



CITY COUNCIL TRANSMITTAL



Lisa Shaffer, Chief Administrative Officer

Date Received: 8/15/2022
Date sent to Council: 8/15/2022

TO: Salt Lake City Council
Dan Dugan, Chair

DATE: August 15, 2022

FROM: Blake Thomas, Director, Department of Community & Neighborhoods



SUBJECT: PLNPC2020-00335/00334 Capitol Park Cottages Zoning Map and Master Plan Amendment

STAFF CONTACT: Daniel Echeverria, Senior Planner, Planning Division,
daniel.echeverria@slcgov.com or 801-535-7165

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Adopt the proposed ordinance with conditions as recommended by the Planning Commission.

BUDGET IMPACT: None.

BACKGROUND/DISCUSSION:

The property owner, Ivory Development, represented by Peter Gamvroulas, is requesting to amend the zoning of the property located at 675 N F Street from the FR-3/12,000 "Foothills Residential District" to the SR-1 "Special Development Pattern" zoning district. The owner is also requesting to amend the corresponding "Future Land Use Map" designation for the property in the *Avenues Community Master Plan* (1987) from "Very Low Density" to "Low Density" so that the master plan will correspond with their requested low-density zone.

The applicant is requesting the amendments in order to accommodate additional homes on the site. Under the current zone, the maximum number of homes allowed is 11 homes.



The subject property at 675 N F Street is outlined in yellow on the above map.

Under the proposed zone the maximum number of homes allowed would be 27. Under each scenario the homes could include ADUs. Realistically, through the normal City subdivision process and without additional special approvals, such as a Planned Development, the site can likely only accommodate around 9 homes under the current zone and 18 homes under the proposed zoning. The development potential of the site under the current and proposed zoning is further discussed on page 4 of the [Staff Report](#).

The applicant has formally submitted Planned Development and Preliminary Subdivision plat plans to the City for consideration. Those plans propose 19 lots and include requests for modifications to dimensional regulations to accommodate the number of lots. At least 14 of the homes would include an ADU. Those plans are located in [Attachment C](#) and [C.2](#) of the [Staff Report](#) linked below. These plans are still pending consideration by the Planning Commission and require some revisions before they can be considered by the Commission.

The key differences between the existing and proposed zones are the lot size requirements for single-family homes, which are 12,000 square feet per lot with the current FR-3/12,000 zone and 5,000 square feet per lot for the proposed SR-1 zone. The zones otherwise have similar regulations for setbacks and building coverage. Each zone allows development up to 28' in height. A comparison of the zones is included on page 6 of the [Staff Report](#).

The Commission considered a number of factors in their positive recommendation for the rezone and those are detailed in the Staff Report linked below. These include the minimal impact the additional homes would have on the neighborhood, surrounding similar zoning, lack of displacement, current housing market conditions, and adopted City policies supporting additional housing where it can be compatible with neighborhoods in both the Plan Salt Lake and Growing SLC plans.

PUBLIC PROCESS:

The applicant submitted the amendment requests in May 2020. The Planning Division started an early notification public process at that time, sending notices to the local community council and nearby property owners and residents. The proposal went through multiple iterations with multiple rounds of public notice and public input since that time. The applicant also met with the Greater Avenues Community Council multiple times.

The Greater Avenues Community Council provided multiple letters in opposition to the proposal. A new recognized organization, the Preserve Our Avenues Zoning Coalition (POAZC), which was organized in response to the zoning proposal, also submitted formal input in opposition to the proposal. Virtually all the public input received was opposed to the request, with over 600 letters provided in opposition and less than 20 letters provided in support. Many of these letters were provided by the same individuals over the course of multiple versions of the proposal. A petition opposed to the first iteration of the zoning amendment was circulated by the POAZC in 2020 which received over 2,000 signatures from across the Avenues.

A detailed overview of the two-year public process is in the Staff Report under “Community Input and Public Process” on page 8 of the Staff Report. Responses to recurring concerns received about

the proposal are located in Consideration 6 on page 19 of the [Staff Report](#). A slide highlighting only immediately adjacent property owner concerns is located on slide 19 of Exhibit 3a.

Planning Commission Hearing and Recommendation

The Planning Commission held a public hearing for the proposal on June 22, 2022. Notice of the public hearing was sent via e-mail to the Planning listserv and to 406 e-mail addresses, including all persons and organizations who had contacted City Staff about the proposal over the course of the public process. Notices were also mailed to property owners and residents within 300 feet of the proposal.

At the public hearing, 51 people provided comments, including two persons representing the GACC and POAZ. Four people spoke in favor with the remainder speaking in opposition. Speakers and comments are summarized in the minutes linked below. Generally, commenters expressed concerns related to impacts of the proposed density, such as compatibility with the neighborhood, traffic, and parking. Comments were also provided related to concerns with the associated development plans.

Following the hearing, the Planning Commission discussed the public input, adverse impacts, ownership, use of potential accessory dwelling units, neighborhood context and compatibility, the level of density change, traffic, site conditions, the proposed development plans, the need for additional housing, current housing conditions, and changes to City plan policies. A more detailed summary of the discussion is located in the minutes. Following discussion, the Commission voted to recommend approval of the amendments with conditions, with eight commissioners voting for the amendments and two against.

Recommended Conditions

The Commission included two recommended conditions of approval. These conditions are:

1. Accessory buildings shall not be allowed in rear yards located along the west-most property line of the subject property.
2. Where the west-most property line is a rear or side property line, the second levels of any homes located along that rear or side property line shall be setback at least 30' from the corresponding rear or side property line.

The conditions are intended to ensure compatibility of any development on the subject property with the 35' rear yards of the adjacent west properties and were recommended by Planning Staff. For context, the FR-3 has a 35' rear yard requirement and does not allow buildings in the rear yard, whereas the SR-1 zone has a percentage rear yard requirement, which can go as low as 15', and allows accessory buildings in rear yards.

Planning Commission (PC) Records for June 22, 2022 Meeting

- a) [Agenda](#) (Click to Access)
- b) [Minutes](#) (Click to Access)
- c) [Staff Report](#), see below for additional attachments (Click to Access)
 - a. [Attachment B: Applicant Materials/Narrative](#)
 - b. [Attachment C.2: Full Size Landscape Concept Plan](#)
 - c. [Attachment K.1 & K.2: Public Comments Part 1](#)
 - d. [Attachment K.3 & K.4: Public Comments Part 2](#)

- e. [Attachment K.5: Public Comments Part 3](#)

EXHIBITS:

- 1) Ordinance**
- 2) Chronology**
- 3) Planning Commission Public Hearing Additional Materials**
 - a) Planning Staff Presentation Slides**
 - b) Applicant Presentation Slides**
 - c) Additional Public Comments Received After Report Publication**
 - d) Postmarked Public Notice**
- 4) Notice of City Council Hearing**
- 5) Original Petition**
- 6) Mailing List**

1. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2022

(Amending the zoning of property located at 675 North F Street
from FR-3/12,000 Foothills Residential District to
SR-1 Special Development Pattern Residential District, and amending
the Avenues Community Master Plan Future Land Use Map)

An ordinance amending the zoning map pertaining to property located at 675 North F Street from FR-3/12,000 Foothills Residential District to SR-1 Special Development Pattern Residential District pursuant to Petition No. PLNPCM2020-00335 and amending the Avenues Community Master Plan Future Land Use Map pursuant to Petition No. PLNPCM2020-00334.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on June 22, 2022 on an application submitted by Peter Gamvroulas (“Applicant”) to rezone property located at 675 North F Street (Tax ID No. 09-30-455-021-0000) (the “Property”) from FR-3/12,000 Foothills Residential District to SR-1 Special Development Pattern Residential District pursuant to Petition No. PLNPCM2020-00335, and to amend the Avenues Community Master Plan Future Land Use Map with respect to the Property from Very Low Density to Low Density pursuant to Petition No. PLNPCM2020-00334; and

WHEREAS, at its June 22, 2022 meeting, the planning commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said applications, subject to conditions to prohibit accessory buildings in rear yards along the west most property line and require a minimum 30' setback for second levels of homes along the west most property line; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the Property identified on Exhibit “A” attached hereto shall be and hereby is rezoned from FR-3/12,000 Foothills Residential District to SR-1 Special Development Pattern Residential District, subject to the condition identified in Section 3 herein.

SECTION 2. Amending the Avenues Community Master Plan. The Future Land Use Map of the Avenues Community Master Plan shall be and hereby is amended to change the future land use designation of the Property identified in Exhibit “A” from Very Low Density to Low Density, subject to the conditions identified in Section 3 herein.

SECTION 3. Condition. The zoning map amendment and master plan amendment that are the subject of Petition Nos. PLNPCM2020-00335 and PLNPCM2020-00334 described herein are conditioned upon Applicant restricting the use of the property by means of an appropriate instrument recorded against the property in favor of Salt Lake City Corporation that does the following:

1. Accessory buildings shall not be allowed in rear yards located along the west-most property line of the subject property.
2. Where the west-most property line is a rear or side property line, the second levels of any homes located along that rear or side property line shall be setback at least 30' from the corresponding rear or side property line.

SECTION 4. Effective Date. This Ordinance shall become effective on the date of its first publication and shall be recorded with the Salt Lake County Recorder. The city recorder is instructed not to publish or record this ordinance until the condition identified above has been met as acknowledged by the director of the Salt Lake City Planning Division.

SECTION 5. Time. If the condition identified above has not been met within one year after adoption, this ordinance shall become null and void. The city council may, for good cause shown, by resolution, extend the time period for satisfying the condition identified above.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2022.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2022.

Published: _____.

Ordinance amending zoning and MP 675 N F Street

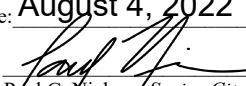
APPROVED AS TO FORM Salt Lake City Attorney's Office Date: August 4, 2022 By:  Paul C. Nielson, Senior City Attorney

EXHIBIT “A”

Legal Description of Property to be Rezoned
and Subject to Avenues Master Plan Future Land Use Map Amendment:

675 North F Street

Tax ID No. 09-30-455-021-0000

LOT 1, CAPITOL PARK AVENUE EXTENSION SUBDIVISION.

2. CHRONOLOGY

PROJECT CHRONOLOGY

Capitol Park Cottages Zoning Map and Master Plan Amendment

May 1, 2020	Petition submitted by applicant requesting to rezone the property to FB-UN1 and amend the future land use map of the Avenues master plan to a corresponding designation.
May 11, 2020	Application assigned to City Staff.
May 27, 2020	Proposal posted to City Open House webpage. Minimum 45-day notice period starts. Public notices were sent to recognized community organizations, listserv, and nearby property owners/residents.
July 1, 2020	Applicant attended Greater Avenues Community Council meeting and presented their proposal. Staff also attended meeting and presented on the process and standards.
August 5, 2020	Applicant attended the GACC for a second time to present their proposal. GACC holds vote on the proposal with 688 opposed and 4 in favor.
February 1, 2021	Applicant submitted revised concept plan. City Staff sent an e-mail update to all persons who had contacted City Staff, providing 45 days for additional public comments.
March 3, 2021	Applicant attends GACC meeting and presented revised proposal. Staff attended to answer any questions.
March 22, 2021	Applicant revised requested zone to SR-1, Special Development Pattern Residential. Staff sent an e-mail update to all persons who had contacted City staff, providing additional time for public input.
April 7, 2021	GACC held a vote on the proposal at their meeting, with 1244 opposed and 25 in favor.
November 29, 2021	Applicant submitted associated Planned Development and Subdivision applications to the City. Minimum 45-day notice period starts. Public notices were sent to recognized community organizations, listserv, and nearby property owners/residents. E-mail notice also sent to all persons who had contacted City Staff regarding the rezone/master plan amendment proposal.
January 5, 2022	Applicant attended GACC meeting to discuss Planned Development/Subdivision applications. Staff also presented on the process and standards and answered questions.
June 9, 2022	Public notices provided for Zoning Map and Master Plan Amendments. Public notices sent to property owners/residents within 300 feet, posted on City webpage, sent to City listserv, and posted on State public notice website. E-mailed notice also sent to all persons who had contacted staff regarding the proposal for the property.
June 17, 2022	Staff report published recommending a positive recommendation for the zoning map and master plan amendment with conditions.
June 22, 2022	Planning Commission holds a hybrid in-person and virtual public hearing on the zoning map/master plan amendments and passes a motion to send a positive recommendation to the City Council with conditions. Motion passed with 8 Commissioners in favor and 2 opposed.

3. PLANNING COMMISSION HEARING ADDITIONAL MATERIALS

a. Planning Staff Presentation Slides



CAPITOL PARK COTTAGES ZONING MAP AND MASTER PLAN AMENDMENT

675 N F STREET

PLANNING COMMISSION // JUNE 22, 2022

REQUEST

- **Two requests:**
 - **Zoning Map Amendment**
 - From **FR-3/12,000 Foothills Residential District**
 - To **SR-1 Special Development Pattern Residential**
 - **Master Plan Amendment**
 - From “Very Low Density” to “Low Density”
- Intended to accommodate 19-lot single-family development plans (Planned Development and Preliminary Subdivision)

Recommendation: Staff is recommending a favorable recommendation to the City Council with conditions



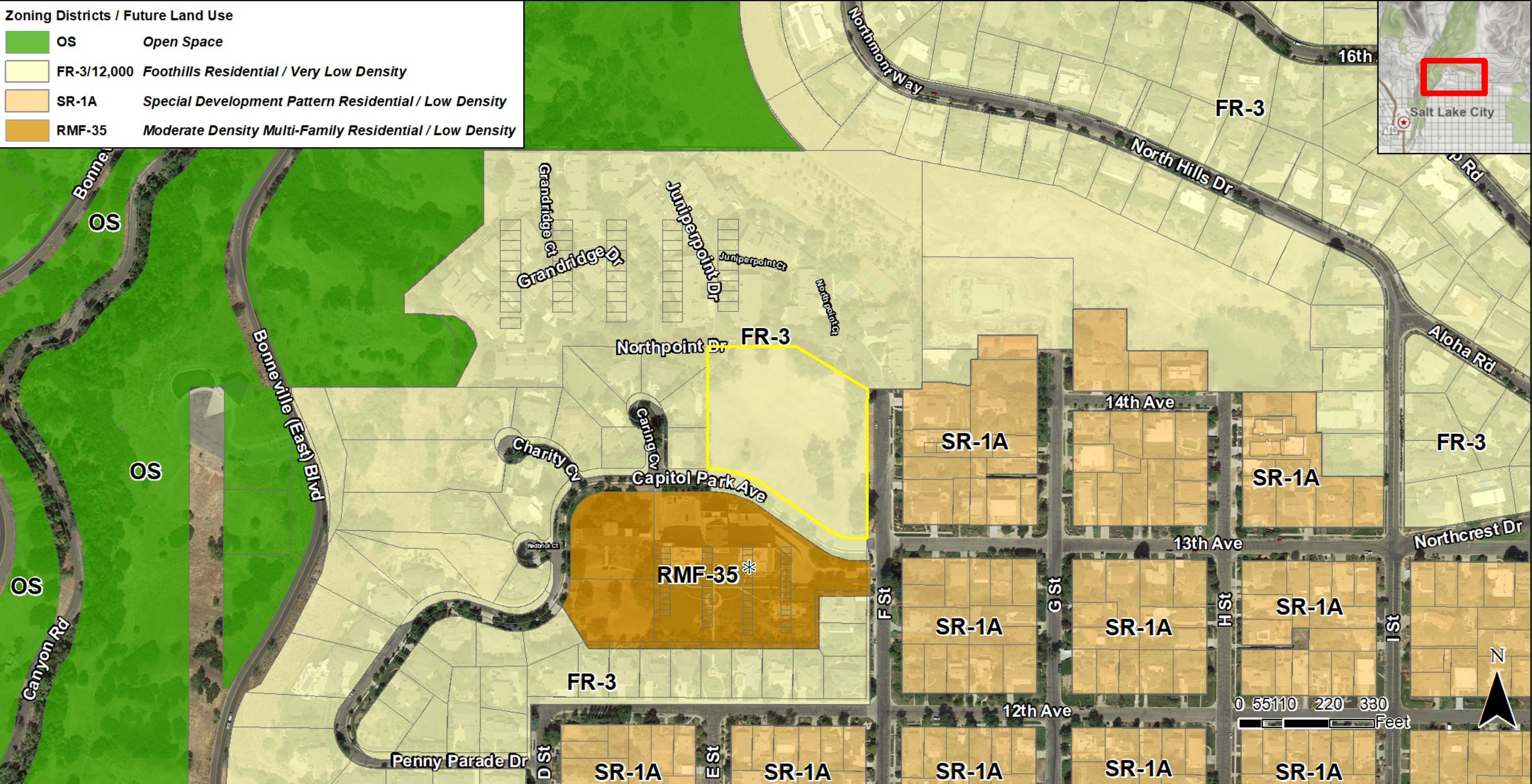


CONTEXT



Zoning Districts / Future Land Use

	OS	Open Space
	FR-3/12,000	Foothills Residential / Very Low Density
	SR-1A	Special Development Pattern Residential / Low Density
	RMF-35	Moderate Density Multi-Family Residential / Low Density





ZONE INFORMATION

DENSITY COMPARISON

- **FR-3 vs SR- 1**

- Lot size/density - min. 12,000 vs 5,000 sq ft
- 3.6 (7.3) vs 8.7 (17.6) dwelling units per acre (w/ADU)

- **Theoretical limits:**

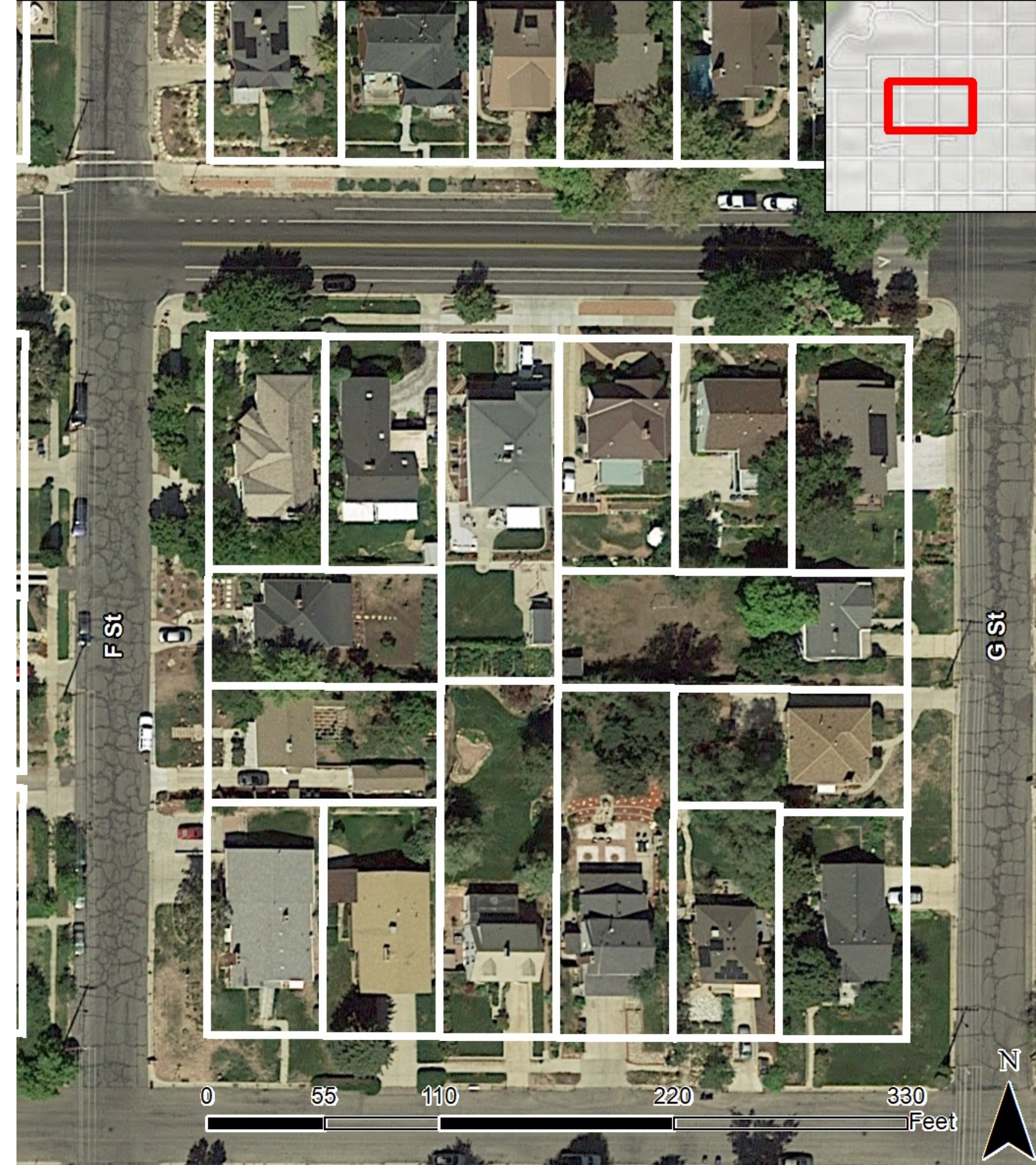
- FR-3: 11 lots
- SR-1: 27 lots

- **Practical limit (estimate):**

- Impacted by min. lot size, width, public street requirements, private street access limits
- **FR-3:** 9 lots, 18 total dwelling units (5.6 du/ac)
- **SR-1:** 18 lots, 36 total dwelling units (11.2 du/ac)

- Higher lot counts would require discretionary modifications to lot dimensions through Planned Development

- Applicant concept plans are 19 lots with ADUs on 14 lots (33 total units)



Maximum 16-lot single-family development potential for typical Avenues block due to min. 50' lot width. Theoretical limit- 21 lots.

