

AGENDA

OF THE GREATER AVENUES COMMUNITY COUNCIL

www.slc-avenues.org

August 2022

Vol. XXVI

Issue 8

Representing the Avenues and
Federal Heights neighborhoods
of Salt Lake City, Utah

Chair's Message for August

by Gwen Springmeyer

A hot topic this summer is **Affordable Housing**, particularly the prospect of zoning changes to solve the problem. GACC hosted a short presentation by the Planning Division on the Affordable Housing Overlay on May 4. On May 11, the Planning Commission held a lengthy hearing in which almost all speakers opposed the Overlay, although in favor of more affordable housing. The Commission tabled the proposal expressing concern about the high AMI requirement and enforcement problems. A Town Hall meeting, sponsored by Yalecrest and attended by residents from the surrounding neighborhoods, was on June 9. Town Hall meetings in Liberty Wells, Rose Park, and Ballpark are on the schedule. GACC's discussion of Affordable Housing and how the proposed zoning changes could alter our Avenues' neighborhoods will begin on August 3 at our regular community meeting. Most people know the topic is important but find the details confusing and overwhelming. This first session will focus on education, starting with some history and explaining essential terms such as Master Plan, Affordability, and Historic Districts. We will also provide information about the Overlay and other pending zoning changes. To help us prepare for the meeting, please send your questions to gaccchair@slc-avenues.org. Watch for future GACC meetings to continue this discussion.



Another hot topic is **How to Water Our Trees**. During this mega-drought, experts tell us it is okay to reduce watering our lawns. We can let our yards turn yellow, and they will survive. That is not true for our trees. Trees need supplemental watering to survive in our hot and dry climate. We all need to water the trees on our property and the trees in the parking strip. Trees do better with a correctly applied mulch because it slows water evaporation. The mulch should be in an even flat layer 2-4 inches thick and extend 3-5' around the tree. Do not pile the mulch up around the tree and no mulch should be touching the trunk. Water with a hose, bucket, or dedicated irrigation system. Unlike watering a lawn, the goal of tree watering is to have saturation deep in the soil. This encourages roots to grow down in the ground, which helps achieve proper anchorage. Tree roots are usually 18-24" deep, so watering with a sprinkler will not saturate the soil to the appropriate depth, and most of the water is lost to runoff and evaporation. Water newly planted trees 1-2 times per week in spring and fall and 2-3 times per week in summer. Water the mulched area directly with a hose for 5-10 minutes. As the tree grows, it will need supplemental water for its entire life. The amount of water is variable, but you should provide 5-10 gallons per inch of trunk diameter several times per week. Water should be applied evenly at a low flow rate until the soil is saturated to a depth of 18." For the Urban Forestry Watering Guide and Calendar visit <https://www.slcdocs.com/parks/Forestry/2022%20Watering%20Calendar.pdf>

The Avenues – One of the City's Great Neighborhoods

by Cindy Cromer

Most of us agree the Avenues is close to perfect as a neighborhood: small blocks, smaller streets, diverse types of housing, some shopping but not enough to attract a lot of traffic, neighbors who know each other, terrific medical care, and even the most significant open space in the City. Why mess with success? Because the City is failing to offer enough housing to meet the needs of the people who want to live here. Because every neighborhood in the City, not just the Avenues, is now gentrified. Because the greatest burden of inadequate housing falls on those residents who can least afford to deal with it. Because we are rapidly

GACC in Person and Virtual Meeting August 3, 2022

- 6:00 to 6:50 **Zoning and Affordable Housing in the Avenues.**
- 6:50 to 7:40 **Community Reports:** Fire, Police, State Legislature, City Council, School Board, Mayor's Office, Public Lands, Library, LDS Hospital.
- 7:40 to 7:50 **Open Forum.**
- 7:50 to 8:00 **Adjourn and Clean Up.**

The GACC August 3rd Community Meeting will be a hybrid. We will meet in person at the Sweet Library, 455 F Street, or join with Zoom. We will post the Zoom Meeting Link and Password at <http://slc-avenues.org> at 5:00 pm on August 3.

losing the diversity of our residents and business people.

Attend the August 3 GACC meeting, remotely or in person, to learn how proposals currently before the City could affect the Avenues. The list is long: Thriving in Place, RMF modifications, Shared Housing, Parking, ADU modifications, Moderate Income Housing strategies (HB462), and the Affordable Housing Overlay. Some of these proposals could be adopted soon because they have been stalled at the City Council. Others are further back in the pipeline. The presenters will explain what AMI (Area Median Income) is and what it is for the Avenues area. We will learn that the City considers housing priced for someone earning 80% of AMI to be "affordable." Decide for yourself what "affordable" means. Bring questions for the presenters who will be members of the GACC themselves.

Valuable resources and related articles on Affordable Housing:

ThrivingInPlaceslc.org
neighborhoodstogether.wordpress.com
<https://www.slc.gov/planning/2022/01/26/affordable-housing/>
http://www.slcdocs.com/Planning/Planning%20Commission/2022/05.%20May/PLNPCM2019-00658_Staff%20Report%20AHI_Report_All_Attachments.pdf
http://www.slcdocs.com/Planning/Projects/Affordable%20Housing%20Overlay/affordable_housing_12_28_21.pdf
<https://www.axios.com/local/salt-lake-city/2022/07/18/gentrification-low-income-families-salt-lake-city>
<https://www.sltrib.com/news/2022/07/14/nearly-half-salt-lake-renters/>
<https://www.buildingsaltlake.com/citys-displacement-consultants-drop-data-bomb-theres-nowhere-to-go-for-displaced-renters/>

GACC Member Spotlight: Merrilee Morgan



Office: **GACC Board Secretary**
 Committees: **Executive Board and Land Use/Housing**
 District: **Lindsey Gardens**
 I am a native Utahn and longtime Avenues resident. When my great-grandmother migrated to Utah from Sweden, she lived in an apartment on 3rd Avenue. Through her, I have always felt a deep connection to the vibrancy, diversity, and inclusion of The Avenues. For work, I am a Realtor. For fun, I am a cyclist.

