
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: July 5, 2005

SUBJECT: Petition 400-02-34 – request to develop compatible infill overlay standards for the Yalecrest neighborhood

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the Zoning Ordinance text and map amendment will affect Council Districts 5 and 6

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Joel Paterson, Planning Programs Supervisor

NOTICE REQUIREMENTS: Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing

ATTACHMENTS:

- A. For Council Members convenience, these items are brought forward from the Administration's transmittal:
1. Proposed Overlay District map
 2. Summary – Proposed Yalecrest Compatible Infill Overlay Standards
 3. Comparison chart - Proposed Yalecrest Compatible Infill Overlay, Residential R-1/5,000 and R-1/7,000 standards
 4. Summary of Planning Commission hearing issues and responses
- B. Additional information received from the Yalecrest Compatible Infill Committee:
1. Yalecrest Compatible Infill Committee's response to issues raised by the Planning Commission
 2. Yalecrest garage comparison and partial list of demolitions (This information was provided previously to Council Members.)

KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration to:
1. Establish the Yalecrest Compatible Infill Overlay District (YCI), and
 2. Apply the overlay district zoning to residential properties zoned Residential R-1/5,000 and Residential R-1/7,000 within the area described below:
 - a. 1300 to 1900 East, and
 - b. 800 South, Sunnyside Avenue (840 South) to 1300 South.
- B. This petition was initiated in response to community concerns relating to the design of some new houses and additions in the Yalecrest neighborhood that are out of scale with surrounding homes. The Administration's transmittal and Yalecrest Compatible Infill subcommittee's information notes this action is intended to encourage reinvestment and appropriate infill residential development that is compatible with the Yalecrest neighborhood while not unduly limiting creativity or the design process.

- C. The Administration's transmittal notes the following guiding principles were established as part of the constituent subcommittee discussions regarding various approaches to regulating compatible infill and creation of the proposed standards.
1. Develop an over-the-counter permitting process that would not require the creation of a design review board.
 2. Limit the burden on applicants seeking building permits.
 3. Address only those issues that have a significant potential of detracting from the established character of the Yalecrest area.
 4. Create as few non-complying structures as possible while developing an effective way to protect the character of the Yalecrest area.
- D. The Overlay District section of the Zoning Ordinance notes "An overlay district is intended to provide supplemental regulations or standards pertaining to specific geographic features or land uses, wherever these are located, in addition to "base" or underlying zoning district regulations applicable within a designated area. Whenever there is a conflict between the regulations of a base zoning district and those of an overlay district, the overlay district regulations shall control." (21A.34.010.A.)
- E. The purpose of the proposed Yalecrest Compatible Infill Overlay District (YCI) is to establish standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI Overlay District promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest community.
- F. The proposed standards address building and exterior wall height, front yard setback and accessory structures including size and width of garages. The standards do not regulate demolition of homes. (Please see Attachments A.2 and A.3 for additional detail relating to the rationale used in creating the standards and a summary of the proposed standards.) Key components include:
1. Building Height - The primary purpose of the height standard is to promote a reasonable scale in relationship to other existing residences. The YCI reduces the maximum building height by two and one-half feet, this standard, coupled with limitation on the maximum height of exterior walls along the interior side yard this standard is intended to ensure that new construction will be more compatible with existing homes and help to preserve the amount of light available to adjacent homes.
 - a. Sloping roofs – 27.5 ft. – 30 ft. max. on sloping lots
 - b. Mansard or flat roofs – 20 ft.
 - c. Accessory structure height is reduced from 17 ft. to 15 ft.
 2. Exterior Wall Height – A maximum wall height (18.5 ft.) for walls along the internal side yard is established to limit the impact tall structures may have on light/shading on neighboring properties. The wall height varies in relation to the distance of the wall from the required building setback line.
 3. Front Yard Setback - The proposed YCI establishes the front yard setback by determining the average setback of other houses within 300 feet on the same side of the street. This approach creates a standard that accommodates the variation of front yard setbacks found in different areas of Yalecrest yet respects the uniformity of front yard setbacks established on a particular block.
 4. Garages - New homes built in this community often utilize a modern design trend of attaching the garage to the front of the house. This type of design detracts from the traditional development pattern in Yalecrest where over 90 percent of garages are detached from the house and built in the rear yard.
 - a. The proposed regulations would allow the expansion or reconstruction of non-complying garages located in the rear yard to 440 square feet.

- a. Attached garages would not be allowed to extend beyond the front line of the building. Existing attached garages that extend beyond the front line of a house could be replaced if reconstructed with the same footprint and dimensions.
 - b. The width of an attached garage would be limited to 50 percent of the front façade of the house.
 - c. Maximum garage door height is 8.5 feet.
5. Special Exception Process - The YCI includes a special exception process to allow a garage to be constructed forward of the front line of the house under certain circumstances. In instances where the topography or shape of a lot prevents the possibility to meet setback requirements, property owners may seek relief through a variance process.
- G. The public process included:
- 1. Yalecrest Community Council Compatible Infill subcommittee meetings between August 2001 and November 2003.
 - 2. Presentation of the proposal to at the Yalecrest Community Council. The Administration's transmittal notes the Community Council was supportive of the petition.
 - 3. Planning Division sponsored open house.
 - 4. Written notification of the Planning open house and Planning Commission hearing to affected property owners.
- H. On November 10, 2004, the Planning Commission voted to forward a positive recommendation to the City Council to approve the Yalecrest Compatible Infill Overlay zoning text and map amendments. (See Attachments A.4 and B.1 for details.) The Administration's paperwork notes:
- 1. Because the Planning Commission vote was so close (4-3), Planning Staff prepared a list of key issues raised during the Planning Commission hearing in order to provide a sense of the key issues addressed.
 - 2. Two of the three Planning Commissioners who voted against the motion stated that the YCI ordinance would be improved through fine-tuning and suggested additional discussion by the Planning Commission, possibly in a subcommittee format. No explanation was given for the other "no" vote.
 - 3. No modifications to the ordinance were requested.
- I. Issues discussed at the Planning Commission hearing are summarized below: (See Attachments A.4 and B.1 for details.)
- 1. Perceived lack of public notification and participation
 - 2. Concerns relating to building and wall height, roof types and design, garage location and size, and front setback requirements.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

- A. Council Members may wish to discuss with the Administration in further detail:
- 1. Compatibility between the proposed overlay standards and other applicable sections of the Zoning Ordinance such as:
 - a. Changes to the Non-Conforming use/Non-Complying Structure regulations (recently adopted by the Council) and additional modifications requested by the Council currently being considered by the Planning Commission.
 - b. The Administrative interpretation for 'in-line' additions. (Please note that Administrative interpretations are not included in the Zoning Ordinance.) Key elements from the interpretation recently provided to the Council from the Administration include:

- The purpose is to accommodate a rear addition in line with the established side wall line of the structure, rather than requiring the wall of the new addition to be recessed (typically 1 to 3 feet), to comply with current side yard requirements.
 - The Board of Adjustment Special Exception process is required for a request to encroach into the rear yard only when a portion of the home already encroaches into the rear yard and the new addition into the rear yard does not extend beyond the existing structure. Otherwise, any encroachment into the rear yard would have to be pursued as a variance.
 - A structural encroachment into the rear yard on a corner lot shall be the same as for an interior lot.
2. One Council Member has suggested that it may be appropriate to cross reference the proposed overlay chapter with applicable sections of the Zoning Ordinance that provide options a property owner may take if proposed new construction or a remodel does not meet the standards of the proposed Overlay District. The proposed text clearly identifies the Special Exception or Variance process through the Board of Adjustment for garages. It is not clear if this option would apply to new construction/remodel of the primary structure or other types of accessory structures.
- a. The Special Exception process provides the following standards to be considered by the Board of Adjustment for a proposed use and development:
 - Will be in harmony and compliance with the general and specific purposes of the Zoning Ordinance and District.
 - Will not substantially diminish or impair the value of the property within the neighborhood.
 - Will not have a material adverse effect upon the character of the area.
 - Will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with applicable district regulations.
 - Will not result in the destructions, loss or damage of natural, scenic or historic features of significant importance.
 - Will not cause material air, water, soil or noise pollution or other types of pollution.
 - Will comply with all additional standards that may be imposed.
 - b. The Variance process provides the following standards to be considered by the Board of Adjustment:
 - Literal enforcement of the Zoning Ordinance would cause an unreasonable hardship and is not necessary to carry out the general purpose of the Zoning Ordinance.
 - The alleged hardship is related to the size, shape or topography of the property.
 - The alleged hardship comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
 - There are special circumstances attached to the property that do not generally apply to other properties in the same zoning district. Special circumstances:
 - Are related to the alleged hardship.
 - Deprive the property of privileges granted to other properties in the same zoning district.
 - Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zoning district.
 - The variance will not substantially affect the general plan of the City and will not be contrary to the public interest.
 - The spirit of the Zoning Ordinance is observed and substantial justice done.
3. Comments and review provided by City Departments or Divisions such as Building Services and Zoning Enforcement. The Planning staff report notes:
- a. The proposed text and map amendments will not change the land use patterns, densities or types of land uses within the Yalecrest Community. Consequently, the YCI will have no impact on the adequacy of public facilities and services in the Yalecrest Community.

- b. Any new development that occurs within the Yalecrest Community must be reviewed on an individual basis to determine if there will be any impact on public facilities and services.
- c. The adequacy of public facilities and services criteria does not directly relate to the proposed text and map amendment and is not applicable.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The East Bench Master Plan (April 1987) is the adopted land-use policy document that guides new development in the area of the proposed overlay district.
 - 1. The Future Land Use Map identifies this area for Low Density Residential uses, 4-8 units/gross acre.
 - 2. Residential land use policy proposed for the East Bench Community reinforces the City's existing policy of maintaining established residential land use patterns and avoiding incompatible uses.
 - 3. The Urban Design Strategies for Enhancing Residential Character section of the Plan states:
 - a. East Bench residential neighborhoods have a delightful character. Even though there is a wide variety of housing age, size, and style, most properties contribute to the community's quality environment. These desirable neighborhoods have not happened by chance. A strong sense of neighborhood identity along with proper application of subdivision, building, and zoning regulations have played an important role in establishing the community's character.
 - b. Maintaining the delightful character of East Bench neighborhoods requires vigilant City and community effort. A lax attitude by the community or City could result in noticeable decline. Elements detracting from residential character identified in the Plan that are relevant to this proposal include:
 - Building remodels or additions that are not compatible with the design of the original structure or neighboring homes.
 - New structures that are not compatible with the design of surrounding homes.
 - c. The older Harvard-Yale area contains many buildings of architectural and historical significance. Conditions may warrant creating a conservation or historic district in the area where the City would review all new buildings, additions, or alterations for compatibility with established neighborhood character.
 - d. Urban design will play an increasingly important role in neighborhood maintenance and preservation.
 - e. Even though neighborhood preservation has been an important concern since the last decade; tools to effectively manage neighborhood stability are continually being developed and refined. Innovative approaches to implementing urban design concepts and proposals may be the solution to many of the problems the East Bench Community will continue to face.
- B. The City's Comprehensive Housing Plan policy statements address a variety of housing issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.
- C. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.

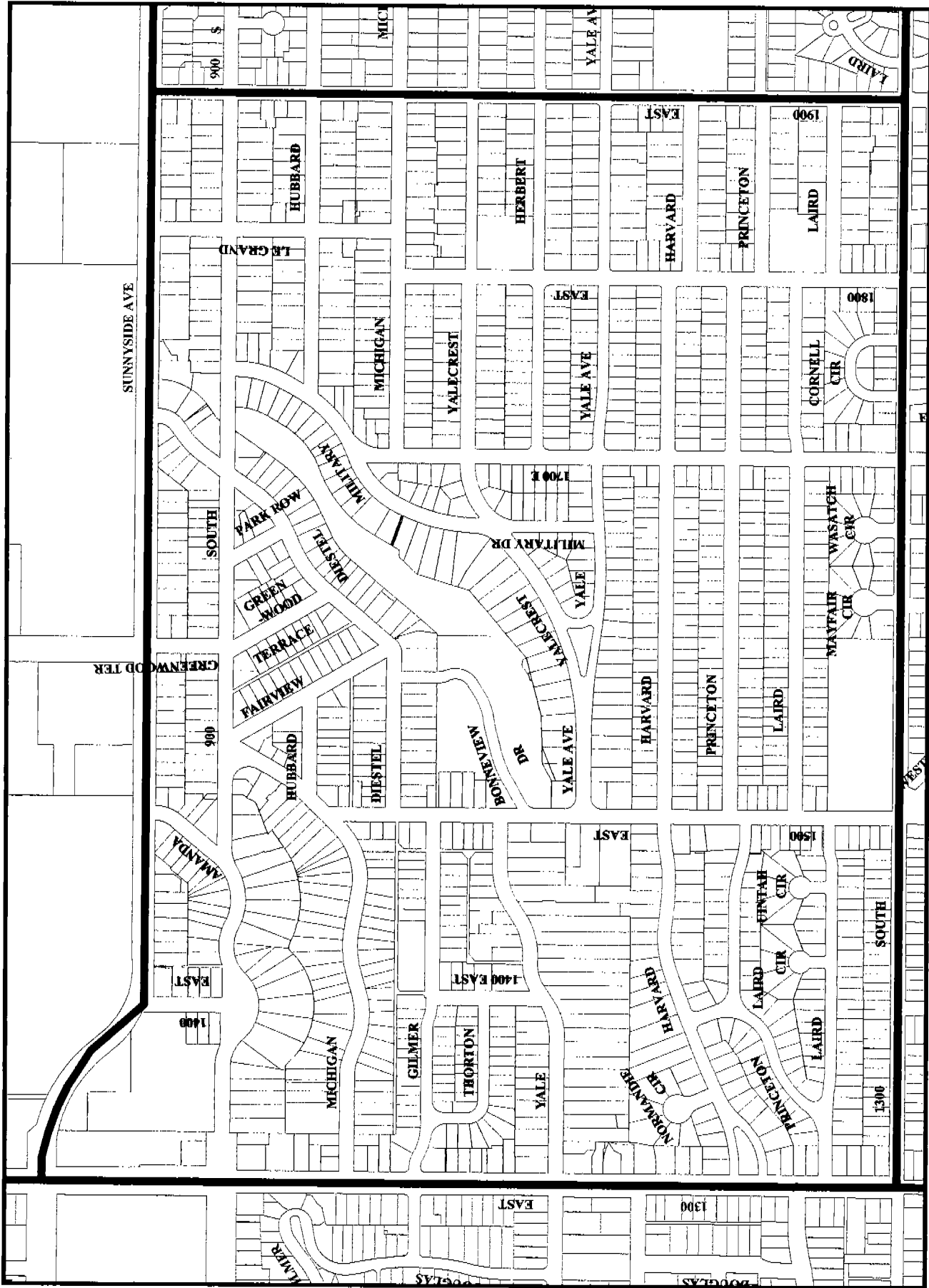
- D. The Council's growth policy notes that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
1. Is aesthetically pleasing;
 2. Contributes to a livable community environment;
 3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 4. Forestalls negative impacts associated with inactivity.
- E. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities.

CHRONOLOGY:

The Administration's transmittal provides a chronology of events relating to the proposed zoning amendment. Key dates are listed below. Please refer to the Administration's chronology for details.

- May 4, 1999 Council motion adopting Ordinance 35 of 1999 – Zoning Ordinance text 'fine-tuning' -... "request the Administration and Planning Commission identify a full range of options and policy considerations relating to neighborhood compatibility, public participation, mass, scale and height for non complying structures, legal conforming single family dwellings, two family dwellings and twin homes, new construction, replacement, remodeling, or additions for existing structures which comply with current zoning regulations..."
 - February 2001 Mayor Anderson meeting with Yalecrest Community Council
 - May 2001 Planning staff begins developing options to address compatible infill within residential neighborhoods
 - August 2001 Yalecrest Community Council Compatible Infill subcommittee formed
 - Nov. 2001 to Nov. 2003 Subcommittee research and meetings
 - Nov. 25, 2003 Yalecrest Community Council meetings
 - Feb. 24, 2004 " "
 - Sept. 22, 2004 Planning Open House
 - Nov. 10, 2004 Planning Commission hearing
 - April 20, 2005 Received in City Council Office
- cc: Sam Guevara, Rocky Fluhart, DJ Baxter, Ed Rutan, Lynn Pace, Louis Zunguze, Brent Wilde, Doug Wheelwright, Cheri Coffey, Kevin LoPiccolo, Orion Goff, Larry Butcher, Joel Paterson, Jan Aramaki, Jennifer Bruno, Marge Harvey, Slyvia Jones, Lehua Weaver, Annette Daley, Barry Esham, Gwen Springmeyer

File Location: Community Development Dept., Planning Division, Zoning Amendment, Yalecrest Compatible Infill Overlay District (YCI), 1300 East to 1900 East and 800 South, Sunnyside Avenue (840 South) to 1300 South



YALECREST

SUMMARY OF THE PROPOSED YALECREST COMPATIBLE INFILL OVERLAY STANDARDS

The following discussion summarizes the draft compatible infill regulations developed by the Yalecrest Neighborhood Council in conjunction with Planning Staff. The proposed ordinance addresses building height, front yard setback, and location and width of attached garages. A summary outlining the details of these items is attached.

Building Height: The primary purpose of the height standard is to promote a reasonable scale in relationship to other existing residences. To establish the existing heights of homes in the area, the Salt Lake City Surveyor's Office surveyed at least 17 of the tallest houses in the Yalecrest neighborhood. Although the YCI reduces the maximum building height by only two and one-half feet, this standard, coupled with limitation on the maximum height of exterior walls along the interior side yard will ensure that new construction will be more compatible with existing homes and help to preserve the amount of light available to adjacent homes.

Proposals:

1. Reduce maximum building height from 30 feet to 27.5 feet (measured to the midpoint of the roof). The YCI includes standards that allow the maximum building and wall height to be adjusted for houses on sloping lots.
2. Limit the building height of homes with flat or mansard roofs to 20 feet.
3. Create a maximum exterior wall height for walls along the internal side yard to limit the impact tall structures may have on light/shading on neighboring properties. The maximum wall height varies in relation to the distance of the wall from the required building setback line.
4. Reduce the height of accessory structures from 17 feet to 15 feet.

Front Yard Setback: The existing front yard setback in Yalecrest is twenty feet. The Yalecrest area developed, a tremendous variation in front yard setbacks was established in different areas of the community, although along individual streets houses have fairly uniform setbacks. For example, homes on Yalecrest Avenue have an average front yard setback of 48 feet while homes on Gilmer are setback less than 13 feet. It is evident from this example that new construction may have a significant impact on the character of the neighborhood.