FR-3 VS SR-1 ZONES

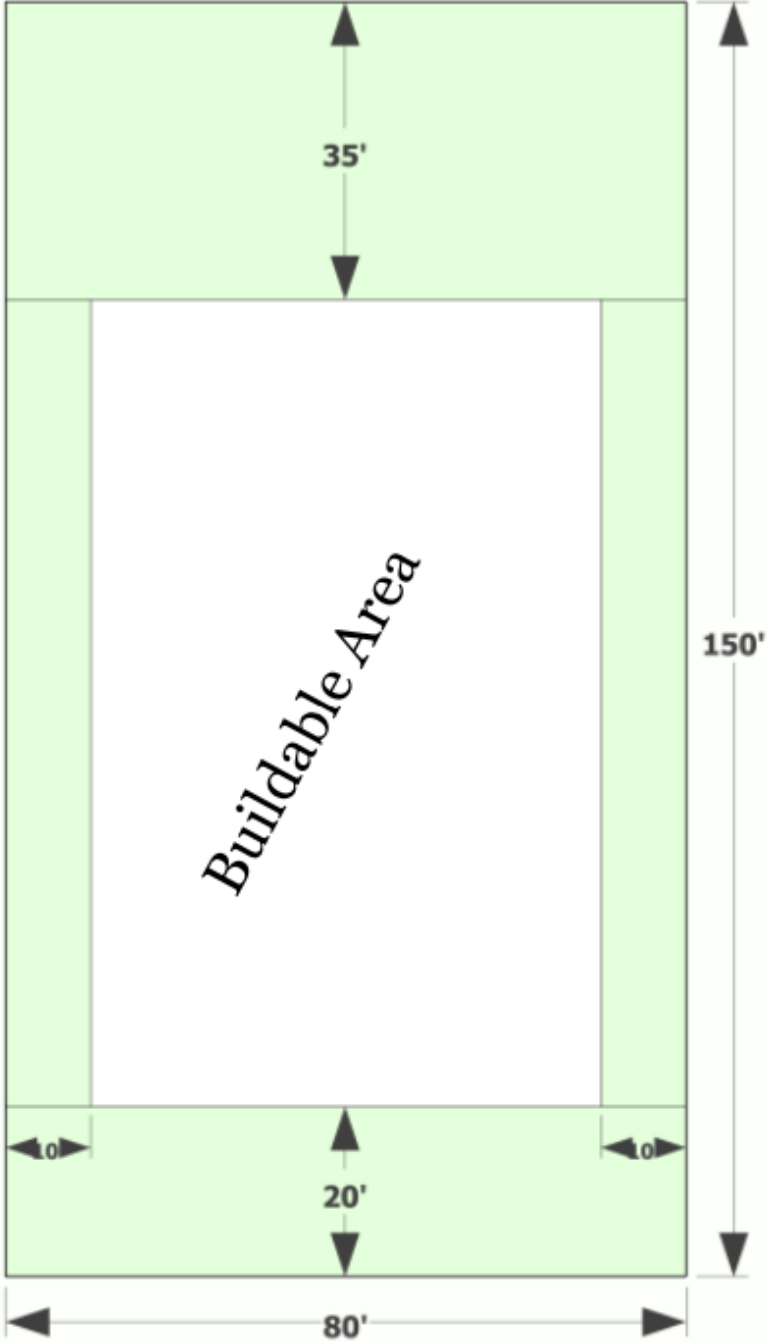
Major Differences:

- Lot size/density - min. 12,000 vs 5,000 sq ft
 - 3.63 (7.3) vs 8.7 (17.6) dwelling units per acre (w/ADU)
- Rear setbacks - min. 35' vs. min. 25%, as low as 15'
- Buildings not allowed in FR-3 rear

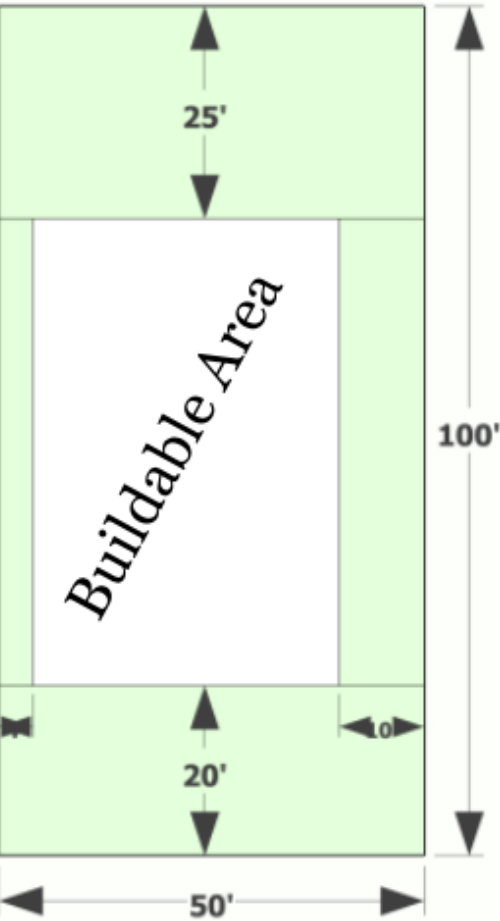
Similar:

- **Heights:** Both 28'
- **Building coverage:** Max. 35% vs 40%
 - Effectively 5% more open space required in FR-3
- **Front setbacks:** Both 20'
- **Side setbacks:** 10'/10' vs 10'/4'
- **ADUs:** Attached ADUs allowed by right in both zones
- **Parking:** 2 stalls per home + 1 per ADU

FR-3



SR-1



Standard	FR-3	SR-1
Min. Lot Size	12,000 sq ft	5,000 sq ft
Min. Lot Width	80 ft	50 ft
Min. Front Setback	20' or average	20' or average
Min. Rear Setback	35'	25%, min. 15' to max 30'
Max. Building Coverage	35%	40%

CONSIDERATION STANDARDS

- Consistency with adopted City plans and policies
- Consistency with zoning ordinance purposes
- Effects on adjacent properties
- Consistency with any applicable overlays
- Adequacy of public facilities and services

Ultimately up to City Council discretion



KEY CONSIDERATIONS

SETBACK DIFFERENCES

Effects of zone on adjacent properties is a consideration

Rear Setback Difference:

- **FR-3** - 35' and no buildings allowed
- **SR-1** - 25%, min. 15', up to 30' (ex: 25' for 100' deep lot)
- May be as close as 15'
- May impact privacy of rear yards and sense of openness

Recommendation:

- Min. 30' rear setback for second story
- No accessory buildings in west rear yards

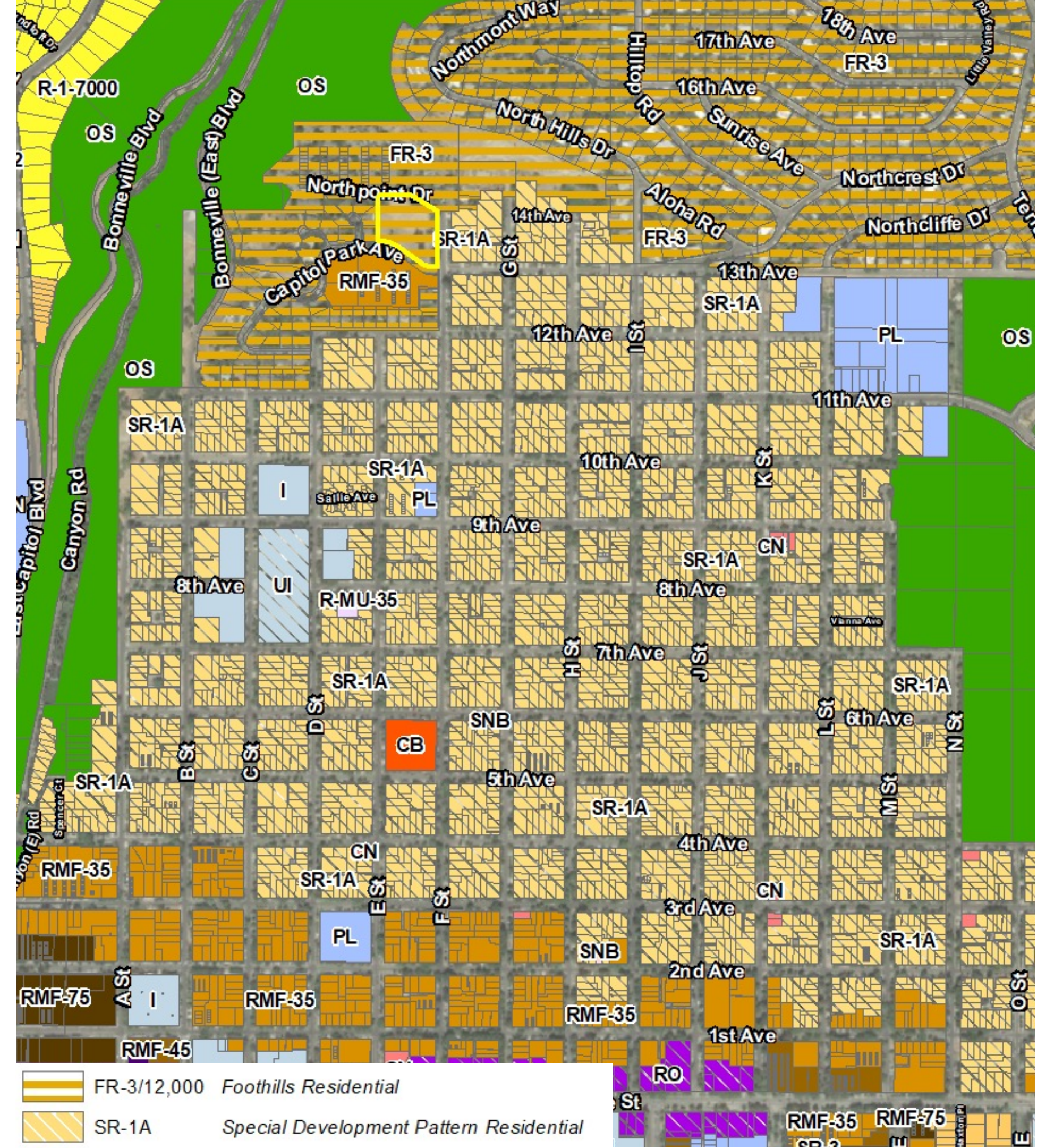


TRAFFIC IMPACTS

- **More units bring more traffic**
- **How much traffic?**
 - Applicant provided traffic study showing low impact to neighborhood.
 - Will account for 5% of traffic at nearby F Street intersections
 - Adding less than a second to wait times at intersections
- **Accidents**
 - Very low number of serious accidents on or near F Street over time
 - Given relative low increase in traffic, Staff would not anticipate substantive impact

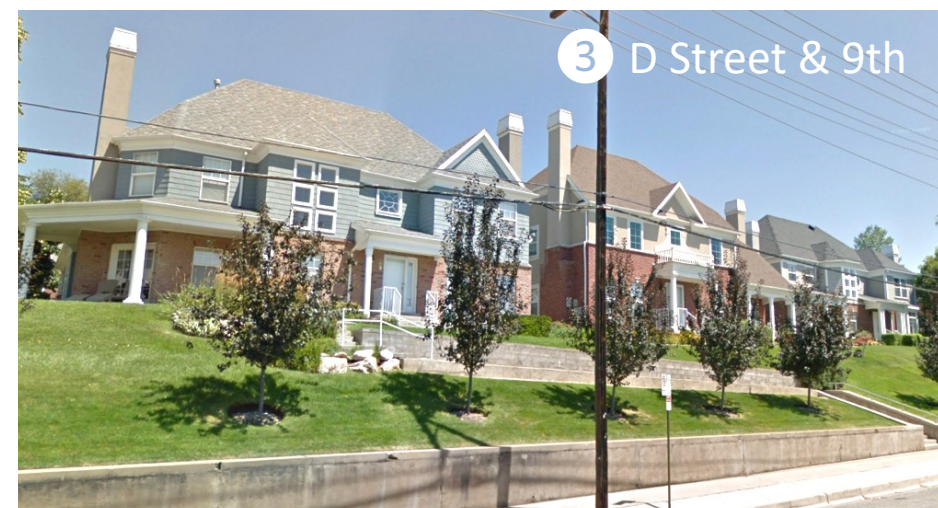
ZONE CONTEXT

- Sister zone (SR-1A) mapped across adjacent blocks to the east and nearby blocks to the south
 - Difference is lower max. height (23' in SR-1A vs 28')
 - Density/lot requirements are the same
 - Compatibly interfaces with FR-3 along 11th, 12th, and 13th Aves



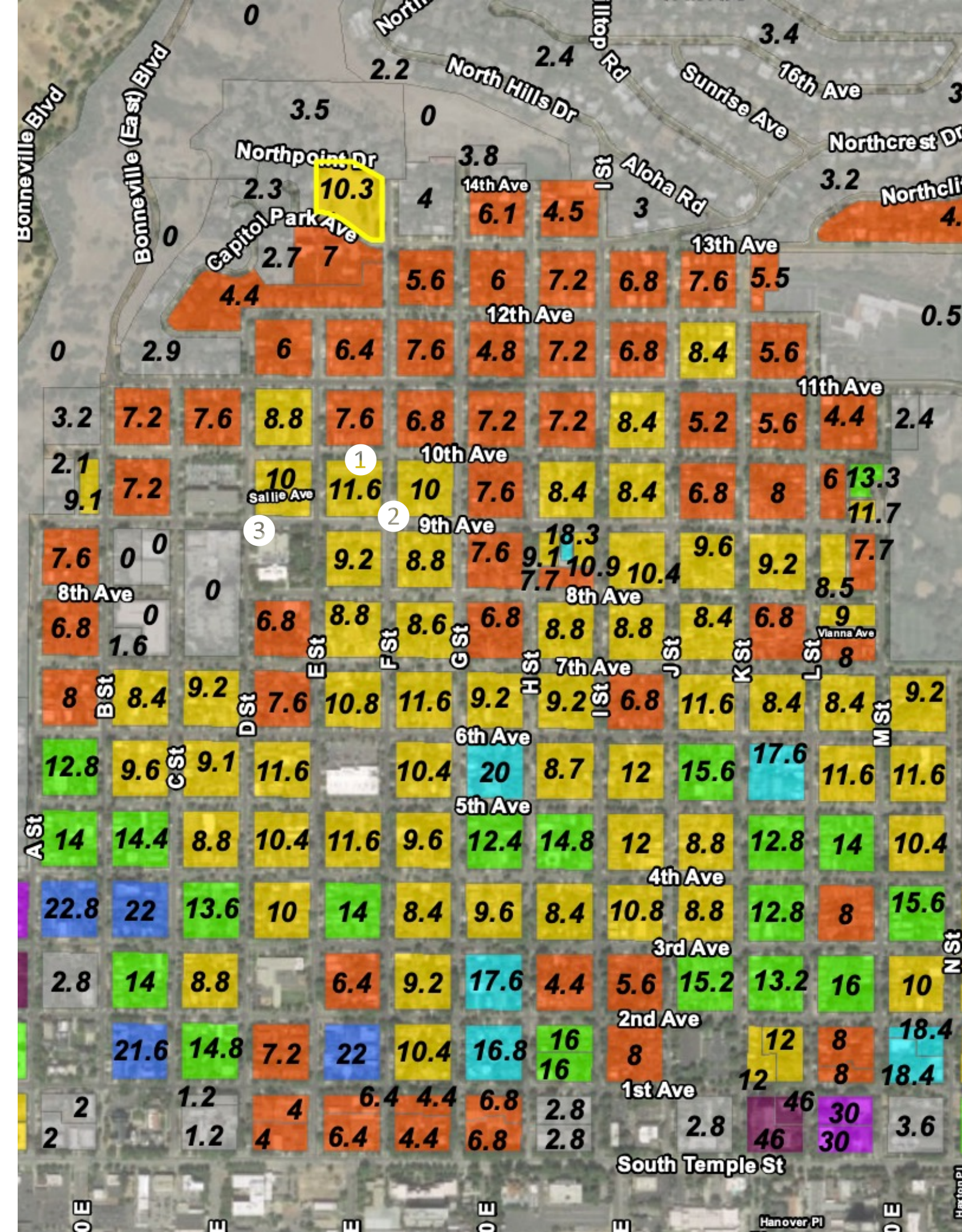
DENSITY CONTEXT

- Proposed plan density is **~10 du/ac**
 - Practical limit (~11 du/ac)
 - Similar to density of many blocks in Lower Avenues
- Other nearby blocks would meet or exceed if ADUs were built in existing homes



- Examples of low scale, single- and two-family dwellings on nearby blocks with similar existing density
- Compatible with surrounding properties.

