

Date/Time Opened	Contact Name	Comment	Popular Topic
2/17/2021 16:22	Tom Cotterill	NAME IS TOM COTTERILL. MY WIFE & I HAVE LIVED AT [REDACTED] FOR NEARLY 31 YEARS. I HAVE CONTACTED CAITLYN MILLER ABOUT THE PROPOSED IZZY SOUTH AND ASKED HER TO ADVOCATE FOR OUR PARKING AND TRAFFIC ON 2100 SOUTH CONCERNS AND NOW I IMPLORE YOU. IT LOOKS LIKE A DONE DEAL BUT I'M VERY CONCERNED ABOUT TENANTS PARKING ON 2100 SOUTH AND NEARBY SIDE STREETS AS NOTED AT THE RESIDENTIAL BRIXTON DEVELOPMENT ON 6TH E-7TH SOUTH ALONG THE STREETCAR LINE. YOUR ADVOCACY ON OUR BEHALF IS GREATLY APPRECIATED. TOM COTTERILL	
2/18/2021 15:38	Roma LaPutka	> Subject: (EXTERNAL) Divest from Big Tech Dear Council Member Rogers, Google, Facebook, and Twitter are censoring Americans -- and it's wrong. Regardless of your personal ideology, I'm sure we'd agree that these companies are too big and too powerful. It's time for our state and local governments to divest from Big Tech. There's just no reason our tax dollars should be supporting these companies. Please stop using my tax dollars to buy equipment, advertisements or stock from any of these tech companies until they clean up their act and start respecting all peaceful views. Regards, Roma LaPutka Salt Lake City, Utah	

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2/18/2021 17:00	Peter Brownstein	<p>Calls have been made by many SLC residents stating that we should be spending our dollars on law enforcement differently. I would propose that first we perform some analysis of how we are spending money. One of the concepts of running any business operation is that you cannot manage what you cannot measure. Therefore, I would like to propose that we spend a little bit of time in Salt Lake City to measure, both how we are spending our money on law enforcement, and what we are getting in return for those dollars spent. This process can start with analyzing every call made to 911 and the city's non-emergency number to identify the issues motivating the call and how it was addressed. This goes beyond the data analysis proposed in the 2021 Crime Control plan to take a deeper analytical dive at the calls for assistance coming to SLCPD, not just the responses. Then dig further and understand what skills were required, what type of training is in place to provide the skills, and could those calls have potentially been avoided through any type of prevention program. A smart business works to reduce calls to customer service and returns/repairs by identifying the sources of repeat problems where resources can be focused to prevent them from re-occurring. The same approach can be applied to SLC Police. Response times will decrease if fewer people are calling 911 for problems that can be addressed through methods other than law enforcement. I believe that it is also important to consider that the costs involved here are not just for the police department, but also for the fire department, when an engine company responds to almost anything medically-related. That would enable us to evaluate the cost of prevention versus repair afterwards. Any formal training in project management will state that it is always easier to apply smaller amounts of resources up front, rather than have to repair the situation later. This type of analysis would enable us to make sure that we are spending our dollars in the most appropriate manner to get the highest return on our investment. While I'm sure that one could hire a very expensive outside consulting firm to determine this, I would also suspect that it wouldn't be too difficult to locate graduate students at the University of Utah either from the College of Social Work or the David Eccles School of Business to help perform this analysis at a much lower cost. Please let me know who it might be appropriate for me to speak to further regarding this idea</p>	