For the past two years, it has been my privilege to serve on the Board and learn the behind-the-scenes dynamics of what it takes for a volunteer-based community organization to function so well.

the
AVENUES

Community Meetings

GACC Community Meeting - Hybrid

GACC in Person and Virtual Meeting **August 3, 2022**, Sweet Library, all are welcome. The meeting link will be posted at www.slc-avenues.org/ at 5:00 pm on August 3rd. For special accommodations, contact GACC Chair Gwen Springmeyer at gaccchair@slc-avenues.org.

GACC Board Meeting - Hybrid

August 10th at 6:00 pm, Sweet Library. All are welcome. If you wish to participate or for special accommodations, contact GACC Chair Gwen Springmeyer at gaccchair@slc-avenues.org.

Sweet Branch Library

455 F Street, 801-594-8651, <https://about.slcp.org/sweet>

All Ages

Super Summer Challenge June 1 - Aug 13. Sign up for the reading challenge throughout the city starting June 1. A tracker is available for all ages and each has activities the whole family can do together! You can also go paperless by tracking your progress online with Beanstack.

Kids Calendar

Storywalk: Kids and families can read a book together at one of our **Tales on Trails** storywalks! You can walk through and read one page at a time. When you're done, complete a small scavenger hunt and earn a sticker. Collect all eight stickers from all eight City Library locations.

Teen Calendar

Dungeons & Dragons for Beginners (10 years old and up) A friendly introduction to Dungeons & Dragons for first-timers, led by an experienced player. Held on the first and third Tuesday of each month from 6:00pm - 8:00pm.

Coding with Clark Planetarium Tweens and teens can join instructors from the Clark Planetarium to work through coding challenges! Thursday, 14 July 2:00pm - 4:00pm.

Clark Creates Join the Clark Planetarium to explore basic science concepts through art. All materials will be provided. For tweens and teens. Thursday, 21 July 2:00pm - 4:00pm.

Adult Calendar

Sweet Reads This neighborhood book club will meet in person, or you can join virtually on Zoom, on Tuesday July 26 from 7-8:30pm. July's book is *To the Bright Edge of the World* by Eowyn Ivey. Email Jen Scott at jscott@slcp.org if you would like to join!

Author in the House An intimate, social evening of literature and conversation, with a reading by Lisa Van Orman Hadley is the author of *Irreversible Things*. Thursday, July 28, 6-7:45pm

Take and Makes Drop by the Sweet Library to pick up a craft kit that you can take home and complete at the beginning of each month. While supplies last.

The Agenda

Publisher's Statement

The monthly Greater Avenues Community Council newsletter "The Agenda" is mailed free to all residences in the Avenues. This publication is created to conduct the business of the Greater Avenues Community Council. Mail correspondence to P.O. Box 1679, Salt Lake City, UT 84110. For advertising call 801-859-5858 or email newsletter@slc-avenues.org.

GACC 2022 Officers and Publisher Contacts:

Chair: Gwen Springmeyer, gaccchair@slc-avenues.org.

Secretary: Merrilee Morgan, gaccsecretary@slc-avenues.org.

Treasurer: Michael Hughes, gacctreasurer@slc-avenues.org.

Newsletter Editor: Martina Nesi, newsletter@slc-avenues.org.

The GACC web page is www.slc-avenues.org.

Community Resources

Law Enforcement/Crisis Lines

Crime in Progress	9-1-1
Police Non-Emergency	801-799-3000
Det. Marie Stewart	801-799-3012
Domestic Violence Hotline	801-799-3756
Drug Hotline	801-799-3784
Gang Hotline	801-799-GANG
Neighborhood Watch	801-799-3361
Traffic Complaint Hotline	801-799-3311

**Suicide Prevention
and Mental Health
Crisis Hotline**
call 9-8-8

Fire Department:

Fire or Health Emergency	9-1-1
Non-Emergency	801-799-3473

City:

Bulk Waste Removal	801-535-6953
City Council	801-535-7600
Garbage Cans	801-535-6999
Graffiti Removal	801-972-7885
Homeless Outreach Services	801-799-3035
Housing/Zoning Enforcement	801-535-7225
Mayor Office	801-535-7704
Noise Complaints	801-799-3000
Parking Enforcement	801-535-6628
Snow Removal Complaints	801-535-2345
Street Lighting	801-483-6738
Urban Forestry	801-972-7818
Water Conservation	801-483-6860

County:

Animal Services	385-468-7387
Health Department	385-468-4100
Household Hazardous Waste	385-468-3862
Transient Camp Clean-up	385-468-4100

Community:

Adult Protection Services	801-538-3567
Child Protection Services	801-488-2620
Community Resource	2-1-1
Legal Aid	801-328-8849
Urban Wildlife Assistance	385-419-3405
UTA	rideuta.com or 801-743-3882

GACC

Contact	www.slc-avenues.org/about-the-council/contact-us
Orange Crossing Flags	call Jill at 801-201-3415
Street Fair	avenuesstreetfair.org
GACC Urban Forestry liaison	goldenpeach36@gmail.com
Wildfire Preparedness	AvenuesWildfireLiaison@comcast.net

Tenth East Senior Center, <https://slco.org/tenth-east-senior-center/>
237 S 1000 E with plenty of parking in the rear.

M-F, 7:00 am - 4:00 pm with lunch each day.

Farmers Market: Monday, August 8 and 29, 11:00 am - 1:00 pm.

Thanks to the Green Urban Lunch Box program for providing these markets. Please bring your own bag. The produce is free to seniors.

