

Date/Time Opened	Popular Topic	Contact Name	Comment	Attachments
12/29/2021 10:49		Brown Berets	Greetings David Dellner & Victoria Petro- Eschler & Planning Commission We the community are opposing the River Edge Townhomes on 750 N Redwood because they will not be affordable to the community of Rose Park and will push out longtime residents especially low-income families and working class families in the surrounding area. The surrounding areas are apartments for low-income families and we have seen many times that landlords will take advantage and evict and increase rent. The architect Jarod Hall and his company D'Velept Design has demolished affordable homes and pushed out working class families in the community where he is building luxury apartments called The Lusso on North Temple. It is hard for families and individuals to make it to these planning commission and city council meetings. We hope you take our words and concerns into consideration. Gentrification is violence. We are from and grew up in this community and demand to live here with dignity and respect. Thank you. Rose Park Brown Berets	
12/29/2021 13:26		Libby H Peterson	Good morning! I hope that you are doing well and had an enjoyable holiday! I want to tell you about my pick up this morning. I had placed both of my brown bins out for pick up this morning as I had filled both with branches and leaves from our recent storms. I hesitated to put the bins out as I knew snow was expected overnight and it was very windy. I went out several times to flip the tops back on in the afternoon. Early this morning I looked out to see how the bins had weathered the night and saw that one had fallen over into the gutter while the other remained upright. I was on my way outside when I saw the truck stopped and the driver refilling the bin so that he could empty it into his truck! This was not only very kind but incredibly conscientious of him to notice the fallen snow covered bin. Please please give him my thanks and appreciation for doing such an awesome job on this cold and snowy day! Best regards Libby Peterson Salt Lake City UT 84105 Sent from my iPhone	
1/3/2022 8:51	Ivory Homes Rezone Request	Linda Tanner	I am writing this letter in response to Ivory Development's request to develop a 19--lot single family dwelling development on the property located at approximately 675 N F Street. This would require a zoning amendment to this location. As a homeowner located in the Avenues I adamantly oppose this request. As the Avenues are a historic district in Salt Lake City I feel that allowing this rezoning request to go through would jeopardize the wonderful and unique character of this neighborhood. There are many reasons this should not be allowed to happen: 1. The request Ivory is making is far too dense (19 buildings). Not one of the requested 19 lots meet reasonable setback requirements. They are also selling it as affordable housing -- how many lower income people do you know that can build a home at the starting price of \$800 000 -- not any that I know. 2. SR-1 zoning does not exist in the Avenues. If this zoning is changed it would allow for taller and denser buildings in the area. There are already rumors that LDS Hospital may be building a new hospital in the downtown area and that high rise apartments will be going in where the hospital is now located. 3. Traffic: the development would add approximately 70 more cars to this area. Since public transportation to this area ends at 8:00 pm and does not operate on weekends many of the residents would require 2 cars. 4. People who purchased homes adjoining this lot would be severely impacted and their quality of life threatened. When they decided to build their homes they trusted YOU (their elected officials) to protect their rights including represent zoning, and they have been paying taxes accordingly to Salt Lake City. You now see for Sale signs popping up in this area as a result of this rezoning request. 5. Capitol Park Avenue is a private road owned by Capitol Park and The Meridian. When the residents petitioned the City to take ownership of this road they refused stating that the street was too narrow and did not meet the City requirement standards. I am not aware that there have been any changes to the road. Now they want these homeowners to allow access for these via privately-owned Capitol Park Avenue thus submitting to the request of the developers. 6. Traffic would greatly increase in an area where there are already problems with the number of cars in the area jeopardizing the safety of residents and especially children. I also doubt that there would be enough access to a home in the development should a fire happen. 7. It now seems as though the interests of developers and the church outweigh the wishes of the people who elected them. This area would have been a wonderful park. A loving the residents to enjoy the surroundings and the multitude of wildlife that now reside there to continue to thrive. It would have been wonderful if the church had sold or given this property to the City. As elected officials I hope you will remember that you were elected by the people of Salt Lake City and the Avenues Neighborhood and to represent them rather than submitting to the developers.. You were to be our protectors. Hoping you will do the right thing for the residents of the Avenues. Sincerely	
