

THE PRESERVE OUR AVENUES ZONING COALITION  
A Recognized Community Organization

Ivory Homes Application To Rezone 675 North F Street

# PRESENTATION TO SALT LAKE CITY COUNCIL MEMBERS

SEPTEMBER 2022





AVENUES RESIDENTS  
ASK THAT YOU VOTE

NO

TO IVORY HOMES REQUEST  
FOR A RADICAL REZONE

- Ivory wants a rezone to **shrink lots** and **reduce setbacks** to add large, two-story, 4 /5 bedroom, million-dollar plus houses with 3 car garages.
- Ivory asks for a rezone and then **overbuilds** compared with everything in the upper Avenues.
- The promise of 14 ADUs is a false promise - as a developer Ivory cannot create a single ADU. The city will likely not get the ADUs Ivory promises.
- This project **does nothing** to advance city goals with regard to Affordability, Sustainability, Walkability or the creation of Family Friendly housing.

PLEASE READ THIS BOOKLET PRODUCED  
BY AVENUES RESIDENTS AND  
TALK WITH US.

**PETER WRIGHT**

*Chair*

The Preserve Our Avenues Zoning Coalition

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## DEVELOPERS REIGN SUPREME?

- The Avenues community has come together in a near unanimous and unprecedented manner to oppose this excessive, unmerited and poorly designed development.
- If the well considered views of **thousands** of Avenues residents across the neighborhood are to be ignored in favor of a rich, powerful, politically connected developer - **what message does this send to other areas of the city?**
- How can communities with less resources ever hope to challenge a bad idea?
- The very clear message will be - **there is no point in challenging powerful developers.**
- The City Council is the check and balance in representing residents over powerful developers.

The City Council has consistently required certain public benefits in granting zoning changes - Affordability, Walkability, Sustainability etc.  
**IVORY'S PROPOSAL OFFERS NONE OF THESE BENEFITS.**

## AVENUES COMMUNITY OPPOSITION

- Avenues residents are well informed on this issue and have been following it for over two years.
- 2,100 upper Avenues residents have signed a petition opposing the rezone.
- The Greater Avenues Community Council (GACC) has held two votes on the rezone:
  1. 688 against 4 in favor
  2. 1,244 against 25 in favor **(98% opposed)**
- Three successive GACC chairs have written in opposition.
- The presidents of Northpoint, the Meridien and the Capitol Park HOAs, representing the 250 people who live closest to this property, have all written in opposition.
- Every resident of F Street adjacent to Ivory's property is strongly opposed.
- The Planning Division has reported receiving 654 letters, of which 637 or **97% were opposed.**
- Katherine Kennedy - School Board Representative for District 3 has written in opposition on child safety concerns and school numbers.
- Utah Physicians for a Healthy Environment has written in opposition on environmental concerns.

ARE THOUSANDS OF AVENUES RESIDENTS TO BE IGNORED?

## IVORY FAILS TO MEET THE CITY'S KEY OBJECTIVES

- Ivory asks for an extensive series of concessions from the city but fails to meet any of the city's key objectives.
- Their proposed development is:

- Not Affordable
- Not Sustainable

- Not Family Friendly
- Not Walkable

**AND**

- Ivory will likely not deliver the promised number of ADUs - their central "Public Benefit" selling point.

IT IS VERY EASY TO SEE WHAT IVORY GETS - THEY GET TO SELL TWICE AS MANY MILLION DOLLAR PLUS HOMES.

**WHAT DOES THE PUBLIC GET IN RETURN FOR ALL THE CONCESSIONS DEMANDED BY IVORY?**

## NOT AFFORDABLE

- The city is currently considering a new affordable housing incentives program where developers may be granted zoning concessions in exchange for creating affordable housing. Ivory asks for concessions from the city **far greater** than those envisioned in the new initiative but creates no affordable housing.
- In early 2021 Ivory told us that the units with ADUs would sell for well in excess of one million dollars, presumably now closer to **\$1.5 million**. The five custom homes on F Street will likely sell in the **\$2.0 million range**.
- Realtors estimate that the rentals on the ADUs will be in the **\$1500 to \$2000** per month range.
- The lack of any meaningful public transport or access to amenities within walking distance will require two adult families to own and operate two vehicles at a cost of around \$20,000 per year, further adding to the lack of affordability.



**IVORY DOES NOTHING TO HELP WITH THE SHORTAGE OF AFFORDABLE HOUSING -  
THESE ARE HOMES FOR THE TOP 1%**

## NOT SUSTAINABLE

- Loss of wildlife habitat in a wildlife buffer zone located **150 yards** from open land.
- Ivory cuts every mature tree on the lot and overbuilds with so much hardscape that a **massive drainage pond** is required. You see drainage ponds nowhere else in the Avenues.
- Hardscape at 54% **is twice** that typical in either the FR-3 or SR-1A zones.
- There is **no meaningful public transport** requiring all journeys to be made by private vehicles.
- Ivory's development **will add approximately 70 cars**, by Ivory's own estimate, making 118,000 trips per annum up and down our steep and narrow Avenues streets adding to congestion and deteriorating air quality.
- A design with narrow driveways accessing multiple garages will require **extensive shuttling** with particularly noxious start-up pollution.

## IVORY'S DEVELOPMENT FAILS EVERY TEST OF SUSTAINABILITY





## NOT FAMILY FRIENDLY

- Katherine Kennedy, School Board Representative for District 3, has stated that Ivory's houses with no yards **will not attract families** with young children. *(Katherine has also raised significant concerns regarding school children safety at this location - please see Appendix 1)*
- Realtors who have reviewed Ivory's plans agree that homes throughout both the SR-1 and the FR-3 sections of the Avenues have appropriately sized homes that leave room for yards for kids to play.
- Ivory overbuilds, **putting FR-3 sized homes onto SR-1 sized lots**, leaving no green space for kids or wildlife.
- Ivory's flawed design with **1,625 linear feet of retaining walls** as high as 13 feet create a clear **danger for both children and wildlife**.
- While the city is building thousands of rental apartments, few single-family homes are being built with yards that will attract families with children and support declining school numbers. This proposal is a missed opportunity for families.

IVORY'S HOUSES WITH NO YARDS  
ARE NOT FAMILY FRIENDLY



## NOT WALKABLE

- All of the city's housing plans call for density to be added in walkable parts of the city, close to jobs, transit and amenities. This is not such a location.
- Steep narrow streets with a **patchwork of sidewalks** makes walking impractical.
- The nearest store is Smith's, **seven blocks** down a steep grade.
- **Public transport is minimal** necessitating almost all trips be via private vehicles with all the attendant pollution problems. *(Note Ivory's data with regard to public transport is incorrect. See [rideuta.com](http://rideuta.com) for accurate information).*
- Short trips tend to be the most polluting.

