

AGENDA

OF THE GREATER AVENUES COMMUNITY COUNCIL

www.slc-avenues.org

January 2022

Vol. XXVI

Issue 1

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

Chair's Message for January

Looking Back and Forward

by 2022 Chair Gwen Springmeyer

Many of you reading this may remember I was the GACC Chair during 2013. It is an honor to again lead this organization. The current GACC board has seven past chairs. I believe this delivers the message that we are a valuable organization, and that what we do matters and may even make a difference.



Each person reading this newsletter sees value. Many want to know about the issues. Others attend meetings and ask questions. Some volunteer to work on a committee or event. A few step up to leadership. These different levels of interest make us a wonderfully diverse community with concern for our neighborhoods and neighbors.

This concern for the welfare of our neighborhoods has been evident for a long time. I first attended a GACC meeting in the 1970's. I was impressed to meet a group of people who cared about their community and were willing to help improve conditions for all. I remember the group then was focused on housing and zoning issues and the threat of wildfires. This last year we formed a GACC Wildfire Prevention Committee and discussed numerous housing and zoning issues. So not much has changed in the last half century!

During 2013, our newsletter and meetings were dominated by discussions regarding Off-Leash Dog Parks. Dog Parks came up again in 2021 along with Public Utilities construction in Memory Grove Park, our Urban Forest, Protecting Our Cemetery, Foothill Trails, and Orange Crosswalk Flags.

We have also focused our attention on things we can do to improve our air quality. We are happy to have been able to resume the Memory Grove Cleanup and the Street Fair with great success.

During the past year, attendance has been strong at our Zoom meetings with often more than 100 in attendance. Zoom meetings will continue for at least the next few months. The library has not yet opened up public meetings space and there is still much uncertainty about the safety of indoor meetings. We will continue to keep individual safety in our minds as we make our plans.

Issues during 2022 will include zoning matters. Our first meeting will again consider the request from Ivory Homes for plans to develop the property at 675 North F Street. We are watching other housing and zoning issues that have the potential to impact the quality of life we enjoy on the Avenues.

We collaborated on CIP requests for funds to improve the Cemetery and Lindsey Gardens. Xeriscaping is becoming more critical as we consider our drought conditions. The recognition of the foothills as an asset is inspiring to all of us.

Please tell us your issues. Are you worried about drones hovering above us? Do you struggle to figure out a bus route to meet your needs? Are you unable to understand the construction at the U of U? Do you want information about gardening in our unique soil and climate? Do you have questions you want to ask our City Council or Mayor? Or maybe you have a cat demanding

GACC January 5th Virtual Meeting

- 7:00 to 7:05 Welcome and Announcements.
- 7:05 to 7:35 Reports: Fire, Police, City Council, SLC School Board, Mayor's Office, LDS Hospital, Library, Public Lands/Trails.
- 7:35 to 7:45 Legislative Session Preview.
- 7:45 to 8:45 Ivory Rezoning:
 - Daniel Echeverria - SLC Planning;
 - Peter Gamvroulas - Ivory Homes;
 - Peter Wright - POAZC.
- 8:45 to 8:50 Open Forum.
- 8:50 to 9:00 Adjourn.

The Zoom password and meeting ID will be posted at the GACC website [https://slc-avenues.org/](https://slc-avenues.org) at 5 p.m. on Wednesday, January 5th.

an Off Leash Cat Park! I don't know about yours, but my cats would hate it. The point is we are encouraging you to reach out. Ask questions, request information and suggest topics for presentations. It would be joyful for myself and our board to respond and find presenters to answer your questions and suggest plans to resolve issues.

Please reach out to me at gaccchair@slc-avenues.org.

At the December community meeting Dave Alderman reviewed the highlights of 2021 and reminded us of the GACC Objectives which are:

- Provide a forum to discuss issues of mutual concern;
- Establish working groups and committees to facilitate issue resolution;
- Promote activities that enhance and enrich the community;
- Make improvements to the community in order to protect the unique character of the Avenues;
- Provide and expand communication links with governmental, civic and community organizations;
- Provides benefit to the broader Avenues community with the use of GACC funds.

Please think about these objectives and determine how you want to be involved in accomplishing what is important to you. In the meantime, I suggest you visit this web page:

http://plan.cap.utah.edu/gentrification_assessment/.

