursday, June 18, 2020 7:06 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Preserving Zoning in our neighborhood

Dear Mr. Echeverria,

My name is Richard D'Souza. My wife Rena D'Souza and I are residents at 433 East 12<sup>th</sup> Avenue which is on the corner of 12<sup>th</sup> and F and will therefore be directly impacted by the proposed development at Capital Park and F street. We have lived at this address since 2013. We and our neighbors have enjoyed the neighborhood which we believe is a direct result of enforcing the zoning laws for this area. We are extremely concerned that the application requesting a change to FB-UN1 from FR-3 zoning for the development of the property at 675 N F ( almost directly above where we live) street will have an adverse impact on the quality of life of our neighborhood which is what attracted us here in the first place. The original FR-3 zoning is the right way to go and we would like to ensure that the application for change is denied,

Best regards,

Richard D'Souza



### First Last

KBR | Title, Business Segment  
Address | City, State, Country Code | Country  
Office: +1 000.000.0000 | Mobile: +1 000.000.000  
[first.last@kbr.com](mailto:first.last@kbr.com)



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## Echeverria, Daniel

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**From:** Darci Taylor [REDACTED]  
**Sent:** Thursday, June 18, 2020 7:01 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) no ivory homes in the avenues!

Hi Dan Echeverria,

I'm writing to you to express my concern over the Ivory homes rezoning proposition of 673 N F Street. I am very against this increase in density in the foothills. It's a dangerous and irresponsible use of the area. The community and our air quality would suffer deeply in order for Ivory Homes to line their pockets with (more) money. They are not wanted here and this zoning change is not appreciated in this area.

This area is not within walking distance of shops, restaurants, or mass transit, and the natural slope of the streets in this area of the avenues is so steep that it prevents it from being used for any form of active transportation such as walking/biking to and from any of the aforementioned amenities, so people would only drive up and down the streets, significantly increasing traffic and contributing to air pollution. This particular area does not have good sidewalk infrastructure, so people walk their dogs and children ride their bikes in the actual street along 12th and 13th avenue, adding to the issues with an increase of potential vehicles in the area.

This plot is in a quiet area that facilitates birds, trees, and other wildlife. Developing this would also increase the risk of much tragedy in fire season, given its proximity to one of the driest canyons along the Wasatch Front.

Please do not let Ivory Homes change the zone from FR-3 to FB-UN1! It saddens me to see this peaceful area of birds and mature trees be harmed in any way (those trees should not be touched in any circumstances!) but particularly with the intention of creating such a dangerous development.

Thank you for your time,  
Darci Taylor  
Avenues Resident

## Echeverria, Daniel

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**From:** Anthony Schaeffer [REDACTED]  
**Sent:** Wednesday, June 17, 2020 11:01 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Objection to proposed zoning change - parcel number 09304550210000

Dear Mr. Echeverria,

My wife Jessica Wiley and myself are writing with our **very strongest objection** to the proposed zoning change from FR-3 to FB-UN1 for the 3 acre property located at 673 N. F Street (that is, parcel number 09304550210000 located on the northwest corner of F Street and Capitol Park Avenue).

First, we are NOT opposed to the development of this site; rather, we are opposed to changing the zoning. Our understanding is that the current FR-3 (for Foothill Residential) zoning calls for residential use with **up to 11 (maximum) single-family** homes on 12,000 square foot lots. This zone only allow single-family dwellings. This is acceptable and we have no objection to this, were it to occur. The proposed change to FB-UN1 (Form Based Urban Neighborhood) zoning would allow for *higher density multi-family dwellings* placed on this parcel. This is stated in the SLC planning zoning guidelines: "The FB-UN1 zone allows for single-family detached, single-family attached (row house), and two-family/duplex dwellings." The current developer, Ivory Homes, proposes up to *25 houses and 20 ADU for a total of 45 residential units* to be placed here, **in addition to 6 "custom homes"** on lots along the western edge of F street (or the far east side of the plot). This is drastically more homes than is called for and that our community is willing and able to accommodate. Moreover, this is not a binding "plan" and once the zoning changes, the current developer could, if not acting in good faith, potentially increase the number of dwellings here. The developer also does not propose any sidewalks or yards. This is, simply put, not appropriate.

This area of the Avenues is unique in that it is surrounded but mostly single family homes or historic multi-use condominiums (read: The Meridien). The proposed **zoning change would allow for almost 4 times the number of residences than are currently allowed**. This **drastically changes the character** of the portion of the Avenues, as well as the greater Avenues community. We respect the desire of Ivory Development and Mr. Gamvroulas to adapt to the increasing demands that currently befall our city in terms of of diverse housing types and communities. Eleven homes on the existing 3 acre parcel could indeed provide the diverse housing that Salt Lake City and our local community desires. Changing the zoning to FB-UN1 would *increase* the density much more than the existing (empty) piece of land. To the west, on Caring Cove, Charity Cove, and Red Brick Court, there are no more than 14 single-family homes - all with their own yards, most with sidewalks, and all with off-street parking in garages. To the south of this proposed lot is the Meridien, a very high density 5 story building of arguably the highest end condominiums in the city. Moreover, at over 110 year old the structure is historic and its façade has remained unaltered from the day it was opened in 1906. The development of the Meridien was meticulously planned to the highest of standards *so as not to change the existing character and structures already present*. Switching it from a hospital, which it served in its prior state, to condominiums *decreased* the overall impact of the building (less people with less vehicular and pedestrian traffic because there are less condominium residences than hospital rooms). Simply stated, **there is no precedent for this zoning change**, and it would bring irreparable changes to the area.

We are most concerned about the impact that the zoning change will have on local traffic patterns. The streets of this area would, under this plan, need to support **up to 90 additional vehicles** (assuming each residence has 2 working adults with each working adult using their own vehicle). This is substantially more than the 22 vehicles that we could expect under current zoning (2 cars for each of the 11 homes). My wife and I are in the process of growing our family, and our children will walk to Ensign school on their own. The neighborhood is filled with young families such as ours with children frequently riding their bikes on the (flat) sidewalks and crossing 11<sup>th</sup> and 12<sup>th</sup> Avenues as well as D, E, and F streets. Similarly, there are equal numbers of dog walkers that would be at risk of car versus pedestrian (or animal) accidents. Folks from outside the immediate neighborhood use 11<sup>th</sup> Avenue as a popular jogging and biking street, as evidenced by the marathon that runs down 11<sup>th</sup> Avenue every Spring. **The F Street / 11<sup>th</sup> Avenue corridor will have drastically more traffic and this is not safe for our children, neighbors, and other residents that enjoy the area.** Additionally, the environmental impact, particularly to the locoregional **air quality** (I am a person that suffers from severe asthma and reactive airway disease), **would be substantially worsened.**

We write this letter not to represent our opposition to developing SLC Parcel Number 09304550210000. Rather, we are strongly opposed to changing the zoning from a single-family residential situation to many multi-family dwellings. The current plot is a vacant lot, is zoned for single-family type homes, and should remain this way.

I strongly urge you to deny this petition to change from the existing zoning. It would forever change the feel of this precious community, increase vehicular traffic, and decrease the safety of our community.

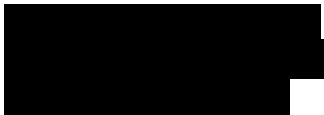
Thank you for your time and interest. We eagerly await your decision and look forward to warmly welcoming our new neighbors to the community.

Sincerely,  
Jessica Wiley and Anthony Schaeffer

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Anthony John Schaeffer, MD, MPH

Assistant Professor of Surgery/Urology  
Pediatric Urologist  
Health Services Researcher  
University of Utah / Primary Children's Hospital



## Echeverria, Daniel

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**From:** Bobbi Morgan [REDACTED]  
**Sent:** Wednesday, June 17, 2020 8:05 AM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Concerns, Re: Avenues Rezoning

Dear Mr. Echeverria-

My name is Bobbi Morgan and I reside, with my family, at 374 12th Avenue. I am writing to express my concerns about the potential rezoning of a property at F Street and 13th Avenue.

