



Greater Avenues Community Council

Chair: Merrilee Morgan
768 E 11th Avenue,
Salt Lake City, Utah 84103
merrilee.morgan@southbysrealty.com
M 801.913.4046

December 6, 2023

To Whom It May Concern:

This letter serves as formal notification that The Greater Avenues Community Council (GACC) relinquishes its interests in the restrictive covenant on 18 properties in the vicinity of LDS Hospital.

To satisfy the requirements of the City Council and the wishes of the Greater Avenues Community Council, IHC recorded a restrictive covenant against the Affected Properties on September 18, 1981 (Salt Lake County Recorder Entry No. 3608995). This restrictive covenant limited the use of the Affected Properties to only single-family dwellings, two-family dwellings, and any other uses allowed in the R-2 zoning district at that time.

In 1995, the City Council adopted a comprehensive amendment of the city's land use regulations, which effort also rezoned the Affected Properties from R-2 Single- and Two-Family Residential District to SR-1A Special Development Pattern Residential District. At the time the Restrictive Covenant was recorded, the R-2 Single- and Two- Family Residential District prohibited accessory dwelling structures that could be used as a dwelling.

In recent years, the City Council has amended Title 21A of the *Salt Lake City Code* to allow accessory dwelling units in residential districts, including both the R-2 Single- and Two-Family Residential District and SR-1A Special Development Pattern Residential District. These properties fall into the R-2 zoning district. IHC no longer owns any of the Affected Properties.

After a presentation and discussion on this matter at our October 4, 2023 GACC Community Meeting and a vote held at the November 1, 2023 GACC Community Meeting the Greater Avenues Community Council has determined that this restrictive covenant is no longer necessary. We therefore release our interest in this restrictive covenant and urge the City Council to do the same.

The vote to release the Greater Avenues Community Council interest in the Restrictive Covenant passed by with a vote of 46 in favor, 7 opposed and 1 abstention.

Sincerely,

Merrilee Morgan, Chair

Greater Avenues Community Council represents these Salt Lake City neighborhoods:
Arlington Hills, Canyon Road, Eastern Avenues, Ensign- LDS Hospital, Federal Heights,
Lindsey Gardens, Mid-East Avenues, Mid-West Avenues, Northcrest