Find the Greater Avenues section to read stories of our historic neighborhoods and changes on the Avenues. It is fascinating how it may relate to the future transformation of neighborhoods throughout the city.

the
AVENUES

Community Meetings

If you have questions please contact GACC Chair Gwen Springmeyer, at gaccchair@slc-avenues.org. All are welcome!

GACC Council Virtual Meeting

GACC Virtual Meeting will be on Zoom on **January 5th** at 7 p.m. Details will be posted at the GACC website <https://slc-avenues.org/>. The password and meeting ID will be posted at <https://slc-avenues.org/> at 5 p.m. on January 5th.

GACC Board Virtual Meeting

GACC Board Virtual Meeting will be on Wednesday, **January 12th** at 7:00 p.m. If you wish to participate, send a message to GACC Chair Gwen Springmeyer, at gaccchair@slc-avenues.org.

Community Life / Resources / Free Stuff!

Sweet Branch Library, 455 F Street, 801-594-8651, www.slcl.org/branches/view/Corinne+and+Jack+Sweet.

Kids Calendar:

- **Las Posadas activity kits** will be available to pick up Monday Dec 13 - Dec. 23 or until supplies run out.
- **Tween Steam activity kits** will be available to pick up at the beginning of the month. The theme for December is knots: Make a Bracelet! While supplies last.
- **Celebrate New Year's Eve** with a Countdown to Noon activity kit. The kits will be available to pick up on Monday, Dec 20 - Dec 31 or until supplies run out.
- Look for **virtual events** and activities such as storytimes, book reviews, Tinkerlab and more on biblioboard online at <https://library.bib-lioboard.com/module/kids--twins>.

Teen Calendar:

- **Teen DIY on Biblioboard and Teen Blog** - any teens or tweens interested in fun crafts curated by Teen Librarians should check out the SLCPL Teens page on our website at <https://services.slcl.org/teens>. You'll find links to our videos and blog posts as well as some curated book lists and other activities you can do at home.

Adult Calendar:

- **Take and Makes** - Drop by the Sweet Library to pick up a craft kit that you can take home and complete! All of the materials needed for the craft are included, and we will have a new craft at the beginning of each month. The craft for December are Wooden Bead Napkin Rings. 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.

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

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

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.

City Academy, 555 E. 200 S., www.cityacademyslc.org.

We are proud to announce new Computer Science opportunities. City Academy has launched an expanded Computer Science Career Pathway Program to give every student access to the type of robust computer science education needed for their futures in today's world. All of our middle and high school students are able to take courses in coding, programming, and robotics. We are now offering high schoolers certificate programs in two career pathways - Cyber Security and Programming and Software Development. City Academy has also become an active Certipoint Authorized Testing Center, which offers industry recognized certifications in computer science and digital media. We offer certifications for Microsoft Technology Associate (MTA) and Adobe Certified Associate (ACA). If you have any questions or would like more information about this program please contact Mr. Pedersen by email to dennis.pedersen@cityacademyslc.org.

Tenth East Senior Center, 237 S 1000 E with parking in the rear, (385) 468-3140 <https://slco.org/tenth-east-senior-center/>.
 Hours Monday-Friday 7:00 am - 4:00pm; Dine-In & Take-Out Lunch: 11:30 AM-12:15 PM

Highlighted Programs:

University of Utah Exercise: Tuesdays & Thursdays at 1:00 PM. Exercise with University of Utah fitness students and have the opportunity for personal assistance using our fitness equipment. This class begins January 18, and will go through March 16. Please register at the front desk.

Announcements:

Celebrating Martin Luther King: we are closed Monday, January 17.

Masks are required: due to increasing COVID cases, anyone entering a Salt Lake County operated senior center will be required to wear a mask while inside. Please keep each other safe by wearing a mask at all times, unless actively eating or drinking.

Seeking volunteers: we are seeking volunteers to assist with our lunch program daily and occasionally provide customer service at the front desk. Please contact the center if interested.

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.

Trolley Square opened a permanent exhibit titled **"They Shaped Utah"** in early December.