THIS IS NOT A  
WALKABLE SECTION OF  
THE CITY



## ADUs (1)

- Granting approval for a developer to build ADUs is complex and creates some difficult questions for the city to answer.
- Ivory's application to build a subdivision of ADUs is **unprecedented** -- they themselves describe it as an **"experiment"**.
- The intention of the 2018 ADU ordinance is to allow "owner occupants" to add an ADU one at a time, not to allow developers to create a subdivision of ADUs or to allow millionaires to offset their mortgages.
- This is the way the ordinance reads and the way it was explained to the public after a highly contentious eight-year debate.

*"It's one unit at a time...it's not a subdivision or an apartment complex of 200 units. [They] have little impact on actual neighborhoods and streets. They often blend in and are unnoticed"*

- Jake Young Planning Manager for Salt Lake County  
*The Salt Lake Tribune September 1st 2019*

- We are not opposed to ADUs, but a subdivision of ADUs adds to density in a way individual units do not.

**APPROVAL OF SUCH A CONTROVERSIAL PROJECT WOULD BREAK PUBLIC TRUST FOR VERY LITTLE GAIN.**

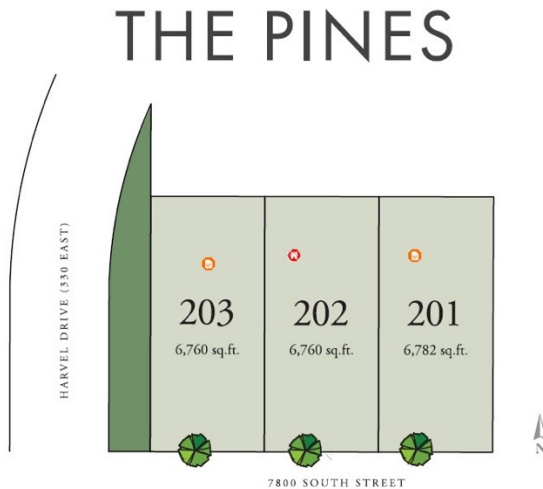
## ADUs (2)

- The Planning Division and City Attorney's Office accepts that only "owners occupants" can create an ADU, but suggests that the city can adopt a workaround whereby Ivory can build the "physical elements" of an ADU, which might later be converted to ADU status by a subsequent purchaser.
- Ivory uses the lure of creating ADUs to justify a rezone, allowing them to build **twice as many million dollar plus houses**.
- Ivory promises the creation of 14 ADUs, but this is a **false promise** - as a developer they cannot guarantee a single ADU.
- ADUs can only be created by an "owner occupant". What if that "owner occupant" does not want an ADU?
- Some/many will not and Ivory knows this. Hence, they advertise the ADUs as "extra space for a home office, a guest suite or space for a large family". These purchasers will not create an ADU.
- How many of the accessory units will be used as short-term Airbnb rentals, not ADUs?
- **The number of ADUs that will be created is unknowable.**
- Attempts to control use via deed restrictions will likely be ineffective as the city lacks any meaningful enforcement capability.

**WHY SHOULD THE CITY APPROVE A RADICAL REZONE ON THE BASIS OF GAINING A TOTALLY UNKNOWABLE QUANTITY OF ADUS?**

## IVORY UNITS IN MIDVALE WITH ADUs

Ivory has been promoting their development in Midvale as representative of what they would build in the Avenues - it is not.



- The Midvale development has three units, not fourteen closely packed together.
- The three Midvale lots are a minimum of 6,760 sf. The 14 lots in the Avenues average **less than** 5,500 sf, with some as low as 4,223 sf.
- The lots in Midvale have substantial (30 ft) of city owned land in the front, increasing the setback from the road. This effectively adds a further 1650 sf to the lot size.
- The Midvale lots are flat - the Avenues lots have side and rear yard setbacks consumed by retaining walls with close to zero greenspace.
- The front elevations of the Midvale units face the street. In the Avenues design large (69 ft) side elevations or rear elevations perched on top of 5 to 8 ft high retaining walls face Capitol Park Avenue.

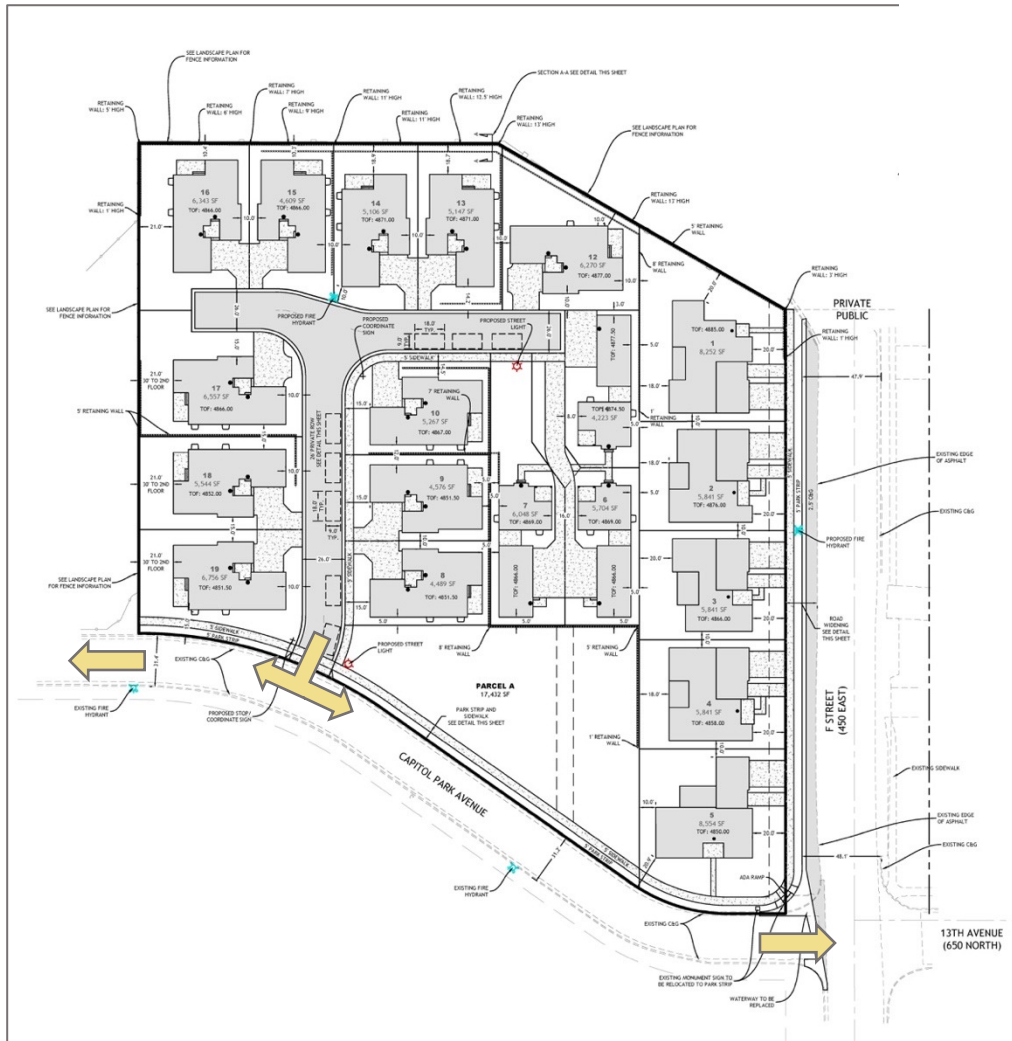
## SETBACKS

	<u>MIDVALE</u>	<u>AVENUES</u>
Front Setback From Road	Approx. 36 ft	10-15 feet
Rear Setback	Approx. 35 ft	5-21 feet
Side Setback From Road	Approx. 30 ft	15 feet
Between Buildings	Approx. 20 ft	10-16 feet