Without the proposed front yard setback standard, new houses can be built much closer to the street than other homes. This situation has occurred in Yalecrest and the adverse affect on the established street wall is significant

Proposal: The proposed YCI establishes the front yard setback by determining the average setback of other houses within 300 feet on the same side of the street. This approach creates a standard that accommodates the variation of front yard setbacks found in different areas of Yalecrest yet respects the uniformity of front yard setbacks established on a particular block.

Garages: A concern raised by the Yalecrest Community is that new homes built in this community often utilize a modern design trend of attaching the garage to the front of the house. There are examples of new construction in Yalecrest where the front façade is dominated by

garage doors. This type of design detracts from the traditional development pattern in Yalecrest where over 90 percent of garages are detached from the house and built in the rear yard.

Photo

A significant number of the existing detached garages do not meet current setback standards. Many are built on the property line and the small size of the garage does not satisfy the demands of today's society. The YCI standards allow non-complying detached garages in the rear yard to be rebuilt and/or enlarged to 440 square feet.

Proposal:

1. The proposed regulations would allow the expansion or reconstruction of non-complying garages located in the rear yard to 440 square feet.
2. Attached garages would not be allowed to extend beyond the front line of the building. However, existing attached garages that extend beyond the front line of a house could be replaced if reconstructed with the same footprint and dimensions.
3. The width of an attached garage would be limited to 50 percent of the front façade of the house. Under the YCI, the width of a garage is calculated by measuring the distance between the outside edges of the garage doors. If there are multiple garage doors, the width calculation includes the intervening wall element between garage doors but only the party of an intervening wall element that is three feet or less in width. For example, if a house has two eight-foot garage doors separated by a five foot wide wall element, the width of the garage would be 19 feet. The calculation follows:

Photo

8' garage door + 3' (of the 5-foot) wall element + 8' garage door = 19 feet.

This calculation may cause concern if attached garages are built with a wider than normal wall element between garage doors.

4. There are lots in Yalecrest where the topography makes it virtually impossible to gain vehicular access to the side or rear yard. As such, a detached garage in the rear yard or an attached garage in line with the front line of the house may not be practical. Examples can be found on 1500 East and 900 South where garages are built into the hillside which rises from the street toward the house.

Photo

The YCI includes a special exception process to allow a garage to be constructed forward of the front line of the house if it can be established that:

- a. The rear and side yards cannot be reasonably accessed for the purpose of parking.
- b. Because of the topography of the lot it is impossible to construct a garage and satisfy the standards of the YCI.
- c. The ceiling elevation of the garage is below the elevation of the first or main floor of the house.
- d. The garage meets all applicable yard requirements.

Photo

This special exception process requires that a garage meet the setback requirements. In instances where the topography or shape of a lot eliminates the possibility to meet setback requirements, property owners may seek relief through a variance process.

The table on the following pages provides a summary of the proposed YCI standards in comparison to the standards of the R-1-5000 and R-1-7000 zoning districts:



**YALECREST COMPATIBLE INFILL ORDINANCE
COMPARISON WITH EXISTING BASE ZONING STANDARDS**

ZONING STANDARD	YALECREST COMPATIBLE INFILL OVERLAY	R-1-5000	R-1-7000
Building Height	<p>a. Sloping roofs: 27.5 feet. 30 foot max. height for the downhill façade on sloping lots.</p> <p>b. Mansard or flat roofs: 20 feet</p>	30 feet or 2½ Stories	30 feet or 2½ Stories
Maximum Wall Height	<p>18.5 feet wall height may increase 1 foot in height for each foot of increased setback beyond the minimum required yard. Wall height decreases 1 foot in height for each foot of decreased setback (as approved through special exception or variance process).</p> <p>Additional height allowed for walls on the downhill side of a sloping lot.</p> <p>Exceptions allow additional wall height for gable and dormer walls.</p>	None	None

ZONING STANDARD	YALECREST COMPATIBLE INFILL OVERLAY	R-1-5000	R-1-7000
Front Yard Setback	The minimum required front yard shall be equal to the average of the smallest 50% of front yards measured within 300 feet.	20 feet	20 feet
Accessory Structures 1. Maximum Height: a. Flat roofs: b. Pitched roofs	12 feet 15 feet.	12 feet 17 feet	12 feet 17 feet
2. Non-complying Detached Garages	Non-complying garage may be rebuilt or expanded at its existing location to a maximum size of 440 square feet.	Non-complying garage can be rebuilt with the same foot print.	Non-complying garage can be rebuilt with the same foot print.
Garages and Carports Located in Front of the House:	A new garage may not be built forward of the front line of the building, except if the garage is constructed in the same location and to the same dimensions as the garage or carport being replaced. Maximum garage door height: 8.5 feet.	Must meet existing setback requirements. No maximum garage door height	Must meet existing setback requirements. No maximum garage door height

ZONING STANDARD	YALECREST COMPATIBLE INFILL OVERLAY	R-1-5000	R-1-7000
<p>Attached Garage Standards</p>	<p>a. Located in front of the front wall of living area: No new attached garage or carport may be built forward of the front line of the building, except to replace an existing garage or carport and is built in the same location and with the same dimensions of the existing garage or carport</p> <p>b. Located behind or in-line with the front line of the building: The width of the garage wall or carport facing the street may not exceed 50 percent of the width of the front façade (including the garage or carport) of the house.</p> <p>c. Maximum door height: 8.5'</p>	<p>Must meet existing setback requirements. No maximum garage door height</p>	<p>Must meet existing setback requirements. No maximum garage door height</p>
<p>Special Exception for Garages</p>	<p>Special exception process available to approve garages built into a hillside and located forward of the front line of the house subject to certain standards.</p>	<p>Must meet existing setback requirements.</p>	<p>Must meet existing setback requirements.</p>



**SUMMARY OF ISSUES RAISED
DURING THE PLANNING COMMISSION PUBLIC HEARING**

During the Planning Commission Public Hearing nineteen people addressed the Planning Commission. Of those who spoke, twelve were generally in favor of the proposed YCI and seven expressed various concerns. Issues raised during the public hearing include:

Issue: More time need ed to study the issues.

Issue: Onl y a small percentage of homes in the area are incompatible with the character of the neighborhood.

Response: Because the Yalecrest neighborhood is a very desirable place to live, it is experiencing a growing number of house tear-downs and large additions. Some of these new structures are out of scale with the traditional development pattern in the neighborhood. For this reason, the neighborhood requested that the City adopt new zoning standards that would promote compatible infill development.

Issue: The YC I does not protect architectural integrity within the neighborhood.

Response: The proposed YCI standards do not regulate architectural style or building materials. This would be difficult to accomplish without creating a discretionary review process similar to that used for historic districts. The proposed standards regulate building height and mass, setbacks and garage placement.

Issue: A lar ge number of homes could not be rebuilt if some disaster destroyed homes.

Response: The existing Zoning Ordinance provision, Section 21A.38.120, grants legal conforming status to all single-family detached dwellings that are in legal existence and authorizes replacement if such structures are destroyed.

Issue: The YC I standards are not crafted for homes below 1500 East.

Response: The proposed YCI standards include provisions that are designed to accommodate new construction on sloping lots.

Issue: The communit y was not well informed of the proposed zoning changes.

Response: During the development of the proposed YCI standards, the Compatible Infill Subcommittee provided periodic progress updates during Yalecrest Neighborhood Council meetings. The final review of the proposal was discussed at two Yalecrest Neighborhood Council meetings. Notice was sent to all property owners of record for a Public Open House and the Planning Commission Public Hearing.

Issue: The proposed garage standards are too restrictive.

Response: Extensive research by the Compatible Infill Subcommittee indicates that over 90% of garages in the Yalecrest neighborhood are detached and located behind the home it serves. There are very few examples of existing garages which do not conform to the proposed standards.

SUMMARY OF ISSUES RAISED BY MEMBERS OF THE PLANNING COMMISSION

The following issues were raised by Planning Commission members following the public hearing. However, the Planning Commission voted to forward the proposed Yalecrest Compatible Overlay Zoning District to the City Council as proposed; no modifications to the ordinance were requested.

Issue: Building height for sloping lots is not clearly defined.

Response: The proposed YCI standards include a provision to accommodate additional building and wall height for houses located on sloping lots.

Issue: Height limits may mandate eight foot ceilings and low sloping roofs.

Response: The YCI standards do not regulate ceiling heights or slope of roofs. In fact, there are many examples of homes in the neighborhood that have steep pitched roofs that meet the proposed standards.

Issue: The proposal does not define mansard and flat roof designs and how the building height would be measured.

Response: Other sections of the Zoning Ordinance define how the building height of these roof types is calculated.

Issue: The proposal appears to exclude gable roofs with the exception of one-story homes.

Response: The YCI standards provide wall height exceptions to accommodate gable roofs on multiple story houses.

Issue: The proposal for regulating front yard setback does not work well for the entire neighborhood. Areas affected by topography may need another formula for determining the front setback.

Response: The proposed front yard standard in the YCI is based on an average of other front yard setbacks found within 300 feet of a property. Because the neighborhood is built-out, the front yard setback, even in areas where topography may impact design, is established by existing homes. Based on the existing conditions in the neighborhood, it does not appear that topography will negatively affect the required setback.

Issue: Regulations for attached garages should be more restrictive and require the garage to be placed at least three feet back of the front of the house.

Response: The proposed standards were thoroughly researched by the Compatible Infill Subcommittee and debated during the public comment period. The subcommittee and the Planning Staff are of the opinion that the attached garage standards are reasonable.

Issue: Maximum garage door height limit (8.5 feet) is too low. A door height of 9.5 feet may be more accommodating for detached garages located behind the house.

Response: Research on garage door height done by the Compatible Infill Subcommittee indicated that a typical garage door is seven (7) feet tall and will accommodate most common SUVs, while an eight (8) foot door accommodates SUVs with oversized tires and a rack. The Subcommittee recommended 8.5 foot doors with the understanding that a great majority of vehicles could be accommodated.

Issue: The regulation of garage width (50% of the width of the house) where the garage is below grade may be too restrictive.

Response: This standard has been the topic of much discussion. One goal of the Compatible Infill Subcommittee was to develop standards that would discourage the design of garages that dominate the front façade of houses. It may be argued that a below grade garage does not have the same effect on the appearance of the front façade of a house as a garage incorporated into ground level of a home. Most examples of this type of garage within the Yalecrest neighborhood meet the proposed standard.

Issue: Include narrative descriptions of the intent of the regulations to help guide people as they develop their properties.

Response: The proposed ordinance includes a purpose statement to define the intent of the proposed YCI.

Two of the three Planning Commissioners who voted against the motion stated that the YCI ordinance would be improved through fine-tuning and suggested additional discussion by the Planning Commission, possibly in a subcommittee format. No explanation was given for the other "no" vote.

Yalecrest Compatible Infill Committee

Response (**in bold**) to

Minutes

Planning Commission Meeting
November 10, 2004

Committee Contact:

David Gibson
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dmgib@xmission.com

June 26, 2005

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, November 10, 2004, 5:45 pm

Present from the Planning Commission were Chair, Tim Chambless; Vice Chair, Laurie Noda, Babs De Lay, John Diamond, Prescott Muir, Kathy Scott, and Jennifer Seelig. Craig Galli and Peggy McDonough were excused. Present from the City Staff were Planning Director Louis Zunguze; Deputy Planning Director Brent Wilde; Planning Programs Supervisor Cheri Coffey; Principal Planner Ray McCandless; Senior Planner Joel Paterson; Principal Planner Lex Traugher; Planning Commission Secretary Kathy Castro; and Deputy City Attorney Lynn Pace.

A roll is being kept of all who attended the Planning Commission Meeting. Chair Chambless called the meeting to order at 5:46 p.m. Minutes are presented in agenda order and not necessarily as cases were heard by the Planning Commission. Tapes of the meeting will be retained in the Planning Office for a period of one year, after which they will be erased.

Approval of minutes from Wednesday, October 27, 2004

This item was heard at 5:46 p.m. The Planning Commission made revisions to the minutes. Those revisions as noted are reflected on the October 27, 2004 ratified minutes. Commissioner Muir made a motion to approve the minutes as amended. Commissioner De Lay seconded the motion. Commissioner De Lay, Commissioner Muir, Commissioner Noda, Commissioner Scott, and Commissioner Seelig voted "Aye". Commissioner Diamond abstained. Tim Chambless as Chair did not vote. Five Commissioners voted in favor, one Commissioner abstained, and therefore the motion passed.

Petition No. 400-02-34, by the Yalecrest Community Council, requesting to amend the Salt Lake City Zoning Ordinance by creating the "YCI" Yalecrest Compatible Infill Overlay District and to amend the Salt Lake City Zoning Map by mapping the "YCI" to areas zoned "R-1-5000" and "R-1-7000" within the area defined by the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets.

This item was heard at 6:04 p.m.

Senior Planner Joel Paterson presented the petition as written in the staff report. He stated that the proposed compatible infill ordinance was developed in response to community concerns about the design of new houses and additions in established residential neighborhoods that are out of scale with surrounding homes. Such infill development may adversely impact the character of neighborhoods. The proposed ordinance attempts to encourage infill that is compatible with the neighborhood while not unduly limiting creativity or the design process. Every year the City receives zoning complaints about new additions or new houses that tower above or overwhelm surrounding houses. However, in most cases, these homes meet all zoning standards. The zoning ordinance may actually permit the construction of new houses that are more than twice the size of the typical house in the neighborhood. Without making these amendments to the zoning ordinance, the City will continue to be powerless in these situations. Adopting the Yalecrest Compatibility Infill (YCI) will provide zoning standards which encourage new construction of homes that are more compatible with the surrounding neighborhood. However, the YCI does not regulate demolition of homes. Mr. Paterson identified the timeline for the petition as noted in the staff report. He noted that the proposed ordinance addresses building height, front yard setback, and location and width of attached garages.

Mr. Paterson stated that based on the analysis and the findings presented in the staff report, Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve Petition 400-02-34 to amend the text of the Zoning Ordinance by creating the Yalecrest Compatible Infill Overlay District and amend the Zoning Map by applying YCI to the Yalecrest Community as proposed.

Commissioner De Lay asked for clarification regarding the proposed garage requirements. Mr. Paterson replied that a garage would be limited to 50 percent of the front façade of the structure.

Commissioner Diamond asked Mr. Paterson to address the proposal regarding accessory structures. Mr. Paterson replied that the maximum height of an accessory structure has been reduced from 17-feet to 15-feet for a pitched roof.

Commissioner Diamond asked if the setbacks will be modified relating to accessory structures. Mr. Paterson replied that the setbacks are not proposed to be modified.

Commissioner Diamond asked if there is a limit on the amount of accessory structures. Mr. Paterson replied that there is no limit on the amount; however, there is a maximum coverage of 50 percent the rear yard, which will not change.

Commissioner Muir noted that there has been a lot of effort put into this process. He cautioned Staff in the use of terminology regarding this proposal. He referred to the term "infill development" which is discussed as an adverse impact on the character of the neighborhoods. He stated that infill has been encouraged in the past regarding the East Central neighborhoods. Commissioner Muir asked if this proposal came about with the intent to preserve the exterior character, without much thought about how rooms are created and the spatial configuration. Mr. Paterson replied that the proposed ordinance is an attempt to preserve the exterior character of the neighborhood.

Commissioner Muir said that he believes that the inside perspective of structures is an important aspect that should be considered as part of this ordinance. **Only two homes, out of 1381 homes in the Yalecrest area, exceed the proposed Ordinance house height guidelines. Unless the other 1379 houses that comply with the proposed Ordinance have inadequate interior space, it is clear that the Ordinance would not compromise the interior spaces of the Yalecrest houses.**

Commissioner Diamond asked if someone has an "R-1, 5000" or "R-1, 7000" zoned property and they cannot build it to its full potential because of the proposed regulations, how would the Commission deal with the argument of hardship regarding these properties. He said that there may be a potential conflict because the zoning is requiring one thing and the proposed overlay is saying another. He asked why the overlay is proposed rather than a zoning amendment.

Mr. Pace replied that the State Code is fairly clear in that you can not claim hardship for the purposes of a variance if it is self imposed or merely economic. Mr. Pace said that perhaps the overlay is proposed because these standards make sense in this community but they might not make sense citywide, which is something that the Commission will have to discuss and decide.

Chair Chambless opened the public hearing.

Mr. Dave Gibson addressed the Commission representing the Yalecrest Compatibility Infill Ordinance Committee. He stated that the ordinance has come to be referred to as the compatible infill ordinance because it is infill in an established area, and compatible because the guiding principal is consistent with the vast majority of the existing structures in the area. Mr. Gibson stated that they have taken into account property owners' rights in balancing the overall quality of the environment. The approach was to: one, work within the existing established zoning ordinance; two, each proposal was to be a solution to an existing problem within the area; three, no proposal was to create a large or medium number of non-complying structures for that proposal to be enacted. Mr. Gibson stated that the ordinance proposes to establish the setbacks by averaging the front setback of the existing houses with the smallest front yard setback to preserve the streetscape of the neighborhood. Mr. Gibson stated that the ordinance proposes to drop the allowable height of homes from 30-feet to 27.6-feet to be measured from established grade. He stated that the ordinance proposes that the width of detached garage may not exceed 50 percent of the width of the total house.

Ms. Beth Bauman, Chair of the Wasatch Hollow Community Council, addressed the Commission saying that although the current proposal is specific to the Yalecrest area, there are other areas of the City that have similar concerns with respect to new construction that is not compatible with existing homes. She stated that they are working to create a similar set of guidelines as the YCI for the Wasatch Hollow Community. She said that the Yalecrest Compatibility Infill Ordinance Committee has made great efforts to make sure the entire spectrum of homes in the Yalecrest Community were considered. She said that the Wasatch Hollow Community fully supports the Yalecrest proposal to minimize the impact of new construction.