1/3/2022 8:52	Ivory Homes Rezone Request	Gary Crittenden	Mr. Echeverria I am writing about the application made by Ivory Homes to change the zoning in our neighborhood to enable them to develop and build a profitable development at the cost of the surrounding neighbors. In theory this project is being done to provide more affordable housing in the area. As you know the cost of these homes is planned to be well above what virtually any person would consider affordable. As I understand it the zoning designation Ivory has requested is suitable for urban transportation corridors with significant commercial activities nearby. This area of the Avenues is completely unlike that with only limited bus service on 11th Avenue and no commercial or retail activities within walking distance. The impact of this request is already being felt in our neighborhood. I am aware of five homes that have sold or are currently on the market as a direct result of the threatened rezoning. What is happening here is quite simple. Ivory is doing this development to make money. Those of us who live in the neighborhood will enable Ivory's profitability through a reduction in the value of our properties that were purchased in the belief that we could rely on the zoning in our neighborhood. I urge you to reject this unprecedented destruction of property values for tax-paying residents for the benefit of a developer who is unwilling to buy and develop property on the same basis that we have. I have no objection to the property being developed. I object to the rezoning. All the best Gary Crittenden	
1/3/2022 8:52	Ivory Homes Rezone Request	Cathy Babcock	As a long term resident in the neighborhood I am opposed to the Rezoning requests of Ivory Homes. a. Ivory is seeking a rezone from the current FR-3 zoning which has a minimum lot size of 12 000 square feet to SR-1 which has a minimum lot size of 5000 square feet. Under current FR-3 zoning the maximum number of primary residences is 11. Ivory is requesting 19. b. In combination with the rezone to gain more lots Ivory also seeks to add an Accessory Dwelling Unit (ADU) to at least 14 of these lots for a total of 33 dwellings a 300 percent increase. The request would result in a level of density that is greater than any existing development and too high for this foothills location. I have concerns about water runoff increased traffic and lack of infrastructure to support this density. I am particularly concerned about further destruction of wildlife habitat and disruption of the red-tailed hawks nesting site in mature trees. Please do not permit this zoning change and building by Ivory Homes. Thank you Catherine Babcock MD	
1/3/2022 8:53	Ivory Homes Rezone Request	John Hoffmann	My apologies - I accidentally sent this letter before it was complete. To continue... The proposed development is far too dense. This poses safety concerns for pedestrians nearby elementary school students and current residents. The existing Capitol Park Avenue is already too small for city standards given the number of current residents. Adding another 70 cars from this proposal is frightening and irresponsible. There are no comparable developments anywhere in the Aves. This density also will be detrimental to wildlife that access city creek canyon in this area. There is insufficient infrastructure in this area. There is only one grocery store in all the avenues. There is only one nearby fire station on 11th ave. Almost all the narrow streets in the avenues are choked with parked cars. This reduces visibility at intersections, and increases the risk of collisions with vehicles, cyclists and pedestrians. It also makes it difficult for snowplows and public buses to safely do their work. There is limited public transit especially given the recent cutbacks on bus route 11. This development in near the entrance to City Creek canyon which is busy year round. Adding 70 new cars imperils all the current residents and worsens noise and air pollution. Previous petitions have clearly demonstrated overwhelming opposition to the zoning change. From all parts of the Aves not just those near the Ivory plot. This zoning SR-1 does not exist anywhere in the Avenues - for good reason. Ivory's request for a PD is a blatant effort to circumvent the zoning change so vehemently opposed by current residents. This proposal does not conform to the City's long term Housing plan nor will it provide "affordable" housing. The Avenues area is one of the most expensive areas in all of the Salt Lake valley. It is foolish to assume that the new Ivory houses would not be similarly priced and it has been estimated that these units will be priced at over \$1M. This project will only benefit Ivory Home's greed and profit at a great cost to the entire Avenue area and residents. It is likely that the Ivory development will adversely affect the value of nearby homes. For all these reasons I stand with my Avenues neighbors and strongly oppose and condemn this proposal. John Hoffmann	