The portraits of Utahns are on a railing at the central axis on the second floor. The exhibit is child-friendly and available whenever Trolley Square is open. The adjacent museum is open M & W 4-9; H 1-9, SA 12-7, SU 12-9. There will be more portraits added in the future. The exhibit is on the second floor near the elevators; access is easy with strollers or wheelchairs.



Ivory Homes Rezone – Capitol Park Cottages

by Daniel Echeverria, SLC Planning

Peter Gamvroulas, representing the property owner Ivory Development, is seeking approval from the City to develop a 19-lot single-family dwelling development on the property located at approximately 675 N F Street. The property is currently vacant and is approximately 3.2 acres in size. In order to develop their proposal, they have submitted multiple applications to the City:

Zoning and Master Plan Amendments: The applicant is seeking to rezone the property from the FR-3/12,000 (Foothills Residential) zone to the SR-1 (Special Development Pattern Residential) zone. They are also seeking to amend the Future Land Use designation of the property in the associated Avenues Community Master Plan to align with the proposed SR-1 designation. The final decision maker on these two applications is the City Council.

Planned Development and Preliminary Subdivision Plat: The proposal includes subdividing the property into 19 single-family detached dwelling lots through the Preliminary Subdivision Plat process. Fourteen of the single-family homes are proposed to include an internal accessory dwelling unit (ADU) at initial construction. The single-family homes along F Street are proposed to be custom homes and may or may not include an ADU. Two additional parcels are proposed to be reserved for a private park and small guest parking area. The applicant is seeking modifications to dimensional and lot standards through the Planned Development process. The final decision maker on these two applications is the Planning Commission.

For additional information you can visit the virtual Open House on City webpage at <http://bit.ly/slc-openhouse-01175> or email Planner Daniel Echeverria at daniel.echeverria@slcgov.com.

A Planning Commission meeting on this topic will be scheduled in the near future.

**NO IVORY
HOMES
RE-ZONE**

Our nearly two-year battle to defeat Ivory Homes' attempt to over-develop 675 North F Street is now entering the final phase. In their third application, Ivory has now

added a request for a Planned Development to the already long list of concessions they are seeking from the City.

Ivory is requesting:

- 1) A rezone from FR-3 to SR-1 to create additional lots. From a max of 11 under FR-3 to 19 in this latest proposal.
- 2) Approval for an unprecedented plat plan that adds at least 14 Accessory Dwelling Units (ADUs) to these newly created lots, for a total of 33 dwellings – a 300% increase in household density.
- 3) Approval for a Planned Development that allows relaxation of the zoning requirements of the SR-1 zone they are applying for. Lot size, setbacks, lot building coverage, etc. are all seriously non-conforming. Fully 6 of 19 of Ivory's lots are less than the required 5,000 square foot minimum for SR-1 and not even one of the 19 lots meet all the yard setback requirements.
- 4) An amendment to the Avenues Community Master Plan to allow the rezone. This plan has wisely guided development in the whole of the Upper Avenues.

The Preserve Our Avenues Zoning Coalition (POAZC) continues to consider this development overly dense for this suburban, foothills location with many disadvantages to Avenues residents. We also have very serious concerns about the latest plat plans that feature a heavily terraced design with numerous large, unsightly retaining walls.

A deeper discussion of our concerns about this project is online at www.poazc.org. We ask that all Avenues residents continue to have their voice heard by writing to the Planning Division expressing your disapproval of Ivory's plans to over-develop this plot. Public opinion truly does make a difference. We ask everyone to write a new letter and/or revise their previous letter and send it to the Planning Division by 1/13/2022 so they will be part of the public record when this decision is made by the Planning Commission and City Council.

Unfortunately, with a new Ivory plan, previous letters objecting to earlier plans are less impactful.

Please register your opposition with the Planning Division by sending an email expressing your concerns and copy District 3

Council Member Chris Wharton and the POAZC at the email addresses shown here: Daniel Echeverria, Senior Planner, SLC Planning daniel.echeverria@slcgov.com, Chris Wharton District 3 City Council chris.wharton@slcgov.com, Preserve Our Avenues Zoning Coalition POAZCoalition@gmail.com.