As someone whose property value has been negatively impacted by development in my backyard, I am keenly aware of how rezoning can bring lasting problems to the neighborhood and the residents who call that neighborhood home. I am not opposed to the current zoning of that property but I am opposed to changing that zoning to increase the number of dwellings for several reasons. First is the increase in density. The potential of 90+ cars increases congestion. It's already dangerous to travel the Avenues because folks regularly run stop signs or stop at an intersection that doesn't require a stop. In the winter, cars regularly side backwards down E Street and adding 90+ more cars on that street increases the likelihood of more accidents and fenderbenders. The additional pollution from these cars is not wanted and has many health and safety implications for people and wildlife in my neighborhood.

The second concern I will highlight is the aesthetic and ability for the developer to change the plan. In good faith, I signed an "ok" for my neighbor to divide his property and to build a smaller home so he and his wife could "downsize." Two years later, there is a 3200 square foot mini mansion directly in my backyard. This monstrosity blocks my view and creates a lack of privacy for me and my neighbor. This has a direct impact on my property value (as well as my scenery) and when I sell my home, the price will reflect that decrease. One of the reasons my family chose the Avenues is the excellent resale value and the beautiful views. Now I suffer because of the good faith I put in my neighbor who decided it was more important to make money, sold the property to a developer and increased the size of the house by two fold. So I have experience in this arena and know of what I speak. Ivory Homes may present a certain plan but they retain the right to change that plan.

The final concern I will express is the impact on wildlife. In my yard, I regularly see deer prints and when I'm lucky, a deer or two. Although my tulips and pansies take a hit, I'm ok with that! I have a beautiful gray owl that frequents nearby trees well as hawks. The dense development that is proposed will take away the area that these animals need in order to live.

Please do not allow the change in zoning.

Sincerely,  
Bobbi Morgan  
Avenues homeowner

Sent from my iPad

## Echeverria, Daniel

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**From:** Aaron Fargo [REDACTED]  
**Sent:** Tuesday, June 16, 2020 3:27 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Opposition to application to rezone to FB-UN1

Hi Daniel,

I am writing as a neighbor to oppose the rezoning of FR-3 for the Ivory Homes project. My main objection are as follows:

1. Setting a precedent: As soon as a project is rezoned, other developers will use that as a precedent in the Avenues for additional changes to zoning that go against the master plan.
2. Respect the Master Plan: The master plan was created to prevent this type of development. I dont understand why neighbors have to spend time protecting/defending a master plan that was already agreed upon.
3. Too high of density: The avenues streets are already crowded and traffic has become a major issue within the community. Adding 90+ additional cars to E street and 11th Ave will overload an already crowded infrastructure.
4. Developers M.O.: Ask for more than they think will get approved and be allowed to scale back to something that still goes against the master plan and the desire of the neighborhoods. I hope the city planning office is well aware of this strategy and responds accordingly by denying the rezoning request.

I appreciate your time,

Aaron Fargo  
83 H Street  
Salt lake City, Utah 84103

**Echeverria, Daniel**

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**From:** Barry Coker [REDACTED]  
**Sent:** Tuesday, June 16, 2020 8:01 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Re-zoning Application in Upper Avenues

Good morning,

In regards to the Ivory Homes application for rezoning the lot at 675 N F Street, I am opposed to it.

This would be a negative impact on the entire area. The increased traffic would be a noise and safety issue. The Avenues have a certain character that needs to be maintained for the current/future residents. That is what attracted us to this unique area. This type of development is best suited to the suburbs. I don't think the traffic impact on all roads in the immediate area has been studied. When 11th Ave gets busy 13th and 12th Ave will see increased traffic. Again, I'm opposed to the rezoning.

Thank you,

William Coker  
516 12th Ave  
[REDACTED]

## Echeverria, Daniel

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**From:** Linda Dean [REDACTED]  
**Sent:** Monday, June 15, 2020 9:38 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Petition Number :PLNPCM2020-00334/00335

Mr Echeverria

I am writing with regards to the proposed Ivory Homes development on 675 F Street. My neighbors and I have discussed Ivory's rezoning petition at length. While we are not opposed to the development of the property, we do oppose the proposed rezoning change. I think you have to agree that a jump from FR-3 to FB-UN1 is a pretty radical change.

We believe the FB-UN1 zoning generally used in denser more urban settings, is incompatible with the upper Avenues neighborhood and in fact has never before been used in such a location. While we recognize the need for more affordable housing, greater density and the role ADU's can play, we believe that such developments need to be planned where people are within walking distance of mass transit, shops, restaurants and schools in order to cut down the use of cars and resulting air pollution. None of these factors exist in this section of the upper Avenues. The 45 proposed residents will add around 90 cars, increasing traffic particularly on E and I Street and 11th Avenue. The increased traffic also has our Northpoint neighbors concerned about a fire hazard to their residential community which has only one entrance and egress via F Street.

Ivory Homes has informed us that the selling price for these homes is 800,000 to 1.2 million dollars depending on the model. That's not exactly affordable housing and probably not even for the rental of the ADU's. Furthermore the price point along with no yards (10 ft between houses) or sidewalks will deter most families with children, thereby not attracting more federal tax dollars to the Avenues schools.

If I may share with you other concerns raised by residents and neighbors:

- The need for a traffic study specifically focused on 11th Avenue and E Street
- The need for a water run off study due to the lack of planned green space and no drains on Capitol Park Avenue
- The proposed development has five driveways entering Capitol Park Avenue, which is a private street. The curb cuts are planned on a curved section of street, which should require a safety study by the City
- The City already determined Capitol Park Avenue is not compatible with SLC streets and engineering
- The ADU concept intended for individual homeowners did not envisage developments where almost every home has an ADU
- The ADU component will become short-term overnight Airbnb rentals, since the City has no ability to enforce against short-term rentals
- Concerns regarding snow removal, Ivory has packed every inch of the plot such that there is nowhere to put snow (the snow should not be pushed onto Capitol Park Avenue)
- Homes come right down to the road unlike neighboring homes with sizable yards and extensive landscaping

Again, I would like to stress that we are not against development of the property but are opposed to this radical rezoning proposal that seems so totally out of keeping with our location. Thanks for allowing me to express the thoughts and concerns of so many of our neighbors.

Linda Dean  
400 East Capitol Park Avenue Unit 303

Salt Lake City, Utah 84013



## Echeverria, Daniel

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**From:** Rick Gamble [REDACTED]  
**Sent:** Monday, June 15, 2020 7:29 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Do not approve zoning change at F Street and 13th Avenue

Hello,

I am a long-time Avenues resident. I strongly oppose the application to change zoning restrictions for the parcel at F St & 13th Ave.

It would not be wise to increase the housing density at that location. The Avenues streets are already overcrowded. They were constructed a long time ago, and were not built to handle as much traffic as we see today. It is not safe to add more housing units and thus increase traffic here. We have already been hit twice in our car at intersections where the other driver was not paying enough attention. It's even worse when roads get slick in the winter.

Moreover, increased density is out of alignment with the existing character of the Upper Avenues. Don't suddenly change the rules on us. That open field is such a nice area with beautiful trees. We need a place for existing residents to play and enjoy beauty. We don't need more houses and people here.

Many of us saved up money for many years so that we could afford to live in an area that is not densely packed. We very much value our breathing space. Any development in that area needs to provide a good measure of open space to preserve the beauty of our beloved neighborhood.

Thank you for all that you do  
Rick Gamble  
SLC, UT 84103

Do not allow any waiver of the existing limits on development in the Avenues.

## Echeverria, Daniel

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**From:** CClark [REDACTED]  
**Sent:** Sunday, June 14, 2020 2:09 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Do not approve zoning change at F Street and 13th Avenue

Hello,

I am a long-time Avenues resident. I strongly oppose the application to change zoning restrictions for the parcel at F St & 13th Ave.

It would not be wise to increase the housing density at that location. The Avenues streets are already overcrowded. They were constructed a long time ago, and were not built to handle as much traffic as we see today. It is not safe to add more housing units and thus increase traffic here. We have already been hit twice in our car at intersections where the other driver was not paying enough attention. It's even worse when roads get slick in the winter.

Moreover, increased density is out of alignment with the existing character of the Upper Avenues. Don't suddenly change the rules on us. That open field is such a nice area with beautiful trees. We need a place for existing residents to play and enjoy beauty. We don't need more houses and people here.