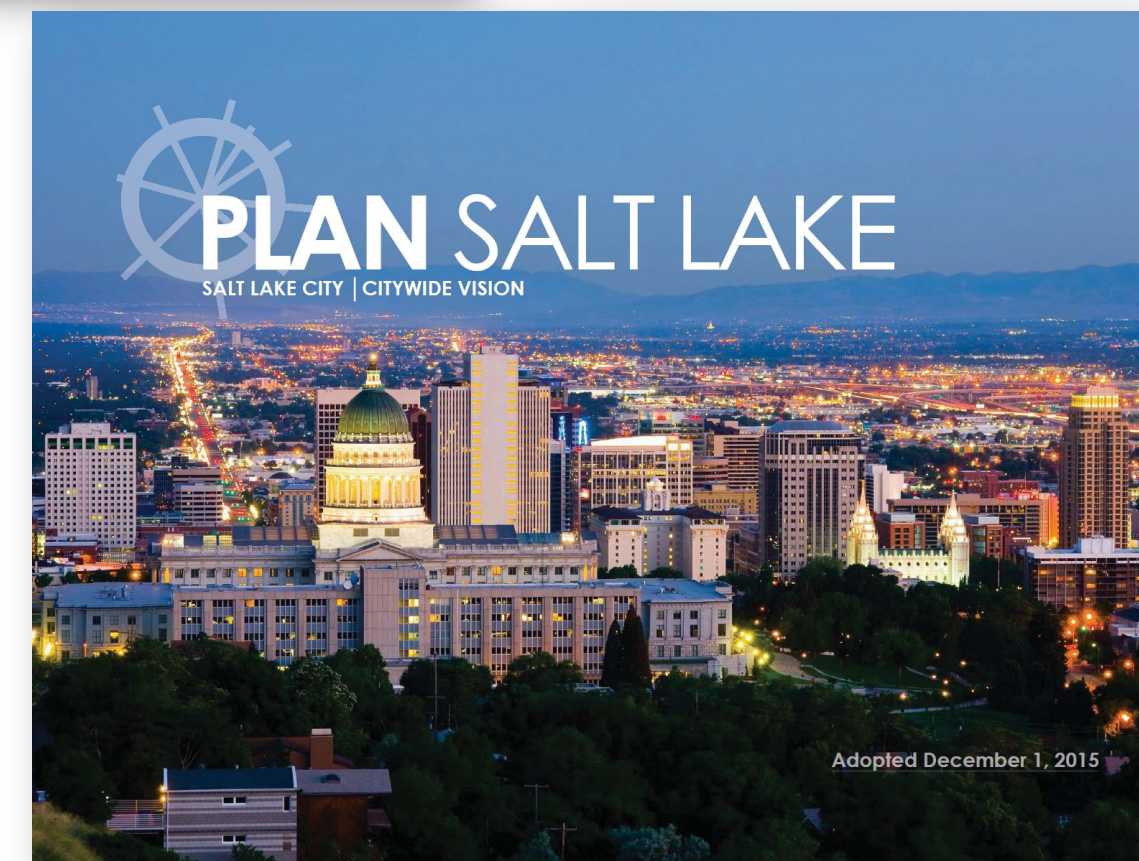
Salt Lake City // Planning Division



CITY MASTER PLANS

- **Avenues Master Plan (1987)**
 - Future Land Use map – “very low density”
 - Supports larger lots in foothill areas
 - “Low Density” on former BYU property (incl. subject site)
- **Citywide Plans**
 - Housing Plan (Growing SLC, 2018)
 - Policies intended to ensure low- and moderate-income housing is in the City
 - Supports aging in place with diverse housing choices
 - Identifies large lot sizes as a barrier
 - City General Plan (Plan Salt Lake, 2015)
 - Supports finding ways to accommodate new housing growth and new housing types where it can be compatible throughout the City
- Housing market has changed significantly
- Amendments warranted given level of zone change, changed conditions, and changed citywide policies

Salt Lake City // Planning Division



VACANT LOT INFILL DEVELOPMENT

- **Concerns with many rezones:**
 - Displacement
 - Gentrification
 - Loss of neighborhood character defining buildings
- Large, vacant lot without these potentials
- High opportunity area with good access to jobs, schools, parks, services
- Good location for additional families



CONCEPT SITE PLAN

- Applicant has submitted formal Planned Development and Subdivision plans
- Not for formal consideration tonight
- Provided for context
- Building height compliance issues due to slope, may require revisions
 - Height can't be modified in a PD
- Requesting modifications to setbacks, lot frontage (private street), grade change limits, retaining wall height limits



PUBLIC INPUT

- Considerable amount of public input
- Proposal has changed over time, with multiple rounds of comments
- Originally FBUN1 -> Changes to concept plans -> Change to SR-1 -> Formal Planned Development plans
- Vast majority opposed (~637 comments), less than 20 comments in support
- Opposition petition estimated at >2,000 signatures opposed
- **Recognized Community Organizations:**
 - Greater Avenues Community Council provided multiple letters opposed
 - Preserve Our Avenues Zoning Coalition also provided opposition letters and petitions
- Variety of concerns related to increased density of zone
- Support development with existing zoning

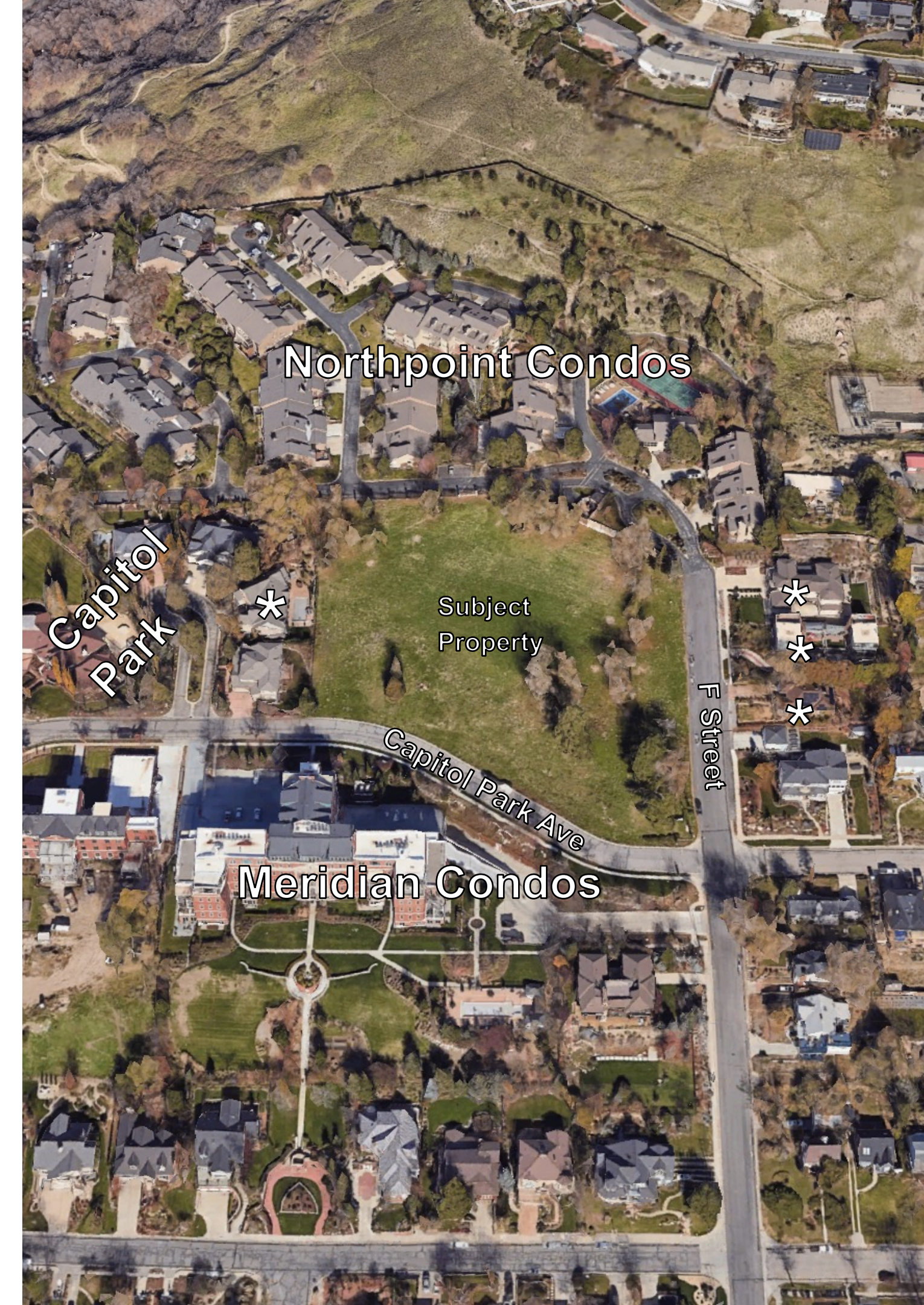
PUBLIC INPUT

Zoning Specific Comments from Adjacent Properties

- **West Homes*:** Preference for 35' rear setback from 1 owner
- **East Homes*:**
 - Concerns with density, traffic, vehicle access from 2 owners
 - Concern with original FB-UN-1 zone from 1 owner
- **South - Meridian Condos HOA** - Concerns with density, vehicles, character, use of their private road
- **Capitol Park HOA** – (Homes on Capitol Park Ave) – Similar concerns
- **North - Northpointe Condos HOA** – Similar concerns, also with north adjacent reduced setback, traffic, fire access/safety related to F Street and off-site parking

Planned Development Comments

- Concerns with reduced setbacks, grade changes, open space, vehicles, parking, service logistics, and loss of trees





RECOMMENDATIONS

RECOMMENDATION

Staff recommends a positive recommendation to the City Council on the zoning map and master plan amendment request with conditions:

1. Accessory buildings shall not be allowed in rear yards located along the west-most property line of the subject property
2. Where the west-most property line is a rear property line, the second levels of any homes located along that rear property line shall be setback at least 30' from the corresponding rear property line.



QUESTIONS

Daniel Echeverria // Senior Planner

daniel.echeverria@slcgov.com



3. PLANNING COMMISSION HEARING ADDITIONAL MATERIALS

b. Applicant Presentation Slides

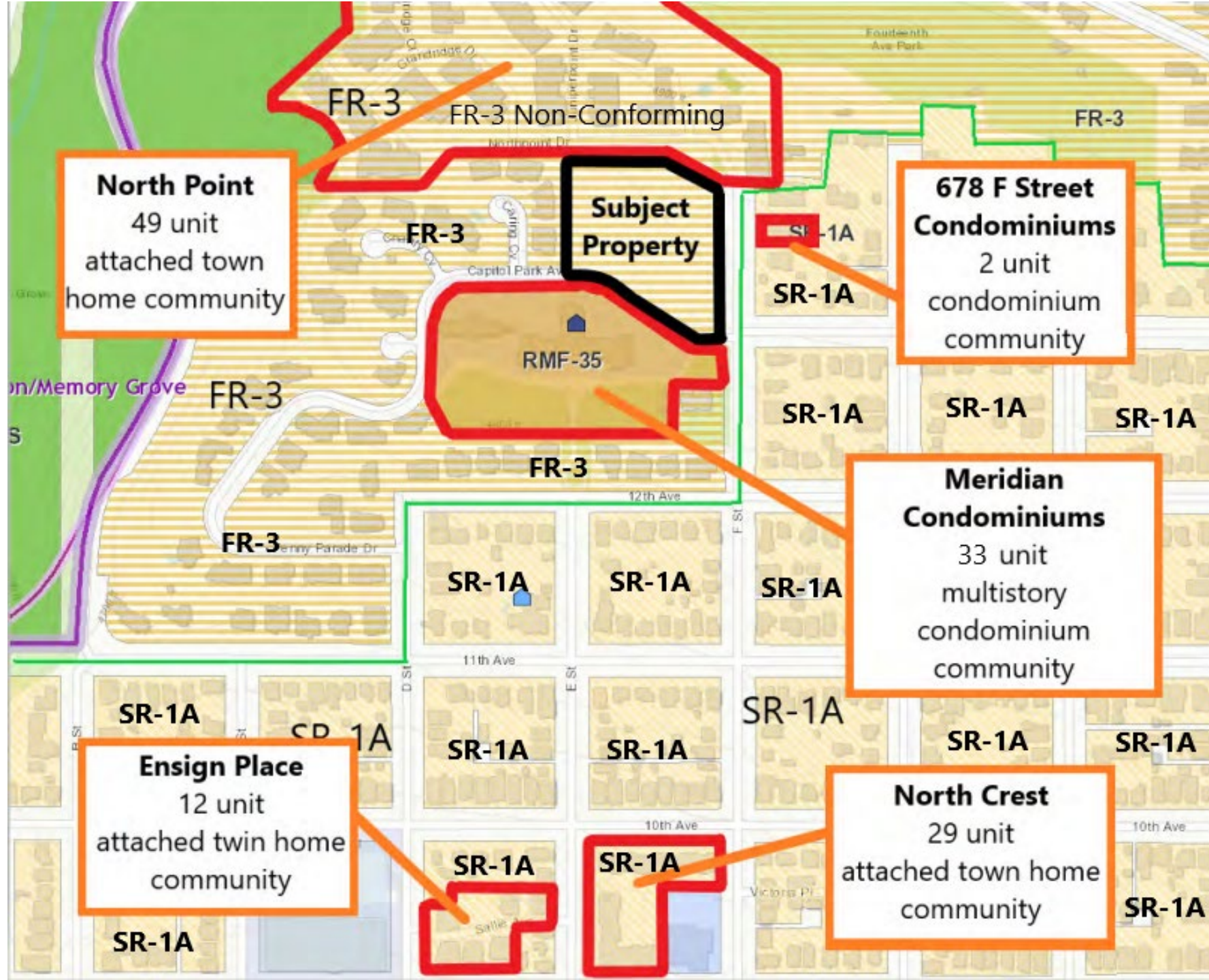
Capitol Park Avenue Rezone

675 North F Street



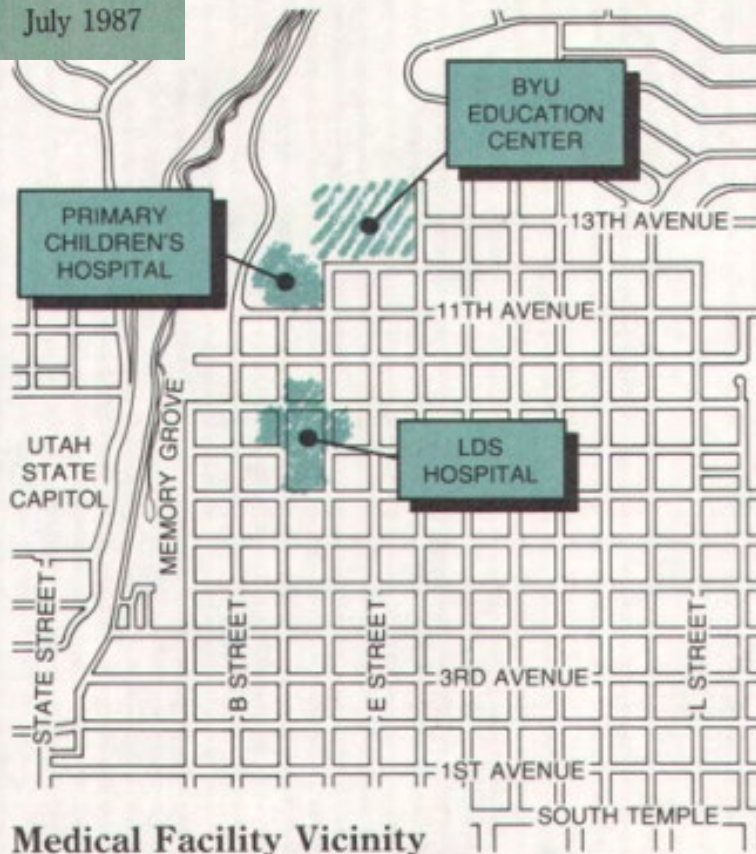
2021 NATIONAL
HOMEBUILDER
OF THE YEAR
PROBUILDER

 **IVORYHOMES**
Utah's Number One Homebuilder®

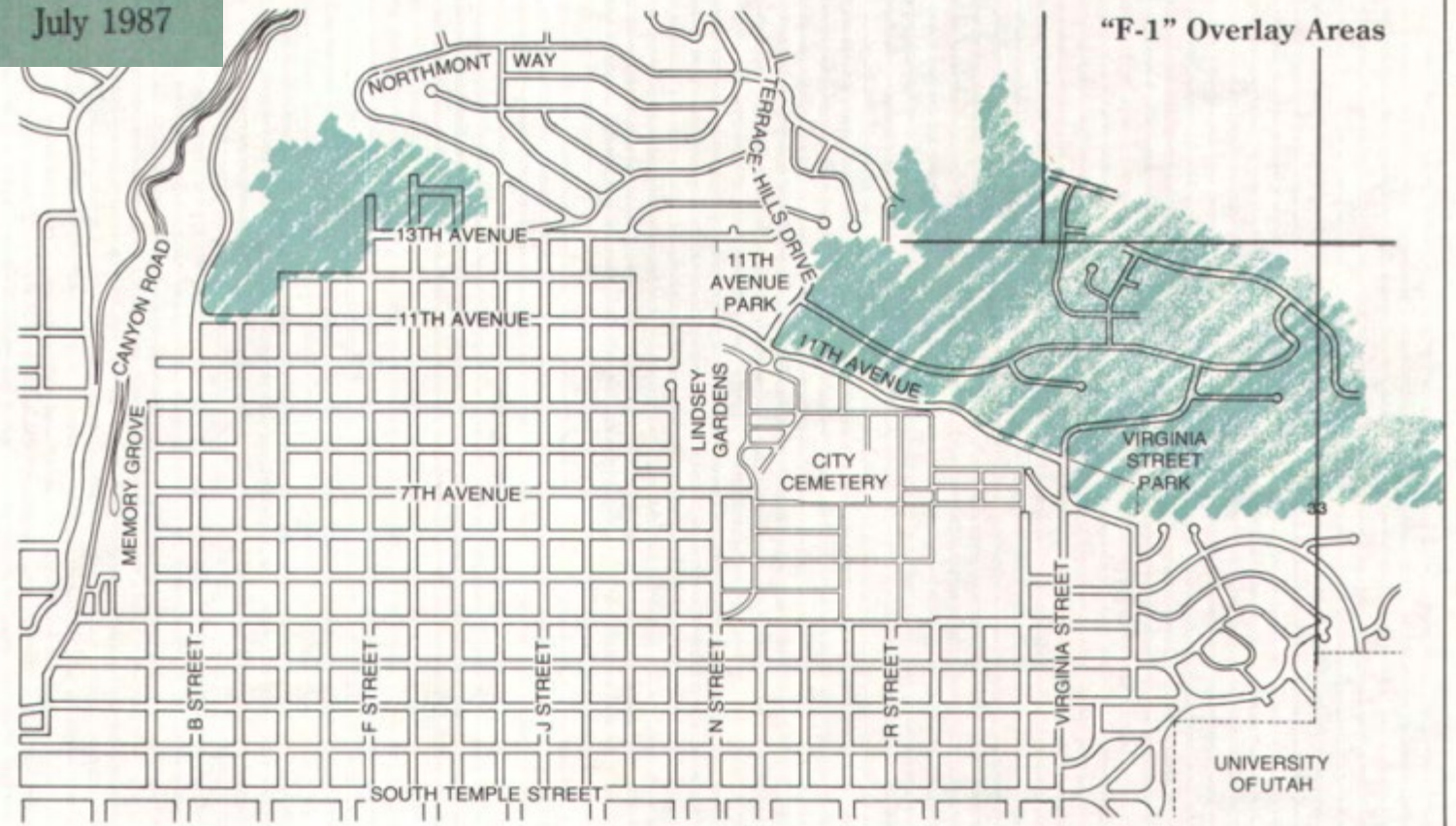




July 1987



July 1987



Foothill protection zoning districts ("P-1" and the "F-1" Overlay Zones) have been adopted to regulate development in the foothills.

"F-1" Overlay are limited to foothill subdivisions along the urban fringe.

1977



Current



The current zone is outdated and no longer reflects the current site conditions or values of Salt Lake City

AVENUES



the lower Avenues is changing from a low cost student rental neighborhood to a desirable area to purchase and live in a single-family home.

As a general policy, additional zoning changes to accommodate higher density multiple-family dwellings in the Avenues are not desirable.

The foothills above the Avenues have become one of the most desirable and prestigious areas in the Salt Lake Valley for single-family home development. Homes have become increasingly large, and foothill subdivisions increasingly exclusive in the last few years.

Accomplishments Since the Mid-1970s

S

INCE the adoption of the *Avenues Community Master Plan* a number of community goals have been achieved.

- Downzoning in much of the lower Avenues has been accomplished. High-density “R-5” and “R-6” Zones have been replaced by more restrictive “R-3A,” “R-2H” and “R-2” Zones in most areas.
- Foothill protection zoning districts (“P-1” and the “F-1” Overlay Zones) have been adopted to regulate development in the foothills.
- The Avenues and South Temple Historic Districts have been created.
- “H” and “R-H” Zones have been adopted to regulate the location of hospitals and other medical facilities.
- A view protection requirement has been added to the “F-1” Foothill Development Overlay Zone.

At Current Zone, the physical constraints of the property would limit development to nine 1/3 acre lots.