Many thanks for your support. Together we can defeat this inappropriate rezoning by IvoryHomes.

by Peter Wright, Preserve Our Avenues Zoning Coalition

Capitol Park Cottages

by Peter Gamvroulas, Ivory Development

Ivory Development has submitted a Planned Development (PD) and Preliminary Subdivision Plat (Plat) application for Capitol Park Cottages to the Salt Lake City Planning Department. The PD and Plat applications will be considered concurrently with the Rezone and Master Plan Amendment (MPA) applications that were submitted, revised, and publicly noticed last year. The four applications are currently in the public comment period through January 13th, 2022. Our updated plan that is reflected in the PD and Plat applications is substantially similar to the concept applied for through the Rezone and MPA applications. As part of the PD and Plat preparation we were required to produce preliminary drafts of our grading, drainage, utility, and site engineering. We were also prompted to develop a preliminary landscape plan and more detailed home elevation exhibits. All of our plans and applications are publicly available for review through the planning division website at

<https://www.slc.gov/planning/2021/11/29/capitol-park-cottages/>.



As we worked through the preliminary engineering for Capitol Park Cottages, we finished building prototypes of our ADU-Cottage home product at another community called The Pines. The three prototype homes we built gave us a better understanding of how our Capitol Park project will function structurally and spatially. The experience that we have obtained from The Pines, along with our preliminary engineering preparation, has led us to make minor changes to the site layout in our PD and Plat applications.

While substantively similar, the latest Capitol Park Cottages plan has reoriented the lot layout and private road placement. In addition, one cottage-lot has been removed to accommodate spacing and grading conditions. The area saved from the lot has been used to upsize our park and provide some guest parking stalls. All other differences are incidental to these changes and our concept remains the same as before; five custom lots fronting F Street and fourteen cottage-lots with built-in ADU's along a private lane.

We appreciate the great interest and constructive comments that we have received from the Greater Avenues Community Council. If you have any questions of Ivory Development, please visit our webpage at <https://ivoryhomes.com/capitolparkfaq>. Furthermore, we encourage all who are curious to visit our prototype homes at The Pines (310 East 7800 South, Midvale City). You can see The Pines project at <https://ivoryhomes.com/community-details/the-pines>. Although the homes at Capitol Park Cottages will have very different elevations and exteriors, The Pines is an excellent demonstration as to how built-in ADU homes feel and function in an infill community.

We look forward to continuing through the city processes and delivering a new and distinctive project. Capitol Park Cottages will reimagine how to provide housing diversity and housing attainability in Utah, and will honor the history of Salt Lake's most unique neighborhood, the Avenues.

City Planning Open House

Former 9th Avenue Salon and Antique Shop

Kevin Blalock, the architect and property owner is requesting Design Review & Planned Development approval for the Cloud 9 Adaptive Reuse Mixed-Use project. The subject property is approximately 2,800 square feet in size and is located in the CN – Neighborhood Commercial zoning district at 706 East 9th Avenue.

The proposed design will be an adaptive reuse of the existing building and will occupy the same footprint. Another building story that is in-line with the existing building setbacks is proposed to be added. The intent is to create three (3) individual 3-story live/work units.

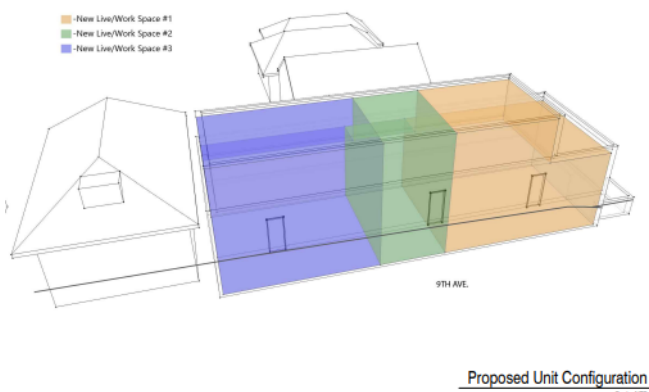
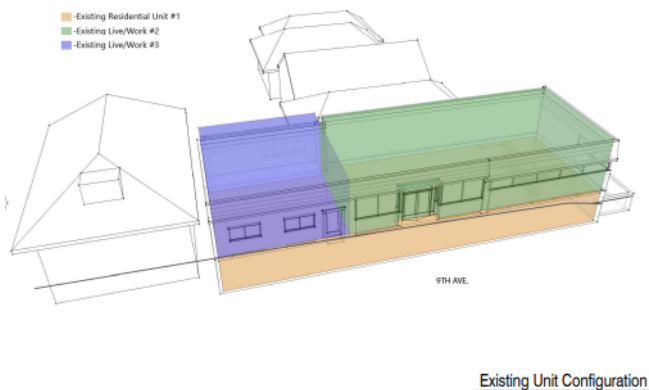
A formal Design Review is required to reduce the front and corner side yard setbacks for the added story as the existing building does not meet the required setbacks.