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2/18/2021 17:01	Peter Brownstein	Subject: (EXTERNAL) Police Officer Retention Issues. During one of the recent online sessions I heard Chief Mike Brown talk about the sudden departure of somewhere between 40 and 50 officers from his Department. Clearly this is upsetting, and creates challenges at a time when there are already many other challenges. 15 years ago, I was involved with the strategic planning committee at the Jewish Community Center addressing the needs of the early childhood education center. At the end of one year they had to deal with the departure of nearly one-third of all their teachers. Working with a few other dedicated parents we made a proposal to the board of directors which was that we would conduct in-depth exit interviews and provide that information directly to the board. Bypassing the director of the center, and, the executive director of the organization. Summarizing, we found that the issues went well beyond compensation. Within a year, both the director of the ECC and the executive director of The JCC were replaced. I would seriously consider the possibility of doing something similar . the key here is it has to go much deeper than a traditional exit interview performed by human resources, and the individuals have to feel that they have the trust of whomever is conducting the interviews so they will share what's really on their minds. This is not to say that we should discount anything we hear from the chief on why the departures have taken place, but due diligence would say more information is needed. Thank you all for the time that you take from your lives to make Salt Lake City a better place. Please let me know if there is any way I can help. Peter Brownstein	
2/18/2021 17:01	Steve Stepanek	From: Steve Stepanek Sent: Wednesday, February 10, 2021 8:36 AM To: Mayor ; Wharton, Chris Subject: (EXTERNAL) Distressing numbers regarding Utah Police shootings Erin and Chris, I have read numbers recently that suggest that Utah has the highest per capita police shootings in the nation. This confirms the suspicion that I have about the numbers of shootings we hear about in our news. We do not want to be the police murder capital of the nation. Keep this high on your priority list. I know there are lots of other problems to work on but this one stands out to me. Thanks for your service. Steve Steven Stepanek [REDACTED]	

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2/23/2021 8:05	Laura Kennedy	City Council members, I've been a resident of Salt Lake for about 8 years. I love living here, and I'm thankful for all that the seven of you do for our city. I wanted to bring up an idea to you all. Because this idea could span across cities and counties, I realize it might be more of a state plan with UDOT, but perhaps Salt Lake could attempt a start at it. I have noticed on dark rainy or snowy evenings when I'm driving home from work on I15 or 700 East that the lanes are hard to see. I know it's not just me based on talks with friends, but also observing other drivers as they swerve into other lanes unknowingly. I actually feel tense driving in these conditions because I can't quite tell where I need to be on the road. If the lane paint ever had a reflective coating to it, it has worn off. I realize that reflectors in other states that sit on top of the road are not ideal for a state that gets so much snow. But there are reflectors that you can somewhat bury but left uncovered if that makes sense. They sit maybe an inch into the road so a plow truck can't rip them off the road, but they can still add reflection for the drivers. That is one idea, but I wanted to bring this to your attention because I want my city and my state to feel safe in these common conditions. Thank you for your time. -- -Laura Kennedy	
2/23/2021 8:08	Eric Maass	Council, You are all doing a terrible disservice to people patronizing downtown businesses by giving out parking tickets minutes after the rip off parking limit expires. There is no way I will patronize business again down town because of the unfriendly poorly managed parking. During this time you need to bring patrons in to support businesses and not penilise patrons with frivolouse parking tickets. I was more pissed than anything I would have rather dropped the \$30 to a business to support them and not the Ass Waggers giving out parking tickets. Eric Maass	

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2/23/2021 8:10	Jennifer Murdock	Good Morning, Apologies if the incorrect people are included. I am seeking information on if there will be additional vouchers, warming shelters, beds available for the evening of Wednesday, February 24th. I do recall in previous years warming centers were created. If there will be may i please have an address and contact information. The weather shows an overnight of 18 degrees. I want to be able to pass the information on the persons who typically avoid shelters to encourage them to seek safer shelter that evening to avoid cold weather injuries or death. But as you know shelter beds have been at about 98+ capacity all week. With most locations being up too 99. Without action many will not have a choice but to try to fight the frigid temperatures. If you do not know could you please refer me to the correct person to get my answer. Thanks in advance. Regards,	
2/23/2021 8:17	John Doe	The voicemail is from Sarah Richards-Lund. She lives within District Four at [REDACTED]. She is in opposition of rezoning the 900 E and Lincoln Street. She opposes it because the rezoning does not meet the standards in City Codes, most of the public feedback opposed the project, and it received a negative staff report recommendation.	
2/23/2021 8:30	Mari Romiger	The voicemail is from Marilee Romiger from District Four calling into opposing the rezoning of 9th East & 200 South. She opposes it because the rezoning does not meet the standards in City Codes, most of the public feedback opposed the project, and it received a negative staff report recommendation. Ms. Romiger has lived in the neighborhood for over 40 years and believes if the owner would like to make money she should sell the homes individually and have the buyer fix them up.	
2/23/2021 10:14	Jon c C Jones	Dear City Council, I want to voice my opposition to the rezoning of the properties 4 referred to above from R2 to RMF35. I am a homeowner less than a block away on 100 S for more than 33 years in an old historic home. 3 of the 4 houses in question are large old historic homes that are part of the fabric of the neighborhood and we should not allow them to tear them down to build just another big new apartment complex building. The zoning has been the same for many years and they should not be able to change the zoning on a whim (or repeated attempts). I have spoken to my neighbors and they feel the same way. The City Council should uphold its own ordinances and the work of the city planners and the Planning Commission and Vote NO to a Zoning Change. Thanks for your consideration.	