Many of us saved up money for many years so that we could afford to live in an area that is not densely packed. We very much value our breathing space. Any development in that area needs to provide a good measure of open space to preserve the beauty of our beloved neighborhood.

Do not allow any waiver of the existing limits on development in the Avenues.

Thank you,  
Carolyn Clark  
SLC, UT 84103

## Echeverria, Daniel

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**From:** Dustin Lipson [REDACTED]  
**Sent:** Saturday, June 13, 2020 8:45 AM  
**To:** [REDACTED] Echeverria, Daniel; Wharton, Chris  
**Subject:** (EXTERNAL) Do NOT support rezoning of F and 13th

Fellow District 3 Neighbors and Planning Representatives,

I am writing to express my objection to a proposed rezoning of F and 13th. The current proposal from Ivory homes prioritizes profits over community. This development does nothing to improve the neighborhood, access to affordable housing, nor is it supported by those who live here. It does not fit with the character of the neighborhood either. Claiming that the neighborhood already supports dense housing using the repurposed VA as an example is preposterous. Moreover \$800k row homes with rentable casita is not consistent with adding the kind of housing stock this community needs. I am happy to canvas the neighborhood, support candidates and elected officials who listen to the community will, or offer any other assistance to assure that this development is not realized.

Thank you kindly,

Dustin and Christine Lipson  
467 11th Avenue

## Echeverria, Daniel

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**From:** Larry Perkins [REDACTED]  
**Sent:** Friday, June 12, 2020 11:35 PM  
**To:** Wharton, Chris; Echeverria, Daniel  
**Subject:** (EXTERNAL) Fwd: Ivory Development proposed re-zoning of 675 N F Street

I today received in the mail notice of an audacious proposal to re-zone a portion of my Avenues neighborhood -- specifically to increase housing density on a buildable 3.2 acre parcel by more than 400% (More Than Four Hundred Percent !!!) from 11 homes to 45. That notice invited input be sent to Mr. Daniel Escheverria on the City Planning Staff, and I did send the below email to him expressing my initial reaction to the re-zoning proposal.

However, considering that the final decision on this matter lies in the hands of the City Council, and considering that you are our Representative on the City Council, let me please also plead with you to not allow current zoning to be trashed as requested by Ivory Development. The site which is the subject of the re-zoning proposition is accessed by F Street, which effectively "dead-ends" at the 3.2 acre site .... inasmuch as at that point F Street ceases to exist at the gate that enters the Northpoint Condominiums. The other access to this site is via Penny Parade Drive and Capital Park Avenue, and those streets were privately built and are privately maintained (Not by Salt Lake City) and are considerably narrower than normal city streets inasmuch as they were designed to serve current residents plus potentially the allowed 11 homes permitted by current zoning. Those streets were most definitely NOT designed to serve an additional 45 dwellings such as Ivory seeks.

Although I believe that it is absolutely true that the "character" of the neighborhood would be clearly harmed by the lack of yards and landscaping around the packed-in proposed dwellings Ivory seeks to build, and although Ivory's proposed minimal setbacks from the road and from neighboring to-be-built-homes are dramatically different from the character of existing homes on nearby streets, aesthetics can be argued to be a matter of judgment or taste. Yet, the city should not ignore the fact that current residents have expressed their taste by investing large amounts of money and effort in landscaping and spacing within the neighborhood.

Traffic problems, however, are Not subjective.

And parking problems are not subjective. There can easily be 4 cars associated with every home & Accessory Dwelling Unit -- and parking for such a (foreseeable) eventuality would be a Mess within the design and density proposed by Ivory.

Please do not allow our homes and neighborhood to be destroyed by a selfish re-zoning that would serve Ivory Development's desire for profit at our expense.

Sincerely, Larry Perkins  
405 E 12th Avenue  
Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Larry Perkins [REDACTED]  
**Sent:** Friday, June 12, 2020 2:46 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Development proposed re-zoning of 675 N F Street

Dear Mr. Echeverria,

This proposal to build 45 new homes on a 3.2 acre parcel no doubt makes wonderful sense for the Profit Goals of Ivory Development, but it makes no sense at all for the adjoining residents and the existing neighborhood.

First of all, there is a reasonable concern about the likely adverse traffic impact on F Street as an access to such a dense development.

But, secondly, there is no question at all about the GUARANTEED adverse traffic impact on the narrow, existing, privately maintained roads including Capital Park Avenue and Penny Parade Drive that will unquestionably be used as frequent access routes by the 90 or more residents anticipated to occupy the 45 proposed housing units.

Addressing the Ivory claim that "The proposed development would showcase how a variety of ADU types can blend into an existing neighborhood and provide housing solutions for diverse demographics (students, seniors, young families)" it must be noted:

(1) that Ivory has made no meaningful attempt to "blend" into the neighborhood [the near non-existent setbacks of the proposed duplex-type structures from their property lines coupled with the absence of sidewalks and the skimpy landscaping on the proposed lots confirm that Ivory's focus is on the Density allowed by their requested re-zoning and their focus is not on much of anything else]. plus

(2) Ivory's write up indicates that they intend to be promoters of breaking down "social and economic" segregation. Their lip-service to such a goal rings hollow in the absence of their stating what their anticipated sales prices will be. , Even cursory price-point-estimates for their proposal indicate pricing well beyond the financial reach of the "average Joe" -- leaving behind (a) no real social benefit, (b) adverse traffic and other impacts, but (c) a boost in Ivory's profits when they finish construction and then wash their hands of this neighborhood and move on to other unrestricted opportunities they apparently hope to create at the public's expense.

Zoning changes should be permitted ONLY when they are clearly of benefit to All Stakeholders. Current residents as well as owners of to-be-built homes are Much Better Served by current zoning than they would be by the proposed super-high-density change being requested.

Sincerely,  
Larry Perkins  
405 E 12th Ave.  
SLC, UT 84103

**Echeverria, Daniel**

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**From:** Ed Zipser [REDACTED]  
**Sent:** Friday, June 12, 2020 7:50 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposed re-zoning of 675 N. F St.

Dear Daniel Echeverria and SLC Planning Department,

I am an 82-year-old resident of Northpoint Estates, adjacent to the land proposed for rezoning. My wife and I have lived here for over 20 years, and we LOVE this neighborhood. I still work at the University of Utah, and until the COVID-19 closure of the University, I enjoyed walking to the #11 bus to take me to and from the U of Utah daily. I still enjoy neighborhood walks.

We were ALWAYS well aware that this property could have up to 11 homes built on it, and we accept that just as we accepted the low density homes on Charity Cove. I have enjoyed watching our resident red-tailed hawks raise young in this area for over 20 years, and the hawks not only accept the low-density homes on Charity Cove, they built a new nest there and are feeding young there as I write this.

My neighbors and I believe that a rezoning, as proposed, would break faith with those who live and enjoy this neighborhood, by permitting about 4 X the number of dwelling units that we were prepared to accept. It goes without saying that walking and driving on F St., as I have enjoyed forever 20 years, would become more difficult, and perhaps more hazardous. I sincerely hope that the SLC Planning Department does not permit this extreme change in density, which would surely diminish the safety and quality of life for all who now live here.

Sincerely,  
Ed Zipser

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Edward J. Zipser, Professor, Dept. of Atmospheric Sciences, Univ. of Utah  
135 S 1460 E, Room 809, Salt Lake City, UT 84112-0110. [REDACTED]  
[REDACTED]

## Echeverria, Daniel

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**From:** Ruth Ann Hamilton [REDACTED]  
**Sent:** Friday, June 12, 2020 6:48 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Stop the Ivory Home Development on top of F Street

Dear Mr. Echeverria,

I was alarmed to learn that plans are underway by Ivory Homes to build high-density housing on the 3+ acres of land located at the top of F street on the west side. My understanding is that this development does not comply with the current zoning restrictions and will require the planning commission to rezone the area to allow for high density development. Please don't change the zoning. If such rezoning does occur many advantages of living in this attractive, eclectic, and quiet area of the avenues will forever be destroyed. Moreover, the avenues unique historical character will be eroded.