GROWING SLC:

A FIVE YEAR HOUSING PLAN

2018-2022



“Barriers such as density limitations, prohibitions on different types of housing, and other development regulations, have contributed in part to a general supply deficit and economic segregation” (pg.11)



“Density and compact development are important principles of sustainable growth, allowing for more affordable transportation options and creating vibrant and diverse places” (pg. 9)

1.1.2 Develop in-fill ordinances that promote a diverse housing stock, increase housing options, create redevelopment opportunities, and allow additional units within existing structures, while minimizing neighborhood impacts.

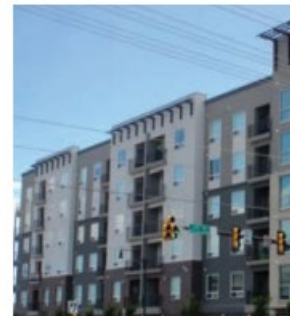
1.1.3 Revise the Accessory Dwelling Unit ordinance to expand its application and develop measures to promote its use.

Accessory dwelling units (ADUs) will contribute to creating a range of housing options. These units, typically 500-600 square feet in size, fit on existing properties, usually behind single-family homes. The production cost on these small, relatively inexpensive units is reduced, because the price of land is removed from the equation. This model also allows for households to accommodate their changing family needs, perhaps housing a student or aging parent. The City will explore and make recommendations on clear internal processes and potential building plans. The revised ordinance should expand the use of ADUs and create design and approval standards that ensures an ADU integrates within the neighborhood.

GROWING SLC:

A FIVE YEAR HOUSING PLAN

2018-2022









City Creek Canyon

Northpoint Estates
Gated Attached
Condominium
Community

**Capitol Park
Community**
Larger Lot Single
Family Housing

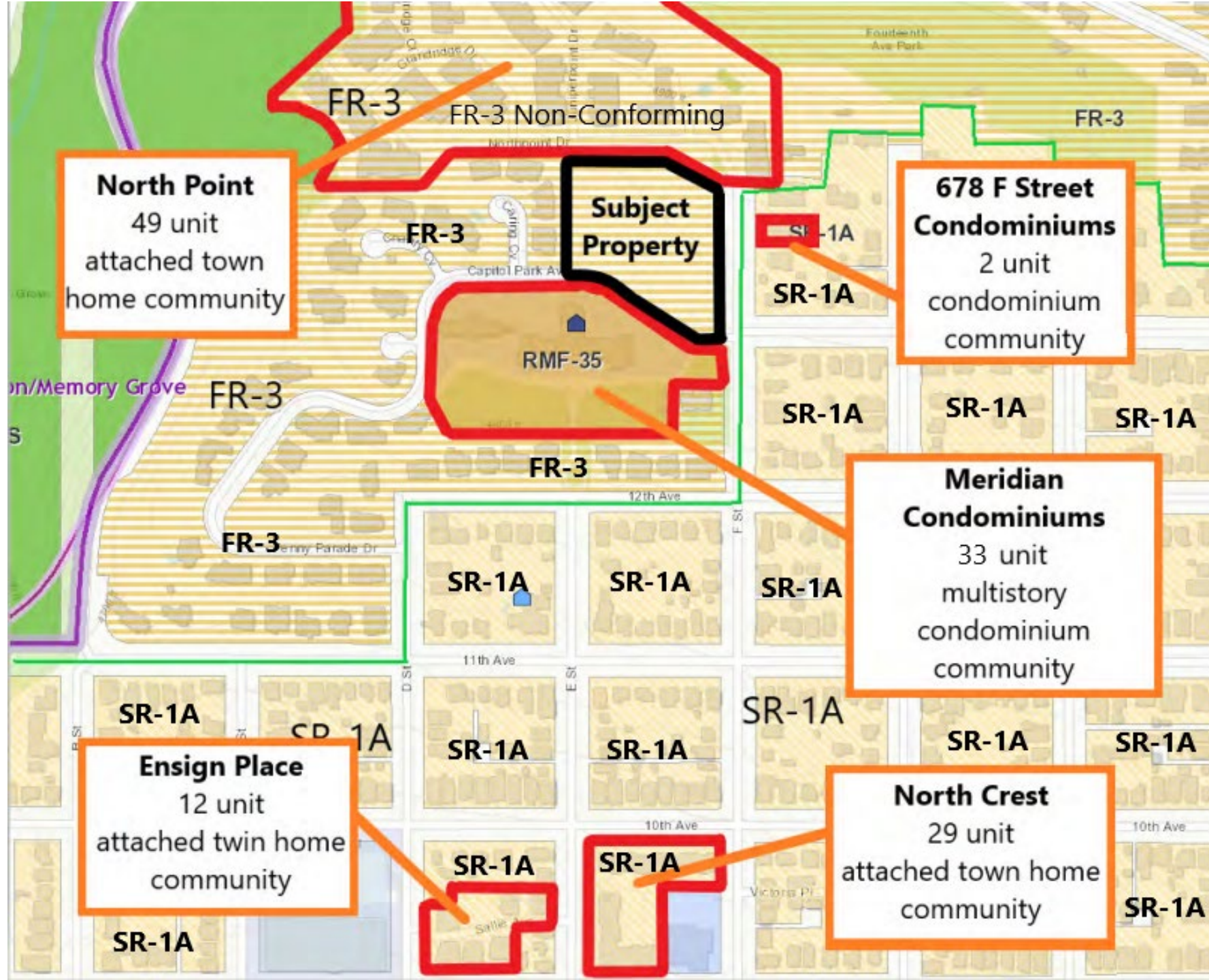
**Subject
Development
Property**

The Meridian
Five Story
Condominium
Complex

**The Upper
Avenues**
Predominately
single-family and
two-family
neighborhood

The current zone is outdated and no longer reflects the site conditions or values of Salt Lake City

The requested rezone is modest while creating an opportunity to remove density barriers and promote a more diverse housing stock



North Point
49 unit
attached town
home community

**678 F Street
Condominiums**
2 unit
condominium
community

**Meridian
Condominiums**
33 unit
multistory
condominium
community

Ensign Place
12 unit
attached twin home
community

North Crest
29 unit
attached town home
community

**Subject
Property**

FR-3

FR-3 Non-Conforming

FR-3

SR-1A

SR-1A

SR-1A

SR-1A

SR-1A

RMF-35

FR-3

SR-1A

SR-1A

SR-1A

SR-1A

SR-1A

SR-1A

SR-1A

SR-1A

SR-1A

SR-1A

SR-1A

SR-1A

SR-1A

3. PLANNING COMMISSION HEARING ADDITIONAL MATERIALS

c. Additional Public Comments Received After Report Publication

Subject: (EXTERNAL) DO NOT allow Capitol Park Catastrophe

Date: Wednesday, June 22, 2022 at 8:06:54 AM Mountain Daylight Time

From: William Littig

To: Planning Public Comments

This is marketing. This is **not** like any part of The Avenues, patterned, repetitive housing, red brick. This a cheap Disneyesque unimaginative package of BULL SHIT. We have small streets, impacted by hospitals, canyons, and we have reached capacity. This property could support real architecture, new, not hermaphrodite history, Please do NOT support this latest packaging. They are hoping you and this community will tire and roll over. When they bring quality we will know and support it, second or third best is not good enough.

Some one got tired and allowed "The Hardison" to be built on Historic South Temple and it will forever be an eyesore. DO YOUR BEST for the city.

William littig
121 D Street
SLC, Ut 84103

Subject: (EXTERNAL) NO! Support for Capitol Park POS

Date: Wednesday, June 22, 2022 at 7:46:56 AM Mountain Daylight Time

From: William Littig

To: Planning Public Comments

Marketing! This is a sales job, clear and simple. Simple? Where in the Historic Avenues could you find patterned small houses in mass? Red brick? This is another insult to my community not part of us! It is them trying to bring Daybreak's Disneyesque housing to a small piece of land. Maximum density and more. We have small narrow streets, trees and need to encourage families. NIMBY I wouldn't wish this at Mar-a-lago!

They

Subject: (EXTERNAL) 675 N F Street Zoning Plan and Master Plan amendment request - Deny

Date: Tuesday, June 21, 2022 at 11:07:52 AM Mountain Daylight Time

From: Russ Norvell

To: Planning Public Comments

To: Salt Lake Planning Commission

From: Russ Norvell

As a nearby homeowner and full-time resident, I oppose Ivory Homer's proposal to rezone the 675 N F Street property in order to develop it far beyond that which is already allowed under FR-3 zoning. I encourage the Planning Commission to do the same and not give a favorable recommendation to City Council for three reasons:

- 1) The two Staff recommendations do not begin to address the long list of issues- legal, transportation, strategic planning, and cultural character - that have been identified and documented;
- 2) Amendments to the Strategic Plan and to zoning rules can and should be made - when they meet the intent of the amendment guidelines. This proposal does not, and giving a favorable recommendation sets precedent that will erode the Commission's ability to execute its mission in the future;
- 3) Too big and too many is too much. Ivory's design is a fat man in a bad suit.

Subject: (EXTERNAL) Ivory Homes Development

Date: Tuesday, June 21, 2022 at 8:20:57 AM Mountain Daylight Time

From: Adrienne

To: Planning Public Comments

Planning commission:

As a neighbor of the proposed ivory home planned development, I want to share my concerns as follows:

1. I believe that neighbors in the area have bought property based on existing zoning laws and to that end, a change in these laws deserves much scrutiny. From my perspective, the developers have not made the case that this change is warranted and thus the city's agreement with current residents (existing zoning) should not be broken. As proposed, not a single unit meets the zoning requirements.

2. I see that part of the planning commission's justification for recommending this change is that SLC has a tremendous housing problem - especially lacking low-income housing. If the described change were for low income families, this would offset some of my issues personally (e.g., increased traffic). Given that the majority of the proposed houses are 3350 sq ft, with three-car garages, the idea that this model fits in with the type of housing needed in SLC is ridiculous.

3. The design that includes 17ft retaining walls is an aesthetic disaster as is removing trees that include active raptor nests.

Thank you,
Adrienne Cachelin
510 E 14th Ave

Subject: (EXTERNAL) Support for Capitol Park Cottages

Date: Tuesday, June 21, 2022 at 1:28:50 AM Mountain Daylight Time

From: Holly

To: Planning Public Comments

My greatest concern for this change in zoning is the traffic increase. We have already had bus service reduced significantly and constant traffic specifically in this area is noticeable and a problem. Roads are in disrepair with only bandaid maintenance over recent years. Water use is another concern and hopefully restrictions and restraint would be designed into the landscaping.

Sent from my iPad

Subject: (EXTERNAL) Support for Capitol Park Cottages

Date: Monday, June 20, 2022 at 8:37:36 PM Mountain Daylight Time

From: pamellagl

To: Planning Public Comments

Dear Members of the Planning Commission. Please deny the request for Capitol Park Cottages. I live in the Avenues and request that you deny the rezone! NO to REZONE!

Pam Littig

Subject: (EXTERNAL) Support for Capitol Park Cottages

Date: Monday, June 20, 2022 at 7:11:25 PM Mountain Daylight Time

From: Bonnie Bowman

To: Planning Public Comments

Please, DO NOT APPROVE! A disaster.

Subject: (EXTERNAL) I strongly appose Ivory Home plan in the upper Avenues.

Date: Monday, June 20, 2022 at 6:30:50 PM Mountain Daylight Time

From: Patty Philpot-Stewart

To: Planning Public Comments

The Penny Lane development was a mistake. Traffic in the Avenues is already unmanageable.

Subject: (EXTERNAL) No Support for Capitol Park Cottages' latest proposal

Date: Monday, June 20, 2022 at 5:31:50 PM Mountain Daylight Time

From: Carol Moss

To: Planning Public Comments

I wish to state that the plan being presented is not good for the neighborhood. It will put extreme demands on the resources of the neighborhood, namely with traffic, parking, busing, fire fighting when needed, privacy matters, and will not truly address the city's need for more housing. The prices of these homes will be very much out of the price range that middle class homeowners can afford.

The zoning requirements that are in place at this time are part of a well planned neighbor that was built with this specific zoning in place. It's a beautiful neighborhood that I suggest your members visit and assess before making a decision on the upcoming request for change in zoning, which will overpopulate the property in question.

Our wish is that the proposed building company of Ivory be satisfied with the current zoning laws and you allow the laws to remain in place.

Thank you.

Warmest regards,

Carol Brennan Moss

Brian H. Moss

Subject: (EXTERNAL) Support for Capitol Park Cottages

Date: Monday, June 20, 2022 at 5:05:28 PM Mountain Daylight Time

From: HELEN HODGDON

To: Planning Public Comments

I don't support this project. I own a cottage on D Street. Keep the Avenues historical please. I think this project is really just about greed. Thank you.

Helen Hodgdon
230 D Street
Slc, Utah. 84103

Sent from my iPhone

Subject: (EXTERNAL) Comments for today's Ivory Homes proposed rezoning hearing

Date: Wednesday, June 22, 2022 at 8:52:42 AM Mountain Daylight Time

From: Beth Chardack

To: Echeverria, Daniel, Wharton, Chris

I am in **strong opposition** to the proposed zoning and masterplan changes in the upper Avenues by Ivory Homes.

According to the City's zoning code, "The purpose of the FR-3/12,000 Foothills Residential District is to promote environmentally sensitive and visually compatible development." This means that high density urban zoning does not belong on the Ivory parcel. Our masterplan exists to uphold that continuity and preservation of the neighborhood. The proposed zoning would set dangerous precedent for future building and would invite others to disregard the integrity of the zoning code and masterplan. These documents exist to preserve our neighborhoods and must be kept intact.

In addition, building ADUs onto proposed new higher density construction just adds fuel to the fire. It is my belief that Ivory Homes is bastardizing the intent of the ADU, by calling the extra units they are hoping to build 'ADUs', instead of simply calling it what it is: higher density housing. This change in nomenclature is merely a guise so Ivory Homes can maximize profit without regard to the consideration of carefully thought-out plans and regulations put in place years ago by professional urban planners, meant to protect homeowners and neighborhoods from this very situation. Let's allow these documents to preserve our neighborhoods and natural areas.

The protection offered by the Foothills preservation zoning must mean something, and failure to enforce the current zoning deems the very work of the Planning Commission irrelevant. Ivory's proposal would have a serious negative impact, without providing benefit to the neighborhood or consideration to preserving the natural area around it. Ivory has failed to prove that their project deserves deviation to the planning and zoning goals of the City and the Avenues. This site is zoned for eleven homes (plus allowable ADUs), which is the maximum that should be allowed on this site. The request to change the zoning code and masterplan by Ivory Homes is misguided and should be denied.

Thank you.

Beth Chardack

BA, Political Science, University of Michigan

MA, Urban and Regional Planning, George Washington University

MA, Public Administration, University of Utah

563 Cambridge Cir
Salt Lake City, UT 84103

Dear Planning Commission:

My husband and I are long-time residents of the Avenues. We strongly object to Ivory Homes' current request for rezoning at the property located at 675 N 'F' Street. Ivory is requesting a rezone from FR-3 to SR-1. This will reduce the minimum lot size to only 5000 sq ft. They are also requesting an increase from 11 to 19 homes. Moreover, Ivory plans to include 14 or so ADUs. That's a total of 33 new living units. That's not suitable for the Avenues. The intent of allowing ADUs to exist was to provide help for individual homeowners who felt the need. The intent was NOT to help a developer make more money on less land. Ivory's rezone request is altogether too dense for this location.

As you are well aware, zoning regulations exist for a reason. If zoning regulations can be changed whenever a developer wants to change them, what good are they? If the proposed changes were for the good of the community, maybe that would be a reason to approve a rezone. Well, in this case, the rezone is definitely not for the good of the community. This is totally obvious if you look at the results of past votes taken by the Greater Avenues Community Council (GACC) [1244 to 25 against rezoning]. The rezone would only be for the good of Ivory Homes, so they could squeeze more money out of their intended project.

We are concerned about growing traffic on our Avenues streets. These streets were designed and built many years ago. They were not built for heavy usage. They already present risks at 4-way corners. So much additional traffic from the proposed over-populated cottages would exacerbate the dangers. Then, because we are at a higher elevation than most parts of Salt Lake City, the risks get even worse on snowy or icy days. In addition, we are an active neighborhood, with many walkers and cyclists. Please notice our attempts at "traffic calming." We don't need more traffic to add more danger for pedestrians!!!!

Ivory's request is not compatible with the ambiance of our neighborhood. Two of the aspects we most love about the Avenues are the relative quiet of the neighborhoods and the presence of older, individually-built homes, each with their own unique characteristics. These proposed homes do not align with that vision. According to Ivory's plans, there will be minimal setback and minimal greenspace. There are even a number of lovely mature trees that would be removed. That's bad for wildlife, bad for aesthetics, bad for our quality of life, and not suitable for the Avenues.

In summary, Ivory Homes' request for a rezone at 675 N 'F' Street lacks a logical basis for approval. Please do the right thing and do not approve the request.

Respectfully submitted,
Carolyn Clark
929 N Terrace Hills Dr
SLC UT 84103

Clark, Aubrey

From: Courtney Henley <courtney.henley@icloud.com>
Sent: Wednesday, June 22, 2022 2:24 PM
To: Planning Public Comments
Subject: (EXTERNAL) Opposed to Rezone of 675 N F Street

I am strongly opposed from the depths of my body and spirit to the application to amend the zoning of the property at 675 N F Street from the FR-3/12,000 (Foothills Residential) zone to the SR-1 (Special Development Pattern Residential) zone to allow three times the number of lots to be developed.

The proposal by for profit Ivory Homes out of southern Salt Lake County is an insult to our local community in Salt Lake City. Ivory Development currently has no stake in the future prosperity of the local community and seeks to maximize profit by negating decades old community master plans. For more than 40 years the Avenues community has been committed to honoring and preserving it's low density urban/rural character. For 20 years my family has dedicated our lives and livelihood to cultivation of low density nature loving development on our property at 13th Ave and J Street. It would be a betrayal for city planners to throw away all of my family's and neighbors' hard work.

Every aspect of the 1987 Avenues Community Master Plan would be violated by the applicant's proposed development: it is incompatible with the historic district nature of the community, it includes multiple-family dwellings out of character with the neighborhood, it will cause dramatic increases in traffic congestion where there is none, it will destroy the ultimate parks and recreation spirit of the rural/urban Avenues by developing precious avian nesting habitat, it would violate the proposals for streetscape improvements that are less concrete and steel and more trees and open space.

For 40 years the community has supported the City Acquisition of Foothill Properties via agreements with Salt Lake County, the State of Utah, and appropriate agencies of the Federal Government to ensure that public properties in the foothills are not sold to private interests without giving the community an opportunity to purchase the property. This is a precedent that should apply to a deep pocketed community organization like the most recent owner of the property - the Church of Jesus Christ of Latter Day Saints - a tax exempt organization as beholden to the welfare and spiritual nourishment of citizens as a county, state, or federal agency. When a tax exempt church sold the property to a private interest for profit development it violated a sacred trust with the community. How to restore this trust? The property in question should be zoned Open Space, Foothills Protection, or Public Lands. These are the only master plan amendments that would honor the vision of the Avenues Community Master Plan.

Courtney Henley
635 J Street
Salt Lake City, UT 84103
801-502-9523
courtney.henley@icloud.com

Clark, Aubrey

From: Smith Douglas <swimdocdoug@gmail.com>
Sent: Wednesday, June 22, 2022 2:41 PM
To: Planning Public Comments
Subject: (EXTERNAL) Support for Capitol Park Cottages

As a long time Avenues resident and property owner, I am totally AGAINST the proposed rezoning to allow the development of the misleadingly named Capitol Park Cottages. This would add density and traffic to the neighborhood in ways that would be detrimental to the local quality of life. Thank you for allowing me to share my views. Doug Smith, MD

From: Tyler Jack
Date: Monday, June 20, 2022 at 1:21 PM
To: Echeverria, Daniel
Subject: RE: (EXTERNAL) setbacks question

I wanted to shoot you one last note to remind you why I am against the re-zone. If you don't remember I live on the west side of the subject property and I do not want the re-zone simply because I'd like the set-backs to stay at 35 ft. I think the project will be nice but I just don't want another home less than 35 feet from my property line.