Mr. Kim Crellin addressed the Commission, as a resident of the community and a contractor who works in the Yalecrest area. He referred to the photograph of the house on Hubbard Avenue, with the three car garage on page 7 of the staff report, saying that it is unfair to characterize the entire neighborhood based on that one house. **The neighborhood is not being so characterized. The point of using the 1788 Hubbard Avenue house as an example is that this house meets the existing City zoning ordinances. A house of this size could be built again under existing ordinances. This house is grossly out of scale with the surrounding neighborhood and should not be allowed to be repeated.** Mr. Crellin said that there have been errors on the City's part with regard to the final inspections of that house. He said that he is surprised that so much effort has been spent on a proposal that may leave the City potentially liable. He felt that the percentages of homes that do not meet the requirements in the Yalecrest area are small. He felt that the proposal needs to include some of the best-case scenarios that may not meet the criteria if the YCI is approved. He said that it is too early to make a decision on a proposal that will impact this many homes. **The Ordinance has been under study and consideration for over 4 years with much public input as well as feedback from many sources including the Salt Lake City Planning staff. Further, there is a well-documented trend across the country, and increasingly around the city, towards 'monster homes' that are out of scale with their surroundings. Though most new homes and remodels in the Yalecrest area are respectful of the surroundings and meet proposed guidelines, there has been some new construction in the area that is following the lead of the Hubbard house in its disregard for the neighborhood scale.**

Mr. Ed Glashien, a member of the Yalecrest Compatibility Infill Ordinance Subcommittee, addressed the Commission. He noted that through the process of developing the current proposal they studied other City's models and tested the proposal against existing homes and found that most homes can be remodeled with an additional 10 foot story if a disaster

occurred. Mr. Glashien said that he has received overwhelming support from the community regarding this proposal.

Ms. Jan Hemming, a resident of the Yalecrest Community, addressed the Commission. She noted that the recently completed residential community called Daybreak in South Jordan has patterned their architectural style after Yalecrest. She said that the developers noted that Yalecrest has a distinctive character and charm. Ms. Hemming said that she has received overwhelming telephone calls and messages regarding the communities concern and alarm with respect to how the charming homes in the area are being replaced with monster houses that do not add to the character of the neighborhood. Ms. Hemming submitted transcribed telephone messages for the Commission's review and the public record.

Ms. Virginia Hylton, a resident of the Yalecrest Community, and a member of the YCI Subcommittee, addressed the Commission. She said that the YCI Subcommittee has found that since 1978, 26 percent of the homes in the Yalecrest neighborhood have been given building permits specifically for expansion. She also noted that since 1995 the number of three and four bedroom homes sold have increased while the number of two bedroom homes sold has decrease. Ms. Hylton noted that the average number of bedrooms per home has increased in the Yalecrest area.

Mr. Robert Mansfield, a resident of the Yalecrest Community, addressed the Commission. He said that he did not believe that the proposed ordinance achieves the goal to maintain the architectural integrity of the neighborhood. A home completely inconsistent with the goals could still be built. Mr. Mansfield stated that along Harvard Avenue there are 38 homes between 1300-1500 East and 76 percent of those homes could not be rebuilt if disaster struck in the area under the proposed regulations. **Architectural integrity is not a goal of the proposed ordinance. The committee does not think that architectural integrity can be legislated or agreed upon. Many of the tallest Harvard Avenue houses below 1500 East were part of the City house height survey. These houses were below the recommended house height limit. Also, the Ordinance does not affect the existing ordinances with respect to the status of non-complying houses destroyed in disasters.**

Mr. McKay Edwards, a resident of the Yalecrest Neighborhood, addressed the Commission saying that the proposed ordinance does not work below 1500 East, it was crafted for the rhythm and scale of homes above 1500 East and in one story home neighborhoods. He felt that the community needs more time to explore the issues. He said that the proposal has been poorly presented to the community and they are unaware as to how this will affect their properties. Mr. Edwards felt that the boundary line for this proposal should be drawn at 1500 East, where the character changes regarding the scale of the neighborhoods. He asked that the Commission not forward a positive recommendation to the City Council this evening. **The Ordinance has been well presented to the community. Also, the Ordinance proposals have been publicized on radio, (3 time KCPW Talk of the City), television and in the newspaper. The area from 1500 East to 1300 East was extensively studied and was as much a factor in determining the proposed Ordinance as was the area east of 1500 East. In fact, a majority of the city height survey houses were in this area. The ordinance is equally applicable in all parts of the Yalecrest area.**

Commissioner Diamond asked Mr. Edwards where he proposes that the north and south boundaries be drawn. Mr. Edwards replied that he cannot speak for the other neighborhoods regarding their feeling of whether or not this ordinance is reasonable. Commissioner Scott asked Mr. Edwards if he believed that this proposal would have a negative effect on his property. Mr. Edwards replied that he believed that the affect would be

negative. He stated that he added a two-car garage to his home, which takes about 66 percent of the front of his home. He gave an example saying that most of the homes in the area are 30 feet wide, and 50 percent of that would only allow a one-car garage. He said that he believed that his addition is tasteful; it added to his property value, while allowing his family to utilize the home. He added that he believed that the proposal would discourage investments in the homes.

A Special Exception for attached garages in the Proposed Ordinance addresses the concern of a forward built garages of the type Mr. Edwards owns, garages in hills. The proposed limit for attached garage of 50% of the house façade width was studied in depth. The Yalecrest area is not garage dominated, like many areas. This is an important part of what defines the character of the Yalecrest area. Out of the 180 homes in the Yalecrest area that have attached garages, only 5 of these have garages that exceed the proposed 50% limit. And only 3 of these are two car garages. The other two are 3 and 4 car garages. Most residences have had no problem meeting this 50% limit.

Mr. John Dewey, Vice Chair of the Yalecrest Community Council, addressed the Commission. He presented a letter from the previous Chair of the Yalecrest Community Council, Tom Bonacci, indicating that there was a presentation of the YCI ordinance to the Community Council on Tuesday, February 24, 2004. The Community Council passed a motion in support of the proposal at that meeting. Mr. Dewey stated that as a resident of the community he is in support of the proposed ordinance because it attempts to maintain the character of the neighborhood. He noted that some residents of the community do not regard the character of the neighborhood above the option to use the maximum lot space.

Ms. Lisette Gibson, member of the YCI Subcommittee, addressed the Commission. She reiterated that the previously mentioned house on Hubbard Street currently meets the City zoning requirements; however, it is obviously out of character with the neighborhood. Ms. Gibson stated that there have been several demolitions of existing homes to be replaced by larger out of place homes that compromise the character of the neighborhood. She said that they are not requesting that demolitions stop completely, they are simply requesting that there be guidelines in place to ensure that the homes to be constructed to fit with the scale of the neighborhood. Ms. Gibson said that they feel it is a reasonable and fair ordinance and they believe that it is time to take a stand and put guidelines in place to preserve this neighborhood.

Commissioner Diamond asked if the Yalecrest is listed as a historic site. Ms. Gibson replied that the Yalecrest neighborhood is not on the City or National Historic Registers; however, she believed that Planning Staff is working to get that accomplished. She noted that that process takes a substantial amount of time and the Yalecrest Community Council felt that this is a good start to protect the area.

Ms. Lisa Nichols, a resident of the Yalecrest neighborhood, addressed the Commission. She said that she wholeheartedly agrees with the comment expressed by Mr. Edwards. She felt that the proposed requirements would decrease the potential for her property. She believed that this ordinance proposes putting restrictions on a community in which it is not compatible. She disputed the statements that the community is aware of the proposal, saying that she spoke to many people within the community who were not aware of the proposal. Ms. Nichols stated that when she went to the Yalecrest Community Council and expressed her concerns they indicated to her that she could get a variance to increase the size of her garage. Ms. Nichols indicated that she did not believe that her home would fall under the special exception portion of the proposal because her garage is built into the hillside.

Commissioner Scott read the special exception category of the proposal, "a garage built into the hillside and located forward of the front line of the building may be allowed as a special exception. Commissioner Scott stated that without seeing Ms. Nichols' homes she cannot be sure; however, her home may fall under the special exception category.

Mr. John Hill, a new resident of the Yalecrest Community, addressed the Commission. He applauded the efforts made to maintain the character of the community. He said that he is concerned with the restrictions because he does not want to see the restrictions imposed so quickly and affect his enjoyment of the neighborhood. He indicated that he may want to make changes to his home in the future and he did not want to be restricted. He agreed with Commissioner Muir's comment that the inside perspective of the homes is an important aspect.

Ms. Helen Peter's, Sugar House Community Council Land Use and Zoning Chair, addressed the Commission. She stated that the Sugar House Community Council is in support of the proposal; however, they would go one step further and suggest a set of design guidelines. She said that she believed that many of the remodels or additions will comply with the letter of the ordinance and not the intent. She noted that in neighborhoods with such an eclectic design it is important to keep the spirit of the neighborhood in mind.

Mr. Warren Lloyd, a resident of the Yalecrest Community, addressed the Commission. He noted that he submitted a letter of support of the YCI. He stated that he has been at Board of Adjustment meetings where there have been contentious disputes regarding additions to homes in the Yalecrest area. He said that he believed that the YCI is an attempt to give guidelines as to how the City and community can deal with the issues associated with the additions and remodels of homes. Commissioner De Lay asked Mr. Lloyd as to the percentage of the citizen involvement in this process. She indicated concern with the comments that the proposal is moving too fast. Mr. Lloyd stated that the notification of this process has been as extensive as he has seen with respect to a citizen driven initiative. He said that there have been several meetings where there have been over 100 people in attendance; however, in the neighborhood of over 1,300 residents, 100 people is a small percentage. He stated that there has been a repeated request for neighborhood involvement. Mr. Lloyd stated that perhaps when the neighborhood received the public hearing notice for a final decision they get worried. Mr. Lloyd stated that he believed that anyone who attended a Yalecrest Community Council meeting in the past three years would have heard about the proposed ordinance. Commissioner De Lay asked if the height restrictions were eliminated would the YCI Subcommittee still support it. Mr. Lloyd stated that the height restrictions were the starting point and it is a quantitative way to make a difference.

Mr. Jim Webster, Chair of the Yalecrest Community Council, addressed the Commission. He referred to the question of notification of the neighborhood. He noted that he hand delivered 200 copies of an announcement regarding the YCI because he was concerns about the impacts it would have on the community, of the 200 only two people attended the meeting. He said that that may be indicative of how the community perceives the rush. He stated that he is in favor of the proposal simply because he thinks that time is a critical issue. He encouraged the Planning Commission to go forward with the proposal, with the idea of this a guideline with perhaps some flexibility.

Commissioner De Lay asked why the Board of Adjustment has been referred to tonight. Mr. Wilde replied that often time people will apply for a variance for additions, and the Board of Adjustment has expresses concern with not having a tool to guide them in working with those issues.

Commissioner Muir asked Mr. Webster if he felt that in addition to the proposed ordinance if the community would benefit from a narrative of performance zoning. He stated that that would be a statement of intent as to what is excluded and encouraged. Mr. Webster replied that he agreed that it would be helpful to give guidelines with respect to that.

Mr. Kirk Huffaker addressed the Commission representing the Utah Heritage Foundation, in support of the petition. He noted that the proposal will encourage the preservation of the neighborhood and stop the development that will jeopardize the character.

Mr. Les Brown, a resident of the Community, addressed the Commission. He stated that he is concerned that the ordinance falls short by not addressing the architectural integrity as well as the technical issues. He suggested that the ordinance include guidelines that would help to regulate good taste. He agreed with the comments that a project may meet the technical requirements; however, not the character.

Mr. Jim Defe, a resident of the community, addressed the Commission in support of the proposal because the neighborhood is deteriorating everyday. He said that this proposal has been discussed for the past three years, and it is time to act.

Mr. Ben Attridge, a resident of the community, addressed the Commission. He indicated concern with the garage restrictions. He has submitted plans to the City for his garage addition and he believed that under the current requirements he will be able to complete the addition; however, under the proposed restrictions he could not.

Mr. Gibson addressed the commission saying that the YCI Subcommittee has studied the height limits and there are no restrictions on the functionality of the space. He stated that the whole purpose of the proposal was to impose limits that affected as few houses as possible. He referred to the garages of homes in the 1500 East and 900 South circle, specifically noting Mr. Attridge and Ms. Nichols' homes which are all below grade garages and have been accommodated by the proposal. Mr. Gibson noted that the intent was to implement guidelines to preserve the character of the neighborhood, and they would never try to regulate good taste. Mr. Gibson referred to the question of whether the ordinance would be supported without the height restrictions, saying that he did not see reason to exclude that portion because it virtually affects no houses in the area. Mr. Paterson stated that over 2,400 public notices were sent out for the public hearing this evening, as well as the open house notices.

Commissioner Scott referred to the comments that the ordinance is a good starting point but should extend further. She asked if Mr. Gibson agreed with that comment and that design guidelines should be implemented later. Mr. Gibson stated that it is a good starting point, and will not limit a person's property rights. He stated that when design guidelines were discussed it was difficult to make a decision as to the appropriate design which was why it was not included in this petition.

Mr. Wilde added that when the City discussed options for this proposal, one of the discussions was to implement design guidelines. Staff found that they could not create discretionary requirements without having a discretionary review body. The Administration directed Staff to develop standards that were quantitative and could be processed through an over the counter permit. Staff did not ever intend to provide assurance of the quality of a home; the basic intent was to define the size of the box and treatment on the front facade. Mr. Paterson referred to the garage discussion of the homes along 900 South and 1300 East. He stated that the special exception process that is noted in the staff report is based

upon the Applicant meeting the front yard setback. He noted that the ordinance does not currently allow a garage to encroach on the front setback. He noted that due to variation of the neighborhood and the lots, it would be impossible to develop standards that would fit all situations.

Chair Chambless closed the public hearing.

Motion for Petition No. 400-02-34

Commissioner De Lay made a motion based on the analysis and the findings presented in the staff report and positive comments presented this evening, that the Planning Commission forward a positive recommendation to the City Council to approve Petition 400-02-34 to amend the text of the Zoning Ordinance by creating the Yalecrest Compatible Infill Overlay District and amend the Zoning Map by applying "YCI" to the Yalecrest Community as proposed.

Commissioner Noda seconded the motion.

Commissioner Muir stated that he believed that the area needs an overlay district, and that the intent behind the current proposal was right. He said that he believed that Planning Commission and City Council need to carefully consider the proposed document because it will become a template for other communities. **The proposed Ordinance cannot serve as an exact template for other neighborhoods. The proposed Ordinance is based on the study of one area, the Yalecrest community. Other communities will have their own issues, some similar to those addressed by the Yalecrest ordinance and others unique to their area. The Ordinance, at best, can be only a partial template for future ordinances in other areas. Specific limits used in the Yalecrest ordinance (e.g. 27'-6" height) may have no applicability to other areas.**

Commissioner Muir said that he believed that to some degree, community investment has been discouraged. **The Ordinance is an attempt to preserve the "traditional neighborhood" look and feel of the Yalecrest area, which has become the advertised model for many new communities such as 'Day Break'. The proposed restrictions are so minimal that they cannot reasonably be considered to be a hindrance to development in the Yalecrest area. For example, there is a home currently being built on Diestal Avenue, which is in excess of 6500 sf and meets the proposed ordinance.**

He said that the City needs to be careful in accommodating investment in our communities, which implies a certain amount of transformation. Commissioner Muir stated that he believed that the Commission has an obligation to create opportunities for the transformation of our communities and lifestyles. **The YCI Committee agrees. The proposed Ordinance allows for expansion of existing homes while allowing protection against excessively oversized structures.**

He suggested tabling the petition and remanding it back to the Planning Commission Subcommittee to further analyze the following criteria: maximum height limits; mansard and gable roof definitions; front yard setbacks; width of the attached garages; and accessory structures. **The maximum height limits, roof definitions, front yard setbacks, width of attached garages and accessory structures have been thoroughly analyzed. The YCI Committee feels the proposed Ordinance is fair, reasonable and allows for generous expansions of homes, if residents so desire.**

Commissioner Muir stated that he did not think that the criteria for defining structural height vis-à-vis slope have been clearly identified. **The Ordinance specifically addresses the issue of how lot slope affects the measuring of house height, as well as the allowable height of a structure on a sloping lot.**

He said that he interpreted the proposal to mandate 8-foot ceilings and lower slopes in roof types. **1,379 (out of 1,381) Yalecrest homes are within the proposed height guidelines of the Proposed Ordinance. Many of these have ceiling heights taller than 8 feet as well as all manner of roof slopes.**

Commissioner Muir said that the proposal did not clearly define mansard and flat roof designs as well as the point at which they would be measured from. **The ordinance relies on the definitions already contained within the existing Salt Lake City Ordinances.**

He stated that the proposal excludes gable roofs with the exception of one-story homes. He wondered if the intent is to discourage gable roofs which he felt may be appropriate in this neighborhood. **This is incorrect. The proposed Ordinance allows for Gable roof ends as stated in the Ordinance section on Building height. Gable ends are allowed to the same degree that sloped roofs facing the sideyard are allowed.**

Commissioner Muir stated that he believed that it is problematic to apply one solution to the entire neighborhood in terms of the front yard set back. He said that there needs to be another formula for those areas that are greatly impacted by topography. **It is the current zoning ordinance that lacks flexibility in this regard. The current front yard setback for R-1-7000 and R-1-5000, regardless of neighborhood or of existing setbacks, is 20 feet. The Infill Ordinance proposes to make the front yard setback for any given neighborhood block dependent on a formula based on that block's current average front yard setback. The Ordinance goes in the direction of flexibility and responsiveness to local conditions and away from the absolute position taken by the existing ordinance. This was needed given the extreme variability of the existing front yard setbacks from block to block found in the Yalecrest area.**

Commissioner Muir stated that he believed that the restrictions on attached garages located in the front of a house should be more restrictive. He suggested that the ordinance require that garages be at least three feet back from the front of the house, deemphasized from the house. **The YCI Committee agrees in spirit but believes that this is not a realistic idea after to listening to neighborhood concerns about "building rights" and "needs" for garaging. The committee felt it was important to accommodate these concerns in the ordinance.**

He said that he did not understand the intent behind the 8.5-foot door height requirement of accessory structures. He noted that 9.5 foot would be more accommodating to various things that one may want to park in the back of their home such as: a sailboat or a motor home. Commissioner Muir said that he is not convinced that the same criteria for the front of the home should be applied to the back yard. **The YCI Committee believes that the same criteria should apply to the front and to the rear yard. An 8.5' door is ample to**

accommodate modern-day SUV's with oversized tires and a ski rack. The standard garage door is 7'-0" high. The standard 'tall' garage door is 8'-0" high.

He referred to the attached garage requirement saying that he is not convinced that the proposed 50 percent rule should be applied to garages that are below the main level of the house. **The 50% limit is already implicitly followed in the Yalecrest area. See previous comments.**

Commissioner Muir suggested that the ordinance encourage homes with attached garages or garages that face the street to explore tandem-parking solutions.