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2/23/2021 10:15	Anonymous Constituent	This voicemail was left by an anonymous caller wanted to express her opinion in opposition to the rezoning of the 900 E and 200 S block. She say she had issues with contacting the management when she was looking at the area. She believes that these homes have historical value and should be preserved over demolishing. The third voicemail is also from the same caller who wanted to express additional concern about international investors. She believes they do not understand the laws and are only in it to make money.	
2/23/2021 10:17	Christy Porucznik	Dear City Council Members, I am a homeowner and resident in Council District 4. Last year at about this time the question of re-zoning 949-963 E 200 South came up at the Planning Commission. It received a negative recommendation from staff, overwhelming negative public comments, and the Planning Commission voted against it. The facts have not changed since then. The buildings are still historic. They survived the earthquake. The neighborhood character is still consistent with R-2. The City Council should not overturn the decision of the Planning Commission on this matter. I oppose re-zoning of these properties with or without a development agreement. Christy Porucznik	
2/23/2021 10:18	Ashlee Morgan	Hello, I am a homeowner across the street from the properties in question of re-zoning. Myself and my partner are 100% FOR the re-zoning proposal! These properties have housed criminals, drug-addicts/dealers and thieves that have terrorized our neighborhood for years! THESE ARE NOT HOMELESS OR THE MENTALLY ILL THAT WE ALL AGREE NEED OUR HELP. THESE ARE CRIMINALS STALKING THIS AREA! The one request that we'd have; Is that the new construction be uniform to the Victorian Style Homes in the neighborhood. 16 units seem appropriate as long as each unit is single family. We voted for you, Erin, please do the right thing. The Bryant Neighborhood deserves to be peaceful and clean one. There is much to gained by ridding it of systemic crime. Thank you for hearing our input. Sincerely, ~Ashlee Morgan	

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2/23/2021 10:20	Shami Kanekar	<p>Hello here is my comment for toady's meeting regarding City parking: "I'm here to give you feedback on some of the parking issues facing interior block residents on blocks that have just undergone significant redevelopment. I live on a block like this on Koneta Court, a private street. Over the last six years all the potential infill space on this block has been developed exacerbating an already challenging parking situation. (See map) Now a developer wants to subdivide a lot and squeeze 2 townhomes into the last tiny bit of green space left on my street. (It is his green space- not a common area.) Each townhome would have 3 bedrooms and the expectation is that they would be occupied by multiple students. Our street, which we recently learned is private with unclear ownership, has no curbs and gutters and no sidewalk. The developer is providing one parking place in a garage for each (3-bedroom) unit and an additional spot in a hodge podge of cars wedged in between buildings." Regards, Shami Kanekar And an elaboration of the above issues: I bought a house on [REDACTED] and have lived here since 2002. We have 4 houses on the street occupied by homeowners (523, 528, 539 and 540), and the rest are rentals (note map). In 2002, the city allowed the illegal building of another house (518 KC) in the yard of 524: and we now have 6 un-related male renters in 524 and 4 renters in 518. There are always 7-10 cars parked in front of these 2 houses, sometimes 15. Parked cars block the one lane road, some parked diagonally and blocking access to even small cars. There are constant struggles to get the Garbage/recycling trucks in and out, they honk to let neighbors know to move their cars. Now I'm working at home since last March, I see weekly altercations between garbage truck drivers and renters parked on the street, and sometimes the trucks just don?t it on to the street for garbage or recycling pick up. I fear at some point we will lose city services for constant lack of access. Now, the owner of the duplex on 5th South and KC- 1028/1024 KC wants to subdivide and build another duplex on his property, with 3 bedrooms each built for multiple students. Occupants of the current duplex have 5 cars in the parking lot to be replace by the new duplex, and despite this often park on the street. *Continued 1/2*</p>	