**WHILE IVORY'S HOUSES IN MIDVALE MAY BE SIMILAR, THE DEVELOPMENT IS NOT. LOT SIZES, SETBACKS, DENSITY, BULK AND BUILDING ORIENTATION IN THE AVENUES DEVELOPMENT ARE TOTALLY DIFFERENT. THE MIDVALE DEVELOPMENT IS FINE - THE AVENUES IS NOT.**



# THE CITY'S DOUBLE STANDARD FOR CAPITOL PARK AVENUE - A PRIVATE ROAD



- The sole ingress and egress for the 28 Ivory households of the homes with ADUs is via Capitol Park Avenue, a private road owned by the Meridien and Capitol Park HOAs.
- When the Capitol Park subdivision was created the city did not want to pay for the construction of the roads so these were paid for and are maintained by the HOAs.
- Capitol Park Avenue was designed to handle the limited requirements of the current low-density community and approved by the city on that basis.
- Ivory has an easement to use this road passed from the seller, the Church of Jesus Christ of Latter-day Saints, who had intended to build a chapel here. This would have involved only limited Sunday traffic and would also have had an additional entrance on F Street.
- For a decade between 1995 and 2005 the HOAs petitioned the city to accept responsibility for Capitol Park Avenue - the city refused on the basis that **the road is too narrow and does not meet city design standards.**

IS IT EQUITABLE FOR THE CITY TO GRANT A RADICAL UPZONE IMPACTING A PRIVATE ROAD IT HAS REFUSED TO ACCEPT RESPONSIBILITY FOR? TO DO SO AGAINST THE WISHES OF THE OWNERS WOULD BE A TERRIBLE DOUBLE STANDARD.

## IVORY SEEKS TO EXPLOIT THREE ORDINANCES IN COMBINATION TO INCREASE DENSITY

1

A **REZONE** from FR-3 (12,000 sf ) to SR-1 (5,000 sf) to go from a max of 11 to 19 lots

2

An **UNPRECEDENTED** use of the ADU ordinance to add ADUs to 14 of these newly created lots

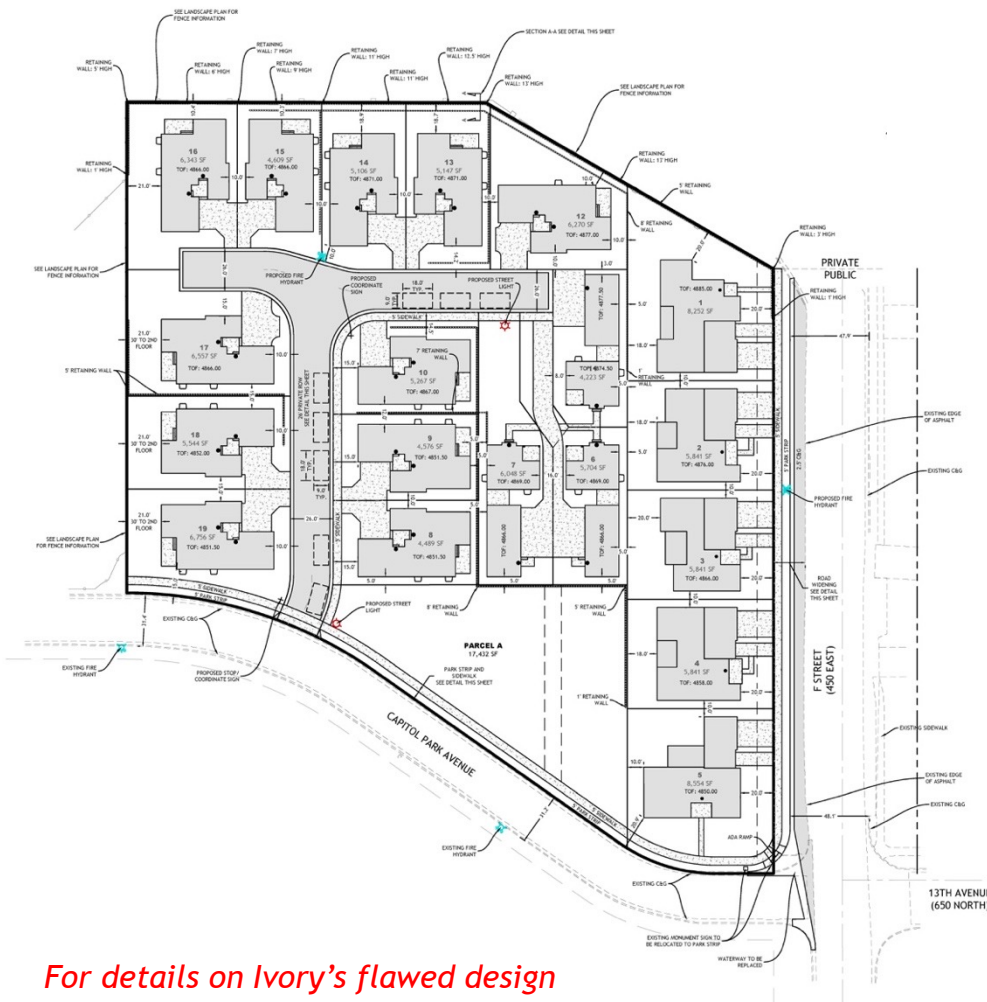
3

**MISUSE** of the planned development ordinance to shrink setbacks to squeeze in more lots than achievable under compliance with the SR-1 zone

This compounding results in a development with 19 primary dwellings and 14 ADUs for a total of 33 dwellings: an approximately **200% increase** in lots and a **300% increase** in the number of households.

It is not the ADUs we object to, but the combined impact of a radical rezone and a planned development used to shrink setbacks, together with the addition of ADUs.