Commissioner Muir suggested that the ordinance include different models of the ordinance showing what it will mandate as well as an amplified narrative defining the intent of the proposal to guide people as they develop their properties.

Chair Chambless called for the question.

Commissioner De Lay, Commissioner Noda, and Commissioner Scott voted in favor. Commissioner Diamond, Commissioner Muir, and Commissioner Seelig voted against. Chair Chambless suggested further discussion before casting his vote. Commissioner Diamond encouraged the Commission to consider Commissioner Muir's comments, saying that as an Architect he also feels that the proposal warrants more definition, and it would be improved by further dialogue with the Planning Commission Subcommittee. Commissioner De Lay stated that she is in favor of the current proposal because there has been a lot of research and many Architects have worked to develop the proposal. She said that she believed that the proposal works for the Yalecrest neighborhood. Commissioner Diamond stated he agreed with that; however, there are fine-tuning issues such as the roof heights that need further definition before it moves forward. He felt that the current ordinance may be problematic. Commissioner Noda stated that she agreed that there has been a substantial amount of community input, and the proposal needs to move forward. She felt that if there are issues that arise then the ordinance may be modified later. Commissioner Scott stated that she agreed with the Commissioners who approve of the proposal. She said that she feels strongly that the proposal should move forward and there seems to be energy in the community so that they will pursue design features in the future. Chair Chambless called for the question regarding the motion on the table to forward a positive recommendation to the City Council to approve the request. He stated that he understands the concerns and need to preserve the character of the neighborhood.

Commissioner De Lay, Commissioner Noda, and Commissioner Scott voted "Aye". Commissioner Diamond, Commissioner Muir, and Commissioner Seelig voted "Nay". Chair Chambless voted "Aye". Four Commissioners voted in favor, three Commissioners voted against, and therefore the motion passed.

A. LOUIS ZUNGUZE
PLANNING DIRECTOR


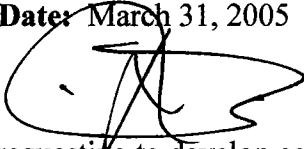
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DEPUTY PLANNING DIRECTOR

CITY COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer  **Date:** March 31, 2005
FROM: Louis Zunguze, Community Development Director 
RE: Petition 400-02-34: A Petition by Mayor Anderson requesting to develop compatible infill overlay standards for the Yalecrest neighborhood

STAFF CONTACTS: Joel Paterson, Senior Planner (535-6141)
e-mail: joel.paterson@slcgov.com

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION: This petition requests to amend the text of the Salt Lake City Zoning Ordinance by creating the Yalecrest Compatible Infill Overlay District (YCI) and amending the Zoning Map by applying the YCI to all residential properties zoned Residential R-1-5000 and R-1-7000 within the area defined by the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets. As with all text and map amendments, the Planning Commission held a public hearing and with this document is forwarding a recommendation to the City Council, the final approval authority for such legislative actions.

ISSUE ORIGIN: This petition was initiated in response to community concerns about the design of some new houses and additions in the Yalecrest neighborhood that are out of scale with surrounding homes. Many residents are of the view that the design and character attributes of homes which attract people to this neighborhood are in danger of being compromised. It is City policy to encourage reinvestment in neighborhoods and appropriate infill development. However, in certain instances, building height and massing, setbacks and garage placement, if not carefully addressed, can detract from the character of a neighborhood. The proposed YCI ordinance is designed to encourage infill that is compatible with the neighborhood, while not unduly limiting creativity or the design process.

PROPOSED TEXT AMENDMENT: The Yalecrest Compatible Infill Subcommittee, with the guidance of the Planning Staff, devoted a significant amount of time to research and discussion regarding various approaches to regulating compatible infill. The following guiding principles were established:

- **Develop an over-the-counter permitting process that would not require the creation of a design review board.**
- **Limit the burden on applicants seeking building permits.**
- **Address only those issues that have a significant potential of detracting from the established character of the Yalecrest neighborhood.**
- **Create as few non-complying structures as possible, while developing an effective way to protect the character of the Yalecrest neighborhood.**

A summary outlining the details of the proposed YCI is attached as Exhibit 1.

PUBLIC PROCESS: Members of the Planning Staff met for the first time with the Yalecrest Community Council’s Compatible Infill Subcommittee on November 5, 2001. Subsequently, this subcommittee met regularly and worked with the Planning Staff to draft the YCI standards. As the process to develop the YCI standards progressed, the subcommittee provided updates at Yalecrest Community Council meetings.

Yalecrest Neighborhood Council: A draft of the YCI standards was formally presented and discussed at the November 25, 2003 Yalecrest Community Council meeting. On February 24, 2004, the Yalecrest Community Council voted to support the proposed YCI standards.

Public Open House: A Public Open House was held on September 22, 2004. The Open House was attended by approximately seventy (70) people.

Planning Commission: The Planning Commission held a Public Hearing on November 10, 2004. At this meeting, the Planning Commission voted 4-3 to forward the YCI standards to the City Council for adoption. The staff report and minutes of this meeting are attached as Exhibit 5.

Because the Planning Commission vote was so close, Planning Staff has prepared a list of key issues raised during the Planning Commission hearing in order to provide a sense of the key issues addressed. The summary of the issues is attached as Exhibit 3.

Two of the three Planning Commissioners who voted against the motion stated that the YCI ordinance would be improved through fine-tuning and suggested additional discussion by the Planning Commission, possibly in a subcommittee format. No explanation was given for the other “no” vote.

CITY COUNCIL POLICY AND MASTER PLAN CONSIDERATIONS: The adopted land use policy document that guides development in the area of the Yalecrest Community is the East Bench Master Plan, adopted in 1987. A description of the pertinent information in the East Bench Master Plan is provided below.

East Bench Master Plan: The East Bench Master Plan Future Land Map indicates that the Yalecrest area should remain as a low density residential neighborhood. The Urban Design section of the Master Plan states:

East Bench residential neighborhoods have a delightful character. Even though there is a wide variety of housing age, size, and style, most properties contribute to the community’s quality environment. These desirable neighborhoods have not happened by chance. A

strong sense of neighborhood identity along with proper application of subdivision, building, and zoning regulations have played an important role in establishing the community's character.

Maintaining the delightful character of East Bench neighborhoods requires vigilant city and community effort. Detracting from residential character are:

- *Building remodels or additions that are not compatible with the design of the original structure or neighboring homes;*
- *New structures that are not compatible with the design of surrounding homes."*

The older Harvard-Yale area contains many buildings of architectural and historical significance. Conditions may warrant creating a conservation or historic district in the area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character.

RELEVANT ORDINANCES: Salt Lake City Code section 21A.50.050 Standards for General Amendments (see Exhibit 5B, Planning Commission Staff Report to review the relevant findings).

PETITION CHECKLIST

<u>Date</u>	<u>Initials</u>	<u>Action Required</u>
3/1/01	LJ	Petition delivered to Planning
3/1/01	JMP	Petition assigned to: <u>Joel Paterson</u>
12/10/04	JMP	Planning Staff or Planning Commission Action Date
2/7/05	_____	Return Original Letter and Yellow Petition Cover
2/2/05	JMP	Chronology
N/A	JMP	Property Description (marked with a post it note)
N/A	JMP	Affected Sidwell Numbers Included
10/8/04	JMP	Mailing List for Petition, include appropriate Community Councils
10/27/04	JMP	Mailing Postmark Date Verification
11/27/04	JMP	Planning Commission Minutes
11/20/04	JMP	Planning Staff Report
3/10/05	JMP	Cover letter outlining what the request is and a brief description of what action the Planning Commission or Staff is recommending.
3/10/05	JMP	Ordinance Prepared by the Attorney's Office
3/10/05	JMP	Ordinance property description is checked, dated and initialed by the Planner. Ordinance is stamped by Attorney.
<u>Joel G. Paterson</u>	_____	Planner responsible for taking calls on the Petition
_____	_____	Date Set for City Council Action _____
_____	_____	Petition filed with City Recorder's Office

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Exhibit 1

**SUMMARY OF THE PROPOSED
YALECREST COMPATIBLE INFILL
OVERLAY STANDARDS**

SUMMARY OF THE PROPOSED YALECREST COMPATIBLE INFILL OVERLAY STANDARDS

The following discussion summarizes the draft compatible infill regulations developed by the Yalecrest Neighborhood Council in conjunction with Planning Staff. The proposed ordinance addresses building height, front yard setback, and location and width of attached garages. A summary outlining the details of these items is attached.

Building Height: The primary purpose of the height standard is to promote a reasonable scale in relationship to other existing residences. To establish the existing heights of homes in the area, the Salt Lake City Surveyor's Office surveyed at least 17 of the tallest houses in the Yalecrest neighborhood. Although the YCI reduces the maximum building height by only two and one-half feet, this standard, coupled with limitation on the maximum height of exterior walls along the interior side yard will ensure that new construction will be more compatible with existing homes and help to preserve the amount of light available to adjacent homes.

Proposals:

1. Reduce maximum building height from 30 feet to 27.5 feet (measured to the midpoint of the roof). The YCI includes standards that allow the maximum building and wall height to be adjusted for houses on sloping lots.
2. Limit the building height of homes with flat or mansard roofs to 20 feet.
3. Create a maximum exterior wall height for walls along the internal side yard to limit the impact tall structures may have on light/shading on neighboring properties. The maximum wall height varies in relation to the distance of the wall from the required building setback line.
4. Reduce the height of accessory structures from 17 feet to 15 feet.

Front Yard Setback: The existing front yard setback in Yalecrest is twenty feet. The Yalecrest area developed, a tremendous variation in front yard setbacks was established in different areas of the community, although along individual streets houses have fairly uniform setbacks. For example, homes on Yalecrest Avenue have an average front yard setback of 48 feet while homes on Gilmer are setback less than 13 feet. It is evident from this example that new construction may have a significant impact on the character of the neighborhood.

Without the proposed front yard setback standard, new houses can be built much closer to the street than other homes. This situation has occurred in Yalecrest and the adverse affect on the established street wall is significant

Proposal: The proposed YCI establishes the front yard setback by determining the average setback of other houses within 300 feet on the same side of the street. This approach creates a standard that accommodates the variation of front yard setbacks found in different areas of Yalecrest yet respects the uniformity of front yard setbacks established on a particular block.

Garages: A concern raised by the Yalecrest Community is that new homes built in this community often utilize a modern design trend of attaching the garage to the front of the house. There are examples of new construction in Yalecrest where the front façade is dominated by garage doors. This type of design detracts from the traditional development pattern in Yalecrest where over 90 percent of garages are detached from the house and built in the rear yard.



A significant number of the existing detached garages do not meet current setback standards. Many are built on the property line and the small size of the garage does not satisfy the demands of today's society. The YCI standards allow non-complying detached garages in the rear yard to be rebuilt and/or enlarged to 440 square feet.

Proposal:

1. The proposed regulations would allow the expansion or reconstruction of non-complying garages located in the rear yard to 440 square feet.
2. Attached garages would not be allowed to extend beyond the front line of the building. However, existing attached garages that extend beyond the front line of a house could be replaced if reconstructed with the same footprint and dimensions.

3. The width of an attached garage would be limited to 50 percent of the front façade of the house. Under the YCI, the width of a garage is calculated by measuring the distance between the outside edges of the garage doors. If there are multiple garage doors, the width calculation includes the intervening wall element between garage doors but only the party of an intervening wall element that is three feet or less in width. For example, if a house has two eight-foot garage doors separated by a five foot wide wall element, the width of the garage would be 19 feet. The calculation follows:



8' garage door + 3' (of the 5-foot) wall element + 8' garage door = 19 feet.

This calculation may cause concern if attached garages are built with a wider than normal wall element between garage doors.

4. There are lots in Yalecrest where the topography makes it virtually impossible to gain vehicular access to the side or rear yard. As such, a detached garage in the rear yard or an attached garage in line with the front line of the house may not be practical. Examples can be found on 1500 East and 900 South where garages are built into the hillside which rises from the street toward the house.



The YCI includes a special exception process to allow a garage to be constructed forward of the front line of the house if it can be established that:

- a. The rear and side yards cannot be reasonably accessed for the purpose of parking.
- b. Because of the topography of the lot it is impossible to construct a garage and satisfy the standards of the YCI.
- c. The ceiling elevation of the garage is below the elevation of the first or main floor of the house.
- d. The garage meets all applicable yard requirements.



This special exception process requires that a garage meet the setback requirements. In instances where the topography or shape of a lot eliminates the possibility to meet setback requirements, property owners may seek relief through a variance process.

The table on the following pages provides a summary of the proposed YCI standards in comparison to the standards of the R-1-5000 and R-1-7000 zoning districts:

Exhibit 2

**YCI COMPARISON WITH R-1-5000
AND R-1-7000 ZONING STANDARDS**

**YALECREST COMPATIBLE INFILL ORDINANCE
COMPARISON WITH EXISTING BASE ZONING STANDARDS**

ZONING STANDARD	YALECREST COMPATIBLE INFILL OVERLAY	R-1-5000	R-1-7000
Building Height	<p>a. Sloping roofs: 27.5 feet. 30 foot max. height for the downhill façade on sloping lots.</p> <p>b. Mansard or flat roofs: 20 feet</p>	30 feet or 2½ Stories	30 feet or 2½ Stories
Maximum Wall Height	<p>18.5 feet wall height may increase 1 foot in height for each foot of increased setback beyond the minimum required yard. Wall height decreases 1 foot in height for each foot of decreased setback (as approved through special exception or variance process).</p> <p>Additional height allowed for walls on the downhill side of a sloping lot.</p> <p>Exceptions allow additional wall height for gable and dormer walls.</p>	None	None

ZONING STANDARD	YALECREST COMPATIBLE INFILL OVERLAY	R-1-5000	R-1-7000
Front Yard Setback	The minimum required front yard shall be equal to the average of the smallest 50% of front yards measured within 300 feet.	20 feet	20 feet
Accessory Structures 1. Maximum Height: a. Flat roofs: b. Pitched roofs 2. Non-complying Detached Garages Garages and Carports Located in Front of the House:	12 feet 15 feet. Non-complying garage may be rebuilt or expanded at its existing location to a maximum size of 440 square feet. A new garage may not be built forward of the front line of the building, except if the garage is constructed in the same location and to the same dimensions as the garage or carport being replaced. Maximum garage door height: 8.5 feet.	12 feet 17 feet Non-complying garage can be rebuilt with the same foot print. Must meet existing setback requirements. No maximum garage door height	12 feet 17 feet Non-complying garage can be rebuilt with the same foot print. Must meet existing setback requirements. No maximum garage door height

ZONING STANDARD	YALECREST COMPATIBLE INFILL OVERLAY	R-1-5000	R-1-7000
Attached Garage Standards	<p>a. Located in front of the front wall of living area: No new attached garage or carport may be built forward of the front line of the building, except to replace an existing garage or carport and is built in the same location and with the same dimensions of the existing garage or carport</p> <p>b. Located behind or in-line with the front line of the building: The width of the garage wall or carport facing the street may not exceed 50 percent of the width of the front façade (including the garage or carport) of the house.</p> <p>c. Maximum door height: 8.5'</p>	Must meet existing setback requirements. No maximum garage door height	Must meet existing setback requirements. No maximum garage door height
Special Exception for Garages	Special exception process available to approve garages built into a hillside and located forward of the front line of the house subject to certain standards.	Must meet existing setback requirements.	Must meet existing setback requirements.

Exhibit 3

**SUMMARY OF ISSUES RAISED
AT THE PLANNING COMMISSION
PUBLIC HEARING**

SUMMARY OF ISSUES RAISED DURING THE PLANNING COMMISSION PUBLIC HEARING

During the Planning Commission Public Hearing nineteen people addressed the Planning Commission. Of those who spoke, twelve were generally in favor of the proposed YCI and seven expressed various concerns. Issues raised during the public hearing include:

Issue: More time need ed to study the issues.

Issue: Onl y a small percentage of homes in the area are incompatible with the character of the neighborhood.

Response: Because the Yalecrest neighborhood is a very desirable place to live, it is experiencing a growing number of house tear-downs and large additions. Some of these new structures are out of scale with the traditional development pattern in the neighborhood. For this reason, the neighborhood requested that the City adopt new zoning standards that would promote compatible infill development.

Issue: The YC I does not protect architectural integrity within the neighborhood.

Response: The proposed YCI standards do not regulate architectural style or building materials. This would be difficult to accomplish without creating a discretionary review process similar to that used for historic districts. The proposed standards regulate building height and mass, setbacks and garage placement.

Issue: A lar ge number of homes could not be rebuilt if some disaster destroyed homes.

Response: The existing Zoning Ordinance provision, Section 21A.38.120, grants legal conforming status to all single-family detached dwellings that are in legal existence and authorizes replacement if such structures are destroyed.

Issue: The YC I standards are not crafted for homes below 1500 East.

Response: The proposed YCI standards include provisions that are designed to accommodate new construction on sloping lots.

Issue: The communit y was not well informed of the proposed zoning changes.

Response: During the development of the proposed YCI standards, the Compatible Infill Subcommittee provided periodic progress updates during Yalecrest Neighborhood Council meetings. The final review of the proposal was discussed at two Yalecrest Neighborhood Council meetings. Notice was sent to all property owners of record for a Public Open House and the Planning Commission Public Hearing.

Issue: The proposed garage standards are too restrictive.

Response: Extensive research by the Compatible Infill Subcommittee indicates that over 90% of garages in the Yalecrest neighborhood are detached and located behind the home it serves. There are very few examples of existing garages which do not conform to the proposed standards.

SUMMARY OF ISSUES RAISED BY MEMBERS OF THE PLANNING COMMISSION

The following issues were raised by Planning Commission members following the public hearing. However, the Planning Commission voted to forward the proposed Yalecrest Compatible Overlay Zoning District to the City Council as proposed; no modifications to the ordinance were requested.

Issue: Building height for sloping lots is not clearly defined.

Response: The proposed YCI standards include a provision to accommodate additional building and wall height for houses located on sloping lots.

Issue: Height limits may mandate eight foot ceilings and low sloping roofs.

Response: The YCI standards do not regulate ceiling heights or slope of roofs. In fact, there are many examples of homes in the neighborhood that have steep pitched roofs that meet the proposed standards.

Issue: The proposal does not define mansard and flat roof designs and how the building height would be measured.

Response: Other sections of the Zoning Ordinance define how the building height of these roof types is calculated.

Issue: The proposal appears to exclude gable roofs with the exception of one-story homes.

Response: The YCI standards provide wall height exceptions to accommodate gable roofs on multiple story houses.