Living Well with Chronic Pain: Mondays, August 1, 12:30-3:00 pm to Sept. 12. Participants learn self-management techniques and skills needed in the day-to-day management of chronic pain. **Mindfulness**

Based Stress Reduction: This evidence-based program will be held on Wednesdays from 10:00 am to 12:00 pm from September 14 to November 9. Register for classes at the Center or by calling 385 468-3140.

Special Meal and Entertainment: Friday, August 12 at 11:30 am. Entertainment by the Nitya Nitya Foundation, which is dedicated to bringing the best of Indian classical dance and music to Utah.

Environmental Participation!

Are you inspired to be environmentally responsible, or do you think it's everyone else's job? Do you believe that what you do doesn't matter? Or do you realize that when millions of people collectively do the same positive things, we are making a huge difference?

by Tom Brooks

State Street Waterline Project - The project should be completed in August. To sign up to receive email updates and to see maps showing road closures, visit <https://www.statestreet-waterline.com/>

Community Resources, continued

Neighborhood Avenues Exercise Class. Mondays and Wednesdays, 8:30 a.m. to 9:40 a.m. FREE! Everyone Welcome! Contact Jan Root for our current location and for any questions at 801-455-2082, janroot@xmission.com.

Free community yoga class, Tuesday and Thursday mornings, 8:30- 9:30. LDS Chapel 135 A Street. Please bring your own mat and strap. Questions, Barbara Cramer 801-355-1856.

Ask Shannon! Recycling Tip for August

The city recycling bins take hard plastics 1 through 7. No plastic films/bags and no unwieldy plastics (no garden hoses) that are not typical household plastics are accepted.

For questions on recycling, ways to reduce household waste, or clarification on this topic, please contact Shannon at shannonbmacmillan@gmail.com.

Lowell Elementary School over the years...



The Salt Lake City Trails Alliance stands for Trails For Everyone and believes an improved and well-planned network of foothills trails that accommodates the needs of all users improves the quality of life and helps make Salt Lake City a unique and attractive 'world-class city'.

The Salt Lake City Trails Alliance is a group of trail users who live in the greater Salt Lake City area. We recreate in the foothills on bikes, on foot and with our canine friends. We head to the foothills for its natural qualities, the flora, the fauna, the views and the serenity.

We access the foothills for physical exercise and mental health. We believe that these trails should be open and accessible to all users and that with the right management all user groups will continue to benefit and enjoy our beautiful surroundings.

We work with Salt Lake City Parks and Public Lands, Mayor Mendenhall, the City Council, Save Our Foothills, Save Our Canyons, Salt Lake City Public Lands, and all concerned citizens. We want a seat at the table as we all work together to create "Foothills Trails For Everyone"

Contact: Ashley Patterson, slctrailsalliance@gmail.com, visit us at <https://slctrailsalliance.org/>, see our Facebook page at <https://www.facebook.com/slctrailsalliance>, or see us at <https://www.instagram.com/slctrailsalliance/>.



If you have the time and desire to engage in community service, The **Good Samaritan Program** at the **Cathedral of the Madeleine**, which distributes food to the homeless and food-insecure, has volunteer opportunities for you.

Now located at St. Vincent De Paul's Dining Hall. Contact Jane Grau at jgrau@utcotm.org or 703-598-2091, or go to justserve.org for details.

See more about the Good Samaritan Program, founded in 1987 and operating 365 days a year, here: <https://utcotm.org/support-us/gsp-good-samaritan-program>

On June 7th, Salt Lake City Council approved the **Reimagine Nature: SLC Public Lands Master Plan**. view the plan and learn more at this web page <https://www.reimagineatureslc.com/>



FOOTHILL FORUM

Just Weaseling Around the Foothills by Gavin Noyes

Today we would like to give a special shout out to our tiny but mighty carnivore friend, the Long-tailed Weasel. This species is declining in the U.S. and even though it is protected in twenty states it is vulnerable here in Utah. Utah law permits anyone to kill a weasel that is deemed a "nuisance." Additionally, for \$29 trappers can take weasels during five months of the year anywhere in the state with a "no bag limit." Weasels are reportedly in decline due to "habitat loss, disruptions to snowfall patterns driven by climate change and the... use of rodenticides." (Lynn Wilson, National Wildlife magazine, vol. 60, No. 2).



Prior to recent trail development and recreation planning, Salt Lake City managed the City Creek Watershed and adjacent foothills as a de-facto wilderness. Some species that are declining elsewhere in the State may be thriving here because of lower hunting pressures and protections afforded by the roughly 36,000 acres of naturally intact roadless lands between Parleys Canyon and Bountiful. Unfortunately, the needs of many native wildlife species, like our weasels, are at risk because of a lack of awareness and poor planning.

So how will we protect our weasels and the entire ecosystem they depend upon? As a community we can protect the Salt Lake City Foothills natural environment while we enhance recreational opportunities, but first we must define what we want to save. [#SaveOurFoothills](#)

Cemetery Sustainability Champions Part 2

by Jenny Hewson

This is the second of two articles on sustainability at the Cemetery with a focus on Watering. The Friends of the Salt Lake City Cemetery are grateful to City Cemetery Sexton Keith van Otten for providing wonderful information on the unique watering needs of the cemetery.

We are happy to share this information and increase awareness of the unique watering needs of the Cemetery, as Cemetery staff constantly strive to balance the multitude of community needs and uses.

In last month's article, we discussed the need for perpetual care and the fact that not all the areas of the cemetery are managed by the City. This month we'll focus on the irrigation system and technology.

Understanding the cemetery's fascinating irrigation system.