1/3/2022 8:53	Ivory Homes Rezone Request	Patrice Corneli	What a terrible idea? I must say I am disappointed by all the luxury housing going up including right next to us in the lower Aves and desperately want affordable housing in the Avenues so we stay as diverse as we are. But jam packing people into a place as small as is proposed would ruin the Avenues. I expect that he idea is to make affordable housing as dense as possible at the expense of the character of the Aves is just another way to squeeze (yes squeeze) people chock a block to maximum income going to the Ivory homes folks. These home have always been ordinary run of the mill places. If you goal is affordable living. The place you wish to transform is not convenient to shops and services in walking distance and would therefore traffic will be awful. Patrice Showers Corneli	
1/3/2022 8:54	Ivory Homes Rezone Request	Ray Twite	Dear Sir: I am writing to record my objection to the request to re-zone 675 North F Street. The density of the proposed development is too much for you to approve. The Avenues community is united in opposition to Ivory's re-zone proposals starting in 2020 for the same reasons. Respectfully submitted- Raymond Twite	
1/3/2022 8:54	Ivory Homes Rezone Request	Brian Ruggles	Please see my attached letter concerning the Ivory Home rezoning request for the lot at 675 "F" St. in the Avenues. Sincerely Janice Ruggles Chair of Northpoint Estates HOA	
1/3/2022 8:55	Ivory Homes Rezone Request	Bruce Johnson	Dear Mr. Echeverria Attached is my letter written in Opposition to Ivory Homes request to rezone property at 675 North F Street in Salt Lake City. -- Bruce Johnson	1
1/3/2022 8:57	Ivory Homes Rezone Request	Kristie Wachtor	Good evening I am a resident of Salt Lake City and reside in your district in the Avenues. I saw a post on Avenues Nextdoor app mentioning a proposal to increase the Ivory homes development from 11 to 33 dwellings. Please do not allow this to happen! Salt Lake City (and Utah in general) is becoming overly populated! We have reached a saturation point. The answer is not more dense structures! We need quality not quantity. Quality including things like green space and protection for wildlife habitats. Please stand firm on this and protect the historic and charming nature of the Avenues. Thank you for your time. Happy Holidays!! Best Kristie Wachtor	
1/3/2022 8:57	Ivory Homes Rezone Request	Valerie Lambert	I want to notify you of my strong opposition to the proposed rezoning requested by Ivory Homes to over-develop the area located around 675 N. F Street. I have been a resident of the avenues for over 40 years and during that time have seen traffic change from what is safe and appropriate for a residential area to an increase in busy noisy traffic which frequently presents safety hazards. The proposal which would over-develop the affected area will likely open the avenues zoning to more proposals to over-develop this historic area and I fear will decrease the value of the properties around the proposed development. I adamantly oppose the rezoning and strongly hope that the proposal will be denied. There are other places that Ivory could develop which would not cause the financial and environmental damage that the Avenues area would sustain if the rezoning goes through. Sincerely Valerie Lambert L.C.S.W. C.T.	
1/3/2022 8:59	Ivory Homes Rezone Request	Jessica Wiley	Hello I just wanted to write a short email stating that I have reviewed Ivory's revised proposal and remain opposed to the rezoning of 675 North F Street. Again I am not opposed to developing the land I am opposed to not following the current zoning for the neighborhood. I also think it's pretty shitty that Ivory Homes keeps ignoring the voice of our neighborhood and try's to be sneaking with the timing of submitting their proposal right around the holidays. Best Jessica Wiley	
1/3/2022 9:00	Ivory Homes Rezone Request	Jill Kinney	Mr. Echeverria: Once again I have reviewed Ivory Homes' latest proposal to re-zone the property located at 675 North F Street and believe that Ivory's current proposal like their original proposal is still too dense for this section of the Avenues which is zoned as a Foothills Residential property. All of the points made in my February 26 2021 letter still stand. This is not the right sight for what Ivory is trying to do. Our current zoning laws are in place for very good reasons. Ivory is still asking for a 300 percent increase in dwellings on this 3.2-acre lot. My sense is that Ivory doesn't really have any long-term concerns with their request for re-zoning. It seems their short-sighted desire is of course to make a ton of money and receive awards and accolades for incorporating an unreasonable number of dwellings on the smallest possible space under the pretense of creating affordable housing and solving Salt Lake City's housing crisis. Please review Ivory's proposal carefully and take into consideration the points I have made in my previous letter and those made herein. Respectfully Jill Kinney	