Planned Development approval is required to approve an additional 5-feet of building height to a total building height of 30-feet due to the slope of property.

The virtual online Open House for this project is at <https://www.slc.gov/planning/2021/12/13/cloud-9-live-work-units-adaptive-reuse/>.

To submit a comment or question please contact Senior Planner David J. Gellner, AICP, david.gellner@slcgov.com, or call 801-535-6107 before January 31, 2022.

The GACC may have a public presentation on this project at an upcoming meeting.



City Planning Open House

Madeleine Choir School Fieldhouse

The Madeleine Choir School is requesting a Certificate of Appropriateness for New Construction of a Principal Building from the Historic Landmark Commission in order to build a new two story fieldhouse building on their campus at approximately 67 North B Street.

The new building would be located on what is currently open space, and would have new frontage on B Street and on 2nd Avenue. No existing buildings on the campus would be altered. The school is listed as a landmark site on the SLC Register of Cultural Resources and is also in the Avenues Historic District.

The virtual online Open House on this project is at <https://www.slc.gov/planning/2021/12/14/madeleine-choir-school-fieldhouse/>.

To submit a comment or question please contact Project Planner Nelson Knight, Senior Historic Preservation Planner, nelson.knight@slcgov.com, 801.535.7758 by January 28, 2022.

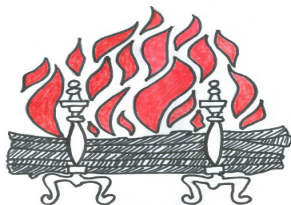
During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

The GACC may have a public presentation on this project at an upcoming meeting.



Air Quality – Inversion Season, Again!

Inversion Season came faster than our winter snow this year. The air has been yucky since Thanksgiving. We need to remember that anything we put into our air during an inversion, stays in our air until we get a storm to scrub the dirty air out of our valley. It is important anytime to be aware of how our actions affect the air we all breathe, but during an inversion it is even more so. The following three activities can really help avoid adding more dirt to our already dirty air:



1. Avoid burning solid fuel unless it is your only source of heat. The State and County have help for people to change their fuel source.

Find more at: <https://deq.utah.gov/air-quality/wood-stove-conversion-assistance-program>.



2. Be Idle Free. If you put your car in park, turn off the engine. Four consequences of idling are (1) wasted fuel, (2) increased pollution, (3) increase damage to your engine by stripping the oils from the inside of your engine, decreasing lubrication and increasing the wear and tear on its parts, and (4) It only takes 60 seconds for an unattended, idling car to be stolen.

3. Trip Chaining. 75 % of a vehicle's combined emissions occur within the first three minutes of being started after it has sat for 12 hours or more. So once the car is warmed up, use it for several errands "chaining" them together in one trip.



by Jill Van Langeveld

Experiencing Salt Lake City's Fabulous Foothills

On December 10, the Salt Lake City Foothills received their first blanket of snow this season, and (like every year) it was stunning to behold! Tiny ice crystals clung to the trees, the air was crisp and clear, and the snow sparkled under a perfectly blue sky.



We are so fortunate to live near this interface, where the urban meets the natural and we city-dwellers can enjoy the astounding landscape Salt Lake City has to offer. But sometimes we forget or don't realize—how unique and special this area is. Our Foothills offer us recreational possibilities, fresh air, and extraordinary mental, physical, and emotional benefits. The Foothills hold the historical and cultural legacies of people who lived here long before Europeans settled these lands. They are also home to complex ecosystems that have, over the course of millennia, learned to thrive in our semi-arid region.