The irrigation system at the Cemetery is unique. In fact, it utilizes large golf course style broadcasting rotors on the edges of the plats. This style of rotor can spray very long distances. Why is this needed? Because the presence of burials prevents irrigation piping from being run through the plats. Sometimes, this results in spray across internal Cemetery roadways. Cemetery staff have eliminated as many of these overspray locations as possible.

Trees, Trees everywhere...plus turf!

One of many valuable assets at the cemetery is the vast number of trees scattered throughout the Cemetery. In fact, due to the number of tree species present in the Cemetery, the Cemetery was recently accredited as an arboretum. These trees provide valuable habitat, increase the urban forest canopy, reduce run off, reduce the urban heat island effect, and absorb vast amounts of carbon dioxide, storing it as carbon. WOW! Trees require water to stay alive and healthy. Ensuring good watering also helps the trees fight against bark beetles, which has been a prevalent problem in the cemetery over the past several years. While turfgrass can withstand going without much water and bounce back later, trees cannot and will either die or suffer

lifelong impacts with underwatering. Due to the nature of the irrigation system in the Cemetery, it is not possible to water just the trees!

Turf turf everywhere...doing it now...and what this means

To comply with the Perpetual Care Contracts, the Cemetery places sod as early as possible in the year. This year, sod is being placed over an additional 425 graves from the previous 12 months of burials. By placing the sod as early as possible, the Cemetery is able to take advantage of the spring rainfall. However, additional sod will likely be needed. **THIS MEANS...** you may see higher levels of turf maintenance and watering at the Cemetery as the turf becomes established...**ESPECIALLY** in the lead up to Memorial Weekend. But, this additional water use will be offset by additional cut backs throughout other areas. And, following Memorial Weekend and, once the sod becoming established, the water will be further cut back.

Taking technology to a whole new level...soil moisture

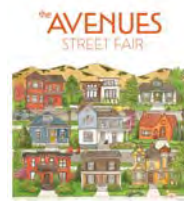
The Cemetery uses a computer-based control system to constantly monitor soil moisture. Wow! This system: (1) uses weather data from local weather stations to determine the amount of water needed in the landscape on an hourly basis; (2) takes into account rainfall, wind, turf type, hill slope, soil type, root depth averages and; (3) combines many other variables to establish a baseline schedule for nightly watering needs. This sophisticated system limits watering to every other night, however to passersby it may appear that watering occurs every night during the peak of the summer heat. But, watering is NOT happening nightly on the same piece of turf.

Monitoring and how you can help

The Salt Lake City Cemetery and the Public Lands Department are committed to making water conservation a top priority. Cemetery staff work closely with the Salt Lake City Public Utilities Department and their Water Conservation staff to ensure the best management practices are constantly being implementing, especially during the ongoing drought conditions. **YOU** can help: If you are enjoying the Cemetery and notice an irrigation system problem (a blown head, for example), please let the Cemetery know: Visit <https://saltlakecityut.citysourced.com/>, install the **SLCMOBILE APP** on your cellphone, by calling the Cemetery at (801) 596-5020, or by sending an email to cemetery@slcgov.com.

MOST importantly: Please provide accurate details of the exact location of the issue and if at all possible, provide a photo that includes some background location references to assist staff in locating it out in the field.

<https://www.facebook.com/slccemeteryfriends>
<https://slc-avenues.org/friends-slc-cemetery>

**2022 Avenues Street Fair Update**

The Avenues Street Fair is just over a month away, so make sure you mark your calendars for Saturday, September 10th!

The location is 2nd Avenue between F and L Streets. Thank you to our wonderful neighbors on 2nd Avenue who have agreed to share their street for a day with thousands of

our neighbors. Please consider volunteering! We need a ton of help! While our planning committee began planning back in March, the weekend of the fair is where we will need the community's support. From setting up, traffic control, children's activities, stage management, to closing and cleanup. You can volunteer for just an hour - or more if you like! Come have fun connecting with neighbors in our Avenues community! To volunteer please contact Paul Walton at (801) 674-7292 or pwalton@dstdmail.net. You can sign up to volunteer at <https://www.eventeny.com/events/2022avenuesstreetfair-2681>

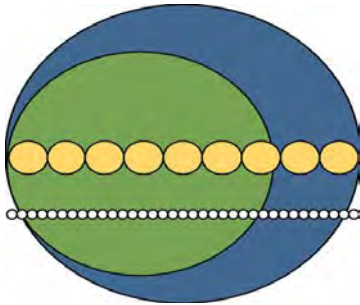
Please visit avenuesstreetfair.org for additional information.

Daniel Gaffin, 2022 Street Fair Chair
danielgaffin@gmail.com 801-550-1294

Air Quality – PM 10 and PM 2.5

by Jill Van Langeveld

In this column over that past 2½ years, we've talked about the tiny pollution particles labeled PM 10 and PM 2.5. Do you remember what they are? They are different sizes of particulate matter measured in micrometers. I found this graphic that tries to show the relative size of something so small which we can't see with something which we can see. The smallest circles represent the PM 2.5s which are formed by burning fossil fuels and wood. The next circles in size are the PM 10s which are made of soot, dust (like that from the Great Salt Lake's exposed dry lake bed), pollen, and mold. The next larger circle is a human hair that ranges between 50-70 micrometers and finally the biggest is a grain of beach sand at 90 micrometers. It is hard to wrap your head around just how small PM 2.5s really are.



According to the National Institutes of Health, PM 10 particles can stay in the air for minutes or hours while PM 2.5 particles can stay in the air for days or weeks. The longer they stay airborne the more likely it is that you and I will inhale them. Both can get into our respiratory tract, but PM 2.5 particles are able to travel deeper into the lungs. Some PM 2.5 particles can then move into the blood stream thus reaching other organs in the body. Exposure to fine particles can cause short-term health effects such as eye, nose, throat and lung irritation, coughing, sneezing, runny nose and shortness of breath. Long term exposure to PM 2.5 particles has been linked to premature death and reduced lung function growth in children. If the air quality is especially poor, it may take a few days for your body to recover. If you're regularly exposed to high levels of unhealthy air, the health consequences can

linger for months or even years. Who is most at risk? They are our kids, our older adult neighbors and anyone with heart or respiratory issues.