Thanks again for your consideration,



Tyler Jack
Manager - NMLS 132155

P: F:



www.frontlinefinancial.com

[Secure Upload]

This message and any attachments may be privileged, confidential, or proprietary. If you are not the intended recipient of this email or believe that you have received this correspondence in error, please delete this email.

June 21, 2022

To:

Daniel Echeverria, Senior Planner, Planning Division
Chris Wharton, District 3 Council Member and City Council Chair

**Opposition to Ivory Homes Amended & Supplemented Rezoning Application
for 675 North F Street**

Petition Number: PLNPCM2020-00334/00335/0034, PLNPCM2021-00656,
PLNSUB2021-01175, etc.

I am still very adamantly opposed the rezoning of 675 N. F Street property from FR-3/12,000 to SR-1 or any other zone other than the existing zoning.

I have lived at 790 Northpoint Drive for 21 years.

My home is *directly* across from the 675 North F Street Rezoning application.

I recommend Ivory Homes develop their “new-build, in-fill, planned community that incorporates Accessory Dwelling Units” under the current foothills zoning goals.

Any zoning change will result in an overly dense and possibly a high elevation development. Reduced setbacks to the north will impinge on the Northpoint Estates community. Development will not help in providing affordable housing to those in need; the cost will be too high, public transport is not available & amenities are not in walking distance. No zoning change is needed to develop. The existing zoning adequately allows for ADUs while also limiting over-dense construction.

This additional amended concept does not represent a substantial difference in creating a development consistent with the existing foothills neighborhood density; nor does it commit to a specific build density.

As a resident and very concerned citizen, I urge you to oppose the Ivory Homes rezoning proposal for 675 North F Street. It is deleterious to my home and community.

Please support this community and represent the needs to the SLC Counsel to deny the zoning change.

M Lisa Larriva, directly adjacent resident
790 Northpoint Drive
Salt Lake City, UT 84103

[REDACTED]

[REDACTED]

Subject: (EXTERNAL) Rezoning 675 North F Street

Date: Friday, June 17, 2022 at 4:47:23 PM Mountain Daylight Time

From: Julie Mackie

To: Echeverria, Daniel

Dear Mr. Echeverria,

I am writing to oppose the rezoning of the property at 675 North F Street. If the city and neighborhood feels the need to rezone, it should be done through changing Master Plan with the coordination of the city government and neighborhood. Changing zoning for the whim of a developer cannot be good city planning. I understand the desire for higher density, but, this should be done on a Master Plan level and not piecemeal where a developer feels the profit.

Please do not consider this. It is not in anyone's interest but the developer. Reasons to deny this amendment have been put forth to you many times and I only want reiterate my support to deny Ivory Development a zoning change.

Thank you,

Julie Mackie

685 G Street

June 18, 2022

Dear Mr. Echeverria, Ladies and Gentlemen of the Planning Commission,

It has come to my attention that on or about June 15th, a letter was transmitted to you by Peter Wright of the Preserve our Avenues Zoning Coalition. That letter was accompanied by a PowerPoint-style PDF that laid out their arguments. In that document, there was a claim made on page 5 that "Every resident of F Street adjacent to Ivory's property is strongly opposed."

This statement is false, and was or should have been known to be false at the time of its writing.

I purchased the property on the corner of F Street and 13th Avenue, directly opposite the lot in question, on January 13th, 2022. A member of the Preserve our Avenues Zoning Coalition identified me by name while speaking to my neighbors in April, and therefore knew that the house was under new ownership. At no time have I expressed any opinion regarding this matter, publicly or privately. At no time prior to June 15th had anyone spoken to me about this planned rezone, representing either side.

I reserve the ability to formulate an opinion. Should I choose to do so, I will base that opinion on a considered understanding of both sides' arguments.

I feel that this must be brought to your attention, as a known false statement may affect the credibility of the representatives of the Preserve our Avenues Zoning Coalition in the upcoming hearing on June 22nd.

Regards,



Andrew Steiner
461 E. 13th Ave.
Salt Lake City, UT 84103

I write in *support* of the request to change the zoning map and the SLC master plan to accommodate the Capitol Park Cottages proposal. I live in the Avenues myself, just below Sixth Avenue, and prize the neighborhood for its diversity of housing types, mix of owners and renters, access to a grocery store and public library, and economic diversity. The area surrounding the North F Street property already has a variety of housing—town homes, large single-family homes, condos, and small single-family homes. The “cottage” development envisioned (not yet officially under review) is not so dense that it would appreciably increase traffic in the area. The larger homes proposed will be big enough to accommodate families, which will help support the declining enrollment of Ensign Elementary. The yards are small, but from looking around the Avenues, there are plenty of people who wish to purchase a home and not have to do a lot of yard upkeep.

Salt Lake City (as well as much of Utah) is desperately short of housing of all kinds. Even if this will not be income-restricted, “affordable” housing, increasing the supply at the likely price point will ease the pressure on the housing market in general. Developing vacant property is ideal because it does not displace existing, “naturally affordable” older housing. Yes, it is very important that the proposed ADU’s not be used for short-term rentals, so I urge all parties to work to increase the enforcement options available to cities to combat short-term rentals. The state Political Subdivisions Interim Committee is studying this issue this summer and fall.

Approving the requested amendments would not damage the character of the Avenues. Salt Lake City needs the additional housing. I urge the Planning Commission to support the requested changes.

Susan Olson

Subject: (EXTERNAL) Support for Ivory Homes Rezoning at 675 North F Street
Date: Wednesday, June 22, 2022 at 3:34:01 PM Mountain Daylight Time
From: Juliette Palmer White
To: Echeverria, Daniel
CC: Wharton, Chris
Attachments: emailsignaturelogonotext_c4fe8a58-60ec-4e55-8f78-be04efb3833d.png

Mr. Echeverria,

Apparently, I'm late to the game and didn't realize that this issue was still being debated in my community. I became aware today that there is a planning commission meeting tonight regarding the request by Ivory Homes for a rezone to allow higher density housing, ADUs, etc., at the top of F Street. I cannot attend this meeting, so I am writing to you instead in the hopes that you will receive this message before the meeting tonight and take it into account.

I am writing to express my support. And I am writing to reassure you that residents of the Avenues are not unified in their opposition to this project. I have lived in the Avenues off and on since 1981, including 15 years living on 18th Avenue and now 20 years living on Virginia Street. I have read many of the comments / arguments in opposition to this project since the beginning and find myself profoundly disappointed in what I can only describe as an intensely narrow and unyielding mindset held by individuals that should know better.

I am now a parent of a teenager with significant disabilities. And I have an aging mother. I was, and remain, thrilled by the prospect of new and innovative housing options in this wonderful community that may allow me to support my child with disabilities into adulthood, and provide a place for my mother as she ages, all while providing them some level of independence in a separate ADU. I am keen to see the City develop more multi-generational housing options, more innovative solutions other than typical apartments/condos or single-family housing. I am one of those Avenues residents that will seek to add an ADU to their backyard someday if I cannot find another alternative for my son that will allow him to live in the community where he grew up and that he knows well, with as much independence and dignity as possible.

And I want the future residents of this proposed development to live in my community and to be a part of it. Those who object to this project appear to have a very limited view of who they want living in the Avenues. I will never forget the first letter I received in the mail from someone who opposed this project -- the objection to "urban" zoning still lingers in my mind. At first it made me laugh, considering the many bus stops within just a few blocks, the number of condos and apartments nearby (both above and below), and the grocery store/liquor store/shopping complex within six blocks. But then the comment hit home, as I fear it is code for some other perceived threat.

I have no doubt that there was, and likely remains, much room for improvement in what Ivory Homes is trying to do. And I have no love for developers. But I respect everyone who is trying to make this work and trying to find innovative solutions for the housing challenges we now face in our City. Please continue to do so.

I embrace a broader perspective. The persistent and unyielding opposition to this project makes me sad. There is no better to describe it.

Sincerely yours,
Juliette White
275 N Virginia Street



A Professional
Law Corporation

Juliette Palmer White • Shareholder

Parsons Behle & Latimer

201 South Main Street, Suite 1800 • Salt Lake City, Utah 84111

Main +1 801.532.1234 • Direct +1 801.536.6804 • Fax +1 801.536.6111

parsonsbehle.com • JWhite@parsonsbehle.com • [vCard](#)

CONFIDENTIALITY NOTICE: This electronic mail message and any attachment(s) are confidential and may also contain privileged attorney-client information or work product. The message is intended only for the use of the addressee. If you are not the intended recipient, or the person responsible to deliver it to the intended recipient, you may not use, distribute, or copy this communication. If you have received the message in error, please immediately notify us by reply electronic mail or by telephone at +1 801.532.1234, and delete this original message.

Subject: (EXTERNAL) Testimony for Planning Commission Hearing on Ivory Proposal 6/22/22 from Stephen Pace

Date: Thursday, June 23, 2022 at 8:54:56 AM Mountain Daylight Time

From: Stephen C Pace

To: Echeverria, Daniel

CC: Mayor, Wharton, Chris, planning.comments@slc.gov.com, Norris, Nick

Thank you for your willingness as expressed in our phone conversation yesterday, to see that my testimony for the hearing is in the Official record of the meeting that is being prepared for submission to the SLC Council. As I indicated, I was unable to attend the hearing but watched much of it in the video link.

My experiences in property development/zoning for my buildings in the lower west Avenues might provide some useful context for the Ivory area residents.

Since the 1970's, I've endeavored to rehab/rebuild an exact restoration of an 1899 National Register Carriage House/Residence. The site has never been otherwise built on. Much of the ruin of the building survives. I am just the second owner since the 1890's. A never-repealed or amended City Zoning ordinance declared it should be preserved. My plans were legal when I bought it. I have 100% support of my plan from surrounding property owners. Support from a Landmarks Commissioner was deliberately suppressed by Staff. Unlike Ivory's, my plan is complete.

In spite of this legacy, the current Planning Director told me, in the presence of several SLC Attorneys, that I would need a zoning change to get a building permit. He said, on record and in writing, that he would support it and even suggested some changes in my draft, which I incorporated. The proposal went before the Landmarks Commission. He made no statement of support at all. His Planning Staff report, initially in support of the proposal was changed at the last moment to opposition. Landmarks approved the staff recommendation.

In a later conversation, also recorded, I asked him why he had reneged. His memorable answer was: "I'm not gonna talk about that." That apparently turns out to be Planning Division speak for "Screw you peasant, we do as we please."

There is no factual dispute about any of this. Planning will do or say whatever they think is in their interest at the moment.

Ivory area residents should be aware that one of the purposes of the Zoning law is to make it easy for the City to tell lies to you. There are no consequences for anyone in City government for prevaricating. The longer you deal with them, the more obvious this becomes. The Mayor doesn't care.

I suggest that if Ivory area residents are going to rely on anything the bureaucracy says in hearings such as this or in Staff Reports, you should have it reduced to writing by your own lawyer, have it filled with painful "fish-hooks" if the City later decides to wriggle out of it, and the Mayor sign off on the deal. Otherwise you risk being just a bit player/possible victim in a drama where the City calls the tune and you don't even understand the plot.

Stephen C. Pace
181 B Street, SLC 84103

3. PLANNING COMMISSION HEARING ADDITIONAL MATERIALS

d. Postmarked Public Notice



PLANNING COMMISSION MEETING

Wednesday, June 22, 2022 at 5:30 p.m.

This meeting will be held in person and online.



Capitol Park Cottages Zoning Map and Master Plan Amendments at approximately 675 N F Street - Peter Gamvroulas, representing the property owner Ivory Development, is requesting zoning map and master plan amendments for property located at approximately 675 N F Street. The request includes the following applications:

A. Zoning Map Amendment (Rezone): The applicant is requesting to amend the zoning of the property from the FR-3/12,000 "Foothills Residential District" to the SR-1 "Special Development Pattern" zoning district. Although the applicant has requested that the property be rezoned to the SR-1 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. **Case number PLNPCM2020-00335**

B. Master Plan Amendment: The applicant is requesting to amend the master plan designation for the property in the Avenues Community Master Plan from "Very Low Density" to "Low Density." **Case number PLNPCM2020-00334**

The final decision maker on these requests is the City Council. The requests are intended to accommodate two pending Planned Development and Subdivision requests for a 19-lot single-family dwelling development titled "Capitol Park Cottages." Those requests may be heard by the Commission at a later date. The property is currently vacant and is zoned FR-3/12,000 "Foothills Residential District." The property is located in Council District 3, represented by Chris Wharton. (Staff contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com)

This meeting will be held in person at the Salt Lake City & County Building 451 S. State Street, Room 326 and on WebEx. If you are interested in watching the Planning Commission meeting, it will be available on the following platforms:

WebEx: <https://bit.ly/slc-pc-01262022> (comments accepted)

YouTube: www.youtube.com/slcivemeetings

SLCtv Channel 17 Live: www.slcvtv.com/livestream/SLCtv-Live/2

Providing Comments:

If you are unable to attend in person but would like to submit comments regarding an item on the agenda, please email your comments to the staff contact listed for each item, or to provide a general comment email us at planning.comments@slcgov.com.

For Planning Commission Agendas, Staff Reports, and Minutes, visit the *Public Meetings* page at slc.gov/planning/public-meetings. Staff Reports will be posted the Friday prior to the meeting and Minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

SALT LAKE CITY PLANNING DIVISION

451 S State Street - Room 406
Salt Lake City, UT 84114 - 5480
PO BOX 145480

FIRST CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 84116 \$ 000.53⁰
02 1W
0001403376 JUN 10 2022

DANIEL ECHEVERRIA
SALT LAKE CITY PLANNING
PO BOX 145480
SALT LAKE CITY UT 84114-5480

**4. NOTICE OF CITY
COUNCIL HEARING**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM2020-00335/00334 – Capitol Park Cottages Zoning Map and Master Plan Amendments** – Peter Gamvroulas, representing the property owner, Ivory Development, is requesting zoning map and master plan amendments for property located at approximately 675 N F Street. The request includes the following applications:

- A. Zoning Map Amendment (Rezone): The applicant is requesting to amend the zoning of the property from the FR-3/12,000 "Foothills Residential District" to the SR-1 "Special Development Pattern" zoning district. Although the applicant has requested that the property be rezoned to the SR-1 zone, consideration may be given to rezoning the property to another zoning district with similar characteristics. Case number PLNPCM2020-00335
- B. Master Plan Amendment: The applicant is requesting to amend the master plan designation for the property in the Avenues Community Master Plan from "Very Low Density" to "Low Density." Case number PLNPCM2020-00334

The requests are intended to accommodate two pending Planned Development and Subdivision requests for a 19-lot single-family dwelling development titled "Capitol Park Cottages." The property is currently vacant and is zoned FR-3/12,000 "Foothills Residential District." The property is located in Council District 3, represented by Chris Wharton. (Staff contact: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com)

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held electronically:

DATE:

TIME: 7:00 p.m.

PLACE: **Room 315**
City & County Building
451 S State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Daniel Echeverria at 801-535-7165 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at daniel.echeverria@slcgov.com. Petition details can also be found on the petition webpage here: <http://bit.ly/slc-openhouse-01175>

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711. (P 19-19)

5. ORIGINAL PETITION



Master Plan Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Master Plan ☒ Amend the Land Use Map

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name of Master Plan Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

673 N. "F" Street

Name of Applicant:

Ivory Development

Phone:

801-747-7000

Address of Applicant:

978 Woodoak Lane, Salt Lake City, UT 84117

E-mail of Applicant:

chrisg@ivorydevelopment.com

Cell/Fax:

801-550-4548

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☐ Architect

☒ Other:

Name of Property Owner (if different from applicant):

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints

E-mail of Property Owner:

kylehamblin@churchofjesuschrist.org

Phone:

801-240-7564

Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

REQUIRED FEE

Filing fee of \$970 plus \$121 per acre in excess of one acre.

\$100 for newspaper notice.

Plus additional fee for mailed public notices.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

/s/ Christopher P. Gamvroulas, Agent

Date:

4/16/2020

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

- | | | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Describe the proposed master plan amendment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Declare why the present master plan requires amending. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the Land Use Map?
If so, please list the parcel numbers to be changed. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the text of the master plan?
If so, please include exact language to be changed. |

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114


In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

X I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

1. The proposed master plan amendment is to change the area currently designated as residential large lot to accommodate a FB-UN 1 zoning designation.
2. The purpose of the amendment is to allow for more flexible neighborhood design standards.
3. The present master plan for this property was done in 1987 and new and innovative opportunities exist that will allow for more current housing outcomes.
4. The request is amending the Land Use Map. The parcel number to be changed is 09304550210000.
5. There is no request to amend the text of the master plan.

Master Plan Amendment Application


 Owner Signature

STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)


NOTARY PUBLIC

Residing in: Golden, UT

My commission expires: 4/9/23





Zoning Amendment

SALT LAKE CITY PLANNING

☐ Amend the text of the Zoning Ordinance ☒ Amend the Zoning Map

OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

673 N. "F" Street

Name of Applicant:

Ivory Development

Phone:

801-747-7000

Address of Applicant:

978 Woodoak Lane, Salt Lake City, UT 84117

E-mail of Applicant:

chrisg@ivorydevelopment.com

Cell/Fax:

801-550-4548

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☐ Architect

☒ Other:

Name of Property Owner (if different from applicant):

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints

E-mail of Property Owner:

kylehamblin@churchofjesuschrist.org

Phone:

801-240-7564

☒ Please note that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

☒ If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

REQUIRED FEE

- ☒ **Map Amendment:** filing fee of **\$1,034**, plus **\$121** per acre in excess of one acre
- ☒ **Text Amendment:** filing fee of **\$1,035**, plus **\$100** for newspaper notice.
- ☒ Plus additional fee for mailed public notices.

SIGNATURE

☒ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

/s/ Christopher P. Gamvroulas, Agent

Date:

4/16/2020

SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A statement declaring the purpose for the amendment. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A description of the proposed use of the property being rezoned. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | List the reasons why the present zoning may not be appropriate for the area. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the Zoning Map?
If so, please list the parcel numbers to be changed. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the request amending the text of the Zoning Ordinance?
If so, please include language and the reference to the Zoning Ordinance to be changed. |

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

☒ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

1. The proposed zoning map amendment is to change the area currently designated as FR-3 FB-UN 1 zoning designation.
2. The concept plan, if approved, will provide the neighborhood design and architectural flexibility to create more housing opportunities including affordable ADU's.
3. The present master plan for this property was done in 1987 and new and innovative opportunities exist that will allow for more current housing outcomes.
4. The request is amending the Zoning Map. The parcel number to be changed is 09304550210000.
5. There is no request to amend the text.

Agent Authorization

Zoning Amendment

I (we), The Church of Jesus Christ of Latter-day Saints,
a Utah Corporation sole,, the owner(s) of the real property
located at 673 North "F" Street in Salt Lake City, Utah, do hereby appoint Ivory
Development, LLC as my (our) agent to represent me (us) with regard to this application
affecting the above described real property, and authorize Ivory Development, LLC to appear
on my (our) behalf before any City Board or Commission considering this application.

Terry F. Rudd HH
Owner Signature Authorized Agent

Owner's Signature (co-owner if any)

STATE OF UTAH)
SS:
COUNTY OF SALT LAKE)

On 30th day of April, 2020, Terry F. Rudd personally
appeared before me, the undersigned notary public, the person signing the foregoing *Agent*
Authorization Form who duly acknowledged to me that he/she did execute the same freely and
voluntarily and for the uses and purposes therein described.