Issue: The proposal for regulating front yard setback does not work well for the entire neighborhood. Areas affected by topography may need another formula for determining the front setback.

Response: The proposed front yard standard in the YCI is based on an average of other front yard setbacks found within 300 feet of a property. Because the neighborhood is built-out, the front yard setback, even in areas where topography may impact design, is established by existing homes. Based on the existing conditions in the neighborhood, it does not appear that topography will negatively affect the required setback.

Issue: Regulations for attached garages should be more restrictive and require the garage to be placed at least three feet back of the front of the house.

Response: The proposed standards were thoroughly researched by the Compatible Infill Subcommittee and debated during the public comment period. The subcommittee and the Planning Staff are of the opinion that the attached garage standards are reasonable.

Issue: Maximum garage door height limit (8.5 feet) is too low. A door height of 9.5 feet may be more accommodating for detached garages located behind the house.

Response: Research on garage door height done by the Compatible Infill Subcommittee indicated that a typical garage door is seven (7) feet tall and will accommodate most common SUVs, while an eight (8) foot door accommodates SUVs with oversized tires and a rack. The Subcommittee recommended 8.5 foot doors with the understanding that a great majority of vehicles could be accommodated.

Issue: The regulation of garage width (50% of the width of the house) where the garage is below grade may be too restrictive.

Response: This standard has been the topic of much discussion. One goal of the Compatible Infill Subcommittee was to develop standards that would discourage the design of garages that dominate the front façade of houses. It may be argued that a below grade garage does not have the same effect on the appearance of the front façade of a house as a garage incorporated into ground level of a home. Most examples of this type of garage within the Yalecrest neighborhood meet the proposed standard.

Issue: I nclude narrative descriptions of the intent of the regulations to help guide people as they develop their properties.

Response: The proposed ordinance includes a purpose statement to define the intent of the proposed YCI.

Two of the three Planning Commissioners who voted against the motion stated that the YCI ordinance would be improved through fine-tuning and suggested additional discussion by the Planning Commission, possibly in a subcommittee format. No explanation was given for the other “no” vote.

Exhibit 4

CHRONOLOGY

CHRONOLOGY

PETITION 400-02-34 YALECREST COMPATIBLE INFILL OVERLAY DISTRICT

February 2001	Mayor Anderson met with the Yalecrest Community Council to discuss the problem of new residential development out of scale with the character of neighborhoods.
May 2001	The Planning Staff begins developing options to address the issue of compatible infill within residential neighborhoods
August 2001	The Planning Staff met with the Yalecrest Neighborhood Council to discuss the concept of compatible infill development. Yalecrest Compatible Infill Subcommittee formed.
November 5, 2001	The Planning Staff begins meeting with the Yalecrest Compatible Infill Subcommittee
November 2001 to November 2003	Subcommittee work continues and periodic updates presented to Yalecrest Neighborhood Council.
November 25, 2003	Formal presentation of draft ordinance to the Yalecrest Community Council.
February 24, 2004	Yalecrest Neighborhood Council votes to support the adoption of the Yalecrest Compatible Infill Overlay Ordinance.
April 29, 2004	Yalecrest Compatible Infill Subcommittee formally submitted the YCI proposal to the Planning Division.
September 22, 2004	Public open house.
October 26, 2004	Notice of Planning Commission public hearing mailed.
November 10, 2005	Planning Commission public hearing.

SALT LAKE CITY ORDINANCE
No. _____ of 2005
(Adopting Yalecrest Compatible Infill Overlay District)

AN ORDINANCE ADOPTING SECTION 21A.34.120 OF THE SALT LAKE CITY
CODE RELATING TO THE YALECREST COMPATIBLE INFILL OVERLAY DISTRICT.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed ordinance regarding the Yalecrest Compatible Infill Overlay District should be adopted.

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

SECTION 1. That Section 21A.34.120 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

A. Purpose Statement: The purpose of the Yalecrest Compatible Infill (YCI) Overlay District is to establish standards for new construction, additions and alterations of principal and accessory residential structures within the Yalecrest community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI Overlay District promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest community.

B. Overlay District Boundary: The YCI Overlay District applies to any residential property zoned Residential R-1-5000 or R-1-7000 within the area defined by the

intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets.

C. Building Height:

1. **Maximum Building Height:** All heights to be measured from finish grade.

a. **Pitched roofs:** Twenty-seven and one-half feet (27.5') measured to the midpoint of the roof (as defined in 21A.62.040).

b. **Mansard or flat roofs:** Twenty feet (20').

c. Lots with cross-slopes where the topography slopes from one side property line to the other side or corner side property line may increase the maximum building height, as measured from the downhill side face of the building at a rate of one-half foot (0.5') for each one foot (1') difference between average grades of the uphill and downhill faces of the building, up to a maximum height of 30 feet (30').

2. **Maximum Exterior Wall Height Adjacent to Interior Side Yards:**

Eighteen and one-half feet (18.5') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one (1) foot (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.

a. Lots with cross-slopes where the topography slopes from one side property line to the other side or corner side property line, the downhill exterior wall height may be increased

by one-half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.

b. Exceptions:

i. Gable walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.

ii. Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:

- 1) The width of a dormer is ten feet (10') or less; and
- 2) The total combined width of dormers is less than equal to fifty percent (50%) of the length of the building façade facing the interior side yard; and
- 3) Dormers spaced at least eighteen inches (18") apart.

D. Front Yard Requirements: The minimum front yard shall be derived by measuring the front yards (the open, unoccupied, landscaped space between the front building lines of all developed properties) fronting the same side of the street within three hundred feet (300') of the subject property but in no case shall the measurements extend across intervening streets. The minimum required front yard shall be equal to the average of the smallest fifty percent (50%) of front yards measured. For example, if ten developed properties are located along the same side of the street within 300 feet of the subject property, the required minimum front yard is equal to the average of the five ($10 \times 50\% = 5$) smallest front yards.

E. Accessory Structures:

1. **Maximum Height for Accessory Structures with a Pitched Roof:** Fifteen feet (15').

2. **Non-Complying Detached Garages:** An existing non-complying detached garage located in the rear yard may be rebuilt or expanded at its existing location to a maximum size of 440 square feet subject to the approval of the Development Review Team (DRT).

3. **Garages Located in Front of the House:** No detached garage shall be constructed forward of the "front line of the building" (as defined in 21A.62.040), unless a new garage is constructed to replace an existing garage. In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced.

4. **Maximum Garage Door Height:** Eight and one-half feet (8.5').

F. Standards for Attached Garages:

1. **Located Behind or In-Line with the Front Line of the Building:** No attached garage shall be constructed forward of the "front line of the building" (as defined in 21A.62.040), unless a new garage is constructed to replace an existing garage. In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced.

2. **Width of an Attached Garage:** The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple

garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors up to a maximum of three feet (3').

3. **Maximum Garage Door Height:** Eight and one-half feet (8.5').

G. **Special Exception for Garages:** A garage built into a hillside and located forward of the front line of the building may be allowed as a special exception granted by the Board of Adjustment, subject to the following standards:

1. The rear and side yards cannot be reasonably accessed for the purpose of parking.
2. Because of the topography of the lot it is impossible to construct a garage and satisfy the standards of the YCI.
3. The ceiling elevation of the garage is below the elevation of the first or main floor of the house.
4. The garage meets all applicable yard requirements.

SECTION 2. EFFECTIVE DATE. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah this _____ day of _____, 2005.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date July 29, 2005
By Malcolm Greif

(SEAL)

Bill No. _____ of 2005.

Published: _____

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Exhibit 6

**CITY COUNCIL
HEARING NOTICE**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing and consider adopting an ordinance regarding Petition 400-02-34 requesting to amend the Salt Lake City Zoning Ordinance by creating the YCI Yalecrest Compatible Infill Overlay District and amend the Zoning Map by mapping the YCI Overlay District in the area bounded by 800 South/Sunnyside Avenue, 1900 East, 1300 South and 1300 East streets.

The City Council will hold a public hearing:

Date:

Time: 7:00 p.m.

Place: Room 315 (City Council Chambers)
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

Please enter the building from the east side

You are invited to attend this hearing, ask questions or provide input concerning the topic listed above. If you have any questions, contact Joel Paterson at 535-6141 between the hours of 8:00 a.m. and 5:00 p.m., or send e-mail to joel.paterson@slcgov.com

We comply with all ADA guidelines. Accessible parking and entrance are located on the east side of the building. Hearing impaired who wish to attend the above meeting should contact Salt Lake City's TDD service number at 535-6021, a minimum of four days in advance so that an interpreter can be provided.

Exhibit 7

MAILING LABELS

COMMUNITY COUNCIL CHAIRS:

Updated: 1/21/2005 sj

KADEE NIELSON, CHAIR
WEST POINTE COMM. COUNCIL
1410 NO. BARONESS PLACE
SALT LAKE CITY, UT 84116

KENNETH L. NEAL, CHAIR
ROSE PARK COMMUNITY COUNCIL
1071 NO. TOPAZ DR.
SALT LAKE CITY, UT 84116

ANGIE VORHER, CHAIR
JORDAN MEADOWS COMM. COUNCIL
1988 SIR JAMES DRIVE
SALT LAKE CITY, UT 84116

JILENE WHITBY, CHAIR
FAIRPARK COMM. COUNCIL
846 WEST 400 NORTH
SALT LAKE CITY, UT 84116

MIKE HARMON, CHAIR
POPLAR GROVE COMM. COUNCIL
1044 WEST 300 SOUTH
SALT LAKE CITY, UT 84104

RANDY SORENSON, CHAIR
GLENDALE COMMUNITY COUNCIL
1184 SO. REDWOOD DRIVE
SALT LAKE CITY, UT 84104-3325

PETER VON SIVERS, CHAIR
CAPITOL HILL COMMUNITY COUNCIL
223 WEST 400 NORTH
SALT LAKE CITY, UT 84103

JILL VAN LANGEVELD, CHAIR
GRTR. AVENUES COMM. COUNCIL
807 E. NORTHCLIFFE DRIVE
SALT LAKE CITY, UT 84103

BILL DAVIS, CHAIR
RIO GRANDE COMMUNITY COUNCIL
329 E. HARRISON AVENUE
SALT LAKE CITY, UT 84115

BILL PLASTOW, CHAIR
PEOPLES FREEWAY COMM. COUNCIL
1625 SOUTH WEST TEMPLE
SALT LAKE CITY, UT 84115

THOMAS MUTTER, CHAIR
CENTRAL CITY COMMUNITY COUNCIL
P.O. BOX 2073
SALT LAKE CITY, UT 84101

DENNIS GUY-SELL, CHAIR
EAST CENTRAL COMMUNITY
COUNCIL
P.O. BOX 520473
SALT LAKE CITY, UT 84152-0473

BRIAN WATKINS, CHAIR
LIBERTY WELLS COMM. COUNCIL
1744 SOUTH 600 EAST
SALT LAKE CITY, UT 84106

JIM WEBSTER, CHAIR
YALECREST COMMUNITY COUNCIL
938 MILITARY DRIVE
SALT LAKE CITY, UT 84108-1326

BETH BOWMAN, CHAIR
WASATCH HOLLOW
COMMUNITY COUNCIL
1445 E. HARRISON AVENUE
SALT LAKE CITY, UT 84105

LARRY SPENDLOVE, CHAIR
SUNNYSIDE EAST ASSOCIATION
2114 E. HUBBARD AVENUE
SALT LAKE CITY, UT 84108

ELLEN REDDICK, CHAIR
BONNEVILLE HILLS
COMMUNITY COUNCIL
2177 ROOSEVELT AVE.
SALT LAKE CITY, UT 84108

DAVE MORTENSEN, CHAIR
ARCADIA HEIGHTS/BENCHMARK
COMMUNITY COUNCIL
2278 SIGNAL POINT CIRCLE
SALT LAKE CITY, UT 84109

MARK HOLLAND, CHAIR
SUGAR HOUSE COMM. COUNCIL
1942 BERKELEY STREET
SALT LAKE CITY, UT 84105

**COMMUNITY ORGANIZATIONS NOT
CURRENTLY HOLDING REGULAR
PUBLIC MEETINGS:**

BORIS KURZ, CHAIR
EAST LIBERTY PARK
COMMUNITY COUNCIL
1203 SOUTH 900 EAST
SALT LAKE CITY, UT 84105

FOOTHILL/SUNNYSIDE
(Inactive)

PAUL TAYLER, CHAIR
OAK HILLS COMMUNITY COUNCIL
1165 SO. OAKHILLS WAY
SALT LAKE CITY, UT 84108

MIKE ZUHL, CHAIR
INDIAN HILLS COMMUNITY COUNCIL
2676 E. COMANCHE DRIVE
SALT LAKE CITY, UT 84108

DOUG FOXLEY, CHAIR
ST. MARY'S COMMUNITY COUNCIL
1449 DEVONSHIRE DRIVE
SALT LAKE CITY, UT 84108

TIM DEE, CHAIR
SUNSET OAKS COMMUNITY COUNCIL
1575 DEVONSHIRE DRIVE
SALT LAKE CITY, UT 84108

SHAWN McMILLEN, CHAIR
H ROCK COMMUNITY COUNCIL
1855 SOUTH 2600 EAST
SALT LAKE CITY, UT 84108

Downtown Alliance
Bob Farrington, Director
175 East 400 South #600
Salt Lake City, Utah 84111

Salt Lake Chamber of Commerce
175 East 400 South, Suite #600
Salt Lake City, Utah 84111

Attn: Carol Dibble
Downtown Merchants Association
238 South Main Street
Salt Lake City, UT 84101

Hispanic Chamber of Commerce
PO Box 1805
Salt Lake City, UT 84110

Vest Pocket Business Coalition
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LAUTH, JANE & HINCKLEY, ANN; JT
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FLETCHER, MILLIE; TR
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HINES, DON F; TR
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ROSS, ADEN; TR
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COLEMAN, LYNDA L & HOUGHTON, DAWN /
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ROBISON, RICHARD P & ROBIN S; TC
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NORTON, ROBERT M
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MURNIN, KELLY P & SUCHYTA, MARY R; TC
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TAYLOR, J BRADLEY & SUSAN P; JT
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PATTERSON, BEVERLY J & LUDWIG, PAI
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PEINE, HERMANN A & LOUISE M; JT
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RICH, PAUL R & SHELLEY T; JT
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1780 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1830

POULSEN, GREGORY P & CATHERINE B; JT
1784 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1830

WELCH, MICHAEL A. & LONNA L.
1785 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1829

BOREN, TODD N & LESLIE A; JT
1806 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

SIPHERD, JAMES M & CAROLYN; JT
1812 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

ROWE, KEVEN M & SUSAN H; JT
1820 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

GILBERT, HERBERT R & JANE; TRS
1826 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

SMITH, PLINY A & RUTH A; JT
1831 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1831

CLAWSON, WILLIAM H; TR
1832 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

HEINER, MARIA D; TR
1835 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1831

WILLIAMS, JULIE
1840 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

MALLEY, SANDRA L
1845 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1831

SPENCER, GERALD C & CAROL A; JT
1848 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

NAYLOR, BETTY J
1851 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1831

BROWN, JON R & JULIE P; JT
1856 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

CLARK, LOIS A C; TR
1861 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1831

OLSON, FERRON A; TR
1862 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

GREEN, BARBARA T & JERROLD T; TRS
1865 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1831

RIDDLE, HARMEL G & ROMA R; JT
1870 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

STARK, NANCY
1875 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1831

HILL, ROBERT D & DEBRA K; JT
1876 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

JOHNER, VAL M & MARGARET E B; TRS
1883 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1831

SWENSON, CRAIG D & MICHELLE G (JT)
1884 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1832

SAUNDERS, RICK
6206 S HEUGHS CANYON DR
Suite
SALT LAKE CITY, UT 84121-6325

MCDONALD, SYDNEY M; TR ET AL
2813 E HILLSDEN DR
Suite
SALT LAKE CITY, UT 84117-7709

ANDERSON, KEITH
5318 S HILLSDEN DR
Suite
SALT LAKE CITY, UT 84117-7716

MATINKHAH, ALI A; ET AL
5985 S HOLLADAY BLVD
Suite
SALT LAKE CITY, UT 84121-1504

STAUFFER, JAMES L & DORA M (JT)
1516 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84105-1708

MORRIS, DONALD R & MAISA N; JT
1520 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84105-1708

SAENZ, STEPHANIE M
1526 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84105-1708

HENDERSON, MARGUERITE M
1529 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84105-1707

HAMULA, JASON F & SHELLY L; JT
1530 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84105-1708

PHILPOT, RANDALL J & CATHERINE A; J
1533 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84105-1707

JONES, GLEN A & BILLIE J
1534 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84105-1708

MCMURTRY, PATRICK A
1537 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84105-1707

CARTER, JOHN J & JILL E (JT)
1538 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84105-1708

HYATT, DALLAS H & VICTORIA K; JT
1550 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84105-1708

ARNELL, LYNDA P
1732 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1340

NEUBERGER, BRETT & KRISTEN; JT
1740 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1340

CAMPBELL, NORMA D; TR 1756 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1340	ANDERSON, BOYD W & MARILEE R; TC 1759 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1339	GIBSON, DAVID M & LISETTE C; TC 1764 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1340
ARMANTROUT, HENRY M & OTTERUD, BRIT 1765 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1339	CHICK, LELAND R & CYNTHIA A; JT 1770 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1340	TAYLOR, ELLIOTT N; TR 1774 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1340
TAYLOR, ELLIOTT N & MELISSA A; TRS 1778 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1340	HENNIG, HOLGER 1783 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1339	MCCONKIE, DAVID & MICHELLE; JT 1789 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1339
BAILEY, ROBIN T & JOHN W; JT 1795 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1339	LANEY, ROBERT H & JONES-LANEY, DENIS 1796 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1340	WILLARDSON, PETER L & DOLAN, SUSAN 1801 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1341
PETTY, SCOTT R & STEPHENIE; JT 1802 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1342	MAIER, MARIDIN; TR 1810 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1342	MOLEN, RONALD L & NORMA L; TC 1825 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1341
ANDERSON, CRAIG W; TR 1826 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1362	PRETTYMAN, MARTIN & SHARON S; JT 1832 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1362	OMANA, MAJED H; TR ET AL 1833 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1341
BURNETT, JODY K & DIONE W; JT 1841 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1341	GALBOS, MICHAEL J; ET AL 1842 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1362	COLEMAN, DENNIS L & PAULETTE A; JT 1848 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1362
COLEMAN, DENNIS L & POLLY; JT 1848 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1362	KLEINMAN, SHIRLEY M L (TR) 1849 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1341	WILLEY, YVONNE A; TR 1854 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1362
ANDERSON, BRAD & HOLSTI, MAIJA; JT 1857 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1341	FRANKEL, PHYLLIS; TR 1863 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1341	LUND, JOHN A & STACY A S; TRS 1864 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1362
CURTICE, JAMEE 1871 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1341	PARKINSON, SCOTT C & ALLISON M; JT 1872 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1362	RILEY, WILLIAM B & CYNTHIA S; JT 1881 E HUBBARD AVE Suite SALT LAKE CITY, UT 84108-1341