So what can we do when PM 10 and PM 2.5 levels are high? Short answer: "Avoid breathing it!" That's easier said than done. A regular face mask is no help, but the KN95 and N95 face masks block 95% of PM 2.5 particulate matter. The "N" stands for «Not Resistant» to oil and the «95» refers to the filtration efficiency of about 95%. Thankfully they are more available now. If PM 2.5 levels are high outdoors, staying indoors is an important way to reduce your exposure. You should also keep windows closed (and doors closed as much as possible) and run the air conditioning. Don't exercise outdoors especially if you smell smoke or notice eye or throat irritation. If you are driving use the "recirculating air" setting.

There is no 100% foolproof protection so common sense and avoiding dangerous environments are very important as well as washing your hands which can be one of the best ways to keep contaminants at bay.

Now you know so you can be prepared if the West begins burning again like it did last September, when the Salt Lake Valley collected smoke from fires burning in the forests of California, Nevada, Oregon, Idaho and Utah. Many people say "Oh, it is just wood, no big deal." Actually, the smoke from burning wood can be extremely dangerous, not to mention its unpleasant odor.

Be prepared and breathe easier! See more at <https://www.niehs.nih.gov/health/topics/agents/air-pollution/index.cfm>.

Planning Commission Issues Positive Recommendation on Ivory Homes Rezoning Request

by Dave Alderman

The Ivory Homes request to rezone the three-acre parcel at 675 North F Street reached a milestone in June when the Planning Commission finally heard the request. Unfortunately, the Commission's decision did not align with the hundreds of residents who participated in the GACC votes and sent in comments.

The Planning Commission forwarded a positive recommendation on the rezone to the City Council, which has the ultimate decision-making authority on this subject. A meeting date has not been set for a Council vote, but will likely be in the fall.

Ivory's request is to change the zoning from FR-3, which would allow 11 houses, to SR-1, which would allow 27. Their current plan is for 19 single-family homes, with 14 having internal Accessory Dwelling Units, for a total of 33 dwelling units on the parcel.

For those who want to learn more about the background, see the articles in the Agenda newsletters for January of 2022, March and April of 2021, and June, July, and August of 2020 under the News & Events tab on our website (www.slc-avenues.org).

The application was split into two parts. The Planning Commission only addressed the Rezoning and Master Plan amendments without considering design and construction. If the City Council approves the rezoning, a separate hearing will be required to handle the Planned Development and zoning exceptions.

The GACC spoke in support of maintaining the current zoning and Master Plan. The GACC has held several meetings on this subject and held two separate votes, one in 2020 and one in 2021. The first community vote was 688 to 4 in favor of keeping the current zoning, and the second vote was 1244 to 25 to maintain the current zoning.

More than 30 attendees, mostly Avenues residents, spoke out in opposition at the Planning Commission meeting.

There were only a handful of attendees to speak in favor of the rezone. Issues raised included traffic, parking, wildlife habitat, and wildfire evacuations.

The Planning Commission is clearly focused on increasing density to help with Salt Lake City's housing crisis, even if the housing units on this project will have a sale price of over \$1 million on each home.

Several of the Planning commissioners mentioned that the Avenues Master Plan had not been updated for some time and, therefore, could be ignored. This thinking could set a precedent for additional rezoning within the Avenues.

For those interested in pursuing this project, the next step is to watch for the City Council hearings and make your voice heard (pro or con) to the City Council.

Chris Wharton - Salt Lake City Distr. 3 Councilmember Comments On the Ivory Homes Petition

From the beginning, I have said my position on Ivory Homes' petition would be based on resident feedback and whether the proposed development was an appropriate fit for this location. The feedback I have received from residents across District Three has been nearly unanimous—the size and scale of the proposed development are not right for this area of the neighborhood. I agree, and I share many valid concerns they have raised. While I understand and support the need to add density throughout the city, I believe better options exist to accommodate development here. I want to thank the residents who have taken the time to reach out to me.

There is still a process this petition will need to follow once it has been transmitted to the City Council. I look forward to working with residents, reviewing the facts, and deliberating with my colleagues as we see that process through.

Visit <https://www.slc.gov/district3/> for more information.

AFFORDABLE HOUSING

What is Affordable Housing?

The federal Department of Housing and Urban Development (HUD) defines an "affordable dwelling" as one that a household can obtain for 30 percent or less of its total household income. The income limits set by HUD for Salt Lake County residents, depending on how many people are in each household, are shown below. Family size is important to calculating and understanding income limits. More on HUD income limits is here <https://www.huduser.gov/portal/datasets/il.html>

What is AMI or Area Median Income?

For Fiscal Year 2021, the area median family income (AMI) in Salt Lake County was estimated by HUD to be \$92,900. For 2022 AMI increased to \$102,400. The AMI for the Avenues area is considerably higher, by some estimates as high as \$129,000.

Adjusted for family size, the income levels that qualify households at Low, Very Low, and Extremely Low Income are shown below, along with the maximum amount of rent that each household should pay if 30% of their income provides housing.