I realize there is a need for more housing in Salt Lake City and I am not opposed to high -density housing in areas where it is appropriate such as downtown SLC and blighted areas adjacent to downtown. My concern is that such development if allowed to proliferate will begin to destroy the various historic and lovely residential neighborhoods surrounding the City among which is the avenues. Ivory Homes development plan has no open space, no green space, no sidewalks, no visitor parking, and no parking for the "guest" house. Parking will overflow onto the narrow public streets. There is no rapid transit or buses available at this development site and cars will be a necessity. If this high-density development occurs, traffic down F street (currently a light traffic street) will dangerously increase as will the traffic on the adjacent side streets where children currently play.

Twenty years ago, I moved here from the New York City area to avoid high density development, noise, cement, and the diminishment of open space. I love living in the avenues. I and my neighbors support developing the property under the current zoning with individual homes.

Thank you for your consideration of my request.

Ruth Ann Hamilton  
385 East 12<sup>th</sup> Ave.  
SLC, 84103

## Echeverria, Daniel

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**From:** David Maher [REDACTED]  
**Sent:** Friday, June 12, 2020 1:01 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Zoning Map and Master Plan Amendments at approximately 675 N F Street

Marilyn & David Maher  
400 Capitol Park Ave #202  
SLC, 84103

We would like to raise our objections changing the zoning from FR-3 to FB-UN1. The present zoning currently is consistent with the avenues neighborhood and if the residents could vote on this proposed amendment it would likely fail.

The density the proposed project offers many problems such as increased traffic , parking and property access.

High density,45 dwelling units on 3.1 acres, is not consistent with the surrounding neighborhood. This size of plot is appropriate for the present zoning which would provide for approximately 11 homes. One must also be concerned that fire protection could be an issue in such a highly packed area.

Many of us have elected to reside in this community because of the present FR-3 zoning and feel that original commitment should remain in place and developers allowed to comply to that zoning.

We do not need to turn 3.1 acres into a high density situation that has the potential to create many additional and perhaps very difficult and costly problems to manage.

## Echeverria, Daniel

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**From:** Andrew Bebbington <[REDACTED]>  
**Sent:** Friday, June 12, 2020 12:38 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Ivory Homes Development -Capital Park

Dear Mr. Echeverria

My wife and I are owners of a house at 343 Penny Parade Drive, which is on the entrance to the Capital Park Development. We purchased our house 22 years ago when we moved to Salt Lake. We were one of the initial residents of the development and have worked hard to preserve the appeal of the neighborhood as it was built out over a 10 year period. We also worked closely with the Meridian group when the hospital was developed to minimize the impact of such a large development right on the border of the neighborhood, and I think we were very successful balancing their needs with ours.

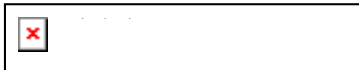
We are now faced with the development of the Church property, something which the church had told me would never happen. As often happens however, circumstances change and we must now address the plans of a new developer. Our desire would be for that piece of land to be developed in accordance with the guidelines that each of us used in our development to create a contiguous development project. We understand that their plans call for a significantly higher density development than currently experienced in Capital Park and the surrounding streets and to do so they need the city to amend the current zoning arrangements.

I can see no reasonable justification, other than profit, to allow a higher density development that that originally envisaged by the city and relied upon by all residents of the CPHOA and the Avenues generally when purchasing their houses. Furthermore, their proposed zoning change is to allow additional rental units to be built in conjunction with residential homes, which is totally not in keeping with the surrounding area and will dramatically adversely affect the enjoyment of the neighborhood by owner residents.

We strongly urge the city to maintain the current zoning restrictions on the property.

Many thanks

**Andrew C. Bebbington**  
SVP, Structured Finance



201 S. Main St. Suite 1400  
Salt Lake City, Utah 84111



[www.sentry.financial](http://www.sentry.financial)  
[linkedin.com/in/andrew-bebbington/](https://www.linkedin.com/in/andrew-bebbington/)

## Echeverria, Daniel

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**From:** Charles Cannon [REDACTED]  
**Sent:** Friday, June 12, 2020 11:45 AM  
**To:** Echeverria, Daniel; Jan McKinnon  
**Subject:** (EXTERNAL) Avenues zoning change proposal

Daniel:

I am Charles A. Cannon, living at 536 East 13th Avenue, Salt Lake City, Utah 84103. I am concerned about the environmental and human costs associated with the proposed change from FR-3 to FB-UN1 for 675 North F Street. The denser zoning would depart from the historical continuity of the Avenues and is inconsistent with the Avenues Master Plan. Please retain the current zoning designation of FR-3.

Please make my opposition to this proposal known to those who will decide this zoning proposal.

Thank you,

Charles A. Cannon

## Echeverria, Daniel

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**From:** randy koziatsek [REDACTED]  
**Sent:** Friday, June 12, 2020 9:56 AM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Avenue Zoning Change Proposal

Dear Mr. Echeverria,

My name is Randal Koziatsek. I live at 463 12<sup>th</sup> Avenue, Salt Lake City, UT 84103.

I am writing to register my intense opposition to changing the zoning of the property at 675 N F Street. PLEASE DO NOT RECOMMEND OR APPROVE A ZONING CHANGE FOR THIS PROPERTY!

This proposed zoning change would significantly increase the residential density of the area and detrimentally change the family neighborhood character of the surrounding area.

A zoning change from FR-3 to FB-UN1 flies in the face of the purpose of zoning as it pertains to the Avenues Community Master Plan's Future Land Use Map. If zoning changes are permitted to egregiously increase density and change the character and quality of a neighborhood to this degree, why have a future plan and zoning in the first place? Keep the existing FR-3 zoning in place!

The significantly greater increase in traffic is antithetical to family living and recreation outside of all the homes in the neighborhood who expect an FR-3 level of traffic.

Approval of this zoning change would set a very undesirable precedent for the entire Avenues community and change what is perhaps the most unique aspect of Salt Lake City – it's suburban residential character in the heart of downtown.

The developer may be trying to create a false equivalence between the density of the Meridian and Wright buildings and their proposed zoning change. The Meridian and Wright buildings are existing historic avenues structures and the Meridian is beautifully and impeccably restored. These buildings also have acres of green space around them with a park-like feel. The developer's proposed extreme density coupled with a "cookie cutter look" and lacking greenspace is completely out of character with the surrounding neighborhood.

A zoning change should only be considered if it does not detrimentally impact and benefits the surrounding residential community. This zoning change proposal does the opposite. Why can't the developer develop the property under the existing FR-3 zoning? PLEASE DO NOT RECOMMEND OR APPROVE A ZONING CHANGE FOR THIS PROPERTY!

Kind Regards,

Randal Koziatsek  
[REDACTED]

## **Echeverria, Daniel**

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**From:** Lou Jean Flint [REDACTED]  
**Sent:** Friday, June 12, 2020 9:55 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL)

To All It May Concern:

THE Ivory Construction proposal for the property at approximately 13 Avenue and F street is inconsistent with the surrounding zoning and therefore inappropriate. Please do not change any rules of the zoning rules in this area.

Lou Jean Flint

420 12th Avenue, SLC 84103

telephone [REDACTED]

## Echeverria, Daniel

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**From:** Joseph A. Walkowski [REDACTED]  
**Sent:** Thursday, June 11, 2020 2:27 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Opposition to rezoning to FB-UN1 for Ivory Homes



Dear Mr. Echeverria:

I am writing to you in opposition to a rezoning petition by Ivory Homes for 3.1 acres in the Avenues from FR-3 to FB-UN1. There is simply no good reason to change the zoning from the present to high density residential in the present case. The streets are barely able to handle the present amount of traffic, there is no transportation available in the area other than personal vehicles, and the type of housing contemplated is not in keeping with the general appearance of the neighborhood.

Further, Ivory Homes is not constrained to the present, proposed plan once FB-UN1 zoning would be granted. Ivory Homes is not known for either quality construction, so I question whether the proposed development would be a good addition to the neighborhood. They are a high volume builder, largest in the state, used to bending the rules, so the FB-UN1 rezoning grant would be a source of continuing problems for city planning to cause Ivory to toe the line.

While the city is dedicated to increase the amount of affordable housing, this development, if approved, would by no means be affordable based on the current market value and pricing of homes in the surrounding neighborhood.