# IVORY PLAT DRAWING



*For details on Ivory's flawed design please see Appendix 2.*

- Ivory uses a rezone to double the number of lots - from a max of 11 to 19.
- Ivory then uses a planned development to further reduce lot sizes and reduce setbacks.
  - **Not a single lot complies** with SR-1 zone requirements
  - 4 lots **do not meet** minimum lot size - some as low as 4,233 sf
  - 13 of 19 lots **do not meet** minimum front yard setback
  - 13 of 19 lots **do not meet** minimum side yard setback
  - 19 of 19 lots **do not meet** minimum rear setback
- Ivory then puts large, tall, 4/5 bedroom houses with 3 car garages onto these shrunk lots with reduced setbacks.
- Ivory overbuilds this foothills lot with so much hardscape a large drainage basin is needed.
- **Ivory's flawed design obliterates the natural terrain, requiring 1,625 linear feet of retaining walls, some as high as 13 feet, that scar the hillside and create a danger for both wildlife and children.**

**THE RESULT IS A POORLY DESIGNED, HIGH DENSITY, HIGH BULK DEVELOPMENT THAT DOES NOTHING TO ADVANCE CITY GOALS.**

## COMPARING DENSITY AND BULK IN THE AREA

All the city ordinances require infill development to be of similar density and bulk to preserve neighborhood character.

### DENSITY

Ivory's density is significantly higher than all of the adjacent properties.

#### NUMBER OF DWELLINGS PER ACRE

FR-3	Ivory	Capital Park	Northpoint	Adj. block on F Street	Meridien
3.63	10.31	3.63	3.60	3.47	5.73

Notes: 1) Calculations for Ivory and the Meridien include roads, so as to give a “like for like” comparison. 2) Meridien actual density 5.73, approved density 7.55.

### BULK

- Key components of bulk are building size, building height, lot sizes and setbacks - all four components add to bulk in Ivory's design.
- Ivory call their houses with ADUs “cottages”. These 69 feet x 42 feet x 27 feet high buildings with 4/5 bedrooms and 3 car garages are not cottages but large, tall houses, far more typical of those found in the adjacent FR-3 zoned Capitol Park than those in the SR-1A zone.
- Close packing of fourteen of these large, tall buildings on small lots with reduced setbacks gives Ivory's development an oppressive high bulk look not found in the upper Avenues.

**IVORY'S PROPOSED DEVELOPMENT IS OF FAR GREATER DENSITY AND BULK THAN THE SURROUNDING NEIGHBORHOOD INCLUDING HOMES IN THE SR-1A ZONE.**

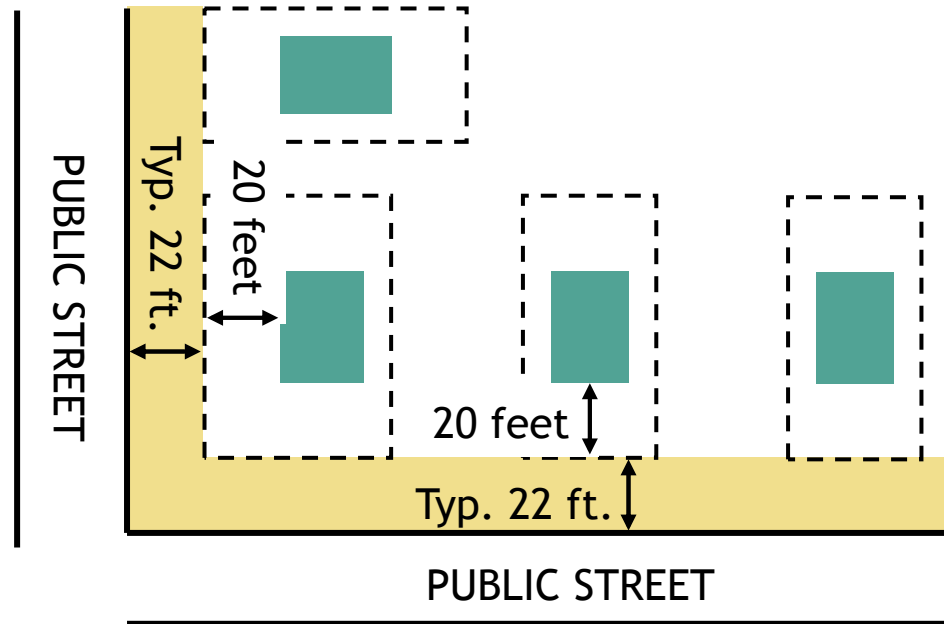
## THE VETERANS ADMINISTRATION (VA) HOSPITAL - NOW THE MERIDIEN

- Directly to the south of Ivory's parcel is the Meridien, a 2006 condominium conversion of the old VA hospital zoned RMF-35. This is the only adjacent property that does not conform to FR-3 density.
- Ivory points to the existence of this building as justification for their development - **there is no equivalency.**
- This five-story beautiful neo-classical building, listed on the national register of historic places, was constructed in 1930 and pre-dates the development of the upper Avenues.
- By the early 1990's when this section of the Avenues was redeveloped the VA hospital had become vacant and derelict. It had either to be rezoned and repurposed or demolished.
- When repurposed to condominiums the developer, at the city's insistence, worked hard to ensure the development blended in with the single-family neighborhood. **Parking was moved underground and extensive landscaping was added to buffer the bulk of this larger building.**
- Density was **restricted by the city** via a development agreement. Actual density is around half that of Ivory's proposal.
- As a five-story building the Meridien gets its density in a different way, with **less impact on the ground**, allowing for **large setbacks and extensive landscaping.**
- In contrast to Ivory's development this conversion to condominiums was **widely welcomed by the neighboring community.**

THE DEVELOPERS OF THE MERIDIEN WORKED HARD TO BLEND WITH THE EXISTING  
NEIGHBORHOOD - IVORY DOES NOT



## CITY OWNED LAND - A TYPICAL AVENUES BLOCK



- City owned land shown in yellow, part of the right of way for the streets, substantially **increases front and corner side yard setbacks to 42 feet. Ivory front setbacks are mostly 10 feet.**
- This City owned land **increases the area of the block by approx. 26%, decreasing density by the same amount.**
- Ivory's development lacks any substantial City owned land, further adding to comparative density.
- Private developments such as Capitol Park also lack City owned land **but compensate with large lot sizes.**

**THE IMPACT OF CITY OWNED LAND SHOULD BE INCLUDED IN ANY ASSESSMENT OF DENSITY, NEIGHBORHOOD CHARACTER AND COMPATIBILITY.**

# IVORY OVERBUILDS COMPARED TO EVERYTHING IN THE AVENUES



- This color-coded map is taken from a 2006 GACC study. We have added the location of Ivory's property in red.
- As can be seen from this map nearly all of the houses in the SR-1A section of the upper Avenues are single-story homes shown in green.
- In the 8 blocks closest to Ivory's property **only 16% of the homes are two-story** and there are no blocks with more than a few two-story buildings.
- Ivory's development where **ALL** of the houses are large, tall, two-story buildings, is completely out of character with the SR-1A zone and is even excessive compared to current housing in the FR-3 zone.