NILSSON, GWEN R
1888 E HUBBARD AVE
Suite
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HINDLEY, HAROLD D. & ELIZABETH D.
2884 E HYLAND HILLS RD
Suite
SALT LAKE CITY, UT 84109-1461

HORNE, TRISTAN & JENNIFER; JT
1305 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1934

BABALIS, MAXINE C; TR
1308 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

MAYHEW, ROBERT J & JULIE E; JT
1319 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1934

OGILVIE, JOHN W L
1320 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

CAVIEZEL, CRAIG R
1328 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

TERRILL, KELLY R & CHRISTY H; TRS
1332 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

BARACH, MICHA & KAREN; JT
1338 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

JENSEN, THOMAS S & LISA M (JT)
1342 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

SVENDSEN, JAMES T & PETERSON, STEPH
1346 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

MCQUEEN, CRAIG H; TRS ET AL
1347 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1953

HOMER, FREDERICK R & LENILA Y (JT)
1348 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

SPENCER, SID K, JR & CAROL B (JT)
1355 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1953

MULLIN, RICHARD J
1361 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1953

RICH, KATHLEEN
1362 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

LIDDLE, KENDAL & EMALEE J; JT
1369 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1953

KLETTING, GENEAL L
1373 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1953

KIRK, SHAWN K & JOY L; JT
1374 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

BLANCH, JAMES & JULIANNE; JT
1380 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

ODEKIRK, SHARON
1383 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1953

KODAMA, GOJI & YASUKO
1386 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

RUHL, NORMA J.
1392 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1935

MATHESON, MICHAEL K & MARY L; JT
1393 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1953

THIBEAULT, SUSAN L & YANG, DAVID T; JT
1397 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1953

ISON, DWIGHT D & DEATHERAGE, JEFFREY
1401 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1936

HOWE, MICHAEL D & JODY L; JT
1408 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1937

MILLER, ROBERT C & KIMBERLY A; JT
1412 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1937

KIMBALL, JOHN C
1418 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1937

POVILUS, ERIC W & KIMBERLY A; JT
1428 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1937

VETTER, E RUSSELL & PHYLLIS; JT
1429 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1938

HANSEEN, PAUL D
1436 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1937

SANDERS, THOMAS L & CAROL E; JT
1439 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1938

JOSLYN, DAVID M
1440 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1937

LINDSEY, CLARENCE E JR & CHRISTIE A; TI
1443 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1938

PECHE, WILLIAM JR & MELANIE H; JT
1447 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1938

DURKEE, DAVID L & VALERIE
1456 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1937

ANDERSON, GABRIELLE D
1465 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1960

BRECKENRIDGE, WILLIAM H & JULIE ANI
1470 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1937

CROMPTON, JOHN B & ASHLEY A; TC
1474 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1937

JEPPESEN, MICHAEL A
1480 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1937

EVANS, RICHARD E & JENNIFER H (JT)
1522 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

WILLIAMS, LEWIS
1528 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

TOMICH, JULIE D & SPARKS, ROGER K; JT
1531 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

MCCOMB, PATRICIA L
1532 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

EPPERSON, VAUGHN E
1537 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

OSTLER, STEPHEN H & ANGELA M; JT
1538 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

MEYER, JANA K
1543 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

FAUTIN, JOSHUA F & WHITNEY A; JT
1547 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

CONAWAY, BILLY R & SHIRLEY; JT
1548 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

LUND, THOMAS A & GRETCHEN P; JT
1553 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

MOORE, DEBRA J
1554 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

MILLER, SVEN N & KRISTY L; JT
1557 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

KONTULY, THOMAS M & PAMELA J (JT)
1558 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

BECK, WENDELL S. & BARBARA S.
1563 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

PARKIN, MATTHEW & ANN; JT
1567 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

SKOLNICK, MICHAEL F & RITA L; JT
1568 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

HERZOG, KEITH F & EVELYN R
1573 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

SMART, JEFFREY L & ANGELA; JT
1574 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

SHEFFIELD, DAVID H & LINETTE P; TRS
1579 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

KIBEL, HILDE K, TR
1580 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

PECK, JARED L & MELISSA K; JT
1583 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

KIMBALL, DELORIS R, TR
1584 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

MORROW, MICHAEL L & JULIE L; JT
1589 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

COOK, BRENT & SEIJA; JT
1593 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

HAWKINS, SUSAN L
1594 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1730

SCHUBACH, PHYLLIS A
1599 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1729

PETERSON, NORMAND L & RUTH L; TRS
1606 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1732

GUILKEY, JAMES E & BUTLER, CAROL L;
1611 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1731

KIRK, VERLIE S (TR)
1612 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1732

HOUSTON, JUNE P
1617 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1731

BURNINGHAM, JANET
1618 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1732

JANKE, CARRIE B C & MATTHEW; JT
1621 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1731

NIELSEN, DANIEL & CASSIA B; JT
1624 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1732

FROST, SUSAN R
1629 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1731

WILLIAMS, RIBHARD V & REGINA W; JT
1632 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1732

DERR, MICHAEL F & GAELYN C; JT
1636 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1732

MIXCO, GLADYS I; TR
1637 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1731

SANDBERG, RICHARD U & JOAN R; TRS
1644 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1732

PLUMLEE, R DAVID & MARLENE A; JT
1650 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1732

RUSSON, D GARY & WEN DEE (JT)
1651 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1731

FISCHER, MARK E
1655 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1731

SENINGER, KATHRYN J; TR
1661 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1731

TOLD, ELAINE P; TR
1665 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1731

CRAVEN, CARL N & HEATHER J; JT
1666 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1732

EARL, JONI R
1670 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1732

NULL, MARY ELIZABETH
1675 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84105-1731

ELY, JOY W
1703 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

SCHIEL, ALEXANDER
1709 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

DAINES, LAURENE N
1712 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1807

MAY, JOSEPH R JR; ET AL
1715 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

MARCHANT, BRENT W
1718 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1807

PUGLIA, KATHLEEN H & THOMAS J; JT
1723 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

LAPSLEY, WILLIAM G & MARY ANN (JT)
1726 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1807

HURLEY, JUANITA J & WILLIAM D JR; TRS
1729 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

TRIBE, REBECCA
1732 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1807

ELLIOTT, MARGARET A
1735 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

LUTTON, LARRY F & CAROL A
1740 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1807

HOLLENBECK, WINNIE M; TR
1741 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

HORSLEY, RULON E. & MARGARET A
1746 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1807

KIMBALL, EDWARD
1747 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

MAJERSIK, LOREN J & JENNIFER; TC
1754 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1807

EKLUND, J STEVEN
1755 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

LITTLE, ROGER W & LAURIE JO; JT
1764 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1807

SHEPARD, HOPE C. & L. REID
1769 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

MERRILL, PATRICIA P; TR
1770 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1807

ROBBINS, JEFFEREY L & JALANE D; JT
1774 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1807

HARMSSEN, LOVINIA GREENE
1777 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

REES, ROBERT P & KATHLEEN C; JT
1785 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1806

BARRETT, DARYL C; TR
1820 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1809

EISEN, JEAN & EDWARD B.
1828 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1809

HENRIOD, PAUL E & SHELLEY B (JT)
1835 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1808

WATERS, MICHAEL B & CHRISTINE C; JT
1836 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1809

STOKER, LYNN S. & KATHY L.
1844 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1809

COTTER, MARK A; ET AL
1847 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1808

WARNER, O REX & FAUN T
1854 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1809

RIGBY, ODELL F; TR
1855 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1808

HAMBERLIN, GLEN L & MARY C
1861 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1808

DAVIES, JOSEPHINE J
1862 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1809

OLIVER, FRED M & VELMA F; TRS
1869 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1808

LEAVITT, MICHAEL O & JACALYN S; JT
1872 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1809

ZABA, MARK K & MERRI LEE B; JT
1877 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1808

JARVIS, MELVIN E & VERNA L; TRS
1880 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1809

EGAN, ANNIE G; TR
1887 E LAIRD AVE
Suite
SALT LAKE CITY, UT 84108-1808

GREENHALGH, BETTY R
1407 E LAIRD CIR
Suite
SALT LAKE CITY, UT 84105-1939

OLIVER, RICHARD R & MARIA J (JT)
1411 E LAIRD CIR
Suite
SALT LAKE CITY, UT 84105-1939

PATRICK, SALLY M; TR
1413 E LAIRD CIR
Suite
SALT LAKE CITY, UT 84105-1939

BUTLER, VIRGINIA A
1415 E LAIRD CIR
Suite
SALT LAKE CITY, UT 84105-1939

MARSDEN, MILO S., JR. & JACQUELINE E
1417 E LAIRD CIR
Suite
SALT LAKE CITY, UT 84105-1939

EVANS, CAROLYN R; TR
1419 E LAIRD CIR
Suite
SALT LAKE CITY, UT 84105-1939

POLLYEA, BARBARA A
1425 E LAIRD CIR
Suite
SALT LAKE CITY, UT 84105-1939

GRAHAM, WILLIAM B & SARA P; JT
2227 E LAURIKAY DR
Suite
SALT LAKE CITY, UT 84124-3603

CRANDALL, EVELYN C; TR
852 S LE GRAND ST
Suite
SALT LAKE CITY, UT 84108-1316

MUKAI, ROBERT Y & LEISA K; JT
875 S LE GRAND ST
Suite
SALT LAKE CITY, UT 84108-1315

SWIFT, LARRY R & MARY JO; JT
905 S LE GRAND ST
Suite
SALT LAKE CITY, UT 84108-1317

SLEATER, DARIN C
925 S LE GRAND ST
Suite
SALT LAKE CITY, UT 84108-1317

LYON, JOSEPH L & JUNEIL F; JT
959 S LE GRAND ST
Suite
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SMITH, DOUGLAS H & VIRGINIA U (JT)
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NELSON, RICHARD O; TR ET AL
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NELSON, RICHARD O; TR ET ALC)
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KING, D LYMAN & BARI M; JT
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LITTLE, JUNE K; TR
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LINFORD, MARK E & GAYLE P (JT)
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FREEDMAN, CHARLES & SHANNON; JT
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MOORE, MARGARET R & ARCHER, EDG/
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MOODY, PHILIP E & KIMBERLY C; JT
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FERREE, GRAHAM W & DEBORAH L; JT
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SCHWOBE, DAVID H & JAUNITA W
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SAITO, F ALFRED; TR ET AL
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VAIL, BONNIE L H; TR
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HUTTON, L GRANT; TR
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BABCOCK, FRED M. & LINDA M.
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DUDER, MARGARET S; TR
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TAGGART, DAVID N & SUSAN S; JT
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BURBIDGE, ROSEMARY L; TR
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KING, BRIAN S & ALISON M; JT
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BROWN, J SCOTT & ANN S; JT
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HATCH, STEPHEN J & JUDY H; JT
1862 E MICHIGAN AVE
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MORGAN, NATHAN J & KAREN B; JT 1529 E YALE AVE Suite SALT LAKE CITY, UT 84105-1717	FEINAUER, LYMAN R, JR & KAREN L B (JT) 1530 E YALE AVE Suite SALT LAKE CITY, UT 84105-1718	RIZZO, RICHARD J & JOANNE; JT 1534 E YALE AVE Suite SALT LAKE CITY, UT 84105-1718
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1711 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1839

WHITNEY, ELIZABETH S
1712 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

BARNARD, JOHN J; TR
1717 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1839

ECCLES, LISA E
1720 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

COOK, TODD J; TR ET AL
1725 E YALECREST AVE
Suite
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BOWEN, BRADFORD D & MICHELLE G; JT
1726 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

MORGAN, PETER J & MICHELLE B; JT
1732 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

MCCOUN, MARILYN; TR
1735 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1839

ABAUNZA, CAROLYN
1740 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

STOBBE, JOSEPH W; TR
1745 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1839

WENDELBOE, STRATFORD L & DORIS P; TF
1746 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

WISCOMB, DONALD C; TR
1751 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1839

MOXLEY, PAUL T
1754 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

READ, JAMES M & DAND R C; JT
1759 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1839

CHEESEMAN, T KENT, JR & CAROLINE M; JT
1760 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

MACKAY, RICHARD B & PATRICIA F; JT
1761 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1839

CAGLE, HARRY & EILA D; JT
1766 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

SCHNEIDER, STEVEN L & LISA Y; JT
1772 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

ULBRICH, SUSANNE S & SCOTT C; TRS
1775 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1839

DAHLBERG, KENT W & M MAURINE; TRS
1776 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

PEAY, WAYNE J
1781 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1839

BAILEY, DAWN A; TR
1784 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

THOMSON, JOHN S & JAN M; JT
1785 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1839

JARMAN, PATRICIA M
1788 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1840

JENSEN, JOLENE P
1803 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1841

CRAWFORD, EDWARD S. & HELEN B.
1809 E YALECREST AVE
Suite
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WALDRON, STEPHEN R & REBECCA D; JT
1821 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1841

BOREN, DAVID A & CYNTHIA; JT
1827 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1841

MISCO, ANDREW W & MICHELLE L; JT
1832 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1842

ROMNEY, KEITH B JR & SARA JAYNE C; JT
1835 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1841

NEWAY, DENI
1838 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1842

SPENCE, MARK C & AMANDA B; JT
1841 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1841

DEE, DAVID L & KAREN M G; TC
1845 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1841

PAHNKE, P DENNIS & CAROL D; TRS
1846 E YALECREST AVE
Suite
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OLES, VINCENT P & PAMELA L; JT
1852 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1842

JACOBSEN, THEODORE M & CHARLOTTE G
1857 E YALECREST AVE
Suite
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HERTZ, A BRADLEY & SUSAN S; JT
1860 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1842

HERTZ, A BRADLEY & SUSAN S; JT
1860 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1842

HERTZ, ALDEN B & SUSAN S (JT)
1860 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1842

STEWART, MARY M
1863 E YALECREST AVE
Suite
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HALL, DAVID R & STEPHANI D R; JT
1866 E YALECREST AVE
Suite
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MADSEN EVEN S & BARBARA C; JT
1871 E YALECREST AVE
Suite
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CLAWSON, THOMAS W & SUSAN A; JT
1872 E YALECREST AVE
Suite
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TENNANT, ROGER L & MARGARET S; JT
1877 E YALECREST AVE
Suite
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FRAPPIER, PAUL A & KATHLEEN M; JT
1878 E YALECREST AVE
Suite
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ARMSTRONG, DOROTHY W
8291 S ETIENNE WY
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WEST, HUGH S JR & JULIA C; JT
1003 S GROUSE CREEK CIR
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SPENCER, WILLIAM A & JUDITH A; TRS
2937 E LOSTWOOD DR
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SPENCER, WILLIAM A & JUDITH A; TRS
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3336 E OAK HOLLOW CIR
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FAULKNER, DON C & RUTH ANN (JT)
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BREWER, CLINTON A. & RUTH G.
2543 W MARTINGALE CIR
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4067 W CONTINENTAL DR
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SARAH DAFT HOME
737 S 1300 E
Suite
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SARAH DAFT HOME
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THE FIRST BAPTIST CHURCH
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MOUNT OLIVET CEMETERY ASSN
1342 E 500 S
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VALLEY MENTAL HEALTH INC
5965 S 900 E
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VALLEY MENTAL HEALTH INC
5965 S 900 E
Suite 320
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ROWLAND-HALL ST MARKS SCHOOL
720 S GUARDSMAN WY
Suite
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CORP OF PRES BISHOP OF CH OF JC OF LI
50 E NORTHTEMPLE ST
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UNITED STATES OF AMERICA
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SALT LAKE CITY, UT 84138-1102

SALT LAKE CITY
451 S STATE ST
Suite 345
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SALT LAKE CITY CORPORATION
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PLILER, WILFRED & CHRISTEAN, TANYA
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WATANABE, BRIAN K
865 S 1900 E
Suite
SALT LAKE CITY, UT 84108-1348

GROW, TRISTA L & BERARD, JENNIFER A; J
907 S 1900 E
Suite
SALT LAKE CITY, UT 84108-1331

CHRISTIANSEN, PAULEEN S
921 S 1900 E
Suite
SALT LAKE CITY, UT 84108-1331

JARBOE, LAURA R
923 S 1900 E
Suite
SALT LAKE CITY, UT 84108-1331

NORTON, ROBERT L & JACQUELYN E; JT
1107 S 1900 E
Suite
SALT LAKE CITY, UT 84108-1849

WOODBURY, DAVID & KATHLEEN (JT)
1193 S 1900 E
Suite
SALT LAKE CITY, UT 84108-1855

ARCHULETA, JAMES J & CAROL I (TC)
1211 S 1900 E
Suite
SALT LAKE CITY, UT 84108-1851

SUMMERS, JASON L & KIMBERLY M; JT
1219 S 1900 E
Suite
SALT LAKE CITY, UT 84108-1851

GREENE, DAVID J & DUANE K; TRS
1230 S 2000 E
Suite
SALT LAKE CITY, UT 84108-1966

CHRISTENSEN, JAMES P & PATRICIA P; JT
1236 S 2000 E
Suite
SALT LAKE CITY, UT 84108-1966

BERLIN, BARBARA
1242 S 2000 E
Suite
SALT LAKE CITY, UT 84108-1966

BLAKE, CAROLYN G
865 S 2200 E
Suite
SALT LAKE CITY, UT 84108-1425

JOLLEY, CARRIE B & L DEAN; TRS
1903 E 900 S
Suite
SALT LAKE CITY, UT 84108-1337

MATTSSON, DEREK J
1913 E 900 S
Suite
SALT LAKE CITY, UT 84108-1337

RUBNER, FREDERICK J JR & PAMELA M;
1916 E 900 S
Suite
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LABONTE, CLARENCE A & MARY S; JT
1919 E 900 S
Suite
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LEHTINEN, KERRY F
1922 E 900 S
Suite
SALT LAKE CITY, UT 84108-1338