1/3/2022 9:00	Ivory Homes Rezone Request	Kc Brennan	Dear Mr. Echeverria I am writing again to express my opposition to the new Ivory Homes Rezone proposal. Specifically I oppose the rezone from FR-3 to SR-1 My primary reasons remain the same as in my prior letter. We are an already densely settled neighborhood with strained traffic street and parking resources in a vulnerable foothills ecosystem. The minimal substantive changes made in the new proposal as well as the strategic launching of the new proposal with a timeline that minimizes public commentary are disconcerting. They show a distinct lack of good faith and give me little confidence that Ivory Homes has any intention of considering the neighborhood except as a profit source. Please do not hesitate to contact me if you require any further information. Sincerely KC Brennan	

1/3/2022 9:02	Ivory Homes Rezoning Request	Norbert J Kornyi	I am writing this email in opposition to the application by Ivory Homes to rezone 673 North F Street. I am a resident of the Avenues and strongly oppose this application that will permanently change the character of the Avenues. Here are some of the reasons this development must not happen! 1. Too Dense a. Ivory is seeking a rezoning from the current FR-3 zoning which has a minimum lot size of 12 000 square feet to SR-1 which has a minimum lot size of 3000 square feet. b. Under current FR-3 zoning the maximum number of primary residences is 11; Ivory is requesting 19 in this latest application c. In combination with the rezoning to gain more lots Ivory also seeks to add an Accessory Dwelling Unit (ADU) to at least 14 of these lots for a total of 33 dwellings - a 300 percent increase. d. This level of density is inappropriate for this foothills location that lacks the infrastructure to support it. e. The density of Ivory's proposed development is considerably greater than any of the existing developments in the vicinity. f. Very small lots, minimal setback and minimal greenspace are not in keeping with the aesthetics of the neighborhood. g. This overly dense proposal raises concerns regarding water runoff and loss of wildlife habitat. h. This site has long been a nesting site for red-tailed hawks. Ivory proposes to remove all of the mature trees. j. Planned Development allows zone exemptions (PD). Ivory requested a PD in their June 2021 application. A PD was apparently not in the picture for Ivory until they filed on SR-1 as a target zone and realized that they could not meet the zoning requirements of this zone, particularly in regard to lot sizes and setbacks. A PD provides a mechanism for a developer to request exemptions from a zone's structures. For example, 6 of 19 of Ivory's lots are less than the required 3 000 square foot minimum for SR-1. Not even one of the 19 lots meet the rear setback requirements. Many other exceptions to the zone stipulations are apparent in their plan. 3. SR-1 zoning does not exist in the Avenues. Ivory is requesting SR-1 zoning. This zone does not exist in the Avenues; much of the Avenues is zoned SR-1A which is a revision of SR-1 designed to avoid problems that arose with SR-1. While these zoning codes are similar SR-1 allows taller buildings further adding to the bulk of this development. 4. This development will add around 70 cars a. Public transport options are limited to the #11 bus that runs once per hour now only comes as far north as 11th Avenue ceases operation at 8 PM and does operate on weekends. To get downtown one must transfer to the #6 bus adding to the journey time. This is insufficient to satisfy most families' needs and by necessity most 2 adult families will be forced to operate two cars. With 33 dwellings this equates to almost 70 cars b. The City's 5-Year Housing Plan clearly states that high density developments need to be in walkable areas of the city close to shops, restaurants, work, public transport etc. This is not such an urban location. c. 70 cars add to the city's air pollution problem and lead to greater congestion on our already crowded Avenues streets. d. The corner of F Street is a bus stop for children attending both middle and high schools. Mixing more cars with sleepy kids on dark winter mornings is not a great idea. e. The slope of F street between Capitol Park Avenue and 11th Avenue is very steep and a known winter traffic hazard. 