## IVORY ASKS FOR A RADICAL REZONE AND THEN OVERBUILDS IN RELATION TO EVERYTHING IN THE NEW ZONE

## IVORY'S HOUSES ARE NOT COTTAGES

- Ivory provides the following data and elevations for the Multi-Gen houses that make up 11 of the 14 units with ADUs:

Primary Residence Living Space (4 bedrooms)	3,353 square feet, plus a two-car garage
ADU Living Space (1 bedroom)	540 square feet, plus a one-car garage
Above Grade	3,777 square feet
Total Square Footage including garages	4,626 square feet

- This square footage is comparable to many of the homes in Capitol Park zoned FR-3.
- Homes in the SR-1A block section of the Avenues vary greatly, with no standard design, style or size.
- While there is a very wide range, realtors tell us that a 2,000 square feet home would be considered a larger than average home in the SR-1A zone of the Avenues.



**NO REZONE IS REQUIRED - FR-3 IS THE MOST APPROPRIATE ZONING FOR THE HOUSING IVORY WISHES TO BUILD.**



## HOMES ON 10<sup>TH</sup> AVENUE



354 10th Ave  
807 sf



360 10th Ave  
1,037 sf



364 10th Ave  
1,110 sf



374 10th Ave  
1,120 sf



386 & 388 10th Ave  
1,943 sf



454 10th Ave  
906 sf



460 10th Ave  
874 sf



464 10th Ave  
728 sf



474 10th Ave  
1,717 sf



482 10th Ave  
1,380 sf



488 10th Ave  
1,097 sf

- Shown above are photographs of all the single-family homes on 10th Avenue between D and G Streets. These blocks were identified by the Planning Division as among the most dense in the upper Avenues. The above grade square footage (sf) is shown for each.
- As can be seen these are totally different in terms of size, density, bulk and scale to the homes proposed by Ivory.
- The average front setback of these homes to the street is 42 feet compared to 10 feet for the bulk of Ivory's development - a huge difference.

## PURPOSE STATEMENT

- All of the relevant city ordinances require new development to be of similar scale, bulk and intensity to the existing neighborhood to preserve neighborhood character.
- The purpose statement for the SR-1/SR-1A zone states that, *“Uses are intended to be compatible with the existing scale and intensity of the neighborhood”*.
- **Ivory requests a rezone from FR-3 to SR-1 but builds houses of a size and character far more typical of those in the adjacent FR-3 zone.**
- Only 26%\* of homes in the SR-1A zone of the Avenues are two-story buildings, less in the upper Avenues, and there are **NO** blocks where all of the houses are two-story buildings. (See page 20).
- Ivory’s cramming of 14 to 19 large, tall, two-story homes with 4 or 5 bedrooms and three car garages, onto small lots with reduced setbacks, all in a single block, drastically increases the scale, bulk and intensity of the development, such that it is not remotely similar in character to that of the SR-1A zone of the Avenues.

### IVORY'S DEVELOPMENT DOES NOT COMPLY WITH THE SR ZONE PURPOSE STATEMENT

*\*Data from a 2006 study by the Greater Avenues Community Council.*



## OUR PROPOSED SOLUTION

- Maximizing density at all costs, as Ivory asks, will not win continued public support and in the long run will **damage city policy goals**.
- For two years our organization has suggested a solution that should satisfy all parties.

- Ivory's stated objective is to build a demonstration project featuring ADUs as original construction.
  - However, this does not require a rezone or a planned development.
  - Ivory can build their demonstration project under current zoning, with up to 11 primary dwellings and 11 ADUs.
  - Ivory can satisfy their stated goal. The city would gain an increased number and variety of dwellings and this foothills lot would not be overbuilt and spoiled.
- Our organization would welcome this as a reasonable solution and advocate for this within the Avenues.
- If this development is built as proposed by Ivory and turns out to be the disaster Avenues residents believe it will be, **ADUs will get the blame**, while the real culprit is the rezone cutting lots to an untenable size.

IF SALT LAKE CITY WANTS THE FIRST SUBDIVISION WITH ADUs TO BE A SUCCESS IT  
WILL DENY THE REQUEST FOR A REZONE.

## CONCLUSIONS

- Ivory knew full well how this plot was zoned when they purchased it.
- Ivory seeks a radical rezone to double the number of lots and a planned development to shrink setbacks and then overbuild in relation to the new zone.
- Ivory's large houses with 4/5 bedrooms and 3 car garages are more representative of residences in the FR-3 zone.
- Bad Design - Ivory has not designed to fit with the contours of the land or with neighboring development.
- A flawed design and grading plan with 1,625 ft of retaining walls scars the hillside.
- Creation of a subdivision of ADUs creates several difficult questions for the city to answer - the city will likely not get the ADUs Ivory promises.
- Ivory's project enriches Ivory while doing nothing to help the city with the shortage of affordable housing.
- This upper Avenues area lacks the infrastructure to support density - it is not a "walkable" part of the city.
- Homes with no yards will not attract families with young children and support school numbers.
- If Ivory wishes to build a demonstration project featuring ADUs built as original construction, as they claim, they can do so under the current FR-3 zoning.

PLEASE VOTE NO TO IVORY'S APPLICATION FOR A REZONE  
THANK YOU

## APPENDIX 1: SAFETY CONCERNS

**A1-1** CHILD SAFETY AND SCHOOLS

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**A1-2** FIRE SAFETY IN WILDLAND-URBAN INTERFACE AREAS

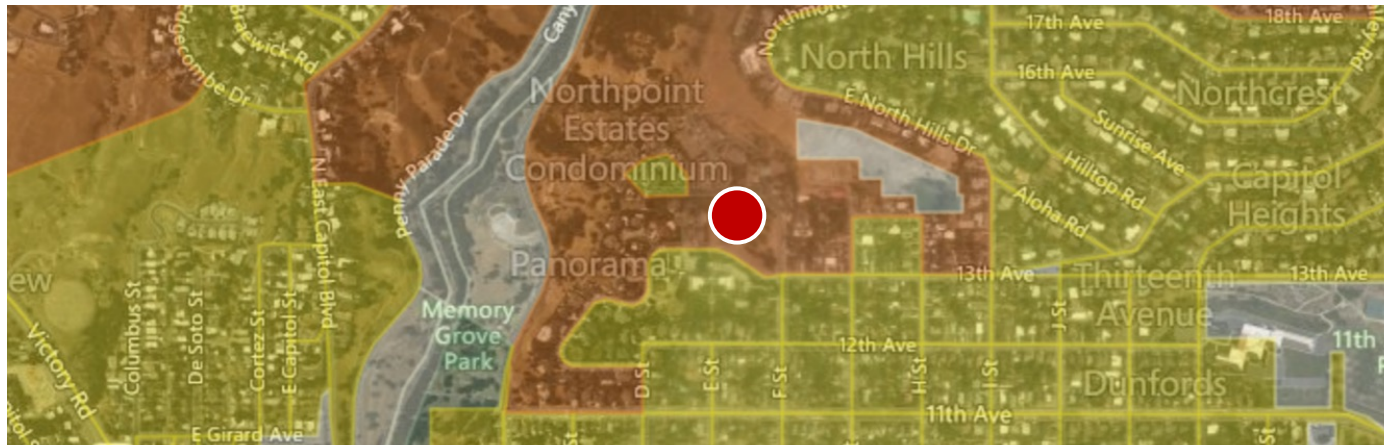
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## A1-1 CHILD SAFETY AND SCHOOLS