NELSON, ROGER C & KAREN Q; JT
1925 E 900 S
Suite
SALT LAKE CITY, UT 84108-1337

HAGLUND, RICHARD F & GRETTLER S; TRS
1932 E 900 S
Suite
SALT LAKE CITY, UT 84108-1338

PARANT, DEBRA S & JOHN M; JT
1933 E 900 S
Suite
SALT LAKE CITY, UT 84108-1337

BRIAN, MARK S & KATHLEEN T; JT
1940 E 900 S
Suite
SALT LAKE CITY, UT 84108-1367

DE RODA, EDUARDO J & CINDY K; JT
1945 E 900 S
Suite
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LEGATE, LAWSON C & GARDNER, CLAIRE F
1954 E 900 S
Suite
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MCKAY, ROBERT R; TR ET AL
2942 S CONNOR ST
Suite
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LAU, SIU KONG & WANG, WEN HSIEN; JT
1580 E FEDERAL HEIGHTS DR
Suite
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MAGERAS, NANCY
854 S FOOTHILL DR
Suite
SALT LAKE CITY, UT 84108-1351

MILLER, TED L; TR
863 S FOOTHILL DR
Suite
SALT LAKE CITY, UT 84108-0000

WILSON, JEANNE
870 S FOOTHILL DR
Suite
SALT LAKE CITY, UT 84108-1303

KINNERSLEY, SHAUNA
2053 E GREENBRIAR CIR
Suite
SALT LAKE CITY, UT 84109-4303

WESSON, JOANNE E
1903 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1833

DALTON, CHRISTINA F & SCOTT A; JT
1904 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1834

FRATTO, JOSEPH C, JR & PEGGY O
1911 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1833

JILES, MARY JLEAN; TR
1912 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1834

AGUTTER, E RAY
1917 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1833

COLLMAR, PAULA M
1920 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1834

BEHRMANN, CLAUDE
1925 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1833

FREY, MARY J & THOMAS K; JT
1926 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1834

KRAUSE, MARGARET E
1931 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1833

WILLIAMS, JODY L
1932 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1834

CARLISLE, E THAIN; TR
1937 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1833

MAKI, CORINNE A
1940 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1834

CARLSTON, VIRGINIA G; TR ET AL
1944 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1834

SCHERER, KALVIN C
1945 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1833

HARTLE, MICHAEL S & KARLA A; JT
1954 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1834

NICHOLAS, PETER M & ROBYN R; JT
1955 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1833

PETERSON, RYAN B
1960 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1834

AKKAPEDI, SHAILAJA & KRISHNAN, AJAY; T
1961 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1833

EMMI, PHILIP C & ELAINE C; JT
1968 E HERBERT AVE
Suite
SALT LAKE CITY, UT 84108-1834

HOLLENHORST, JOHN T & SWANTJE J; JT
1912 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1304

GARDNER, ALAN J
1913 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1303

MORAY, EMMA LOU R
1919 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1303

MCDERMOTT, BETTY D; TR
1920 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1304

GREEN, JOEL R. & CHERRIN E. B.
1925 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1303

SPIKES, JOHN D. & ANNE D. (JT)
1928 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1304

MERKLEY, HELEN K
1935 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1303

PRITCHETT, TROY J
1936 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1304

REESE, JOLYNN H & RICHARD C; JT
1939 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1303

AKERLOW, KAREN B
1940 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1304

FEINAUER, JONATHAN & DIANE; JT
1946 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1304

SORENSEN, LOWELL M & PATRICIA L P;
1953 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1303

SHAFFER, MARLIN R., JR. & ALICE A.
1957 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1303

LIVERMORE, REBECCA O
1960 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1304

CARVALHO, GERARD F
1965 E HUBBARD AVE
Suite
SALT LAKE CITY, UT 84108-1303

GRAY, WILLIAM R & TAMARA A; JT
1915 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1822

GREENHALGH, CLOYD P & BEVERLY N; TR:
1919 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1822

YORK, ELAINE; TR
1920 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1823

DEWALD, LOUIS & ANN; JT
1923 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1822

HAGLUND, ELIZABETH M & PATRICIA A; TR:
1929 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1822

BRUSH, STEVEN A & SUSAN; JT
1930 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1823

SMEDLEY, DAVID T
1934 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1823

FREDRICK, JARED L
1939 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1822

WESTERGARD, FRED H & MARGARET M
1940 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1823

BENNION, MARCIA M; TR
1945 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1822

CHIPMAN, JOHN M
1946 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1823

OLSON, DEVON & REBECCA Y (JT)
1949 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1822

GILLESPIE, FRANK S. & VEDA L.
1950 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1823

MCCONKIE, OSCAR W JR & JUDITH S; TRS
1954 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1823

SLOAN, JACK L & DIXIE M (JT)
1959 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1822

MARTIN, KIMBERLY G
1960 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1823

MATINKHAH, FATEMEH R
1965 E LAIRD DR
Suite
SALT LAKE CITY, UT 84108-1822

LEE, DANIEL J & LESLIE C; JT
1970 E LAIRD DR
Suite
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2027 E LINCOLN CIR
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9TH SOUTH MANAGEMENT COMPANY, LLC
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WEAVER, RICHARD A & TODT, ELLEN H (JT)
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MURPHY, JACKSON B & MIREILLE (JT)
1911 E MICHIGAN AVE
Suite
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CURTIS, KEVIN S & AMELIA T; JT
1912 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1324

TOLBERT, RICHARD J & LORI S; JT
1917 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1323

BRINN, WILLIAM F & ARMSTRONG, ROSE M
1922 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1324

SWENSON, C DOUGLAS & SHERI M; JT
1925 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1323

ANDERSON, MARK V
1926 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1324

MATKIN, JUSTIN P & DIANA G; JT
1933 E MICHIGAN AVE
Suite
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MAY, JERALD A & CAROLYN L; JT
1934 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1324

COOMBS, F ALAN & MARJORIE W
1940 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1324

COX, CAROLYN & LOHSE, JAMES B; JT
1941 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1323

LARSEN, CLYDE L; TR, ET AL
1947 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1323

WHITTAKER, JOHN D & DIANE B (TRS)
1948 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1324

DUNN, SUSAN & JON; JT
1956 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1324

BLACK, KENNETH B & JULIANNE A; JT
1963 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1323

SHARP, CHARLES & RACHAEL; JT
1964 E MICHIGAN AVE
Suite
SALT LAKE CITY, UT 84108-1324

MILLER, C H JR & HETTIE E; JT
915 S NERUAL CIR
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GREGORY, JOAN M & RODERICK F; JT
916 S NERUAL CIR
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SNIECKUS, MARK H & CHRISTINA L; JT
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1903 E PRINCETON AVE
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WAND, TONY M & VICKIE C
1904 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1825

ELLIS, KATHRYN A; TR
1908 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1825

ROSS, GREGORY B
1911 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1824

TIDWELL, ROGER C. & JILL J.
1919 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1824

SNELL, EARL W & CAROLYN D (JT)
1920 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1825

KILGORE, TEK H & ANNE C; JT
1925 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1824

MECHAM, SCOTT R & MELISSA R; JT
1926 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1825

FLOYD, JAMES & CAROL; JT
1933 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1824

GIBB, SHERI A W; ET AL
1934 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1825

SPERRY, RICHARD J & JANET L; JT
1940 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1825

REIMANN, JULIA C
1941 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1824

PLEASANCE, ANN T; TR
1947 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1824

HALES, NICHOLE E
1948 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1825

JOSSIE, AARON
1955 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1824

MONTAGUE, CHRISTOPHER S & ELIZABETH
1956 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1825

DUBOIS, ALEXA J & ANDRE M; JT
1959 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1824

WHITE, ANNE P; TR
1962 E PRINCETON AVE
Suite
SALT LAKE CITY, UT 84108-1825

WOODHEAD, RONALD V; TR ET AL
1938 E SHERIDAN RD
Suite
SALT LAKE CITY, UT 84108-2233

SALT LAKE CITY
451 S STATE ST
Suite 345
SALT LAKE CITY, UT 84111-3102

SALT LAKE CITY CORP
451 S STATE ST
Suite 345
SALT LAKE CITY, UT 84111-3102

SALT LAKE COUNTY
2001 S STATE ST
Suite N450
SALT LAKE CITY, UT 84190-0002

HOFFMAN, KIRK W; ET AL
1920 E SUNNYSIDE AVE
Suite
SALT LAKE CITY, UT 84108-1347

SLUSSER, BURT M; TR
1934 E SUNNYSIDE AVE
Suite
SALT LAKE CITY, UT 84108-1347

HALVORSEN, MARQUITA M & MAY, RICHARD
1938 E SUNNYSIDE AVE
Suite
SALT LAKE CITY, UT 84108-1347

LEWIS, LYNNETTE
7430 S WASATCH BLVD
Suite H3
SALT LAKE CITY, UT 84121-4648

PHILLIPS, LARRY S & CAROL E; TC
1820 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1838

GREEN, RONALD W & ELISE M
1903 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1826

PULLMAN, PAUL & KAREN B; JT
1906 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1827

STEFFEN, JOHN R & BARBARA R; JT
1911 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1826

WHIPPLE, STEPHEN B & DEBRA R; JT
1912 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1827

HOWELL, JAMES R, JR & JANE J
1919 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1826

RHONDEAU, SUSAN H; TR
1920 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1827

LOUIE, KIM & CAROLYN H; JT
1927 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1826

FETZER, CLARK B & JEANNE H; JT
1928 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1827

JOHNSON, RANDY K
1935 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1826

STEVENS, ELIZABETH L
1936 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1827

ZIMMERMAN, GUY A & MARY B (JT)
1943 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1826

LARKIN, LANCE C & REBECCA M; JT
1944 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1827

HICKEN, VAL N & MARJANN H; JT
1949 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1826

TURNER, JUDD A & MARY ANNE; JT
1950 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1827

MCKAY, RICHARD L; TR
1957 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1826

BREWSTER, KENNETH B & KAREN B
1958 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1827

STIRBA, PETER
1965 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1826

BURKE, ANDREA M
1966 E YALE AVE
Suite
SALT LAKE CITY, UT 84108-1827

HANSEN, JEANINE S
1607 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84105-1723

RICKMAN, VICTOR S; TR
1903 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1843

CHRISTENSEN, LORIMER T & BARBARA
1904 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1844

COMARELL, PATRICIA; TR ET AL
1909 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1843

MILLER, SUSAN; TR
1912 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1844

FRY, JASON R & SHANNON M; JT
1919 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1843

NICHOLSON, RUTHEDA; ET AL
1920 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1844

KETELSEN, RONALD R & MOOERS, MARY G
1925 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1843

GIRARD, JANICE C
1926 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1844

ROBBINS, MARK B & MELANIE W; JT
1933 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1843

VAN THIEL, MICHAEL T & GARCIA, PATRICIA
1941 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1843

BOYDEN, MARGERY S
1942 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1844

LARSON, JOHN B
1947 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1843

NEBEKER, RICHARD K & LIZBETH F; TRS
1955 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1843

GAMBLE, LYNDA S
1956 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1844

PARK, VAL D & KATHERINE M; JT
1963 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1843

MCGUIRE, BRUCE O. & MARCIA C.
1964 E YALECREST AVE
Suite
SALT LAKE CITY, UT 84108-1844

STEVENS, LEIGH
1745 BANCROFT WAY
Suite
BERKELEY, CA 94703-1756

HSU, LIN CHIA LIN
702 ORCHID AVE
Suite
CAPITOLA, CA 95010-

CHAUSSEE, MARK A & MARY A; JT
2114 ARMSMERE CIR
Suite
EL DORADO HILLS, CA 95762-766

BOWMAN, GEORGE & LINDA; JT
354 CORAL RIDGE DR
Suite
PACIFICA, CA 94044-

HONEY, GEORGE B & MARING, ELAINE H; T
PO BOX 3106
Suite
SANTA BARBARA, CA 93130-3106

HARRIS, SHAWN M & MOORE, KRISTEN I
254 VAN BUREN AVE
Suite
LAKE MARY, FL 32746-3809

WEIDNER, JOHN C & REBECCA S; TRS
158 GREENMOUNT BLVD
Suite
DAYTON, OH 45419-3140

PETERSON, ELIZABETH H & BREEZE, JUDY
P O BOX 242
Suite
BOUNTIFUL, UT 84011-

GRIMSHAW, WILLIAM R & BEVERLY S; TI
644 E MIDVALLEY RD
Suite
CEDAR CITY, UT 84720-7674

HILBERT, PAMELA K
PO BOX 680130
Suite
PARK CITY, UT 84068-

SUMMERHAYS, MICHAEL D & JANICE A
537 S 600 E
Suite
PAYSON, UT 84651-2939

MILNE, IRVIN W; TR
43 E SAINT GEORGE BLVD
Suite
SAINT GEORGE, UT 84770-2853

BOSWELL, DONALD L & JOHN D; TRS
381 N 'L' ST
Suite
SALT LAKE CITY, UT 84103-3627

JOLLEY PARTNERS
1702 S 1100 E
Suite
SALT LAKE CITY, UT 84105-3424

CARRILLO, JESSE & EMERRI D; JT
1303 S 1300 E
Suite
SALT LAKE CITY, UT 84105-2501

SHAW, BRENT P & JANN W; JT
1307 S 1300 E
Suite
SALT LAKE CITY, UT 84105-2501

VALLARINO, NANETTE
1313 S 1300 E
Suite
SALT LAKE CITY, UT 84105-2501

ARUDA, P KEVIN
1317 S 1300 E
Suite
SALT LAKE CITY, UT 84105-2501

SHAW, BONNIE C
1321 S 1300 E
Suite
SALT LAKE CITY, UT 84105-2501

CHRISTENSEN, CARI
1329 S 1300 E
Suite
SALT LAKE CITY, UT 84105-2501

SUMMERS, JEFFERY & CHERYL L; JT
1353 S 1300 E
Suite
SALT LAKE CITY, UT 84105-2554

CHILD, DONNA A
1322 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1943

EVANOFF, E TODD
1330 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1943

O'BRIEN, RANDY & PATRICIA; JT
1336 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1943

FARR, DEANNA
1340 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1943

BULL, VIRGINIA L
1344 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1943

BEVAN, TAMMIE
1350 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1943

EDWARDS, DOUGLAS H & LILA ANNE; JT
1354 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1943

MARSHALL, JAMES S & KATHLEEN A; JT
1364 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1943

FOSTER, BETTY J
1370 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1943

GREENE, KIPP N & ZEIGLER, JEANNE O; JT
1404 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

ROBINSON, MICHAEL S
1410 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

BERO, ROBERT L
1416 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

DYKES, JEFFREY B
1424 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

MICHELSSEN, SEAN T & KERI H; JT
1430 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

ANDERSON, RAYMOND G & SUMMERHA'
1436 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

DUNN, SAMUAL J
1444 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

CLARK, SANDRA W
1452 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

OLSEN, REX W & MARGARET D; JT
1456 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

JENSON, KEN
1462 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

GATHERUM, WILLIAM R & CAROLYN T (TRS
1466 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

NATT, ALEX
1476 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

DAVIS, FLORENCE A & JOSEPH W; TRS
1486 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1945

WARBURTON, JANET R
1544 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1742

KENNEDY, BEVIS L
1548 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1742

DAVIS, ROGER D
1552 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1742

PETERSON, MARY E
1562 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1742

NIELSEN, ALICIA F
1568 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1742

LINSCHOTEN, CHRIS D & GLADYS (JT)
1576 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1742

REESER, JAMES W & PAMELA W; JT
1594 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1742

CHASE, NOLA
1618 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1750

HOBBS, PATRICK
1626 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1750

GOODLOE, KAREN J
1636 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1704

WAGSTAFF, JOHN; ET AL
1650 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1704

COATES, JOSEPH H
1660 E 1300 S
Suite
SALT LAKE CITY, UT 84105-1704

JACKSON, JANICA S
1736 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2270

MERRILL, JASON M
1744 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2270

JACKMAN, GEOFFREY A
1760 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2270

HILL, KRISTIN B
1764 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2270

BADDLEY, DAVID C
1770 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2270

BIRDSLEY, GALEN
1778 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2270

TOBINSKI, ELIZABETH F; TR
1822 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2215

FOSTER, CAROLYN
1852 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2267

WEBB, CHRISTOPHER F & SHANNON L; JT
1866 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2267

BURBANK, MATTHEW J & MARY D; JT
1872 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2267

HADLEY, HELEN R
1882 E 1300 S
Suite
SALT LAKE CITY, UT 84108-2267

JAMES, PHILIP C & LISA D; JT
1304 S 1400 E
Suite
SALT LAKE CITY, UT 84105-2622

WIMMER, ANGELA K
1308 S 1400 E
Suite
SALT LAKE CITY, UT 84105-2622

BAATSEN, ALBERT & GEERTGE
1314 S 1400 E
Suite
SALT LAKE CITY, UT 84105-2622

CHAPPELL, CHARLES W
1317 S 1400 E
Suite
SALT LAKE CITY, UT 84105-2621

BEVERLY, MICHAEL R & ANDREA J; JT
1318 S 1400 E
Suite
SALT LAKE CITY, UT 84105-2622

ABRAMSON, MARTA K
1321 S 1400 E
Suite
SALT LAKE CITY, UT 84105-2621

VAN MOORHEM, WILLIAM K & JULIE A; TRS
1322 S 1400 E
Suite
SALT LAKE CITY, UT 84105-2622

HURST, WENDELL R & JO ANN L; JT
1327 S 1400 E
Suite
SALT LAKE CITY, UT 84105-2621

HAKALO, BILLIE L
1328 S 1400 E
Suite
SALT LAKE CITY, UT 84105-2622

ALLEN, MARK J & JODY B; JT
1366 S 1400 E
Suite
SALT LAKE CITY, UT 84105-2633

VILLA, MARIA
1320 S 1500 E
Suite
SALT LAKE CITY, UT 84105-2725

RASMUSSEN, KENNETH F & SHAWNA M;
1321 S 1500 E
Suite
SALT LAKE CITY, UT 84105-2724

SNYDER, PHILIP A & OHLSON, KARIN E; JT
1326 S 1500 E
Suite
SALT LAKE CITY, UT 84105-2725

MCLEESE, KAREN L
1337 S 1500 E
Suite
SALT LAKE CITY, UT 84105-2724

BOND, F ARNOLD & THOMAS K
1342 S 1500 E
Suite
SALT LAKE CITY, UT 84105-2744

GRAY, ALBERT W & SUSAN M; JT
1347 S 1500 E
Suite
SALT LAKE CITY, UT 84105-2724

HABBESHAW, LENNA C & KUSABA, STEVE
1348 S 1500 E
Suite
SALT LAKE CITY, UT 84105-2744

WALD, FRED O. & BETH H.
1353 S 1500 E
Suite
SALT LAKE CITY, UT 84105-2724

ROBINSON, AMIE R & REED, CHARLES W; J
1327 S 1700 E
Suite
SALT LAKE CITY, UT 84108-2271

CAYIAS, PETER W. G.
1332 S 1700 E
Suite
SALT LAKE CITY, UT 84108-2216

CAYIAS, PETER W. G. & DOROTHY Z.
1332 S 1700 E
Suite
SALT LAKE CITY, UT 84108-2216

STREGE, JENNIFER L & ERICH D; JT
1333 S 1700 E
Suite
SALT LAKE CITY, UT 84108-2271

EWERS, ANNE C; TR
1338 S 1700 E
Suite
SALT LAKE CITY, UT 84108-2216

SCULLION, MATTHEW & WESTMAN, BRI
1341 S 1700 E
Suite
SALT LAKE CITY, UT 84108-2271

PHILIPPI, D KAY & CERAMI, MICHAEL J; JT
1347 S 1700 E
Suite
SALT LAKE CITY, UT 84108-2271

FERRARI, NANCY
1355 S 1700 E
Suite
SALT LAKE CITY, UT 84108-2271

GOPALAKRISHNAN, GANESH & GANESH
1306 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2218