Salt Lake County Area Median Income in 2021 was \$ 92,900	Family Size 1	Family Size 2	Family Size 3	Family Size 4	Family Size 5	Family Size 6	Family Size 7	Family Size 8
Low Income 80% AMI	\$ 51,650	\$ 59,000	\$ 66,400	\$ 73,750	\$ 79,650	\$ 85,550	\$ 91,450	\$ 97,350
Rent Should Be No More Than	\$ 1,291	\$ 1,475	\$ 1,660	\$ 1,844	\$ 1,991	\$ 2,139	\$ 2,286	\$ 2,434
Very Low Income 50% AMI	\$ 32,300	\$ 36,900	\$ 41,500	\$ 46,100	\$ 49,800	\$ 53,500	\$ 57,200	\$ 60,900
Rent Should Be No More Than	\$ 808	\$ 923	\$ 1,038	\$ 1,153	\$ 1,245	\$ 1,338	\$ 1,430	\$ 1,523
Extremely Low Income 30% AMI	\$ 19,400	\$ 22,150	\$ 24,900	\$ 27,650	\$ 31,040	\$ 35,580	\$ 40,120	\$ 44,660
Rent Should Be No More Than	\$ 485	\$ 554	\$ 623	\$ 691	\$ 776	\$ 890	\$ 1,003	\$ 1,117

Where is Affordable Housing Available?

The immediate problem is that affordable units for Low Income, Very Low Income, and Extremely Low Income residents are simply not available in many parts of the City due to market pricing, and are perhaps even more unavailable in the Avenues.

Many families make far less than the above incomes, and struggle to find housing and maintain a decent standard of living because a greater percentage of their income has to be used to provide their housing, reducing funds for food, clothing, health care and quality of life expenses. Working more also means less time to participate in and encourage their childrens' education.

How Would the Avenues Change if the Overlay is Implemented?

GACC's discussion of Affordable Housing in general, and how the proposed Affordable Housing Overlay and related legislation could affect our neighborhood will begin August 3 at our regular meeting, and we plan to continue to address affordable housing at future GACC meetings. There likely would be an impact to the Avenues as a result of the Affordable Housing Overlay.

We may schedule our own Town Hall meeting in the near future. Please send any comments or questions on this topic to GACC Chair Gwen Springmeyer at gaccchair@slc-avenues.org

Proposed Solutions

The City is considering various incentives for developers such as decreased impact fees for developers who supply affordable housing.

City officials are also considering the more widespread and easier approval of ADU's for homeowners who want to create rental units on their property, if they agree to rent them to the public at some level of the affordable rates shown above.

Concern about these incentives include the way the City defines Affordable Housing, and that the City approving affordable units at 80% of AMI does not help the many individuals and families whose income is substantially less than 80% AMI.

Where then can lower income households find housing or housing assistance? Various City and County rental assistance programs have been established for low income households and grants for home improvements.

More information about these programs is at <https://slco.org/homeless-services/resource-directory/housing-rental-assistance/>

GACC Role in the Affordable Housing Discussion

Our goal is first, to bring to your attention the proposals recently announced by Salt Lake City Administration, City Council, and the Planning Department on Affordable Housing.

Second, to provide the discussion on how different the Avenues may be if everything that is currently suggested by the City is enacted.

GACC hosted a presentation by the Planning Division on the Affordable Housing Overlay in May 2022.

On May 11, the Planning Commission held a lengthy hearing in which almost all speakers were opposed to the proposed Overlay, although all were in favor of more affordable housing.

Several Town Hall meetings to discuss the Overlay have been held or scheduled. Yalecrest Community Council and preservation group KEEP Yalecrest hosted a multi-community council Town Hall on June 9, with presenters from Fairpark, Central City and Yalecrest.

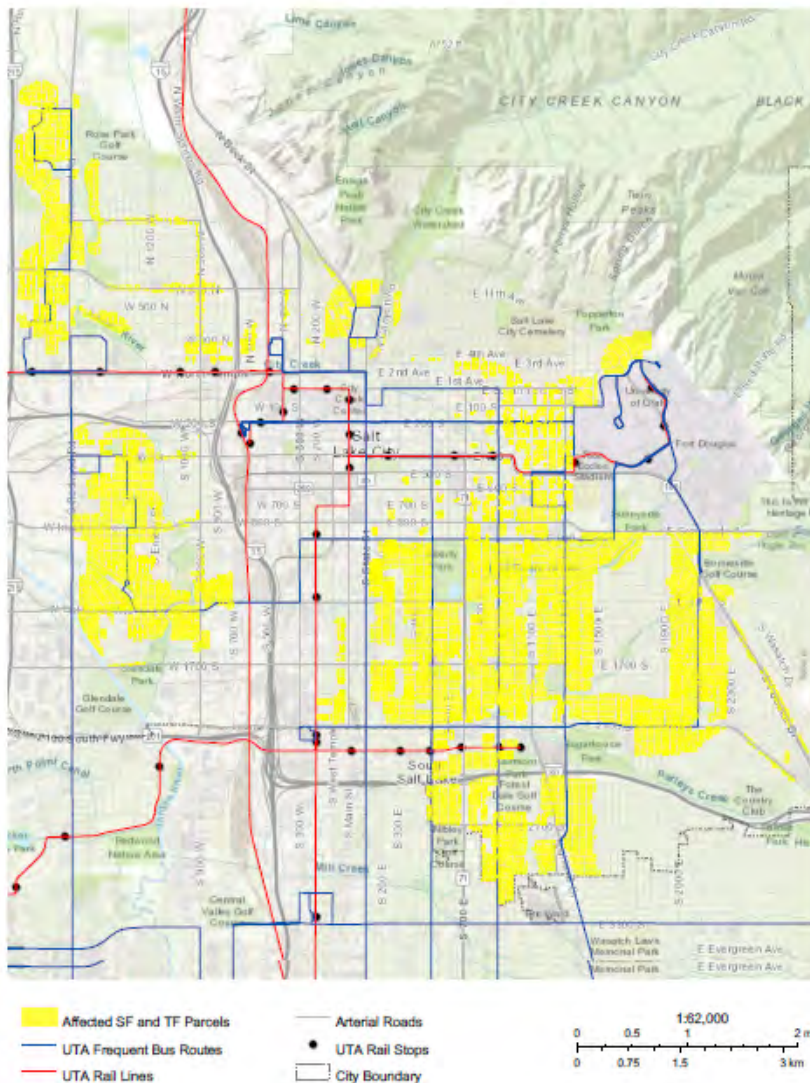
GACC's discussion of housing and how the proposed changes could affect our neighborhood will begin August 3 at our regular meeting, and we plan to continue to address affordable housing at future GACC meetings. We may schedule our own Town Hall meeting in the near future.