- Katherine Kennedy, Salt Lake School Board Representative for District 3, has written expressing concern with regard to child safety from the addition of so many vehicles to this location.
- Ivory's development sits just one block up from the school bus stop for children catching the bus to West High - a popular stop. Children often catch the bus in the dark on winter mornings when they are sleepy and inattentive.
- The surrounding streets are exceptionally steep and lack a continuous network of sidewalks, often necessitating children walk in the street. The section of F Street between 13th Avenue and 11th Avenue is particularly steep and a known winter driving hazard area.
- Shown is F Street between 11th and 13th Avenues, this will be the principal travel route for Ivory residents. This is one of the steepest streets in the Avenues. Note the absence of sidewalks.



## A1-2 FIRE SAFETY IN WILDLAND-URBAN INTERFACE AREAS



- This map is taken from a document published by the US Forest Service in collaboration with the US Fire Administration and shows areas most at risk from wildfires. Ivory's property sits in this high-risk wildland-urban interface area as does Northpoint. The location of Ivory's property is shown with a red dot.
- The Salt Lake City Fire Department has published a guide titled *"Guide To Fire Adapted Communities"* where it specifically calls for proactive land use planning to decrease the risk from wildfires in such areas. **This would surely include not adding high density, difficult to access developments within this high-risk area.**
- Northpoint with 50 homes has experienced multiple wind driven wildfires in recent years that have required emergency evacuation from Northpoint.
- The only egress for residents leaving and emergency services entering Northpoint is via F Street adjacent to Ivory's property. There is great concern among Northpoint residents that F Street will act as a chokepoint, made more dangerous by the addition of Ivory residents and vehicles evacuating at the same time. There is further concern that this chokepoint will be narrowed by parking from Ivory guests where Ivory has provided minimal parking.
- There is also concern with regard to Ivory's hammerhead road design making maneuverability within their development difficult and that the proliferation of tall retaining walls will impede firefighter movement. There is particular concern with regard to lots 6 & 7 which are only accessible via a narrow driveway.



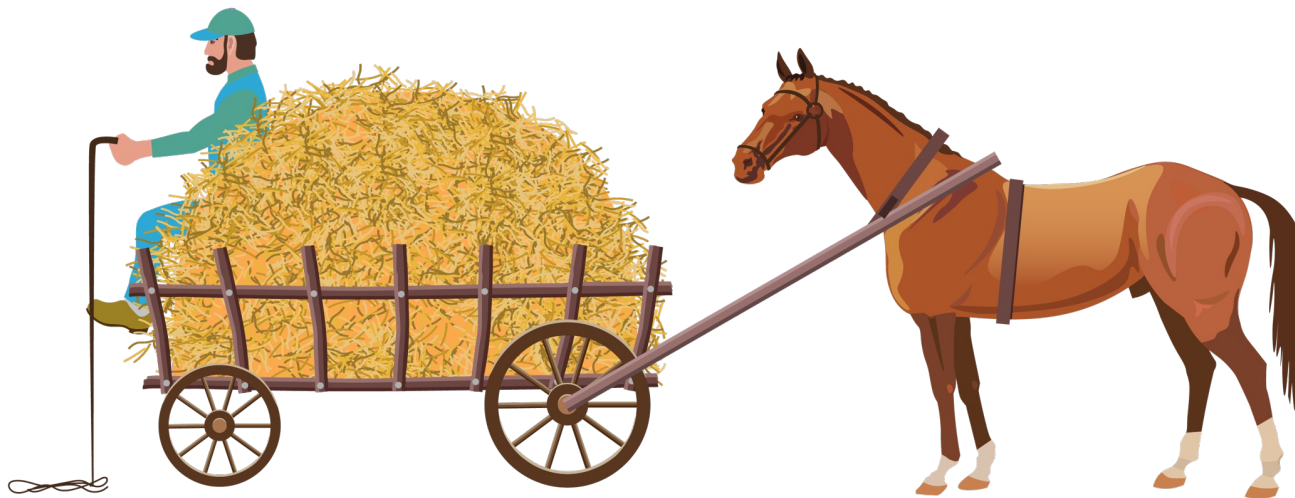
## APPENDIX 2: DESIGN CONSIDERATIONS

### BAD DESIGN SHOULD NOT BE REWARDED WITH A REZONE

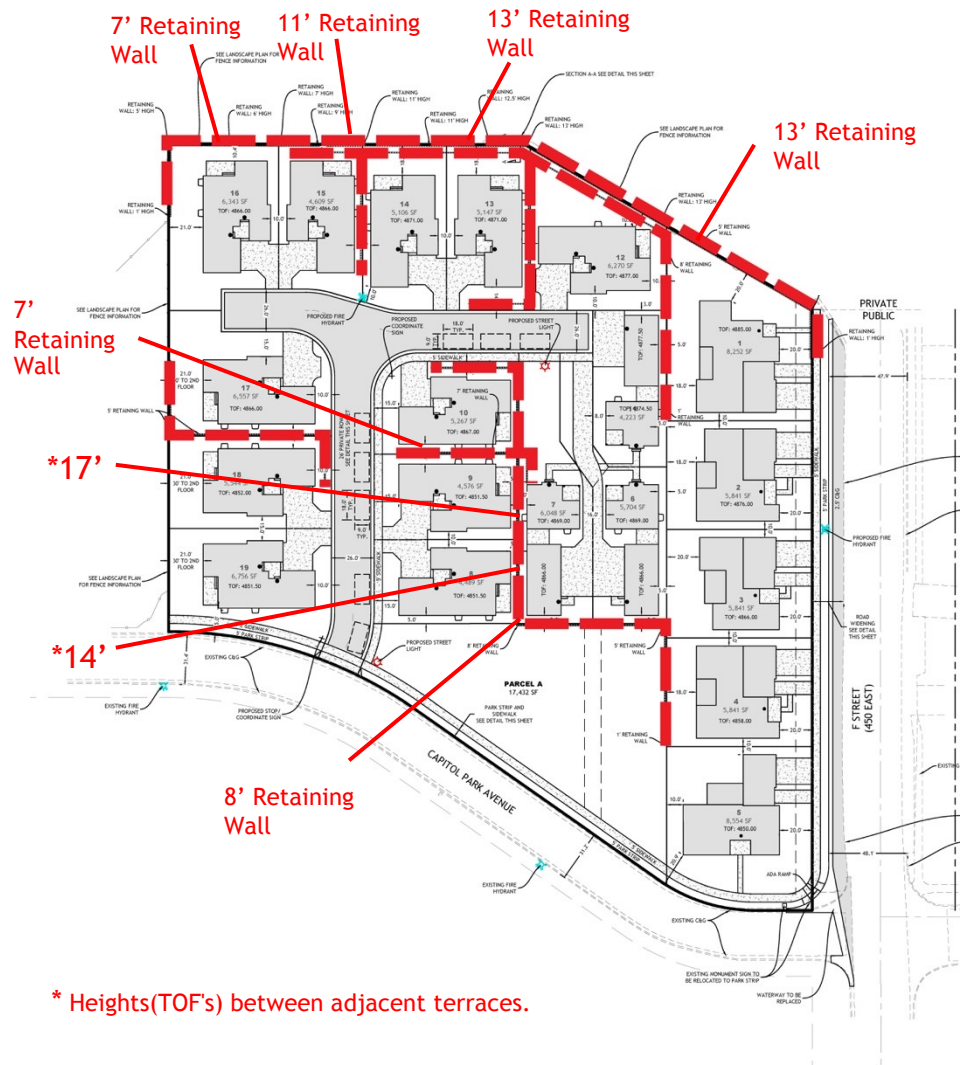
- |      |                                       |
|------|---------------------------------------|
| A2-1 | THE CART BEFORE THE HORSE             |
| A2-2 | RETAINING WALLS                       |
| A2-3 | THE NORTHERN BOUNDARY                 |
| A2-4 | UNITS BORDERING CAPITOL PARK AVENUE   |
| A2-5 | DRAINAGE BASIN ON CAPITOL PARK AVENUE |