Lori Guerrero
NOTARY PUBLIC

Residing in: Golden Utah

My commission expires: 6/9/23



Zoning Amendment Questionnaire

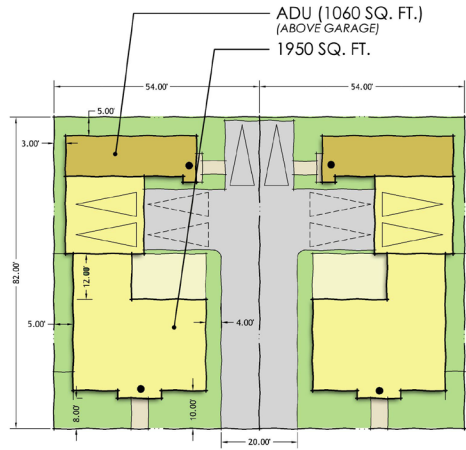
Parcel Number 09304550210000

1. **A description of the proposed zoning amendment:** The property is currently zoned as FR-3/12000 Foothills Estates Residential. The purpose of the FR-3/12000 foothills residential district is to promote environmentally sensitive and visually compatible development of lots not less than twelve thousand (12,000) square feet in size, suitable for foothills locations. The proposed zoning designation for the property is FB-UN1 this zone allows for small scale structures, up to two-and-one-half (2.5) stories in height, or relatively small lots with up to four dwelling units per lot depending on the building type. The master plan amendment would continue to allow the promotion of environmentally sensitive and visually compatible development as envisioned in the FR zoning and would further provide the flexibility to enhance housing type diversity in the neighborhood.
2. **A statement declaring the purpose of the zoning amendment:** The proposed Master Plan amendment change is specific to the approximately 3 acer parcel 09304550210000; to be changed from the residential large lot designation of FR-3 to accommodate a FB-UN 1 zoning designation. This Master Plan amendment will enable the parcel to support an innovative development in which diverse Accessory Dwelling Units (ADUs) are integrated into a planned community development. The *Growing SLC: Five Year Housing Plan 2018-2022* (“5YP”) acknowledges that “ADUs are the most cost-effective method of new construction for small housing units” (5YP pg. 20). The proposed development would showcase how a variety of ADU types can blend into an existing neighborhood and provide housing solutions for diverse demographics (students, seniors, young families). The development can further materialize the objectives stated in the *Five Year Housing Plan*. The first Goal expounded in the Five Year Plan recognizes the need to “increase the diversity of housing types and opportunities in the city...Strategic policy decisions that integrate...innovative design and construction methods, can break down social and economic segregation, thus building a city for everyone” (5YP pg.17).
3. **List the reasons why the present zoning may not be appropriate for the area** the present master plan for this property was done in 1987 and new and innovative opportunities exist that will allow for more current housing outcomes. *The Five Year Housing Plan* recognizes that “each generation has different ideas and behaviors that influence their decisions at each stage of life, and in the aggregate create the demand for housing” (5YP pg. 10). The current zone restricts the property to rigid lot sizing that limits opportunities for diversity in housing and exacerbates the housing affordability crisis. Furthermore, the *Five Year Housing Plan* acknowledges “barriers, such as density limitations, prohibitions on different types of housing, and other development regulations, have contributed in part to a general supply deficit and economic segregation” (5YP pg. 11).
4. **Is the request amending the zoning map?** The request is amending the Zoning Map. The parcel number to be changed is 09304550210000.

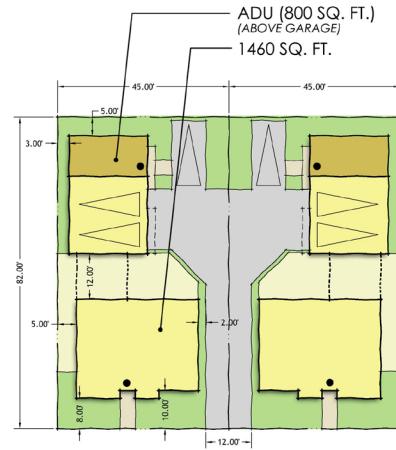
5. **Is the request amending the text of the Zoning Ordinance?** There is no request to amend the text.

UNIT PROTOTYPES (WITH ADUs)

(1/16" = 1'-0")



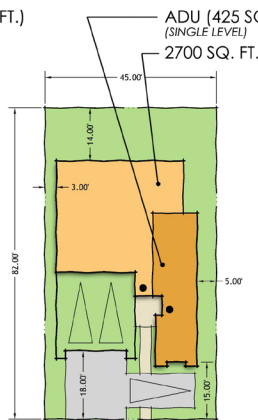
COTTAGE DUETS (CD2)



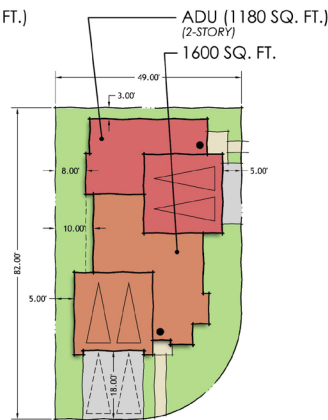
COTTAGE DUETS (CD1)



MULTI-GEN HOMES (MG1)



MULTI-GEN HOMES (MG2)



PAIRED HOMES (PH)



CONCEPT SITE PLAN

CAPITOL PARK | IVORY HOMES SALT LAKE CITY, UTAH

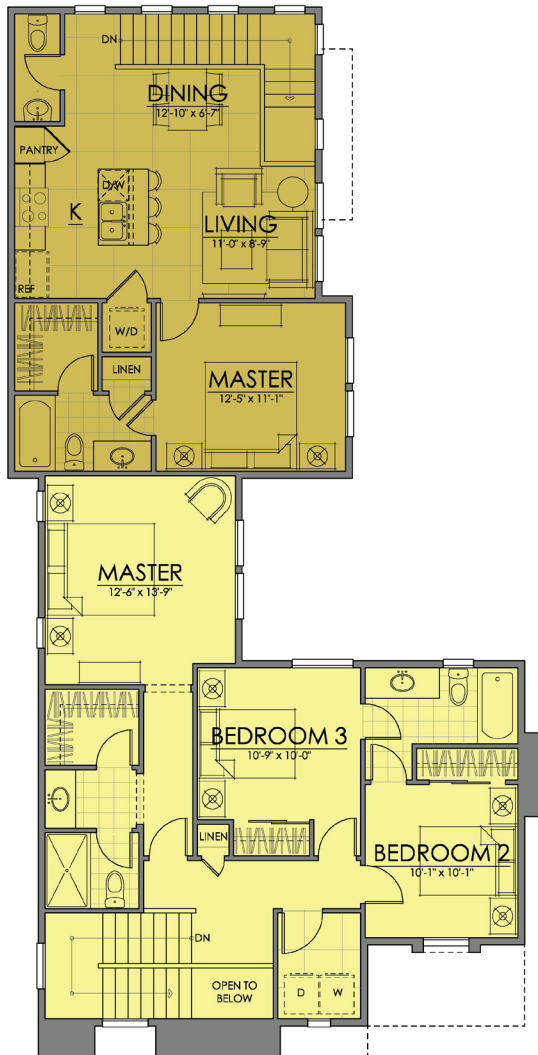
03.31.2020

woodley
architectural
group, inc.

colorado // 731 southpark dr, suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st, suite A
santa ana, ca 92705 / 949.553.8919

these drawings are intended for design development and preliminary studies only and are not to be used for any other purpose, such as final permitting or final engineering. copyright: Woodley Architectural Group, Inc. these drawings may not be used or duplicated without the expressed written permission of Woodley Architectural Group, Inc.

03.31.20



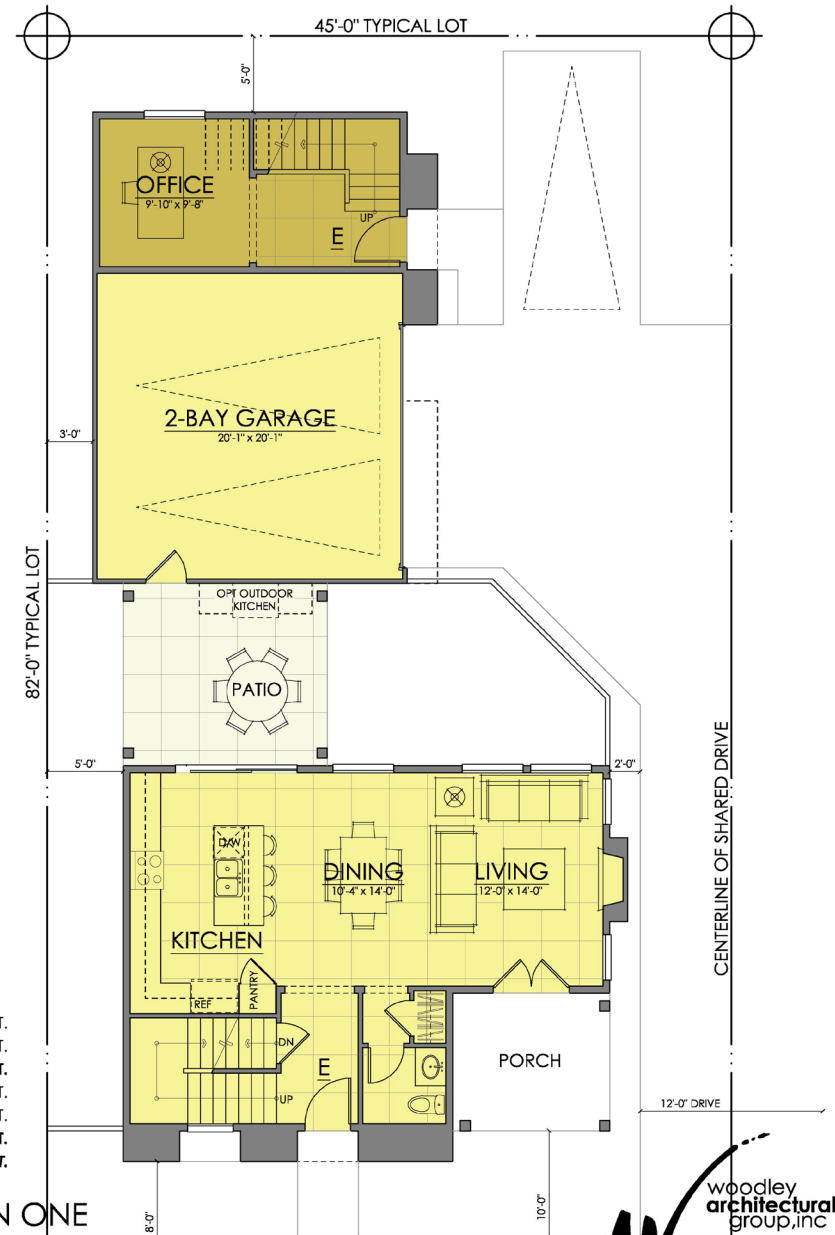
FIRST FLOOR	675 SQ. FT.
SECOND FLOOR	784 SQ. FT.
MAIN LIVING	1459 SQ. FT.
ADU FIRST FLOOR	220 SQ. FT.
ADU SECOND FLR	584 SQ. FT.
ADU TOTAL	804 SQ. FT.
TOTAL LIVING	2263 SQ. FT.

COTTAGE DUETS | PLAN ONE

CAPITOL PARK | IVORY HOMES

SALT LAKE CITY, UTAH

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES SUCH AS PERMITS, FINANCING, OR CONSTRUCTION. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE REPRODUCED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



woodley
architectural
group, inc.

colorado // 731 southpark dr. suite B
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
san jose, ca 95128 / 408.553.8919



elevation-A



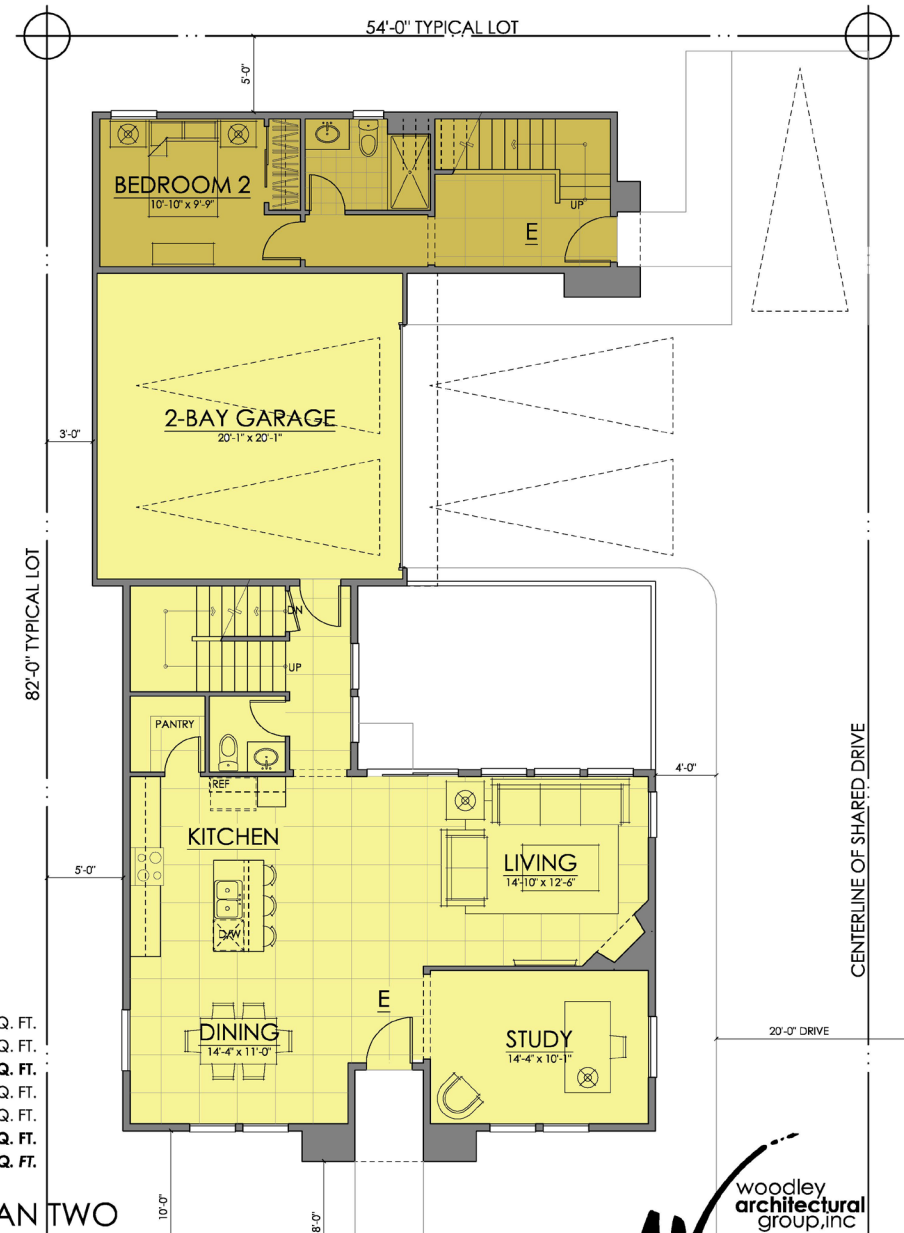
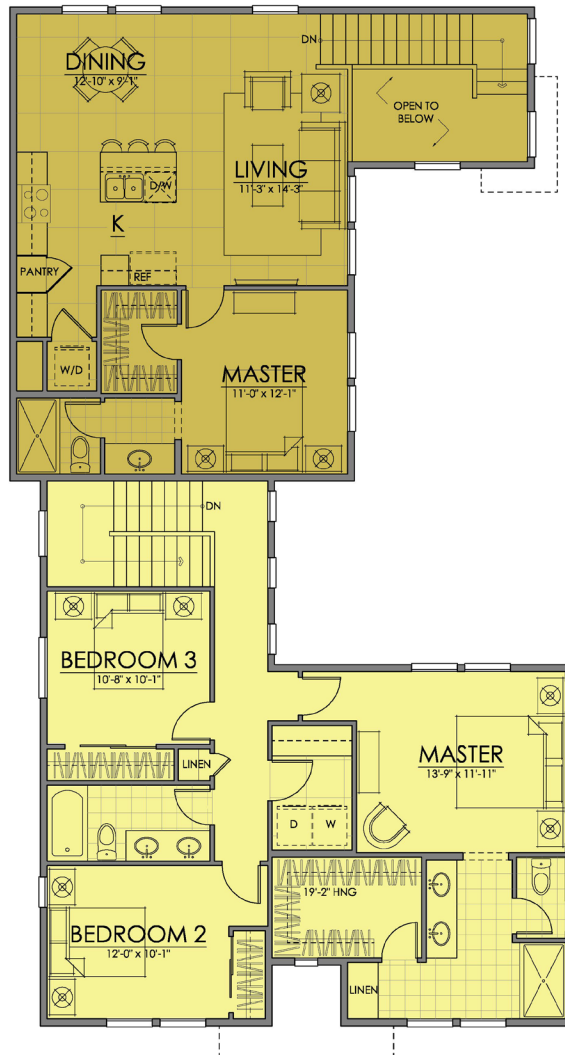
elevation-B

03.31.20

COTTAGE DUETS PLAN ONE
CAPITOL PARK | IVORY HOMES
SALT LAKE CITY, UTAH

these drawings are intended for design development and preliminary studies only and are not to be used for any other purpose, such as final plotting or final engineering. copyright Woodley Architectural Group, Inc. these drawings may not be used or duplicated without the expressed written permission of Woodley Architectural Group, Inc.

woodley
architectural
group, inc
colorado // 731 southpark dr. suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919



FIRST FLOOR	1025 SQ. FT.
SECOND FLOOR	924 SQ. FT.
MAIN LIVING	1949 SQ. FT.
ADU FIRST FLOOR	367 SQ. FT.
ADU SECOND FLR	697 SQ. FT.
ADU TOTAL	1064 SQ. FT.
TOTAL LIVING	3013 SQ. FT.

COTTAGE DUETS | PLAN TWO
CAPITOL PARK | IVORY HOMES
 SALT LAKE CITY, UTAH

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
 THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES SUCH AS PERMITS, FINANCING, OR CONSTRUCTION. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

03.31.20

woodley
architectural
group, inc.
 colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st. suite A
 santa ana, ca. 92705 / 949.553.8919



elevation-A



elevation-B

03.31.20

COTTAGE DUETS | PLAN TWO

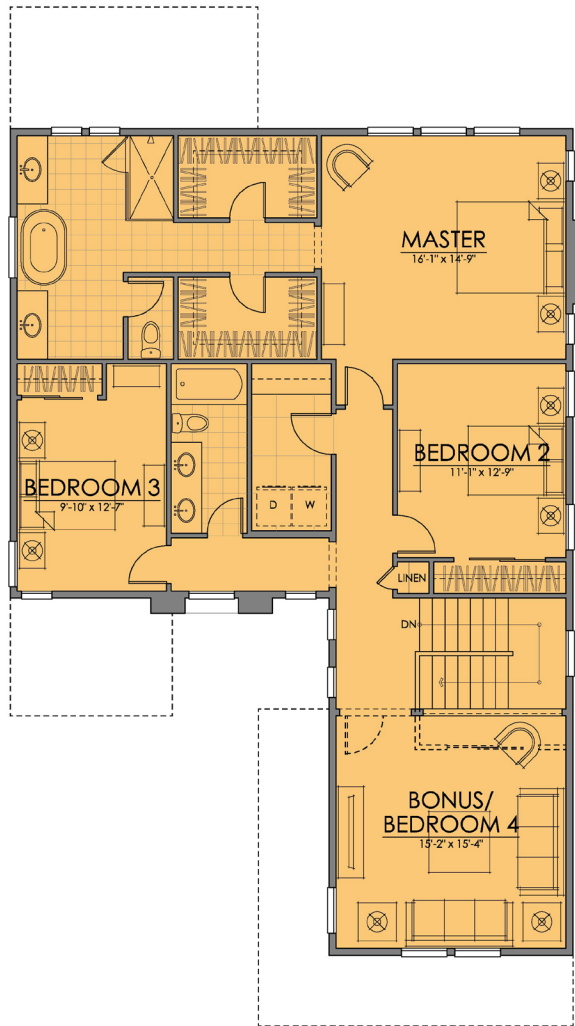
CAPITOL PARK | IVORY HOMES

SALT LAKE CITY, UTAH

these drawings are intended for design development and preliminary studies only and are not to be used for any other purpose, such as final plotting or final engineering. copyright Woodley Architectural Group, Inc. these drawings may not be used or duplicated without the expressed written permission of Woodley Architectural Group, Inc.

woodley
architectural
group, inc.