Obviously Ivory Homes is in business to make money, and they can certainly do so, were they to build under the current FR-3 zoning constraints. It is not a question of making or not making money, it's simply a question of how much money the city is willing to let Ivory make to the detriment of existing homeowners in the surrounding Avenues neighborhood.

Thank you for your consideration of my comments, and to your service to the city.

Sincerely,

Joseph A. Walkowski  
210 E. Sixth Avenue  
Salt Lake City, UT 84103  
[REDACTED]

Joseph A. Walkowski  
Registered Patent Attorney  
[REDACTED]

230 South 500 East, Suite 300 Salt Lake City, UT 84102  
[REDACTED]

[Website](#)

COVID-19 UPDATE: TraskBritt is fully equipped to maintain operations despite any government isolation orders that might be issued in the near future.

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## Echeverria, Daniel

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**From:** JUDY DENCKER [REDACTED]  
**Sent:** Thursday, June 11, 2020 1:48 PM  
**To:** Echeverria, Daniel; Chris.Warton@slcgov.com  
**Subject:** (EXTERNAL) Re: 673 North "F" Street

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Daniel -

I am writing to you today to address the proposed Ivory development of the property referenced above. Before that, a little personal background if you will please allow me to address.

My Father and his parents moved into their home at 475 E. 13th Avenue in 1916 when my Dad was four years old. Our home and the home to the east at 483 13th Avenue, and a home at 669 No. "G" Street were the first homes built north of 9th Avenue in 1910. I am now third generation in the family home, I have seen neighbors pass away, move away and new people move in. At this point, I believe that I am the oldest "original" resident still in the area.

I remember going to the lobby of the Veterans Hospital that today is the Meridian property, to buy candy bars from the vending machines there. I remember the amphitheater that was located to the north of the VA building, and the fire department (run by the VA) that was located on 13th Avenue (before it became Capitol Park Ave) just to the west of "F" Street. I remember the VA property changing hands sometime in the early 1970's to the Brigham Young University SL Campus for a time. The building now referred to as the "Wright building" being used as the psychiatric wing of the Primary Children's Hospital. Also, the first helipad later in the early 1980's (?) for the new service brought by Life Flight that was to the immediate NW of the PCH Psychiatric wing.

I recall "talk" of the property Ivory is desirous of purchasing and developing as an over the top multi dwelling property, being developed by the LDS Church as a ward house. Discussion waned as the population of LDS members in the immediate area dwindled and that the parking for the structure would be inadequate and that an elevator would have to be installed in the structure. Evidently this is the point at which the LDS Church abandoned the idea of having a ward house built on the property.

Now comes this idea from Ivory to develop the property. As you know Ivory wants the city to rezone this property to allow them to build 25 homes plus 20 ADU's for a grand total of 45 dwelling structures on this site. Again, as you know, current zoning allows up to 11 homes on this property. I need to point out to you that such a development of 45 dwellings on this 3+ acres is not at all consistent with the existing character of the Avenues.

With those 45 dwelling units will come more and more vehicles. Traffic already along "F" Street is ridiculous. It's a straight shot down/up "F" Street with only one stop sign on 11th Avenue. I am not suggesting the installation of another stop sign, as no one obeys the existing one on 11th Avenue unless E-W traffic is so close in proximity that mandates stopping to prevent collisions. What I am saying is that we do not want

another 45 homes jammed in on 3+ acres. Also, "F" Street is not the only street that will feel impact from this increased development. Impact will be felt along 13th Ave., E-W, 11th Ave., E-W and other N-S streets. After looking at the proposed site data document, I believe that people accessing these dwellings as proposed, will use "F" Street as their ingress/egress point as it is closer to getting out of the neighborhood, than traveling west along Capitol Park Ave and winding through the neighborhood to the west, coming out on "D" Street and then to 11th Avenue.

As I look at the proposed site data document from Ivory, I see no real "open space" around these structures. I see too many structures on such a lot size. This type of development is totally foreign to the character of the existing area.

I have no desire to see this spot of land end up looking like it's an after thought of the developer trying to jam so much into this size lot. If Ivory is desirous of developing this property, I would like to see them scale back this grandiose idea and put up five luxury homes that would blend in with the existing neighborhood.

Do not allow the destruction of this part of the Avenues by permitting a zoning change for this project.

Thank you.

Respectfully,  
Judy A. Dencker  
475 E. 13th Avenue  
[REDACTED]

## Echeverria, Daniel

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**From:** Mary Lou Reitz [REDACTED]  
**Sent:** Thursday, June 11, 2020 12:42 PM  
**To:** Echeverria, Daniel  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Opposition to rezoning of FB-UN1

Dear Mr. Echeverria,

I moved to the Avenues 18 years ago but have thought of this area as my ultimate home since driving through it to the University of Utah from my childhood home in Bountiful. I have since earned a Bachelors, Masters and Doctorate degree from the U of U and upon becoming the Audiologist for Salt Lake City School District, was able to move with my family to a lovely home on D Street just above 11th Avenue. The eclectic, multi-decade, housing around our home and throughout the Avenues makes living here a continual discovery of architecture and history. A dense development of Ivory Homes would disrupt the esthetic of this area. The associated increase in people and cars would seriously impact the environmentally sensitive foothills and the wildlife that now are able to move freely through this area.

The development of the 3.1 acre plot at the top of E Street under option by Ivory Homes should be done under the current FR-3 zoning. I am opposed to changing the zoning to FB-UN1.

Sincerely,  
Dr. Mary Lou Reitz

Sent from my iPad

## Echeverria, Daniel

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**From:** John Nisson [REDACTED]  
**Sent:** Thursday, June 11, 2020 12:19 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Avenues - F St. Rezoning Request - Strongly Opposed

Hi Daniel Echeverria,

I am writing to inform you of my strong opposition to the rezoning of the 3 acre parcel directly to the north of the home I just purchased at 623 N. F St. While I'm not opposed the proper development of the property, the proposed rezoning would be considered a grave violation to my rights for the following reasons:

- It is too dense which would cause more traffic and noise, no green space, no ample parking which would overflow onto the street. It is not appropriate to the surrounding properties, and would destroy one of the main reasons that I decided to move to this street.
- The developer is not constrained to the proposed plans and could keep to them or change them to meet the FB-UN1 guidelines. This could make the actual development even worse than their original plan.
- This harms the neighborhood aesthetic. The avenues stands for uniqueness and charm. This plan would be an eyesore and a violation of the iconic avenue aesthetic.

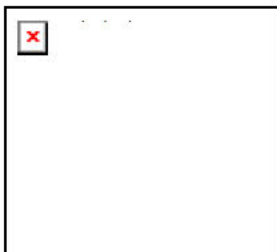
For all of these reasons the change in zoning would have a dramatic negative impact on the value of my home. This is a cause of great concern that would warrant further legal action.

Just imagine if you moved into your dream home to learn that your neighborhood would be rezoned to triple the occupancy, for no good reason except to benefits some damn cookie cutter home builder profiteer. This would go against all things that the avenues stand for!

Please take the appropriate actions to stop this rezoning and keep this property with its current appropriate zoning guidelines.

I await your thoughts on this matter.

Thank you,



**John Nisson**  
**President**  
Siskin Enterprises, Inc.



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## Echeverria, Daniel

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**From:** Joseph Cook [REDACTED]  
**Sent:** Thursday, June 11, 2020 12:03 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) proposed zoning for 675 N F Street.

Dear Daniel Echeverria,

I previously wrote an e-mail to Chris Wharton the member of the city council who represents our district, but I want to make sure you have a record of my concerns about the proposed development.

My foremost concern is that it will increase the density of the area. The following quote is from the application submitted by Ivory Homes for the requested rezoning of the property: "In fact, the surrounding land uses, with the exception of the western boundary, are much more dense than what could be built on the subject property under the current zone. Adjoining this property to the north is a 49 unit gated, attached condominium community. The southern neighbor is a five story stacked condominium complex zoned RMF-35, arguably the most dense zoning island of property in the area." To my way of thinking this is not a reasonable advocacy for rezoning, but rather one antithetical to it.

My main concern is the increased density that would occur if the rezoning is granted. Both of the cross streets: F and Capital Park are narrow. There is only one egress from Northpoint onto F street and during the winter navigating the street can be quite hazardous. Will the proposed rezoning result in extreme congestion during the building phase and afterwards? I think so, with a significant increase in the cars exiting on F street.