## THE CART BEFORE THE HORSE

- Ivory is requesting a rezone, an amendment to the Avenues master plan, a planned development and approval of the plat plan. It is normal for all of these aspects to be considered together by the planning commission in coming to a recommendation regarding the rezone. This was not done in this case.
- How can one consider the merits of an application for a rezone without a detailed review of what the applicant wishes to do with that rezone if granted?
- Ivory's design for this development is fundamentally flawed. They have failed to design to fit with the contour of the land. These design aspects need to be considered as do the further concessions Ivory is requesting as part of the planned development application. **It is the combined impact of radical rezone, a planned development and a flawed plat plan that create such a dense problematic development.**
- **We ask that you take a few minutes to review these design aspects which are highly pertinent to the decision regarding the rezone.**



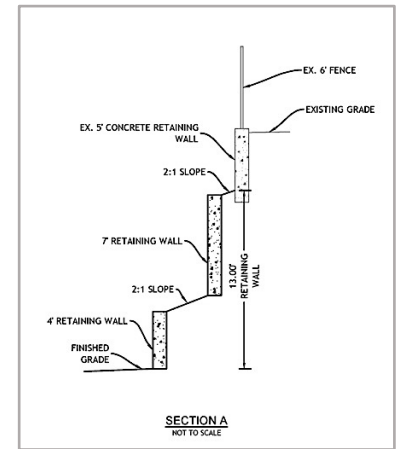
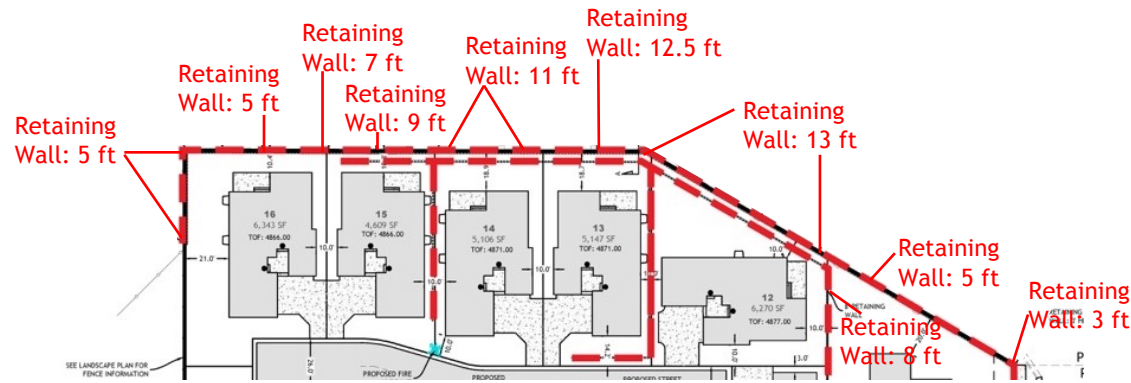
## A2-1 “BAD DESIGN SHOULD NOT BE REWARDED WITH A REZONE” RETAINING WALLS



- Ivory's retaining walls are highlighted in red.
- The plot slopes 50 feet diagonally southwest to northeast.
- Throughout the Avenues individual lots follow the contour of the hillside with sufficient space to accommodate grade changes. Where retaining walls are required these are generally small.
- The five homes on F Street follow this pattern with individual lots stepping up the hillside.
- For the remaining 14 units Ivory has adopted a design with paired houses and conjoined driveways, mirrored on either side of the road. This necessitates a terraced design with multi-lot terraces being supported by a network of large retaining walls.
- These unsightly retaining walls consume side and rear yard setbacks leading to minimal green space.
- 1,625 linear feet of retaining walls, as high as 13 feet or more, scar the hillside.
- These tall retaining walls endanger both wildlife and children.