Related Legislation

Currently being considered by the City Council are drafts or amendments to ordinances governing these initiatives:

- Shared Housing formerly Single Room Occupancy (SRO)
- Parking
- RMF-30 modifications
- The Affordable Housing Overlay which can be seen at <https://www.slc.gov/planning/2022/01/26/affordable-housing/>
- Moderate Housing Strategies, discussed here <https://www.slc.gov/can/2022/06/02/housingplan/>
- The Housing Loss Mitigation Ordinance
- Thriving in Place, <https://www.thrivinginplaceslc.org/>
- Growing SLC, www.slc.gov/can/2022/06/02/housingplan/

The GACC will continue to bring to resident's attention updates on these and other related housing matters as they become available. Please send any comments or questions to Gwen Springmeyer at gaccchair@slc-avenues.org

AFFORDABLE HOUSING , continued*Affected Single and Two-Family Parcels*

In addition to the links listed on Page 1, here are more links to articles and official City reports on the Affordable Housing Overlay. Planning Division Staff Report on the Zoning Text Amendment proposed by Mayor Mendenhall.

<https://drive.google.com/file/d/1wCrbeyVpB41g87o5tMBcpHJN1oUld6CL/view>

Planning Division Proposal Summary document

https://drive.google.com/file/d/1tJK5X5Ad5ij1RXe4tLUoww-Lz1ut23_i/view

Recent Tribune Article

<https://www.sltrib.com/news/2022/05/13/slcs-push-more-affordable/>

Affordable Housing Overlay Info Sheet

http://www.slcdocs.com/Planning/Projects/2019/affordable%20housing/info_sheet.pdf

Salt Lake City Planning interactive storyboard on the Affordable Housing Overlay <https://storymaps.arcgis.com/collections/026ff1b6235a436d85bcf87712ad5d19?item=1>

This map shows in yellow the sections of the city where the affordable housing overlay could immediately affect existing single family and two-family parcels allowing higher density and multi-family units to be built.

Incentives

To implement the Affordable Housing Overlay, the City would consider making these changes to current zoning regulations:

- Streamlining the building permit process
- Simplify Design Review
- Allow for a greater percent of a lot to be covered
- Allow for additional building height
- Waive 'Planned Development' requirements
- Reduce Parking Space requirements
- Allow lots without street coverage
- Allow additional building styles, duplex, triplex, row houses, attached single family houses
- Allow tiny houses or cottage units,
- Modify (increase) density limits

In addition, the City is considering other incentives for developers and easier approval of ADU's for homeowners who want to create rental units on their property, if they agree to rent them to the public at some yet to be decided level of the AMI rates.

Restrictions

The proposed zoning amendments would incentivize the construction of units that would be designated as "affordable." The exact definition of affordable that the ordinance will require is not yet determined. Some level of Area Median Income is proposed, whether 80%, 60%, 50% or lower is being discussed.

Residential units that wanted to use the incentives would be required to place a deed restriction or covenant on the property for the units to be approved. The ordinance could apply to rental housing units and privately owned units.

The affordable time restrictions have not been determined, however, for example, Park City requires newly built affordable units to be rent restricted for at least 40 years. Some HUD projects require 50 years.

Enforcement Concerns

It is not clear what resources the City would provide for enforcement, other than the deed restrictions. The issue of enforceability has been cited as one of the main concerns by groups who have reviewed the Affordable Housing Overlay so far. Enforcement takes salaries and benefits for new City personnel or restructuring existing personnel.

Displacement

The very real effect of rising housing prices results in involuntary displacement. Meaningful attention is being given to this issue by City and community leadership. See more at <https://www.thrivinginplaceslc.org/displacement>.

Webinar on Accessory Dwelling Units
Friday, August 26, 2002
12:00 noon Mountain Standard Time

**Hot Topics
in Small
Housing**

ADU Production & Equity

**Friday, August 26th
at 11am**



Register [HERE](#)

Join Casita Coalition, Turner Center, and CCI for a free one-hour webinar that shares innovative solutions around this ADU hot topic!

About this event

On Friday, August 26 at 11 am PT, the Turner Center for Housing Innovation, Center for Community Innovation, and Casita Coalition are co-hosting a webinar looking at the barriers to ADU construction among low- and moderate-income BIPOC homeowners in California. The Turner Center and Center for Community Innovation will present findings from their recent paper on the topic followed by a panel discussion with practitioner organizations.

Turner Center & CCI's recent paper was made possible by Kaiser Permanente.





Public Lands

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June-July 2022 Foothills Trail System Update

As promised in last September's announcement about the Foothills Trail System Plan, this is a monthly update about the construction pause and consultant review of some aspects of the Foothills Trails System plan.

Current Foothills Trails Analysis

Public Lands has been conducting analysis of the Phase I of the Foothills Plan and its goals for evaluation before proceeding to Phase II. The analysis has produced lots of information on how to carry out the goals of the plan by balancing land conservation with sustainable recreation.

When carrying out this analysis, Public Lands met with both Save Our Foothills and SLC Trails Alliance many times to learn about their goals and concerns. The insights gathered from these groups will help Public Lands make more informed decisions.