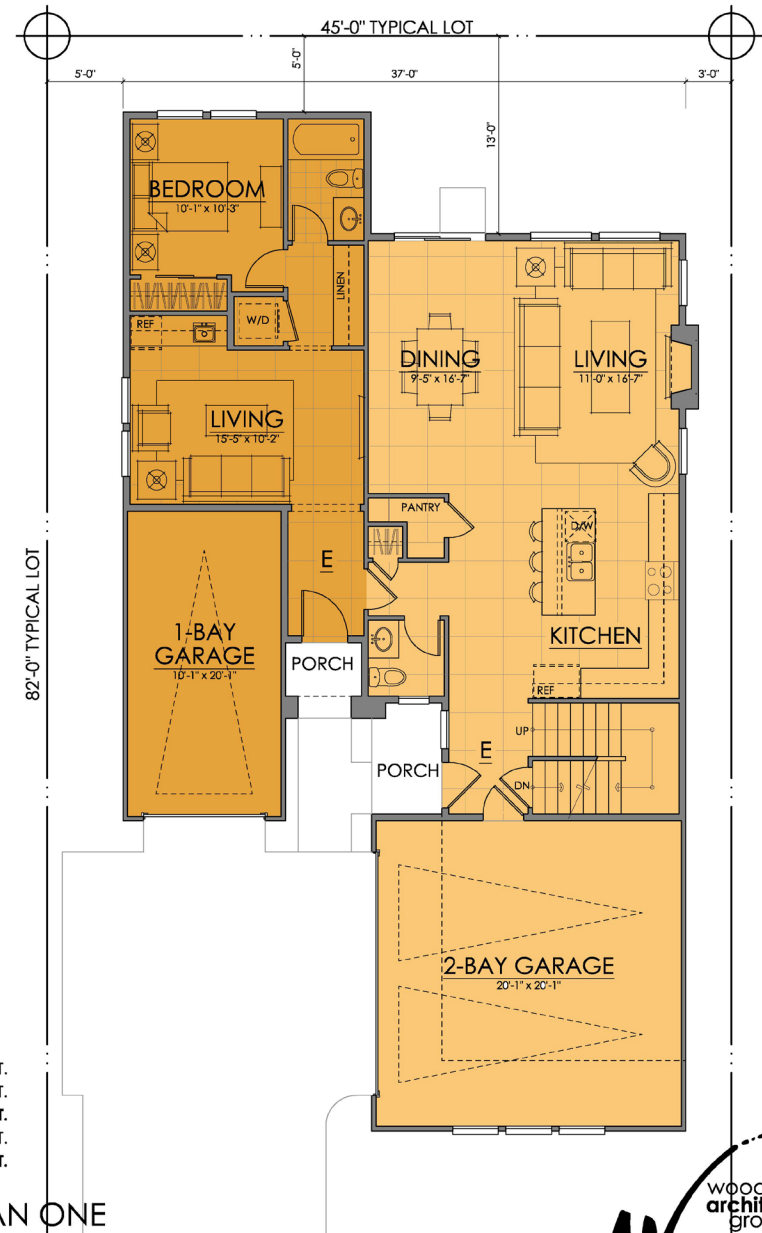
colorado // 731 southpark dr. suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919



FIRST FLOOR	770 SQ. FT.
SECOND FLOOR	1446 SQ. FT.
MAIN LIVING	2216 SQ. FT.
ADU	475 SQ. FT.
TOTAL LIVING	2691 SQ. FT.

MULTI-GEN HOMES | PLAN ONE
CAPITOL PARK | IVORY HOMES
 SALT LAKE CITY, UTAH

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
 THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. S.D.G. IS THE PROPERTY OF S.D.G. ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE REPRODUCED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



03.31.20



03.31.20

MULTI-GEN HOMES | PLAN ONE

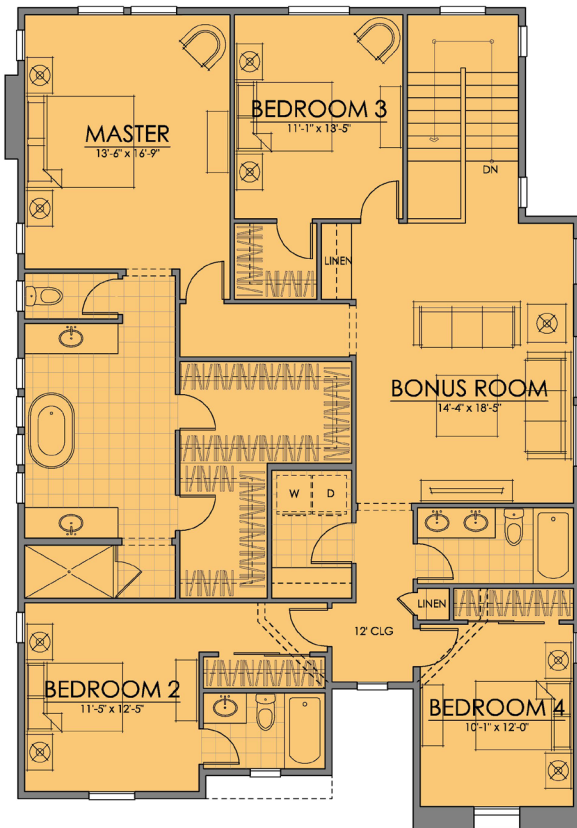
CAPITOL PARK | IVORY HOMES

SALT LAKE CITY, UTAH

these drawings are intended for design development and preliminary studies only and are not to be used for any other purpose, such as final pricing or final engineering. copyright Woodley Architectural Group, Inc. these drawings may not be used or duplicated without the expressed written permission of Woodley Architectural Group, Inc.

woodley
architectural
group, inc

colorado // 731 southpark dr. suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919



FIRST FLOOR	949 SQ. FT.
SECOND FLOOR	1743 SQ. FT.
MAIN LIVING	2692 SQ. FT.
ADU	428 SQ. FT.
TOTAL LIVING	3120 SQ. FT.

MULTI-GEN HOMES | PLAN TWO
CAPITOL PARK | IVORY HOMES
 SALT LAKE CITY, UTAH

03.31.20

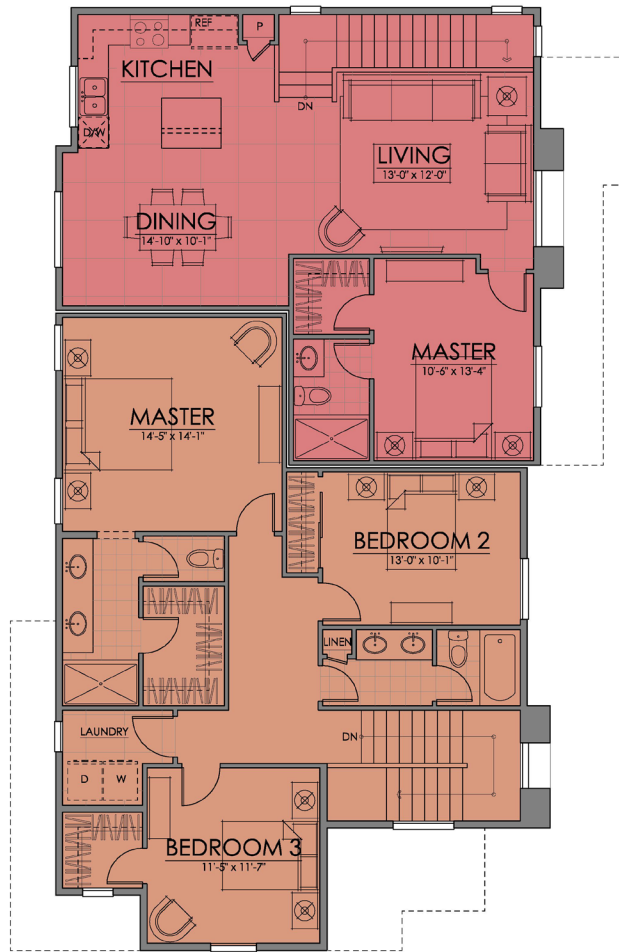
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
 THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. S.D.G. IS THE PROPERTY OF S.D.G. ENGINEERING. COPYRIGHT © WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE REPRODUCED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley architectural group, inc.
 colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919



MULTI-GEN HOMES | PLAN TWO
CAPITOL PARK | IVORY HOMES
SALT LAKE CITY, UTAH

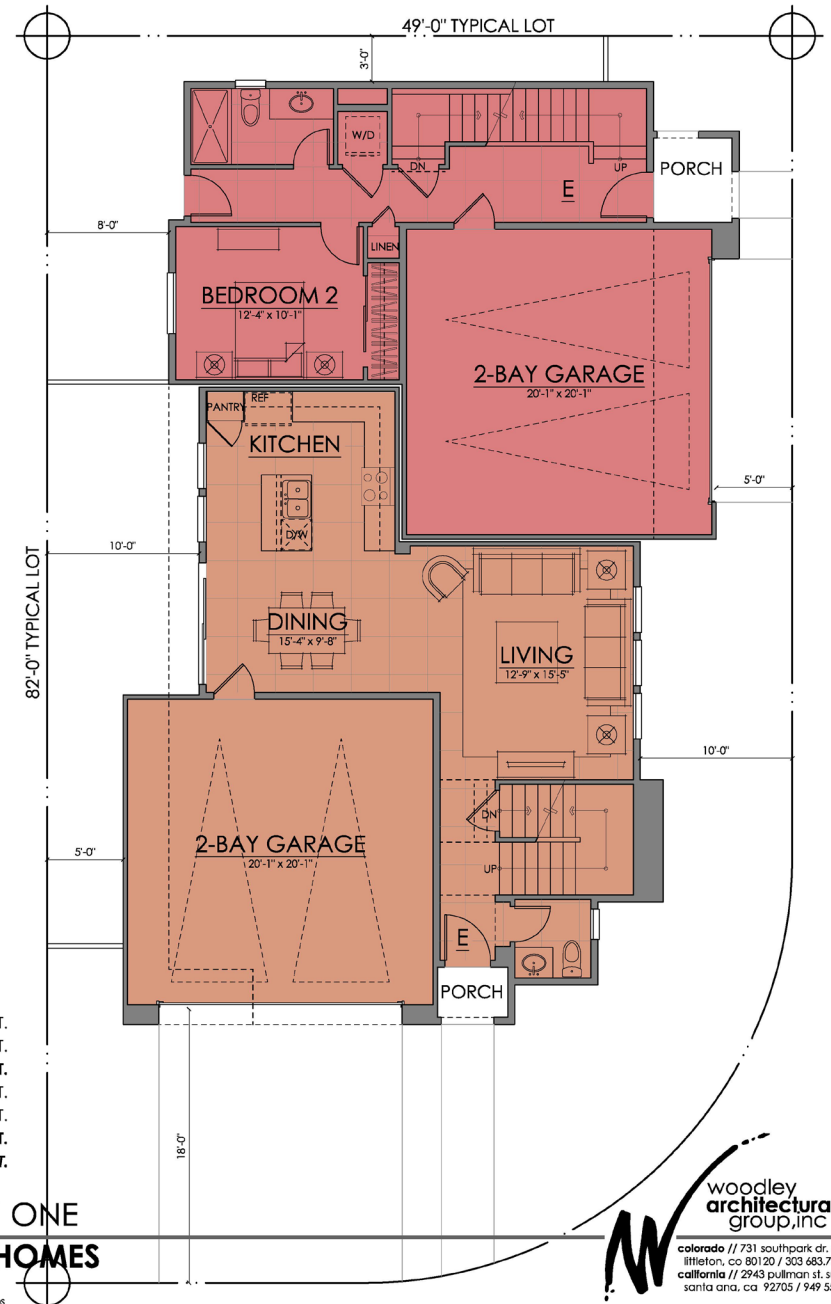
these drawings are intended for design development and preliminary studies only and are not to be used for any other purpose, such as final pricing or final engineering. copyright Woodley Architectural Group, Inc. these drawings may not be used or duplicated without the expressed written permission of Woodley Architectural Group, Inc.



FIRST FLOOR	670 SQ. FT.
SECOND FLOOR	919 SQ. FT.
MAIN LIVING	1589 SQ. FT.
ADU FIRST FLOOR	460 SQ. FT.
ADU SECOND FLR	719 SQ. FT.
ADU TOTAL	1179 SQ. FT.
TOTAL LIVING	2768 SQ. FT.

PAIRED HOMES | PLAN ONE
CAPITOL PARK | IVORY HOMES
 SALT LAKE CITY, UTAH

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
 THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES SUCH AS PERMITS, FINANCING, OR CONSTRUCTION. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE REPRODUCED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



03.31.20

woodley
architectural
group, inc
 colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919



FRONT ELEVATION



RIGHT SIDE ELEVATION

03.31.20

PAIRED HOMES | PLAN ONE
CAPITOL PARK | IVORY HOMES
 SALT LAKE CITY, UTAH

these drawings are intended for design development and preliminary studies only and are not to be used for any other purpose, such as final permitting or final engineering. copyright Woodley Architectural Group, Inc. these drawings may not be used or duplicated without the expressed written permission of Woodley Architectural Group, Inc.

woodley
architectural
group, inc.
 colorado // 731 southpark dr. suite 8
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919

6. MAILING LIST

OWN_FULL_NAME	own_address_andUNIT	OWN_CITY	OWN_ST	OWN_ZIP
JOSEPH FLANAGAN; AIRA FLANAGAN (JT)	1326 E 1300 S	SALT LAKE CITY	UT	84105
WRIGHT PROJECT, LLC	1589 E YALECREST AVE	SALT LAKE CITY	UT	84105
HAMILTON FAMILY 1998 TRUST 07/10/1998	171 E THIRD AVE	SALT LAKE CITY	UT	84103
NANCY H HALVERSON	1914 E 9400 S	SANDY	UT	84093
PETER WRIGHT; JANET WRIGHT (JT)	20012 OAK FAIRWAY CT	ESTERO	FL	33928
JENI INDRESANO; MATTHEW A STELLA (JT)	22 OLIVER STREET	SALEM	MA	01970
KELLEE W BURTON	22 S EAGLEWOOD DR	NORTH SALT LAKE	UT	84054
MUFFY FERRO	2250 N STATELINE RD	ALTA	WY	83414
RICHARD WENDELL NIELSEN TRUST 05/04/2020	2321 S DALLIN ST	SALT LAKE CITY	UT	84109
LEO SOTIRIOU; CYNTHIA G SOTIRIOU (JT)	250 E BROADWAY ST # 330	SALT LAKE CITY	UT	84111
BENJAMIN ADAM STEINBERG; LAURA L STEINBERG (JT)	290 E PENNY PARADE DR	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	298 E PENNY PARADE DR	SALT LAKE CITY	UT	84103
HUGH J SHARP; ANIKA N SHARP (JT)	3 ROBINHOOD RD	CAPE ELIZABETH	ME	04107
JENNIFER L AZZI	307 LOWELL AVE	MILL VALLEY	CA	94941
TRUST NOT IDENTIFIED	3075 RED SPRINGS DR	LAS VEGAS	NV	89135
678 F STREET CONDOMINIUMS UNIT OWNERS ASSOCIATION	308 W 300 S # LL2	SALT LAKE CITY	UT	84101
REED TOPHAM; ANNA TOPHAM (JT)	310 E PENNY PARADE DR	SALT LAKE CITY	UT	84103
DANIEL H PAYNE; VANESSA I PAYNE (JT)	315 E CAPITOL PARK AVE	SALT LAKE CITY	UT	84103
SFY TR; CBM TR	322 E PENNY PARADE DR	SALT LAKE CITY	UT	84103
DIANE B LANZL	329 E PENNY PARADE DR	SALT LAKE CITY	UT	84103
HENRY L LEVINE	340 E PENNY PARADE DR	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	343 E PENNY PARADE DR	SALT LAKE CITY	UT	84103
ROBERT RYAN RICHARDS; MARTINA WRIGHT RICHARDS (JT)	343 E REDBRICK CT	SALT LAKE CITY	UT	84103
RICHARD SCHMIDT; NANCY SCHMIDT (JT)	344 E CHARITY CV	SALT LAKE CITY	UT	84103
WILL S TENNEY	346 E REDBRICK CT	SALT LAKE CITY	UT	84103
FREEMAN FAMILY TRUST 03/08/2000	348 E REDBRICK CT	SALT LAKE CITY	UT	84103
JACOB H COPINGA; FRANCES R COPINGA (JT)	349 E CHARITY CV	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	351 E REDBRICK CT	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	353 E TWELFTH AVE	SALT LAKE CITY	UT	84103
MATTHEW TYLER; JUDITH TYLER (JT)	354 E CAPITOL PARK AVE	SALT LAKE CITY	UT	84103
TINA B RUGA	357 E CHARITY CV	SALT LAKE CITY	UT	84103
DAVID M GRANT	357 S 1840 W	CEDAR CITY	UT	84720
P&B PROPERTIES III LC	3581 E WARR RD	SALT LAKE CITY	UT	84109
HERBERT H JR POLLOCK; DANA D POLLOCK (JT)	363 E TWELFTH AVE	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	3650 TYLER AVE	OGDEN	UT	84403
ANIQUE J MONFROOY	368 E TWELFTH AVE	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	369 E TWELFTH AVE	SALT LAKE CITY	UT	84103
CORY M SHIPP; BOBBI L MORGAN (JT)	374 E TWELFTH AVE	SALT LAKE CITY	UT	84103
BENJAMIN LANOHA	377 E TWELFTH AVE	SALT LAKE CITY	UT	84103
DONALD R MORRIS; MAISA MORRIS (JT)	381 E ELEVENTH AVE	SALT LAKE CITY	UT	84103
RAH LIV TR	385 E TWELFTH AVE	SALT LAKE CITY	UT	84103
NAS REV LIV TRUST	386 E TWELFTH AVE	SALT LAKE CITY	UT	84103
JMT TRUST 01/04/2019	400 CAPITOL PARK AVE #101	SALT LAKE CITY	UT	84103
HAASTR	400 CAPITOL PARK AVE #201	SALT LAKE CITY	UT	84103
DAVID L MAHER; MARILYN J MAHER (JT)	400 CAPITOL PARK AVE #202	SALT LAKE CITY	UT	84103
MJM REV TRUST	400 CAPITOL PARK AVE #202	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	400 CAPITOL PARK AVE #204	SALT LAKE CITY	UT	84103
TODD A JENSEN; CARMELLE JENSEN (JT)	400 CAPITOL PARK AVE #301	SALT LAKE CITY	UT	84103
KBB FAM TRUST	400 CAPITOL PARK AVE #401	SALT LAKE CITY	UT	84103
MLVV FIVR TRUST	400 CAPITOL PARK AVE #406	SALT LAKE CITY	UT	84103
CJC REV TRUST; GLC REV TRUST	400 CAPITOL PARK AVE #501	SALT LAKE CITY	UT	84103
GLC REV TRUST	400 CAPITOL PARK AVE #501	SALT LAKE CITY	UT	84103
NT MARITAL TRUST NO 1	400 CAPITOL PARK AVE #502	SALT LAKE CITY	UT	84103
AMBER SKOLNICK; JOSHUA SKOLNICK (JT)	400 E CAPITOL PARK AVE #503	SALT LAKE CITY	UT	84103
AMBER SKOLNICK; JOSHUA SKOLNICK (JT)	400 E CAPITOL PARK AVE #5-9	SALT LAKE CITY	UT	84103
GEORGE B HOKE; G&EHFT	400 E CAPITOL PARK AVE #305	SALT LAKE CITY	UT	84103
JANET K MANCINI; VINCENT P MANCINI (JT)	400 E CAPITOL PARK AVE #5-3	SALT LAKE CITY	UT	84103
LINDA PEARLINE DEAN REVOCABLE TRUST 7/18/2013	400 E CAPITOL PARK AVE #303	SALT LAKE CITY	UT	84103
LINDA PEARLINE DEAN REVOCABLE TRUST 7/18/2013	400 E CAPITOL PARK AVE #530	SALT LAKE CITY	UT	84103
MERIDIEN AT CAPITOL PARK CONDOMINIUM ASSOCIATION INC	400 E CAPITOL PARK AVE	SALT LAKE CITY	UT	84103
NAOMA TATE; NTM #1 TRUST	400 E CAPITOL PARK AVE #504	SALT LAKE CITY	UT	84103
NAOMA TATE; NTM #1 TRUST	400 E CAPITOL PARK AVE #511	SALT LAKE CITY	UT	84103
PATRICIA A DAVIS; JOHN L DAVIS	400 E CAPITOL PARK AVE #403	SALT LAKE CITY	UT	84103
PATRICIA A DAVIS; JOHN L DAVIS	400 E CAPITOL PARK AVE #531	SALT LAKE CITY	UT	84103
PAUL & JANICE MCKINNON JOINT TRUST 01/09/2020	400 E CAPITOL PARK AVE #302	SALT LAKE CITY	UT	84103
PAUL & JANICE MCKINNON JOINT TRUST 01/09/2020	400 E CAPITOL PARK AVE #402	SALT LAKE CITY	UT	84103
PAUL D MCKINNON; JANICE W MCKINNON (JT)	400 E CAPITOL PARK AVE #5-4	SALT LAKE CITY	UT	84103
PAUL MCKINNON; JAN MCKINNON (JT)	400 E CAPITOL PARK AVE #5-5	SALT LAKE CITY	UT	84103
PETER BILLINGS; MARGARET BILLINGS (JT)	400 E CAPITOL PARK AVE #104	SALT LAKE CITY	UT	84103
PETER BILLINGS; MARGARET BILLINGS (JT)	400 E CAPITOL PARK AVE #526	SALT LAKE CITY	UT	84103
PETER BILLINGS; MARGARET BILLINGS (JT)	400 E CAPITOL PARK AVE #528	SALT LAKE CITY	UT	84103
SHOLLY KAGAN; CYNTHIA KAGAN (JT)	400 E CAPITOL PARK AVE #304	SALT LAKE CITY	UT	84103
SHOLLY KAGAN; CYNTHIA KAGAN (JT)	400 E CAPITOL PARK AVE #517	SALT LAKE CITY	UT	84103
SHOLLY KAGAN; CYNTHIA KAGAN (JT)	400 E CAPITOL PARK AVE #519	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	400 E CAPITOL PARK AVE #516	SALT LAKE CITY	UT	84103