**THIS PROLIFERATION OF RETAINING WALLS SCAR THE HILLSIDE AND WILL BE THE DOMINANT VISUAL FEATURE OF THE DEVELOPMENT.**

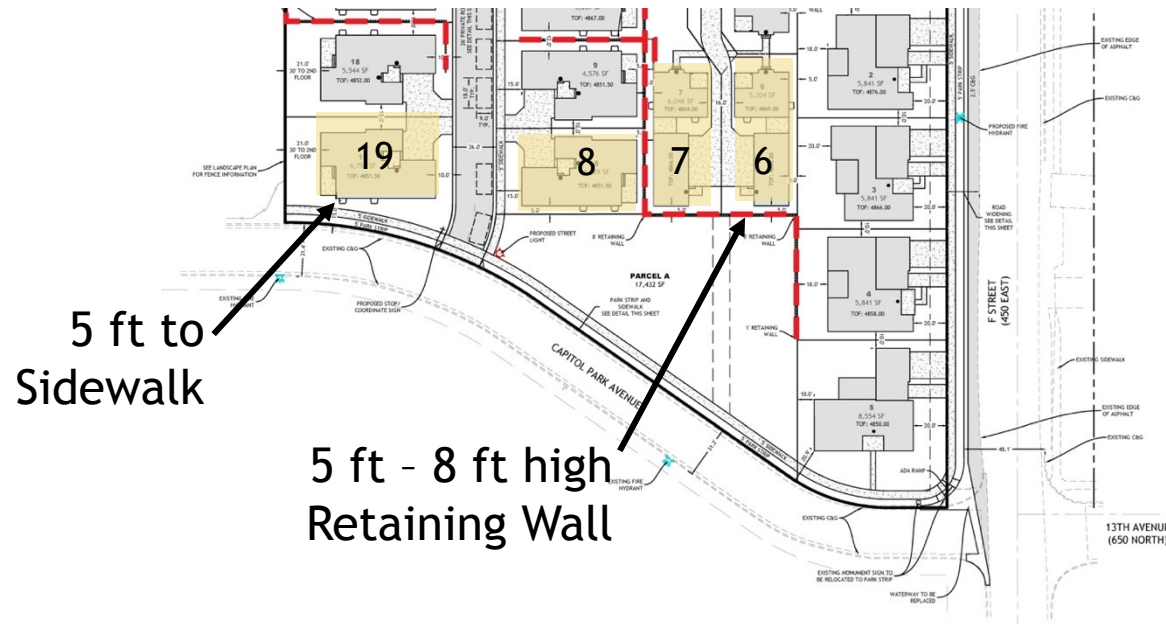
## A2-2 “BAD DESIGN SHOULD NOT BE REWARDED WITH A REZONE” THE NORTHERN BOUNDARY



- The northern boundary with Northpoint runs for 415 feet.
- The three illustrations above show how this boundary looks today with a short retaining wall and fence combination and how it will look under Ivory's scheme.
- Ivory's flawed design and grading scheme hollows out the land and places a tall retaining wall along the entire northern boundary **in front of and below** Northpoint's existing boundary wall/fence combo.
- **The combined height of these new and existing walls is as high as 24 feet.**
- Ivory's wall design with a 7 feet step violates the Salt Lake City grading ordinance which requires a maximum wall height of 4 feet with a 3 feet separation between terraces for multiple walls.
- This massive retaining structure creates an unsightly backdrop to the entire development - anyone looking from Capital Park Avenue will see nothing but buildings and solid walls.
- Northpoint Drive, Northpoint's only ingress and egress, runs directly adjacent to the boundary with Ivory's property. Ivory's grading scheme threatens not only Northpoint's current boundary wall but makes Northpoint Drive vulnerable to collapse by mudslide or even moderate seismic activity.

**THIS APPALLINGLY BAD DESIGN IS COMPLETELY UNNECESSARY.  
IVORY HAS NOT DESIGNED TO FIT THE CONTOUR OF THE LAND.**

## A2-3 “BAD DESIGN SHOULD NOT BE REWARDED WITH A REZONE” UNITS BORDERING CAPITOL PARK AVENUE



### UNITS 8 & 19

- Throughout the Avenues the front elevations of buildings face the street.
- Ivory ignores this design principle and orientates large 69 feet side elevations to face the street.
- Unit 19 sits a mere 15 feet from the road, 5 feet from the sidewalk towering over the street and pedestrians.
- By comparison, the closest part of the Meridien opposite has a 70 feet setback to the road, 65 feet to the sidewalk. Its width at 54 feet is also less than Ivory's 69 feet.

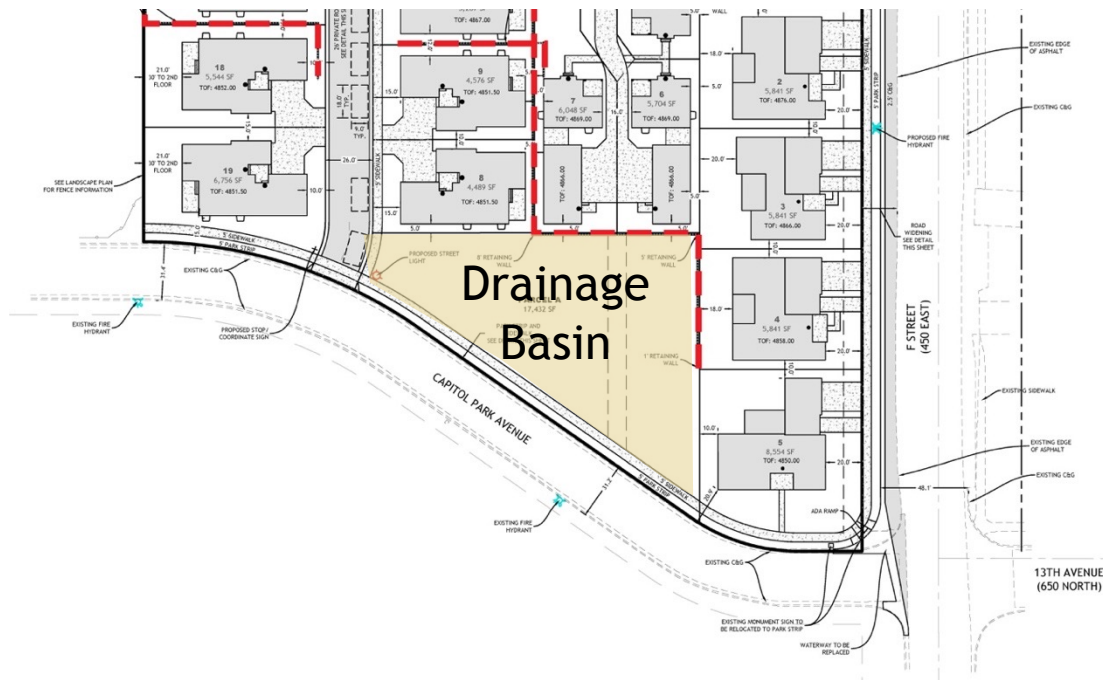
### UNITS 6 & 7

- Units 6 & 7 have 27 feet high rear elevations facing the street **perched on top** of a 5 to 8 feet high retaining wall.
- This retaining wall adds to the bulk, height, and scale of these already tall units.

**IVORY HAS NOT DESIGNED TO FIT EITHER THE CONTOURS OF THE LAND  
OR TO BLEND WITH NEIGHBORING DEVELOPMENT.**



## A2-4 “BAD DESIGN SHOULD NOT BE REWARDED WITH A REZONE” DRAINAGE BASIN ON CAPITOL PARK AVENUE



- Ivory adds so much hardscape to this sloped lot that a large unsightly drainage basin is required and placed alongside Capital Park Avenue.
- Ivory's development has 54% hard surface coverage, approximately 2X a typical FR-3 development would have on this property.
- Ivory's plot at 3.2 acres is the same size as all the Avenues blocks - you don't see such drainage basins anywhere else.
- Ivory disingenuously calls this drainage basin a “private park” and in the planned development application uses this to justify the reduction in setbacks and increased hardscape that caused the drainage problem in the first place.

**FR-3/12,000 FOOTHILLS RESIDENTIAL ZONING SPECIFICALLY SEEKS TO LIMIT DEVELOPMENT TO 12,000 sf LOTS IN ORDER TO PREVENT OVER BUILDING WITH EXCESSIVE HARDSCAPE LEADING TO WATER RUN-OFF ISSUES.**