Did you know that the horned lizard puts just its head out of its burrow into the morning sun so that it can warm up before starting its day? That large herds of elk and families of moose stretch from ridge to ridge? That black bear and cougar find solitude in the upper reaches of the canyons? Turkeys visit streams and cross meadows while eagles and falcons patrol the skies. Vibrant palettes of wildflowers adorn meadows and riparian areas as spring transitions to summer and then fall, and the ancient maple and oak groves provide shade and shelter to critters large and small. If you listen you'll hear murmuring streams, diverse bird songs, chatter and buzzing of insects and the rustling of leaves. And if you look up along the ridge tops as evening descends you'll see Mountain Mahogany silhouettes while the coyotes sing.

The Foothills are a remarkable world: finely tuned, finely balanced—and fragile. It is up to us who live near and enjoy this miraculous landscape to steward it thoughtfully, carefully, and intentionally, so that future generations, too, can benefit from the richness we enjoy today. For more articles on why the SLC Foothills are so amazing and special please visit slcfoothills.org.

by Hilary Jacobs

Sock Drive



The Avenues is such a great community! Through your generosity we collected 3,805 pairs of socks to donate to The Road Home! A big thanks and shout out to Ensign Elementary and Mrs. Kean's class. Her class helped us to get to that huge total by leading a sock drive in the school and collected 995 pairs! **Thanks for everyone's generosity!!!**

by Ali Barnes

Wanted: Avenues Street Fair Chair

Want to help throw the biggest party in the Avenues? How about organizing the annual GACC Fund Raiser? Or working on one of Utah's premier community events? How about all three?

GACC is seeking a volunteer to chair or co-chair the Avenues Street Fair, held the second Saturday in September. The job coordinates an experienced group of volunteers to plan all activities of the Fair (children's area, entertainment, artists, booths, etc.), as well as the logistics that make it all happen (permits, traffic, water, recycling, etc.). This requires running monthly meetings, beginning in March. The rewards are innumerable and include making new friends, getting a behind-the-scenes look at a major community event, and personal satisfaction. Details regarding requirements and process are maintained from year to year which makes the event planning easy to manage.

If interested, please email gaccchair@slc-avenues.org.

Good News!

City Transportation Engineer Dan Bergenthal and his team have determined that a HAWK light should be installed at the very busy and dangerous pedestrian crosswalk at 100 south and Butler Ave. To quote from his announcement, "We've taken another look at the crosswalk and have determined that a HAWK signal is appropriate here. I've been able to identify funding and have queued it up in the design process. I'm hopeful the design can be completed and the signal constructed sometime next year [2022]." As one who uses this crosswalk on an almost daily basis, I along with my neighbors and many students are most grateful for this decision.

by Gene Fitzgerald

Avenues Neighborhood Story

Long time Avenues residents can tell stories of changes they've seen after living here for 50 or more years. But more recent residents have seen lots of changes, even in the last few years. These changes are accelerating across SLC as the City continues to grow.

Recently Salt Lake City initiated a Gentrification Assessment and Displacement Mitigation Study to determine the extent of the problem across the City and to help develop policies to address it.

While the full study will take a year to complete, the first phase is underway. Students from the City & Metropolitan Planning Department at the University of Utah prepared Neighborhood Stories for community councils across the city. These stories identify key community assets, demographic changes, and stories of change from residents.

To view the Neighborhood story of the Avenues, visit:

<https://storymaps.arcgis.com/stories/ce55c7664e3a4c6f4f4b9a9d9ce829>

To view the Neighborhood stories of other SLC areas, visit:

http://plan.cap.utah.edu/gentrification_assessment/

You are invited to add your own story here:

<https://survey123.arcgis.com/share/0c5cc5a53c194f968364ff5578485d14>.

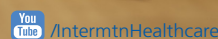
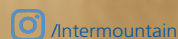
by Dave Alderman

New Year, New You!

Small goals are better than large goals



Scan the QR code to learn more about setting goals and making resolutions for your new year!



■ GREATER ■
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 COMMUNITY COUNCIL
 P.O. Box 1679, Salt Lake City, UT 84110

GACC
January 5th
Virtual Meeting!

The Zoom password and meeting ID will be posted on the GACC website
<https://slc-avenues.org/>
 at 5 p.m. on Wednesday, January 5th.

The GACC encourages your support of these businesses who support the Greater Avenues Community Council.

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