VICTORIA OWEN KLEIN	400 E CAPITOL PARK AVE	#105	SALT LAKE CITY	UT	84103
VINCENT P MANCINI; JANET K MANCINI (JT)	400 E CAPITOL PARK AVE	#404	SALT LAKE CITY	UT	84103
GAYLE PERKINS TRUST 03/14/2019	405 E TWELFTH AVE		SALT LAKE CITY	UT	84103
OBLC	4066 BITHYNIA RD		SANTA BARBARA	CA	93110
WALTER R JONES; HELEN W JONES (JT)	412 E TWELFTH AVE		SALT LAKE CITY	UT	84103
THOMAS W KEEN	415 E TWELFTH AVE		SALT LAKE CITY	UT	84103
TERRY HALL; DREW HALL (TC)	416 E TWELFTH AVE		SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	420 E TWELFTH AVE		SALT LAKE CITY	UT	84103
BEDELL IRREVOCABLE TRUST 04/01/2015	423 E TWELFTH AVE		SALT LAKE CITY	UT	84103
LEILA BROWN ARMKNECHT	433 E TWELFTH AVE		SALT LAKE CITY	UT	84103
ALAN & PAMELA LAKOMSKI TRUST 08/05/2013	440 N VIRGINIA ST		SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	453 E TWELFTH AVE		SALT LAKE CITY	UT	84103
ALAN E CRAWFORD	456 E THIRTEENTH AVE		SALT LAKE CITY	UT	84103
KODY M POWELL; ELISABETH C POWELL (JT)	459 E TWELFTH AVE		SALT LAKE CITY	UT	84103
HANNAH DUFFEY; DAN FRAME (JT)	460 E TWELFTH AVE		SALT LAKE CITY	UT	84103
KINNEY FAMILY TRUST 03/17/2020	461 E THIRTEENTH AVE		SALT LAKE CITY	UT	84103
ANDREW STEINER	461 E THIRTEENTH AVE		SALT LAKE CITY	UT	84103
RANDAL W KOZIATEK; GINA M KOZIATEK (JT)	463 E TWELFTH AVE		SALT LAKE CITY	UT	84103
NIRUPAMA RAMKUMAR; SANDEEP C MANYAM (JT)	466 E TWELFTH AVE		SALT LAKE CITY	UT	84103
ERIC C HANSEN	468 E THIRTEENTH AVE		SALT LAKE CITY	UT	84103
PETER SUMMERILL	472 E THIRTEENTH AVE		SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	473 E TWELFTH AVE		SALT LAKE CITY	UT	84103
SHARON RAMMELL	4732 S 4300 W		REXBURG	ID	83440
TRUST NOT IDENTIFIED	474 E TWELFTH AVE		SALT LAKE CITY	UT	84103
JAD TRUST	475 E THIRTEENTH AVE		SALT LAKE CITY	UT	84103
PATRICIA E KING	480 E THIRTEENTH AVE		SALT LAKE CITY	UT	84103
FREDRICK W REIMHERR; KATHLEEN R REIMHERR (JT)	482 E TWELFTH AVE		SALT LAKE CITY	UT	84103
KUBOTA REVOCABLE TRUST 03/09/2021	483 E THIRTEENTH AVE		SALT LAKE CITY	UT	84103
CHRISTOPHER BURCH; SEUL YE PARK (JT)	4885 S 900 E		SALT LAKE CITY	UT	84117
JEFFERY K SCOTT; SHEPARD SCOTT, SARAH P SCOTT (TC)	489 E TWELFTH AVE		SALT LAKE CITY	UT	84103
HOFFMANN LIVING TRUST 02/19/2019	504 E THIRTEENTH AVE		SALT LAKE CITY	UT	84103
LAVERNE S JR ERICKSON	505 E FOURTEENTH AVE		SALT LAKE CITY	UT	84103
RUSSELL E NORVELL (JT)	510 E FOURTEENTH AVE		SALT LAKE CITY	UT	84103
GARR SMITH; CATHY STUTZ-SMITH (JT)	571 N E ST		SALT LAKE CITY	UT	84103
RYAN J KIER; DARCI TAYLOR (JT)	572 N F ST		SALT LAKE CITY	UT	84103
HENRY MITCHELL STEINMAN	573 N G ST		SALT LAKE CITY	UT	84103
STEPHANIE CAUMET	574 N E ST		SALT LAKE CITY	UT	84103
CHRISTINE PACKARD	577 N F ST		SALT LAKE CITY	UT	84103
KENT M MILES; LINDA H MILES (JT)	578 N G ST		SALT LAKE CITY	UT	84103
ZACHARY DRAPKIN & ZOE RALEIGH FAMILY REVOCABLE TRUST 05/12/2020	584 N G ST		SALT LAKE CITY	UT	84103
DAVID B YOUNG	585 N F ST		SALT LAKE CITY	UT	84103
RONALD B WILKINS; SUSAN P WILKINS (JT)	586 N E ST		SALT LAKE CITY	UT	84103
JOHN Y YOON; KATHERINE A YOON (JT)	601 N D ST		SALT LAKE CITY	UT	84103
PATRICK MARTIN BURKE LIVING TRUST 11/12/2018	604 N CAPITOL PARK AVE		SALT LAKE CITY	UT	84103
ALAN B YORGASON; JANNETTE J YORGASON (JT)	604 N G ST		SALT LAKE CITY	UT	84103
AMD & RESTATED DECLARATION OF TRUST OF THE DAVID PARKINSON TRU	607 N CAPITOL PARK AVE		SALT LAKE CITY	UT	84103
ROBIN & JANE KIM FAMILY TRUST 10/09/2020	615 N CAPITOL PARK AVE		SALT LAKE CITY	UT	84103
MICHAEL P FILBEN; DIANE HILL (JT)	618 N G ST		SALT LAKE CITY	UT	84103
MAX D HUNSAKER	620 N F ST		SALT LAKE CITY	UT	84103
RICHARD F GROW; JODY W GROW (JT)	623 N CAPITOL PARK AVE		SALT LAKE CITY	UT	84103
JOHN NISSON	623 N F ST		SALT LAKE CITY	UT	84103
POVEY SKYE O	623 N F ST		SALT LAKE CITY	UT	84103
ELIZABETH OWENS	623 N G ST		SALT LAKE CITY	UT	84103
MS LIV TRUST	624 N G ST		SALT LAKE CITY	UT	84103
BENJAMIN E FARR; ERICA J FARR (JT)	626 N F ST		SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	633 N G ST		SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	655 N G ST		SALT LAKE CITY	UT	84103
CHERI DAILY; MICHAEL STEVENS (JT)	668 N F ST		SALT LAKE CITY	UT	84103
PETAR GERMANOV; DIANA GERMANOV (JT)	671 N G ST		SALT LAKE CITY	UT	84103
JEP REV TRUST	672 N G ST		SALT LAKE CITY	UT	84103
LANGHEINRICH, FRANK A; JT LANGHEINRICH	674 N CARING CV		SALT LAKE CITY	UT	84103
DG LIV TR; IS LIV TR	674 N CARING CV		SALT LAKE CITY	UT	84103
KAYALENE M SPATAFORE	678 N F ST # 678E		SALT LAKE CITY	UT	84103
JARED J YOUNG; PAMELA BROWN (JT)	678 N F ST # W		SALT LAKE CITY	UT	84103
TYLER A JACK & ANN MARIE LEONE FAMILY TRUST 06/04/2019	684 N CARING CV		SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	685 N G ST		SALT LAKE CITY	UT	84103
LYNN M KEENAN; MARJORIE J MATHIS (JT)	688 N F ST		SALT LAKE CITY	UT	84103
GAC REV TR	689 N CARING CV		SALT LAKE CITY	UT	84103
JASON R PAUL	690 N CARING CV		SALT LAKE CITY	UT	84103
CHRISTOPHER C KOLB; HEATHER M KOLB (JT)	695 N G ST		SALT LAKE CITY	UT	84103
ADAM H HIRSCHL; ALICE D HIRSCHL (JT)	701 N G ST		SALT LAKE CITY	UT	84103
ELYCE B MOUSKONDIS; EBMT	7212 HELSEM BLVD		DALLAS	TX	75230
LON A JEKINS; RICHARD M MAXFIELD (JT)	786 N NORTHPOINT DR		SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	787 N NORTHPOINT DR		SALT LAKE CITY	UT	84103
ROLAND K BARBERO & CASSANDRA E BARBERO LIVING TRUST 01/26/2016	789 N NORTHPOINT DR		SALT LAKE CITY	UT	84103
MLL LIV TRUST	790 N NORTHPOINT DR		SALT LAKE CITY	UT	84103

DJB LIV TRUST	791 N NORTHPOINT DR	SALT LAKE CITY	UT	84103
ALAN B HAYES & SUSAN E MACNAMARA REVOCABLE TRUST 04/16/2020	793 N NORTHPOINT CT	SALT LAKE CITY	UT	84103
BRIAN H MOSS; CAROL B MOSS (JT)	796 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
NORTHPOINT ESTATES HOMEOWNERS ASSOCIATION	798 N NORTHPOINT DR	SALT LAKE CITY	UT	84103
P KENT FAIRBANKS; MARY P FAIRBANKS (JT)	799 N NORTHPOINT CT	SALT LAKE CITY	UT	84103
LORI ELIZABETH PASSEY; MARK PASSEY (JT)	800 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
KEVIN L HAVLIK TRUST 05/17/2021; CAROL A BALLOU TRUST 05/17/2021	801 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
BRIAN RUGGLES; JANICE RUGGLES (JT)	803 N GRANDRIDGE DR	SALT LAKE CITY	UT	84103
BRENDAN BUCKNER	806 N NORTHPOINT DR	SALT LAKE CITY	UT	84103
HUGO ROSSI; JULIA ROSSI (JT)	807 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
MHN FAM TRUST	809 N GRANDRIDGE DR	SALT LAKE CITY	UT	84103
GENESIS INVESTMENT CORPORATION	810 N NORTHPOINT DR	SALT LAKE CITY	UT	84103
CAROLE D NELSON REVOCABLE TRUST 7/1/1998	811 N GRANDRIDGE DR	#29E SALT LAKE CITY	UT	84103
JUDY A DALY; JOEL L DEATON (JT)	813 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
JAMES H VIRDEN; ELIZABETH H VIRDEN (JT)	814 N NORTHPOINT DR	SALT LAKE CITY	UT	84103
DJN LIV TRUST; JBN LIV TRUST	815 N NORTHPOINT DR	SALT LAKE CITY	UT	84103
LORETTA C RICE REVOCABLE TRUST 02/05/1996	817 N NORTHPOINT DR	SALT LAKE CITY	UT	84103
JOSEPH FOURNIER	819 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	820 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
GENESIS INVESTMENT CORP	821 N NORTHPOINT DR	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	822 N GRANDRIDGE DR	#49C SALT LAKE CITY	UT	84103
WILLIAM CRAIG STERN LIVING TRUST 12/23/2013	823 N NORTHPOINT DR	SALT LAKE CITY	UT	84103
KSCS LIVING TRUST 12/11/2020	824 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
MICHAEL S ZAVELL; CHRISTINA B ZAVELL (JT)	825 N JUNIPERPOINT CT	SALT LAKE CITY	UT	84103
UTAH POWER & LIGHT CO	825 NE MULTNOMAH ST #1900	PORTLAND	OR	97232
JOHN T HOPKIN REVOCABLE TRUST 01/28/2002	826 N GRANDRIDGE CT	SALT LAKE CITY	UT	84103
WARMBIER FAMILY TRUST 08/13/1999	827 N GRANDRIDGE DR	SALT LAKE CITY	UT	84103
EUGENE MISHCHENKO; GALINA POLEI (JT)	828 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
ALEX TREHARNE; ERIKA TREHARNE (JT)	829 N GRANDRIDGE DR	#41B SALT LAKE CITY	UT	84103
TAMMY DEE BERKHOUDT	830 N GRANDRIDGE CT	SALT LAKE CITY	UT	84103
HEATHER HAMBY	834 N GRANDRIDGE CT	SALT LAKE CITY	UT	84103
COLIN ROBINSON; JEANETTA ROBINSON (JT)	835 N GRANDRIDGE CT	SALT LAKE CITY	UT	84103
JAT FAMILY TRUST 07/10/2002	839 N GRANDRIDGE CT	SALT LAKE CITY	UT	84103
D&CLVK TR	843 N GRANDRIDGE CT	SALT LAKE CITY	UT	84103
MARK S LEVITT; KATHLEEN ANNE LUNG (JT)	847 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
TRUST NOT IDENTIFIED	849 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
DAVID HOPKINS; WENDY HOPKINS (JT)	851 N JUNIPERPOINT DR	SALT LAKE CITY	UT	84103
PATRICK G AKERS; TERI L AKERS (JT)	853 N JUNIPERPOINT DR #17	SALT LAKE CITY	UT	84103
LIVING TRUST OF DAVID RICHARD GULLING 06/16/2021; DAVID RICHARD G	8718 REDONDO DR	DALLAS	TX	75218
TRUST NOT IDENTIFIED	88 E EDGEcombe DR	SALT LAKE CITY	UT	84103
PEMBROKE CAPITOL PARK LLC	940 N 1250 W	CENTERVILLE	UT	84014
IVORY DEVELOPMENT, LLC	978 E WOODOAK LN	SALT LAKE CITY	UT	84117
SKAAR PROPERTIES LLC	9846 E EMERALD DR	SUN LAKES	AZ	85248
KATHLEEN M HOLDING	PO BOX 1083	DAYTON	WY	82836
WILLIAM I HIGUCHI LEGACY TRUST 12/23/2020	PO BOX 1223	PARK CITY	UT	84060
SALT LAKE CITY CORP	PO BOX 145460	SALT LAKE CITY	UT	84114
SALT LAKE CITY CORPORATION	PO BOX 145460	SALT LAKE CITY	UT	84114
TRUST NOT IDENTIFIED	PO BOX 3181	SALT LAKE CITY	UT	84110
ASSOCIATED PROPERTIES, LC	PO BOX 478	SALT LAKE CITY	UT	84110
MOUNTAIN SEAS DEVELOPMENT LTD	PO BOX 680844	PARK CITY	UT	84068
MOUNTAIN SEAS DEVELOPMENT LTD; NTM TRUST	PO BOX 680844	PARK CITY	UT	84068
CRAIG N PACINI; JULIE M PACINI (JT)	PO BOX 708682	SANDY	UT	84070
SPINAZZOLA JOINT REVOCABLE TRUST 06/03/2014	PO BOX 8891	RANCHO SANTA FE	CA	92067
CAPITOL PARK HOMEOWNERS ASSOCIATION	PO BOX 9375	SALT LAKE CITY	UT	84109
Current Occupant	794 N NORTHPOINT DR #3A	Salt Lake City	UT	84103
Current Occupant	795 N NORTHPOINT CT	Salt Lake City	UT	84103
Current Occupant	804 N JUNIPERPOINT DR	Salt Lake City	UT	84103
Current Occupant	855 N JUNIPERPOINT DR	Salt Lake City	UT	84103
Current Occupant	853 N JUNIPERPOINT DR	Salt Lake City	UT	84103
Current Occupant	841 N JUNIPERPOINT DR	Salt Lake City	UT	84103
Current Occupant	833 N GRANDRIDGE DR #42D	Salt Lake City	UT	84103
Current Occupant	837 N JUNIPERPOINT CT	Salt Lake City	UT	84103
Current Occupant	341 E CHARITY CV	Salt Lake City	UT	84103
Current Occupant	673 N CARING CV	Salt Lake City	UT	84103
Current Occupant	685 N CARING CV	Salt Lake City	UT	84103
Current Occupant	675 N F ST	Salt Lake City	UT	84103
Current Occupant	705 N G ST	Salt Lake City	UT	84103
Current Occupant	505 E 14TH AVE	Salt Lake City	UT	84103
Current Occupant	535 E 14TH AVE	Salt Lake City	UT	84103
Current Occupant	669 N G ST	Salt Lake City	UT	84103
Current Occupant	461 E 13TH AVE	Salt Lake City	UT	84103
Current Occupant	473 E 13TH AVE	Salt Lake City	UT	84103
Current Occupant	475 E 13TH AVE	Salt Lake City	UT	84103
Current Occupant	483 E 13TH AVE	Salt Lake City	UT	84103
Current Occupant	510 E 14TH AVE	Salt Lake City	UT	84103
Current Occupant	503 E 13TH AVE	Salt Lake City	UT	84103

[illegible]

Current Occupant	416 E 12TH AVE	Salt Lake City	UT	84103
Current Occupant	420 E 12TH AVE	Salt Lake City	UT	84103
Current Occupant	430 E 12TH AVE	Salt Lake City	UT	84103
Current Occupant	580 N F ST	Salt Lake City	UT	84103
Current Occupant	460 E 12TH AVE	Salt Lake City	UT	84103
Current Occupant	466 E 12TH AVE	Salt Lake City	UT	84103
Current Occupant	474 E 12TH AVE	Salt Lake City	UT	84103
Current Occupant	482 E 12TH AVE	Salt Lake City	UT	84103
Current Occupant	488 E 12TH AVE	Salt Lake City	UT	84103
DANIEL ECHEVERRIA				
SALT LAKE CITY PLANNING	PO BOX 145480	SALT LAKE CITY	UT	84114-5480