5. Breaks faith. People who purchased homes adjoining this lot expected that FR-3 zoning would continue to be enforced. Changing this zoning so drastically breaks faith with these residents who have chosen to build their lives and pay their taxes in Salt Lake City. 6. Not affordable. With skyrocketing real estate values and an influx of new residents the city has a housing affordability crisis. Ivory claims that this development helps alleviate that crisis. This is nonsense. The proposed sale price on the homes with ADUs is estimated by Ivory to be in excess of \$1 million, hardly affordable to most families. The rental costs on the ADUs are likely to be correspondingly unaffordable, especially when one factors in the need for most two adult families to operate two cars. 7. Capitol Park Avenue is a private road. Capitol Park Avenue is a private road owned by Capitol Park and The Meridian and was designed and constructed to meet the limited needs of this low-density community. For the ten-year period between 2009 and 2015 the Capitol Park and Meridian HDAs petitioned the City to take ownership of and maintenance responsibility for this private street. The City refused on the basis that Capitol Park Avenue was too narrow and did not meet City construction standards. Now Ivory Homes asks you to disregard the zoning that has guided the development of this area over the past 35 years and they want you to allow the only access to the interior 28 dwellings to be onto the privately owned Capitol Park Avenue. 8. Strong opposition in Avenues. The Upper Avenues community is united in their opposition to Ivory's rezoning proposal with quite literally thousands of residents registering their opposition. In July of 2020 2 100 Avenues residents signed a petition opposing the rezoning. In August 2020 considering Ivory's original concept plan the vote at the GACC was 688 to 4 against rezoning. In the second GACC vote in April of 2021 considering Ivory's revised plan with 35 dwellings and the SR-1 zone the vote was an overwhelming 1244 to 25. Thank you for your consideration Norbert J Kornyi
1/3/2022 9:03	Ivory Homes Rezoning Request	Allison Fernley	My name is Allison Fernley and I live at [REDACTED]. I am writing to you regarding the proposed development at the address 673 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-UNL from FR-3 zoning. The denser zoning would be inconsistent with the Avenues Master Plan and our surrounding neighborhoods. Thanks for listening! Allison Fernley
1/3/2022 9:04	Ivory Homes Rezoning Request	Andy Keach	I would like to voice my displeasure with the proposed development. It is excessive and will change the quiet character of the upper avenues including a massive increase in traffic. Andrew Keach
1/3/2022 9:04	Ivory Homes Rezoning Request	Ira Hinckley	Dear Sirs: I have reviewed Ivory's revised proposal and remain OPPOSED to the rezoning of 673 North F Street. This level of density is completely inappropriate for this area. Why should Ivory Homes be granted special privileges to change zoning to develop this area when no one else has been allowed to change zoning laws for their own benefit. They want to use Capitol Park Avenue which is a private road they don't pay for. We in the Avenues have come out in the THOUSANDS to protest this ultra dense disaster yet Ivory continues to act in BAD FAITH and cram their agenda down our throats. AGAIN, WE ALL SAY NO TO IVORY REZONING!!!! Ira Hinckley avenues resident.
1/3/2022 9:05	Ivory Homes Rezoning Request	Jan O'Neill	I oppose the rezoning of north F St. I am a resident of F St and I don't want to see an increase in traffic as this Ivory plan will bring. Also too many housing units are proposed for the size of the lot creating congestion and disorder. I'm also concerned about preserving open spaces. I would like to see this area developed into a natural preserve park. It is close to the foothills and could serve as a stepping stone to the natural landscape. In addition the Ivory modus operandi is to build cheaply and unimaginatively. The historic nature of the avenues must be cherished and not destroyed by building a section of houses that do not fit into the neighborhood. I respectfully submit my concerns to the City. Janet Taylor O'Neill
1/3/2022 9:06	Ivory Homes Rezoning Request	Carmen T'Joens	Dear Sir As a resident of the SL C avenues I continue to oppose the rezoning from FR-3 to SR-1 proposed by Ivory homes. The reasons stay the same as the original. It is paramount to stick to the original zoning laws and not set a precedent for other future potential developers. It's precious green space that is going to be lost and we don't need more traffic. Thanks for your time. Carmen T'Joens Sent from my iPhone
1/3/2022 9:11	Ivory Homes Rezoning Request	Joseph Cook	Dear Daniel Echeverria I have written to you previously with respect to a rezoning request from Ivory Homes for the property at 673 F Street. I have also written and talked to Chris Wharton. It feels to me like Ivory Homes is determined to have their way and are hoping those of us who oppose the rezoning will just give up. In other words they are counting on our attrition. They have chosen a time of year when they feel we will be less likely to respond. I along with my wife Nancy live at Northpoint at the top of F Street. We decided to move here after we reached retirement age having lived in the Philippines, California, Connecticut and Pennsylvania. As it turned out I have spent the last 13 years as a physician working