Despite the density of the Northpoint area and the stacked condominium complex there are sidewalks and pleasing grass so one does not have the optical feeling of high density. This would not be the case with the proposed zoning.

The proposed zoning was obviously intended for a high density area near public transportation and within walking distance of stores and restaurants. To use this new zoning in our area is a perversion of the original intent.

My wife Nancy and I have owned a condominium in Northpoint at 787 Northpoint Drive for many years. We purchased it sometime prior to our retirement and maintained it while we lived in California, Connecticut and Pennsylvania. It served our purposes during this period and we gladly paid our taxes knowing it would allow us to return to a beautiful community in Salt Lake City where I attended medical school. I am almost 85 years old and, to my surprise, still working at the Utah State Developmental Center in American Fork. I have spent a professional lifetime clinically serving those who are disadvantaged and do not consider myself an elitist. However, I do think it is wrong to change the zoning in an area where one would have expected the previous zoning to remain in effect.

Sincerely,  
Joseph V. Cook, MD.

Sent from [Mail](#) for Windows 10

**Echeverria, Daniel**

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**From:** Jeff Burton [REDACTED]  
**Sent:** Thursday, June 11, 2020 11:03 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) LDS property at VA hospital

Hi, Daniel,

I hear someone wants to change zoning on the property above the old VA hospital. To honor our veterans, we need to keep that area somewhat "sacred."

I grew up on 11th Avenue and we used to play in the "backyard" of the VA hospital when I was a kid.

It was a great place and I met a lot of vets and the staff at the hospital there.

When I walk in that field today, my mind is filled with memories of those who sacrificed so much for us.

We don't want it turned into a noisy, crowded shantytown.

We owe our veterans at least a little respect.

Please don't allow the zoning to change.

Thanks. -- jeff

## Echeverria, Daniel

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**From:** Alice Ray [REDACTED]  
**Sent:** Thursday, June 11, 2020 10:14 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Objection to zoning change request - 673 N F STREET

Hi

I was alarmed to hear of the application to change the current zoning and therefore increase the density of the housing development proposed by Ivory Homes

I am a resident in the local area - the whole neighborhood is well spaced and well balanced - increasing the density of housing will increase traffic on already busy roads and will completely change the aesthetic feel. The current zoning allows development to be in keeping with the immediate surrounding area - I am not sure why anyone would think it would be OK to put high density units in an area that is definitely not developed in that way. And, if this zoning change is allowed, it will be a catalyst for other zoning variances to be sought.

I live on the the corner of Penny Parade Drive and Capital Park Ave - there is an extremely sharp bend and accidents are a real concern. More traffic using that road (one of the access routes to the proposed development) will increase that risk - I totally support development in keeping with the current zoning restrictions - but the application submitted by Ivory Homes will add so much more risk and likelihood of accidents.

i do hope that sense will prevail and that this application will be turned down. Please please please don't allow this zoning change to happen

Kind regards  
Alice Ray  
290 E Penny Parade Drive  
SLC 84013

## Echeverria, Daniel

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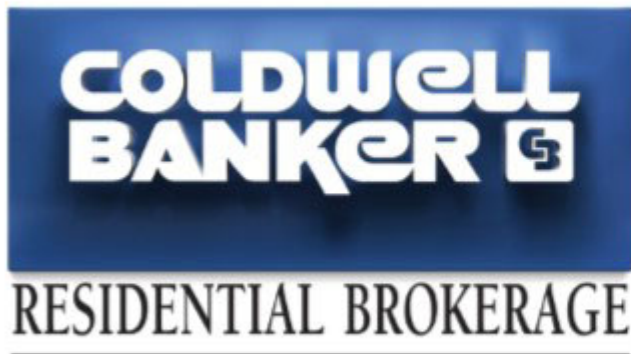
**From:** Koziatek, Gina [REDACTED]  
**Sent:** Tuesday, June 9, 2020 5:25 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 675 N F Street Zoning

Dear Daniel,

My name is Gina Koziatek and I live at 463 12th Avenue. I am writing to you about the proposed development property at 675 N F Street. I am in favor of keeping the FR-3 zone and having the property developed under current zoning. I am opposed to the application requesting a change to FB-UN1 from FR-3 zoning. The denser zoning would be inconsistent with the Avenues Master Plan and our surroundings.

Thank you for your consideration. Please let me know that you have received this email.

Kind Regards,  
Gina



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## Echeverria, Daniel

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**From:** Carmelle Jensen [REDACTED]  
**Sent:** Monday, June 8, 2020 4:01 PM  
**To:** Echeverria, Daniel  
**Cc:** Todd Jensen; Jan McKinnon  
**Subject:** (EXTERNAL) Opposing zoning change at 675 N. F

Daniel,

I am formally protesting the requested zoning change that has been made by Ivory Homes at the 675 North F Street property. I am a homeowner at The Meridien Condominiums. One of the factors that influenced our buying decision was that the property had zoning which restricted a dense development being built on the land. That ensured the traffic would not be increased greatly if it were to be developed. From what has been shared with me at our board meeting the proposed change would increase traffic 4 fold from what it is zoned for currently.

I am requesting the FR-3 zone be kept in place and have the property developed under that pre-approved zoning.

I oppose the application from Ivory Homes requesting a change to FB-UNI1 and FR-3 zoning.

The denser zoning would be inconsistent with the avenues master plan, the main reason many people have purchased in this area. Further, they are proposing a "mother-in-law" structure to the back of the homes and once they are sold they could in fact become rentals which would further exasperate the car traffic on F Street as well as potential safety to the area. F Street dead ends at a gated community so it would created a situation where traffic is entering from 13<sup>th</sup> Avenue onto F or straight up F. All traffic would come past our building.

I believe this change would effect the current value of our properties based on the dramatic increased traffic and the potential rentable units destroying what is now a very serene environment.

Please reach out to me should you want further clarification or comment from me.



Carmelle Jensen / President / CEO



CCG, LLC.

358 So. Rio Grande, Ste 100, Salt Lake City, UT 84101

[ccgslc.com](http://ccgslc.com)



## Echeverria, Daniel

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**From:** Cindy van Klaveren [REDACTED]  
**Sent:** Monday, June 8, 2020 2:02 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Public Feedback to 675 N. "F" Street Project

Mr. Echeverria,

Thank you for providing all this information regarding the proposal for 675 N. "F" Street development. Thank you also for making it so easy for adjacent homeowners to provide feedback. My husband and I have lived at 843 N. Grandridge Ct. in Northpoint Condominiums for ten years.

First, let me express that I am not against the development of that vacant lot. I much prefer a project of homes over the often untended, dead grass, off-leash dog park that lot has become.

My concern is the single exit from my complex onto "F" Street. Summers present the challenge of fire season. We have approximately 100 cars in Northpoint that would funnel down onto "F" in an emergency evacuation perhaps caused by canyon wildfire or earthquake. It is my understanding that if Capitol Park, a privately owned street, was not made available to the developers, and the zoning change was granted, that would be a big problem. If the developers had to enter and exit by using "F", that would be some 90 additional cars trying to exit down "F" daily, as well as in an emergency. I can imagine street parking on both sides of "F" would narrow the street even more.

Due to the steep grade and the fact that "F" is usually not plowed right away, exiting in winter is also a challenge. I have experienced skidding to the side while slowing "slipping" down "F" after a snowstorm. If there is street parking on both sides, again, that ride down in winter, could have additional risk. Any housing along "F" simply must have plenty of setback so that drivers can see cars exiting from Northpoint. We have been told the current design shows no sidewalks nor setbacks along "F".

Thank you for your consideration,

Cindy van Klaveren  
Northpoint Condominiums

**Echeverria, Daniel**

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**From:** Julie Pacini [REDACTED]  
**Sent:** Monday, June 8, 2020 10:25 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Plot/Ivory Homes

To Daniel Echeverria, in regards to the property/plot at 675 North F Street in Salt Lake City, Utah.

This is Julie Pacini. My husband, Craig and I have lived on the avenues since 1979, raising our children here. We are currently living at;

837 Juniperpoint Court  
Salt Lake City,  
Utah 84103,

just north of the plot in question.