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	Shami Kanekar	<p>*Continued 2/2* With the new development, that property will have 2 duplexes with 3 bedrooms per unit- a total of 12 bedrooms, and not enough parking space for 12 cars. The developer is providing one parking place in a garage for each (3-bedroom) unit and an additional spot in a driveway between duplexes. My question is- Is it fair to stress out neighborhoods like this? Our street's parking issues are serious enough right now that we may lose garbage services. It can create a hazard for emergency vehicles trying to get in. Renters are often not home to move cars. The city used to ticket cars parked on our street till about 2004, after which it was designated a private street (ownership unclear), and now we have constant access issues. thanks much! Shami</p> <p>*See Corresponding Attachment* (Koneta Court Block Issues Immage) Shami Kanekar Research Assistant Professor Department of Psychiatry University of Utah</p>	
2/23/2021 10:23	Kevin Hamilton	<p>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,</p> <p>Kevin Hamilton</p>	

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2/23/2021 10:24	Alan Hayes	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.	
2/23/2021 10:26	Brian Ruggles	Mr. Wharton, 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 *See Corresponding Attachment*	

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2/23/2021 10:27	Cathy Rallison	<p>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 buidlings that have popped up all over. These buidlings 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 buidlings 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</p>	

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2/23/2021 10:29	Cindy Van Klaveren	<p>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.</p>	

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2/23/2021 10:39	Daniel Gaffin	<p>Hi Chris, Just wanted to write a quick note to let you know I am deeply displeased at 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.</p>	

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	Daniel Gaffin	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. Thanks for your time. Daniel Gaffin	
2/23/2021 10:42	Ira Hinckley	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	

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2/23/2021 10:44	Jan McKinnon	<p>Dear Analise, Re: Ivory Homes Application to Rezone 675 North F Street. I write to you in response to your comments in Appendix D. AHC and CPB Perpetual Non-Exclusive Right of Way Easement, contained in Ivory's filing dated January 26th 2021. In the final paragraph of your letter you write : Easement Agreement at Paragraph 1. The plain language of the easement is unambiguous in terms of its scope, i.e. ingress and egress from the 675 N Lot. The number of curb cuts allowed is not explicit, but the plain language suggests more than one was anticipated and allows Applicant absolute discretion in determining the location of the cut(s). We fully accept that this easement grants ingress and egress from the 675 N lot and that Ivory has absolute discretion in determining the location of the one curb cut stated in the easement. The interpretation of the term at least one was very thoroughly dealt with in Craig Smith's letter to you dated July 27th 2020. Whereas more than one curb cut may have been anticipated, only one was granted in the easement. We are pleased to see that your latest concept plan accepts this limitation and has only one curb cut to Capitol Park Avenue. Two further items, Section 3 Maintenance of the Easement Agreement obliges the owner of the 675 lot to pay a portion of the upkeep of Capital Park Avenue and we will shortly be in touch with you such that you may do so. Also we would like to make clear that the easement grants ingress and egress but does not grant any right to parking on Capitol Park Avenue. This no parking restriction will apply to both the construction and post construction phases - we intend to strictly enforce a no parking policy and would request that at the appropriate time you make your employees and contractors aware of this. Yours sincerely, Jan McKinnon HOA President of the Meridien</p>	

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2/23/2021 10:46	Jeff Burton	Hi, Daniel, Hello again, My name is Jeff Burton and I live at [REDACTED] 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 [REDACTED] 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	

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2/23/2021 10:48	John Kennedy	<p>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 NorthPoin's *Continued 1/4*</p>	

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	John Kennedy	<p>* Continued 2/4* 13-plus acres, there are substantial open spaces, hiking trails, a pool, a clubhouse, and a tennis courtall 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 5th and 6th 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 3rd Avenue and west of I Street. Most who attend religious services must travel by automobile to South Temple or 3rd Avenue and A Street. They don't walk.</p>	