for the State of Utah at the Utah State Developmental Center and my wife and I are now what you would consider elderly. We have been married for 63 years. I am not an elitist and have spent a career caring for the poor and the disadvantaged. It seems to us that it would be bad faith for the city to change the zoning in our area after all these years. We decided on our location with expectations based on the history of the avenues and zoning restrictions. However there are many other reasons we oppose this rezoning. - The density of the proposed rezoning area is a concern. When we leave our gate at Northpoint the road grade is very steep and during winter this can be hazardous. Adding a significant number of cars to traffic through this area is a problem. - This is not only a problem for us but also a problem for children at the bus stop. - The access road to the planned development is a private road not owned by the city. It is narrow and adding a significant number of units to the area more by far than those that would result from the current zoning creates additional problems. - The planned development is not near public accommodations such as restaurants and shopping or adequate public transportation. - The proposed development is far from affordable. We understand there have been some modifications from previous proposals but in our view these modifications are minimal. Ivory Homes is simply trying to increase the density of their housing development for pecuniary reasons they are not doing this for altruistic reasons as a favor to the city or anyone else. Sincerely Joseph V. Cook M.D.
1/3/2022 9:13	Ivory Homes Rezoning Request	Judy Rose	I am writing to you regarding the proposed development at the address 673 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-UNL from FR-3 zoning. The denser zoning would be inconsistent with the Avenues Master Plan and our surrounding neighborhoods. Thanks for listening! Judy Rose
1/3/2022 9:14	Ivory Homes Rezoning Request	Harold Illig	Regarding that Ivory Homes re-zone of 673 North F Street I still am opposed to this thing even in light of your latest proposal; my & our family's objections remain the same. Please don't do this in our neighborhood! This is not the right place for that many people we can't support it here. And we don't want to support it here. We need more electric car charging stations! And better ones! Please reolv savine that you have received my letter. Thank you kindly in advance. Kindest regards ---Harold Illig a neighbor
1/3/2022 9:14	Ivory Homes Rezoning Request	Jane Durcan	I am writing to state my objections to the proposed rezoning of the land at 673 North F Street from FR-3 to SR-1. There are numerous reasons why this is a terrible idea. The land is currently zoned for 11 dwellings. The proposed change would allow 33 dwellings. This is completely out of character with the remainder of the avenues; there are added concerns of increased water run off and loss of wild life habitat with removal of trees in the area. Frankly one of my biggest concerns is the increased traffic in the area. This development could easily add an additional 70 vehicles to the area. There are children who walk down these streets that are sometimes without sidewalks to get to the elementary school or to catch the bus to school. This increase in car density would be extremely dangerous. There are no stores within walking distance so cars would be required for occupants of these homes. There is only one bus running along 11th Avenue to service this area and most people will not be using it. This is a huge issue for child and other pedestrian safety. It is also completely unfair to those residents who bought homes in the area assuming that if that land was developed it would follow the current zoning laws. A development with this many proposed dwellings would affect the aesthetics of their homes and their property values. We should not break faith with the current owners of property in the area. The argument that this development would bring affordable housing into the area is ludicrous. Clearly any homes built in this area will be at least in the \$1 000 000 range. I'm not more and will not be in the least bit affordable. I urge to reject this proposal from Ivory Homes and keep the current zoning. Sincerely Jane Durcan.
1/3/2022 9:14	Ivory Homes Rezoning Request	David Maher	We are writing to express our opposition to the amended application to rezone 673F street. The same concerns remain. The present zoning which would allow 11 home sites to be built would maintain the continuity of the existing neighborhood. The Ivory proposal produces a high density setting creating issues with increased traffic demands on fire and police protection utilities will be challenged to meet required needs. Environmental concerns must be raised because of the proposed density levels. We should be making every effort to maintain our neighborhoods in the best possible manner. Ivory proposal does not enhance our community and should be denied. David and Marilyn Maher