We have loved living on the avenues, though we are close to the City Center, we are in a very quiet, wonderful part of the city. We feel that changing the zoning so that Ivory Homes can build on this plot would cause an inappropriate density for our neighborhood and that there will be way too many people and cars here. This would destroy our beautiful and tranquil neighborhood.

Please take our request into account that we DO NOT WANT the zoning changed.

THANK YOU,

Julie and Craig Pacini

## Echeverria, Daniel

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**From:** Todd Jensen [REDACTED]  
**Sent:** Monday, June 8, 2020 10:24 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Petition PLNPCM2020-00334/00335

Mr. Echeverria,

- I oppose the zoning change for the property located 675 N F Street
- I am in favor of keeping the FR-3 zone and having the property developed under current zoning
- I oppose the application requesting a change to FB-UN1 from FR-3
- The denser zoning would be inconsistent with the Avenues Foothills Residential District

Thank you

[Todd Jensen](#)

[400 E Capitol Park Ave #301](#)

[Salt Lake City, UT 84103](#)

## Echeverria, Daniel

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**From:** Sarah Scott <[REDACTED]>  
**Sent:** Monday, June 8, 2020 8:10 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposed Zoning Change at 675 N F Street

Dear Mr. Echeverria-

I live one block away from the proposed development on the corner of 12th Avenue and G Street. My family and I have resided in this neighborhood for almost 16 years. While I am in favor of retaining the current zoning (FR-3) for property development, I am OPPOSED to the application requesting a change to FB-UN1 zoning, which will increase the density on that space. Such an increase in density would be inconsistent with the Avenues Master Plan and our surrounding neighborhoods.

Thank you for considering this comment -

Sarah Scott  
489 12th Avenue  
Salt Lake City, Utah 84103

Sent from my iPhone

## Echeverria, Daniel

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**From:** Malcolm S [REDACTED]  
**Sent:** Sunday, June 7, 2020 9:51 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Please oppose new zoning at 675 N F Street

Dear Mr. Echeverria:

My name is Malcolm Schongalla, and I am a homeowner at 372 I Street in the Avenues neighborhood of Salt Lake City. I am writing to you in regards to the proposed development at 675 N F Street.

My wife and I oppose the developer's proposal to re-zone the property to increase housing unit capacity. We value the peaceful nature of the neighborhood which is preserved by the property's current FR-3 zone designation. We oppose the developer's application to change the zoning to FB-UN1, which would allow for a denser population density, create more traffic, negatively affect property values, and upset the peaceful character of the neighborhood. Overall, the change would be inconsistent with the Avenues Master Plan and surrounding neighborhoods.

We realize that housing supply is limited in Salt Lake City, but the proposed development at 675 N F Street is not a sustainable way to go about addressing the shortage. The developers should propose a plan that is compatible with current zoning designations, or seek another site. Thank you for considering our opinion.

Malcolm Schongalla  
Kelly Corbett  
372 I Street  
Salt Lake City, UT 84103  
[REDACTED]

**Echeverria, Daniel**

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**From:** Carol Moss [REDACTED]  
**Sent:** Saturday, June 6, 2020 12:32 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Zoning changes - opposition

Daniel,

My husband and I are residents of Northpoint Estates at the top of F street in the Avenues. We are writing to you today to express our deep concern for the application made by Ivory Homes to change the zoning of the corner property of F street and Capitol Park Avenue. We understand they are asking for a change from the current FR-3 zoning to a FB-UN1 zoning.

We don't understand how this change could be considered and approved due to the intense impact it would have on the existing neighborhood. It would be an extremely dense development to what is now a traditionally well planned community. Our concern is for the excess traffic increase to the area, both for congestion and noise, problems with negotiating driving on the steep F street especially during the winter months, and excess traffic on the extended surrounding streets.

If this proposal would be approved, we understand that the developer could do whatever he wants to with the property including a change in designs and density. This would affect the neighborhood aesthetics, the wildlife habitat, and breaks faith with the residents that have previously purchased homes in this neighborhood and have been paying taxes for many years to Salt Lake City.

We do not oppose the development of this land, we just wish it to remain under the current zoning assignment of the FR-3.

Thank you for your time and consideration of this matter. We look forward to a reasonable and fair settlement of this issue in the near future.

Best regards,

*Carol Brennan Moss*

*Brian Hart Moss*

## Echeverria, Daniel

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**From:** Gary Crittenden [REDACTED]  
**Sent:** Thursday, June 4, 2020 4:13 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Ivory Holmes proposed development at 675 N F Street

Mr. Echeverria,

My names is Gary Crittenden. I live at 400 E. Capitol Park Ave in Salt Lake City, #501. My wife and I have lived in Salt Lake for the last ten years at this same address. I am writing to oppose the application to change the zoning on the property above in the subject line to FB\_UNI from FR-3 zoning.

There are several reasons why the re-zing makes no sense to those of us who are long time residents of the neighborhood.

1. The denser zoning is inconsistent with the Avenues overall. Putting 49 dwelling units in a three acre lot in individual housing units is much more dense than the Avenues overall.
2. The change in zoning would be inconsistent with the master plan for the surrounding area, a master plan that we relied on at the time we purchased our property.
3. The re-zoning would require access to Capitol Park Ave., a private road. This is unlikely to be approved by the Capitol Park HOA.
4. The homes proposed will not be attractive to their target market and the re-zoning proposed will likely be a failed development. Homes built right to the street, with no green space will not be attractive to young families. I was part of a study to reinvigorate the Avenues some years back with other community leaders. Our study showed that size of homes and size of yards were primary impediments to this demographic group. The are small, very expensive homes, with no green space.
5. Developing the property with the current zoning and rejecting the re-zoning proposal is likely to be supported my most of the surrounding.

I hope that the planning department will reject the proposed rezoning.

Thanks,

Gary Crittenden

## Echeverria, Daniel

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**From:** Kurt Bestor [REDACTED]  
**Sent:** Thursday, June 4, 2020 12:57 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Re: Upper Avenues Re-zoning application

Dear Mr. Echeverria,

I am writing this email as a resident of the Upper Avenues (473 12th Avenue) in opposition to the proposed zoning change at 675 N. F Street from FR3 to FBUN1

My reasons for this change deal primarily with traffic concerns. As the property in question is near the very top of F Street, there is essentially one street entrance and exit to and from the proposed development and that is F street. This is a quiet residential street, which is already busier than most due to the older townhome private residences (Northpointe) at the very end of the street and the Meridian residences. Adding 45 residences would be a 409% increase over the existing zoning. This will have a dangerous effect on traffic on F street and feeding into 11th and E Streets.

Other concerns regarding this proposed zoning change and the accompanying development plans by Ivory Homes are:

1) There are no front yards or sidewalks, the buildings are a bare 10 feet apart and come right down to the road, this is incompatible with the character of Capitol Park Avenue where all the residences have sizable front yards. The Meridian building opposite is also well set back with extensive landscaping.

2) The proposed development has five driveways entering Capitol Park Avenue which is a private street. The curb cuts are planned on a curved section of street, which should require a safety study by the City, who has already determined Capitol Park Avenue is not compatible with Salt Lake City streets and engineering

Thank you for considering the neighborhood residents' concerns regarding this zoning change and would urge you to keep the zoning as is currently planned for this area which is much more consistent with the Avenues Master plan and surrounding neighborhood.

Sincerely,

Kurt Bestor  
(473 12th Avenue, 84103)  
[REDACTED]

kurt bestor  
Emmy-award-winning composer/performer  
[REDACTED]

Artist Management  
Kevin Raleigh  
[REDACTED]

Business Management  
Cooper Williams  
Amy Crawley  
[REDACTED]

## Echeverria, Daniel

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**From:** Anne Palmer [REDACTED]  
**Sent:** Thursday, June 4, 2020 11:35 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 20TMP-006609

Dear Mr. Echeverria,

I would like to participate in the hearing for the F Street and 13th Avenue rezoning request by Ivory Homes.

I live at K Street and 13th Ave.

This proposal is inconsistent with the Avenues Master Plan and will add an unacceptable number of cars to a high-fire hazard area with narrow thoroughfares.

Please let me know when the hearing will be held.