Date/Time Opened	Contact Name	Comment	Popular Topic
	John Kennedy	<p>* Continued 3/4* 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 11th and 13th 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.</p>	

Date/Time Opened	Contact Name	Comment	Popular Topic
	John Kennedy	<p>*Continued 4/4* 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</p>	
	Joseph Cook	<p>I have attached a letter in opposition to Ivory Development's request for rezoning of 673 F Street. Thank you for your consideration. *See Corresponding Attachment* Joseph V. Cook, MD</p>	
2/23/2021 10:51	Craig and julie Pacini	<p>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</p>	

Date/Time Opened	Contact Name	Comment	Popular Topic
2/23/2021 10:52	Kathlyn Thatcher	To the City Planning Division, I am writing this letter with regards to the Ivory Homes 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	
2/23/2021 10:54	Kathryn Wright	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	
2/23/2021 10:55	Kc Brennan	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	

Date/Time Opened	Contact Name	Comment	Popular Topic
2/23/2021 10:57	Kevin Hamilton	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	
2/23/2021 10:58	Larry Perkins	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!! *Continued 1/2*	

Date/Time Opened	Contact Name	Comment	Popular Topic
	Larry Perkins	<p>*Continued 2/2* 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</p>	
2/23/2021 11:01	Nathan Dean	<p>Mr. Echeverria, See our attached letter strongly opposing Ivory Homes application to re-zone 675 North F. Street. Thank you, Nathan Dean *See Corresponding Attachment*</p>	

Date/Time Opened	Contact Name	Comment	Popular Topic
2/23/2021 11:04	Bob Kinney	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 *See Corresponding Attachment*	

Date/Time Opened	Contact Name	Comment	Popular Topic
2/23/2021 11:05	Tyson Carbaugh-mason	Good Morning Councilman Wharton, I am writing to express my concern over an article I recently read from Feb. 2 on the website Building Salt Lake, titled "While Keeping His Plans A Pleasant Surprise, Coachman's Owner Wants the City to Rezone His State Street Properties." In this article, it is reported that the city is considering rezoning properties around 1300 S State Street for potential redevelopment without actually seeing what the developer has planned for the site. This, to me, seems as though the developer is holding the city hostage. Further, this is not the way that deliberative and open city government should operate. Private citizens should not be able to say, "I have something in this mystery box, and you can only see it if I get my way." As well, it appears that because these plans are not being made publicly available, the community is not being afforded the opportunity for any public comment about what may be coming down the pike. Again, an egregious breach of transparency and the democratic process. I urge you to carefully consider these points as the council moves forward on the possible rezone of Mr. Nikols properties.	

OPPOSITION TO IVORY HOMES REZONING APPLICATION AT 675 NORTH F STREET

February 16, 2021

Chris Wharton, District 3 City Council
Salt Lake City Planning Division
[REDACTED]

Dear Mr. Wharton,

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 11th 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

[REDACTED]

SLC, UT 84103

[REDACTED]

Cc:
Daniel Echeverria Planning Dept.
Mayor Erin Mendenhall
Preserve Our Avenues Zoning Coalition

[REDACTED]

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.