Additionally, SWCA Environmental Consultants were hired in December 2021 to gather ecological and culture analytics of trail corridors and designated "habitat study areas" within the Foothills. SWCA has also been communicating with local agencies to put together an inventory of factors to be considered. SWCA will present their findings and recommendations later this year.

Trails Plan Evaluation

After an initial request for proposal for a trails plan evaluation this winter was cancelled due to insufficient responses, a more detailed request for proposal was put out in the spring.

Public Lands has selected a firm with extensive planning and trail design experience in wilderness and conservation for the trails plan evaluation. The name of the firm will be announced once contracts are finalized.

The selected firm's consultation will run from summer 2022 through summer 2023, with the possibility of Phase II being implemented as early as fall 2023 or 2024.

Etiquette and Education

While design and construction lay the foundation to a successful trail system, equally as important are the behaviors and trail culture of its users.

With the abundance of new users recreating in the Foothills, combined with the historical lack of oversight of regulations by its land managers, it is more critical than ever to work together to determine agreed-upon trail use guidelines and develop the best ways to educate the public on best practices when it comes to complex issues such as dogs, e-bikes and land sustainability.



There are successful models from around the country where these "education and etiquette" campaigns have brought together conflicting organizations to find common goals and a more collaborative co-existence. It is the hope of SLC Public Lands that we can partner with groups like Save Our Foothills, SLC Trails Alliance, Save Our Canyons, and the exploding number of mountain biking teams, riders, and hikers to come together to find a reasonable solution that will protect our foothills and keep our trail users safe and happy.

This article is online at <https://conta.cc/3ccPW5u> and is reprinted with the permission of the Public Lands Dept.

See more about the Public Lands Department at <https://www.slc.gov/parks/>

See more about the Salt Lake City Parks, Natural Lands, Forestry and Trails Advisory Board at <https://www.slc.gov/boards/boards-commissions/parks-natural-lands-trails-urban-forestry-advisory-board/>, and a list of their meetings and agendas here:

<https://www.slc.gov/boards/pnut-agendas-minutes/>

Three to five total phases are anticipated over a ten-year timeline to fully implement the Foothills Trail System Plan. You can read the full scope of the project here:

<https://www.slc.gov/parks/central-foothills-trail-system-construction-wayfinding/>



Wildfire Preparation

by Shane Carlson

August signals more hot days and an increasing abundance of dry fuels in the foothills. Yards are unusually dry this year given the need to conserve water (indications are that this drought will last several more years).

At the time of this writing, most of the recent wildfires in Utah were human caused. Let's break that trend! It's time to use your FireSense ([UtahFireSense.org](https://utahfiresense.org)).

"Fire season" is here but it's never too late to remove leaf and pine needle litter from around homes, outbuildings and fences. When removing larger woody fuels, be careful on windy days and with any sources of heat/ignition around dry fuels. Do It Yourselfers – don't forget to reach out to the SLC "Call to Haul – Green Waste Only Collection" program for help with the disposal of woody fuels (<https://www.slc.gov/sustainability/waste-management/c2h/>).

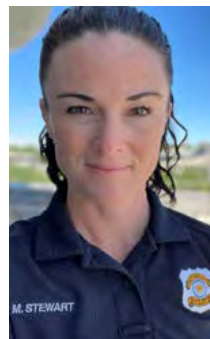
It's never a bad time to work on getting your "Go Bags" together, to familiarize yourself with at least two routes of egress and to touch base with elderly and disabled neighbors to make sure everyone has a way to evacuate if needed (don't forget the cat or the dog – including their go bags!).

Lastly, think "Firewise" when planning remodeling and landscaping projects. Screened roof vents and firewise plants (<https://forestry.usu.edu/news/utah-forest-facts/firewise-plants-for-utah-landscapes>) are two of the most effective ways to protect your home. The "planning stage" is the best time to request a personalized assessment/consult from the Salt Lake City Fire Department (willing to meet with you or your landscaper) about creating a defensible space around and at your home.

To ask the Salt Lake City Fire Department a question, visit here: <https://www.slc.gov/fire/contact/>

More info about being Firewise in the Avenues is at <https://www.slc-avenues.org/our-neighborhood/wildfire-preparedness>

Welcome To Our New Community Liaison Police Officer Det. Marie Stewart



Det. Norgaard was recently promoted to Sergeant, leaving the District 3 DCLO (Division Community Liaison Officer) position open.

I applied for the position because I am passionate about helping people. I served in SLCPD's Community Outreach in 2020 and am excited to be in a position where I can help the community again.

I have been a police officer for eight years.

I started law enforcement later in life than most and believe it has given me a slightly different perspective on things. I worked for Layton Police Department for three years and then came to SLCPD. I have worked patrol in every part of the city on day, afternoon and graveyard shifts. I have also worked undercover, in training, detectives, Public Relations, Community Outreach, SLCPD explorers, and am currently a hostage negotiator along with this new position.

I was born on a farm in Idaho and learned the importance of hard work from my father, who continues to be my greatest role model. I am a firm believer in community-oriented policing. When people work together, with the purpose of helping others, great things can be accomplished. I understand not all things can be solved, but you can be sure I will try my hardest to help.

I look forward to working with the Greater Avenues community and will be attending the monthly meetings. I can be reached at Marie.Stewart@slcgov.com.

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■ GREATER ■
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 COMMUNITY COUNCIL
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GACC Hybrid Meeting

August 3rd

Sweet Library - 6:00 pm

Go to <https://slc-avenues.org/>

at 5:00 pm on August 3rd for the

Zoom meeting ID and password

Greater Avenues Community Council thanks LDS Hospital for their generous sponsorship of our activities.

Local Businesses: Our circulation is just under 9,000 monthly. You can reach every home in the Avenues with an ad in this space at very reasonable rates. Info: treasurer@slc-avenues.org

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