Thank you sincerely,

Anne E. Palmer  
640 K Street Salt Lake City UT 84103  
[REDACTED]

## Echeverria, Daniel

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**From:** Michele Swaner [REDACTED]  
**Sent:** Thursday, June 4, 2020 9:34 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Proposed Ivory Development at 675 N F Street in Salt Lake City

Dear Mr. Echeverria,

My husband and I are writing to express our concerns about the proposed Ivory Homes development at 675 N F Street, Salt Lake City, UT 84103. We have lived in the area for more than 30 years and are well-acquainted with the parcel on F Street.

We have reviewed the site, and here is our conclusion: we are not opposed to Ivory developing homes, but **we are in favor of keeping the FR-3 zone and having the property developed under current zoning. We are opposed to the application requesting a change to FB-UN1 from FR-3 zoning.**

Ivory's proposed plan will build too many houses for the size of the parcel. The Avenues has never been intended to be a high-density neighborhood. In fact, this is part of its charm. The proposed density will bring additional traffic to the area, impacting residents not only on F Street, but also on I, E, and B Streets and 11th Avenue. Building all these houses will forever change the character of the Avenues and F Street.

**Denser zoning would be inconsistent with the Avenues Master Plan and our surrounding neighborhood.**

We urge your support in keeping the current zoning kept in place and allow Ivory to build an appropriate number of houses based on an ordinance that has served the Avenues well for many years. In a separate email, we have also expressed our concerns to Council Member Chris Wharton.

Thank you.

Sincerely,

Michele Swaner & Tom Vitelli

555 E 13th Avenue

Salt Lake City, UT 84103

## Echeverria, Daniel

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**From:** Jan McKinnon [REDACTED]  
**Sent:** Thursday, June 4, 2020 7:22 AM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning Application by Ivory Homes

Please register me as one who opposes the application by Ivory Homes to rezone the lot at 675 N F Street. The current zoning is consistent with the Greater Avenues Development Plan and to alter it would be a shame. I am not opposed to the development of the lot, but under the current zoning. Ivory Homes proposal to build 45 units on the lot would create too many issues. There isn't infrastructure to support that many homes and residents. They haven't considered even putting in sidewalks and the lack of green space would not be consistent with the surrounding homes who have lovely front and back yards.

As a resident in this neighborhood, I would be very disappointed if the council didn't keep the current zoning. Thank you Jan McKinnon

## Echeverria, Daniel

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**From:** Nancy Nunn [REDACTED]  
**Sent:** Wednesday, June 3, 2020 5:42 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) rezoning F St. & 13th  
  
**Importance:** High

I have been an Avenues resident for almost 50 years. The Avenues is a special area and we need to protect what's left of it. It is unthinkable to allow Ivory Homes to stuff 45 residences in that space.

Whoever owns the property should consider donating it to the city for a park. Please respond with the name of who owns the property.

Nancy Nunn  
381 7<sup>th</sup> Ave

**Echeverria, Daniel**

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**From:** Cynthia Walkowski [REDACTED]  
**Sent:** Monday, June 1, 2020 12:46 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Rezoning Application at F Street and 13th Avenue

I am writing to you to make my voice heard. I have lived in the Avenues for 30+ years and bought a house in the Avenues because of it's charm. I do not like the "cookie cutter" effect that most neighborhoods have.

Please don't allow 45 homes to be built on land that is currently zoned for 11 homes. Building this many homes on a plot this size will increase the housing density, change the character of the neighborhood, and will definitely increase traffic. Please adhere to the current zoning permit for this area and preserve the character of the Avenues.

Respectfully,

Cynthia Walkowski

[REDACTED]

210 E. 6th Ave

Salt Lake City, UT

**Echeverria, Daniel**

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**From:** Jane Durcan LAST\_NAME [REDACTED]  
**Sent:** Tuesday, May 26, 2020 4:27 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) 673 North F Street zoning

Dear Mr Echeveria

We are writing to voice our concern regarding the proposed upzoning of 673 N F Street from the current 11 homes to 25 houses plus 20 ADUs. We have been residents in the avenues since 1983 and this change is inconsistent with the character of the avenues. There are no sidewalks or yards planned. 90 more cars could be added to the neighborhood significantly changing the traffic burden in the area and safety of walking in the neighborhood. We are not against any development but feel it should be consistent with the current standards and zoning.

Sincerely

F. Jane Durcan  
John F Hoffmann  
504 E. 13th Avenue

**K.4: May 2020 Noticing Public Input (Initial FB-UN1/25 lot request input)**

**b. Support Letters**

## Echeverria, Daniel

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**From:** Kevin Leecaster [REDACTED]  
**Sent:** Sunday, June 28, 2020 5:36 PM  
**To:** Echeverria, Daniel  
**Cc:** Wharton, Chris  
**Subject:** (EXTERNAL) 13th Avenue Rezoning Public Comment

As a 12-year resident on 9th Avenue I support rezoning the parcel for increased density near our city's center, but as always would like stricter sustainability requirements as well as hoping that making it a gas-free neighborhood if possible. Don't forget to include grass swale because our warming climate is leading toward heavier rainfalls. Good luck

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<https://www.oeclassic.com/>

Kevin Leecaster  
Green Fire HVAC Ilc  
[REDACTED]

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## Echeverria, Daniel

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**From:** Jarod Hall [REDACTED]  
**Sent:** Thursday, June 25, 2020 12:52 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) PLNPCM2020-00334/00335 Community Comment

Howdy Daniel

I am writing a quick note in support of the referenced planning project. I feel that this zoning change matches many of the stated goals of our mayor and other city leaders. Allowing more dwelling units per acre inherently reduces the cost of those units, and over time and at scale helps reduce the cost of housing across the city. The idea that we still have zoning districts in our city that require less than 4 units per acre does not match the sustainability goals of our city. Additionally the Avenues has one of the highest density of road intersections, so it is one of the best able to handle traffic loads that would come from higher density.

Thanks  
Jarod Hall

## Echeverria, Daniel

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**From:** b.h. cox [REDACTED]  
**Sent:** Wednesday, June 24, 2020 3:17 PM  
**To:** Echeverria, Daniel  
**Subject:** (EXTERNAL) Comments on FR-3 to FB-UN1 Zoning and Master Plan Amendment (675 N. F Street)

To the Planning Division:

Like many we have spent even more time than usual in the last few months walking our neighborhood—the Avenues. We walked by this plot in April and talked about what a good use for an empty, flat plot in this location might be. I have looked carefully at the proposal posted on the Planning Dept. website and think it is a good match for the area.

This has a mix of low-rise housing types, just as the immediate area has both townhouses, luxury condos in the old hospital, and single family houses. Given the value of the land it is unlikely this could ever be developed as affordable housing but the inclusion of ADU apartments, like mother-in-law units found elsewhere in the Aves, offers some less expensive alternatives if the owners of the main houses choose to rent them out.

The lack of sidewalks, which concern some Avenues residents, doesn't seem a major issue since this is a narrow loop road serving only these houses. In scale this would be somewhat like the cottage courts found in some other older neighborhoods and pedestrians should feel comfortable. Many of the streets in the immediate area lack sidewalks but are generally walkable because there is little through traffic. The fact that almost half the garages/parking spaces are tucked away means the street scene isn't car-dominated.

The amount of traffic generated seems minor in the total scheme of things and I say this as someone whose home overlooks the west end of Third Ave. which these residents would, like many in the Avenues and at the University, use to get downtown. As an occasional user of the route 11 bus I would welcome more riders which might justify UTA increasing frequency of service.

I have seen comments from other Avenues residents that this should be a park. Given the shrinking city budget it seems that such money as there is should go to maintaining the parks we have and to areas whose residents have fewer recreation options than folks in the Upper Avenues. The high value of these houses will add to the general tax rolls.

The Avenues has the character it does because largely because of its diverse housing stock. I have walked the Avenues almost daily for decades and would love if this proposal added a high quality contemporary chapter to our living encyclopedia of architectural styles. The proposal doesn't look like it will do that as far as building design but does seem like it will address real housing needs and use good urban planning principles. I support a change in zoning making such infill possible.

I have no connection to anyone involved with this project...merely an Avenues resident with a long-standing amateur interest in architecture and planning who tries to look at the bigger urban picture.

Barbara Cox  
123 Second Avenue  
SLC 84103