No parking here now
- as it's under construction

New triplex 3 units, 3 bedrooms
2 parking spot/unit - tear down of duplex

Aztec Apts -
aprox 62
apartments -
54 apts have
only 1 parking
space

No street parking on

500 S.

permit parking only

permit parking only

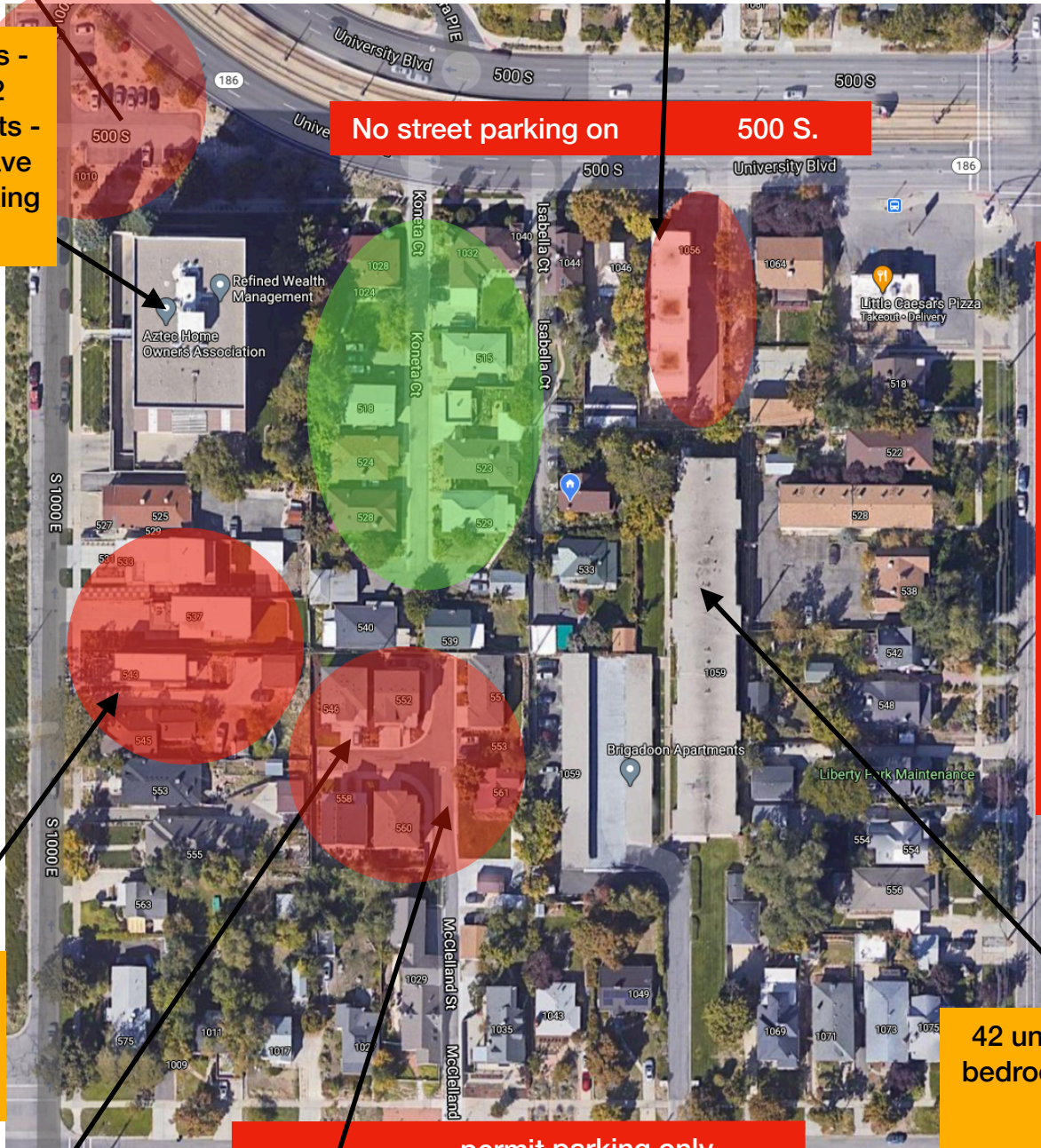
3 new
homes - 2
infill, 1 tear
down

42 units - most two
bedroom, 20 parking
spots

permit parking only

New: McClelland "enclave" new
Garbett Homes PUD 6 units - 3 -4
bedrooms - 2 car parking. This
development was not recommended
by Planning Commission due to the
narrow 10 ft road that doesn't allow for
emergency vehicles or sanitation
trucks, - two existing homes torn down

The new development on the block resulted
in the loss of about 30 mature trees.



New: McClelland “enclave” new Garbett Homes PUD 6 units - 3 -4 bedrooms - 2 car parking. This development was not recommended by Planning Commission due to the narrow 10 ft road that doesn’t allow for emergency vehicles or sanitation trucks, - two existing homes torn down

The new development on the block resulted in the loss of about 30 mature trees.

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 13th 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 13th and F takes 30 minutes to an hour for a fit individual; from the 6th 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

Bob Kinney
[REDACTED]
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 [REDACTED] Avenue which is located on the NE corner of [REDACTED] and [REDACTED] 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