THOMAS, KANDY
1311 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2217

OLSEN, DONNA M; TR
1319 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2217

KIPP, CARMAN E
1320 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2218

COBB, MATTHEW S
1327 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2217

KITTERER, MATTHEW C & RACHEL B; JT
1332 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2218

OSTLIND, LORRIE
1335 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2217

RUZEK, MIKE
1340 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2218

CROMPTON, SHANNON S
1343 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2217

SONDRUP, STEVEN P; TR
1346 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2218

ALLEN, FLOYD R. & ELAINE H.
1351 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2217

DEHNERT, GREGORY W & VIRGINIA M; JT
1352 S 1800 E
Suite
SALT LAKE CITY, UT 84108-2218

HOLLENBECK, LORI J
1310 S 1900 E
Suite
SALT LAKE CITY, UT 84108-2220

BERGSTROM, ERIC & TORI; TC
1314 S 1900 E
Suite
SALT LAKE CITY, UT 84108-2220

WORTHEN, JON A & SUSAN M; JT
1332 S 1900 E
Suite
SALT LAKE CITY, UT 84108-2220

RICHMOND, CORNELIUS T & COLLEEN H
1336 S 1900 E
Suite
SALT LAKE CITY, UT 84108-2220

WOLFE, FRANK A III & TASSY; JT
1344 S 1900 E
Suite
SALT LAKE CITY, UT 84108-2220

MATSUO, FUMISUKE & RUTH ANN S; JT
1353 S 1900 E
Suite
SALT LAKE CITY, UT 84108-2219

PEMBROKE, ROBERT S; TR
425 N 400 W
Suite
SALT LAKE CITY, UT 84103-1230

DARGER/NOLF LIMITED COMPANY
174 E 800 S
Suite
SALT LAKE CITY, UT 84111-3898

VANWAGENEN, RICHARD A & LINDA (JT)
1922 E CLAREMONT WY
Suite
SALT LAKE CITY, UT 84108-2228

STAHL, JACK E & SUZANNE F; TC
1927 E CLAREMONT WY
Suite
SALT LAKE CITY, UT 84108-2227

KAMINSKI, CRAIG & HEIDI; TRS
1930 E CLAREMONT WY
Suite
SALT LAKE CITY, UT 84108-2228

CHRISTIANSEN, JOAN
1937 E CLAREMONT WY
Suite
SALT LAKE CITY, UT 84108-2227

DIMAS, PETER C & KATIE P; TRS
1947 E CLAREMONT WY
Suite
SALT LAKE CITY, UT 84108-2227

BARTA, RICHARD M & KRISTIN S; JT
1948 E CLAREMONT WY
Suite
SALT LAKE CITY, UT 84108-2275

PREECE, EVERETT J & VICKI; JT
1957 E CLAREMONT WY
Suite
SALT LAKE CITY, UT 84108-2227

FLITTON, JOHN S; TRS, ET AL
1958 E CLAREMONT WY
Suite
SALT LAKE CITY, UT 84108-2275

PRATT, LANCE T & SCHIESZ, LAURI E; JT
1967 E CLAREMONT WY
Suite
SALT LAKE CITY, UT 84108-2227

DAVEY, VICKI C
1977 E CLAREMONT WY
Suite
SALT LAKE CITY, UT 84108-2227

SELWAY INVESTMENTS LC
1329 S COLONIAL CIR
Suite
SALT LAKE CITY, UT 84108-2202

KING, MARJORIE J
1331 S COLONIAL CIR
Suite
SALT LAKE CITY, UT 84108-2202

WRIGHT, MICHAEL J & CYNTHIA L; JT
1335 S COLONIAL CIR
Suite
SALT LAKE CITY, UT 84108-2202

KELLMER, MATTHIAS & INGRID R; JT
1337 S COLONIAL CIR
Suite
SALT LAKE CITY, UT 84108-2202

GARDINER, REBECCA S; TR
1339 S COLONIAL CIR
Suite
SALT LAKE CITY, UT 84108-2202

BANNON, BARBARA M
1341 S COLONIAL CIR
Suite
SALT LAKE CITY, UT 84108-2202

WARNER, RICHARD L JR & ELIZABETH Y
1343 S COLONIAL CIR
Suite
SALT LAKE CITY, UT 84108-2202

SCHOFIELD, SCOTT R & SHELLEY R; JT
1312 S COLONIAL DR
Suite
SALT LAKE CITY, UT 84108-2204

YOUNG, KATHRYN B & PAUL C; TRS
1313 S COLONIAL DR
Suite
SALT LAKE CITY, UT 84108-2203

MCGLOTHLEN, DELFA N; TR ET AL
1322 S COLONIAL DR
Suite
SALT LAKE CITY, UT 84108-2204

EARL, STEVEN G & INGUNN H; JT
1325 S COLONIAL DR
Suite
SALT LAKE CITY, UT 84108-2203

ASPER, ANE A
1332 S COLONIAL DR
Suite
SALT LAKE CITY, UT 84108-2204

POULSON, MEREDITH M. & MERELYN T.
1336 S COLONIAL DR
Suite
SALT LAKE CITY, UT 84108-2204

WELLING, CAROLYN O. & H. NEIL
1344 S COLONIAL DR
Suite
SALT LAKE CITY, UT 84108-2204

POELMAN, MARY E S & WALTER S; TRS
1347 S COLONIAL DR
Suite
SALT LAKE CITY, UT 84108-2256

WARLAUMONT, JAMES L; ET AL
2710 E COMANCHE DR
Suite
SALT LAKE CITY, UT 84108-2811

ANDROULIDAKIS, DORTHY
369 N CRESTLINE CIR
Suite
SALT LAKE CITY, UT 84103-4322

WOODS, NISSIA M
2556 S ELIZABETH ST
Suite 7
SALT LAKE CITY, UT 84106-2753

LEAVER, LINDA K
1331 S EMIGRATION CIR
Suite
SALT LAKE CITY, UT 84108-2207

SHEPHERD, BRAD J & MARY L; JT
1337 S EMIGRATION CIR
Suite
SALT LAKE CITY, UT 84108-2207

STONER, JOHN WM., JR. & RUTH
1339 S EMIGRATION CIR
Suite
SALT LAKE CITY, UT 84108-2207

JOHNSON, KRIS N
1341 S EMIGRATION CIR
Suite
SALT LAKE CITY, UT 84108-2207

BSUMEK, MARJORIE
1345 S EMIGRATION CIR
Suite
SALT LAKE CITY, UT 84108-2207

KOLES, SUSAN A
1347 S EMIGRATION CIR
Suite
SALT LAKE CITY, UT 84108-2207

BASSETT, PATRICIA L
1306 S EMIGRATION ST
Suite
SALT LAKE CITY, UT 84108-2206

TRIM, BRIAN P & KHANH T; JT
1314 S EMIGRATION ST
Suite
SALT LAKE CITY, UT 84108-2206

GALLEGOS, ANDREW L & JOAN M (JT)
1319 S EMIGRATION ST
Suite
SALT LAKE CITY, UT 84108-2205

PETERSON, GLORIA T; TR
1324 S EMIGRATION ST
Suite
SALT LAKE CITY, UT 84108-2206

DIENER, MARISSA & YANNELLI, FRANK C; J
1327 S EMIGRATION ST
Suite
SALT LAKE CITY, UT 84108-2205

GLISSMEYER, ROSEMARIE C; TR
1340 S EMIGRATION ST
Suite
SALT LAKE CITY, UT 84108-2206

PAULSEN, JOHN W & SUSAN N; JT
1351 S EMIGRATION ST
Suite
SALT LAKE CITY, UT 84108-2279

SCHWAB, DORIS S & MCCULLOUGH, CHRIS
1352 S EMIGRATION ST
Suite
SALT LAKE CITY, UT 84108-2206

HORTON, STEVEN C
1344 S FILMORE ST
Suite
SALT LAKE CITY, UT 84105-2706

BULT, LINDA
1347 S FILMORE ST
Suite
SALT LAKE CITY, UT 84105-2705

OGDEN, RUSSELL T & OGDEN-JONES, BRE
1351 S FILMORE ST
Suite
SALT LAKE CITY, UT 84105-2705

WATTS, CHARLES W & STEPHANIE
1352 S FILMORE ST
Suite
SALT LAKE CITY, UT 84105-2706

JONES, MARK A & KEYVAN F; JT
1335 S GLENMARE ST
Suite
SALT LAKE CITY, UT 84105-2707

RADCLIFFE, DAVID
1341 S GLENMARE ST
Suite
SALT LAKE CITY, UT 84105-2707

BAIN, GWEN; TR
1344 S GLENMARE ST
Suite
SALT LAKE CITY, UT 84105-2708

BAGLEY, PATRICK
1347 S GLENMARE ST
Suite
SALT LAKE CITY, UT 84105-2707

HAWKSWORTH, ANN
1350 S GLENMARE ST
Suite
SALT LAKE CITY, UT 84105-2708

MAHAK, VALI & FRANCINE T; JT
1319 E HARRISON AVE
Suite
SALT LAKE CITY, UT 84105-2609

STORMANN, THOMAS M
1327 E HARRISON AVE
Suite
SALT LAKE CITY, UT 84105-2609

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BEHLE, WILLIAM H & HOWARD W & RAYMO
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RATCLIFFE, HELEN; TR
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HUNTER, WILLIAM E & PATRICIA F SMEC
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HAUSKNECHT, STEPHEN J
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SHARP, HAL T & ELAINE J; TRS
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LOVEALL, BYRON & JILL W; JT
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IWASAKI, MARK & JODI L (JT)
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LONG, LARRY N
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HSU, TUNG & RU-LIN (JT)
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SALT LAKE COUNTY
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KAREN ASHTON
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DICK CREAGER
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Exhibit 5

PLANNING COMMISSION

Exhibit 8

PLANNING COMMISSION

Exhibit 8a

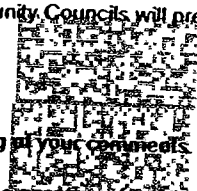
**PLANNING COMMISSION
HEARING NOTICE
AND POSTMARK**

Salt Lake City Planning Division
451 South State Street
Salt Lake City, Utah 84111

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. Speakers will be called by the Chair.
4. Please state your name and your affiliation to the petition or whom you represent at the beginning of your comments.
5. Speakers should address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
6. A time limit may be placed on speakers to ensure everyone has a chance to comment. The Chair will make that determination upon reviewing the number of people wishing to speak.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Meeting notices are made available 14 days in advance. If persons wish to submit written comments, they should be directed to the Planning Division at least 7 days in advance to enable Planning Commissioners to consider those written comments. Comments should be sent to:

Salt Lake City Planning Director
451 South State Street, Room 406
SLC, UT 84111

Note: We comply with all ADA guidelines. Assistive listening devices & interpreter services provided upon 24 hour advance request.



Chair

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US POSTAGE

NOTICE OF HEARING

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, November 10, 2004, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

- 1. APPROVAL OF MINUTES** from Wednesday, October 27, 2004
- 2. REPORT OF THE CHAIR AND VICE CHAIR**
- 3. REPORT OF THE DIRECTOR**
- 4. PUBLIC HEARINGS**
 - a. PUBLIC HEARING** – Petition No. 400-04-30, by Neighborhood Housing Services, requesting to rezone property located at 1003 and 1005 West Euclid Avenue from a Neighborhood Commercial “CN” to a Moderate Density Multi-Family Residential “RMF-35” zoning district and to amend the West Salt Lake Community Master Plan to reflect the proposed zoning. (Staff – Ray McCandless at 535-7282)
 - b. PUBLIC HEARING** – Petition No. 410-702, the applicant is seeking conditional use approval to change the status of Willies Lounge from a “Class C” beer establishment to a “private club”, located at 1716 S. Main St. Salt Lake City, UT. There is no proposed physical redevelopment of the building or property at this time (Staff – Lex Traughber @ 535-6184 or lex.traughber@slcgov.com)
 - c. PUBLIC HEARING** – Petition No. 400-02-34, by the Yalecrest Community Council, requesting to amend the Salt Lake City Zoning Ordinance by creating the “YCI” Yalecrest Compatible Infill Overlay District and to amend the Salt Lake City Zoning Map by mapping the “YCI” to areas zoned “R-1-5000” and “R-1-7000” within the area defined by the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets. (Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com)
 - d. PUBLIC HEARING** – Petition No. 410-665, by Harper Contracting, represented by Bruce Parker, requesting to construct a concrete batch plant at approximately 2401 North Redwood Road (rear) in a light industrial “M-1” zoning district. (Staff – Cheri Coffey at 535-6188)
 - e. PUBLIC HEARING** – Petition No. 490-04-15, by Harper Contracting, represented by Bruce Parker, requesting preliminary subdivision approval for a proposed one lot minor subdivision which will reconfigure three existing property parcels in order to obtain frontage for an existing land locked parcel at approximately 2401 North Redwood Road (rear). (Staff – Cheri Coffey at 535-6188)
- 5. UNFINISHED BUSINESS**

Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 48 hours in advance of the meeting and we will try to provide whatever assistance may be required. Please call 535-7757 for assistance.

PLEASE TURN OFF CELL PHONES AND PAGERS BEFORE THE MEETING BEGINS. AT YOUR REQUEST A SECURITY ESCORT WILL BE PROVIDED TO ACCOMPANY YOU TO YOUR CAR AFTER THE MEETING. THANK YOU.

Exhibit 8b

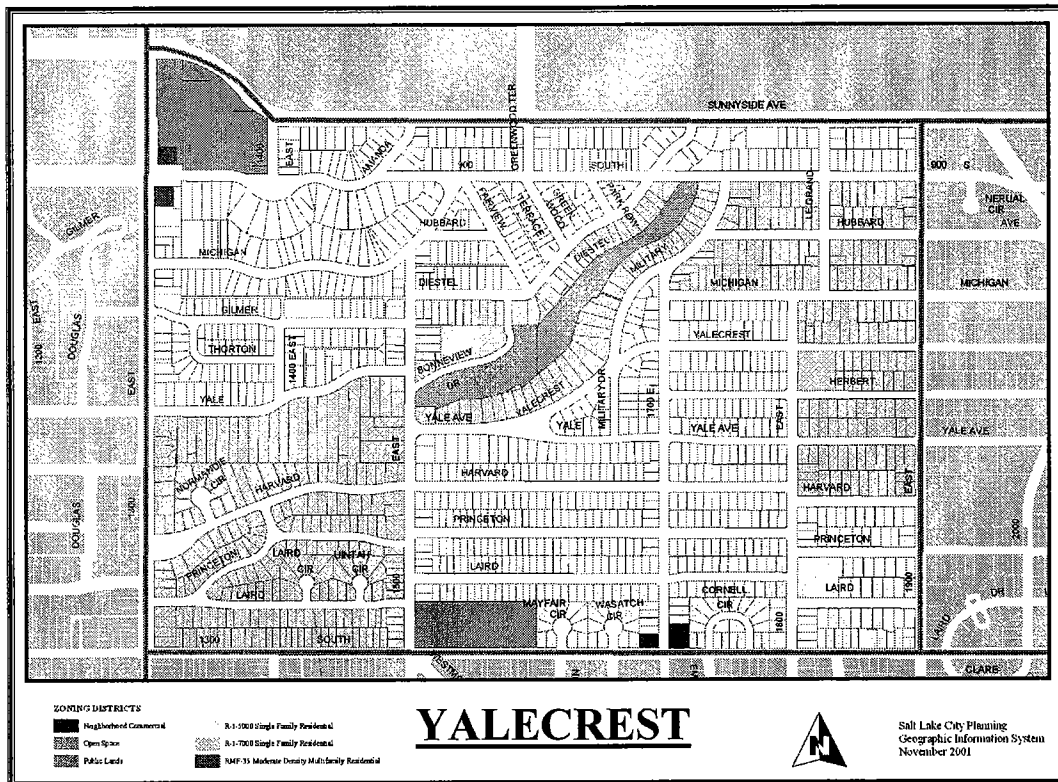
**PLANNING COMMISSION
STAFF REPORT**

DATE: November 5, 2004

TO: Salt Lake City Planning Commission

FROM: Joel G. Paterson, AICP
Senior Planner
Telephone: 535-6141
E-mail: joel.paterson@slcgov.com

RE: Staff Report for the November 10, 2004 Planning Commission Meeting



CASE NUMBER: 400-02-34

APPLICANT: Mayor Anderson

STATUS OF APPLICANT: Mayor Anderson initiated this petition at the request of the Yalecrest Community Council

PROJECT LOCATION: The proposed Yalecrest Compatible Infill Overlay District will apply to property zoned Single-family Residential R-1-5000 and R-1-7000 within the area defined by the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets. Please refer to the map on Page 1 of this report.

COUNCIL DISTRICT: District 5, Council Member Jill Remington Love
District 6, Council Member David Buhler

REQUESTED ACTION: This petition requests to amend the text of the Salt Lake City Zoning Ordinance by creating the Yalecrest Compatible Infill Overlay District (YCI) and amending the Zoning Map by applying the YCI to all properties zoned Residential R-1-5000 and R-1-7000 within the area defined by the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets. As with all text and map amendments, the Planning Commission is required to hold a public hearing and forward a recommendation to the City Council, the final approval authority for such legislative actions.

PROPOSED AMENDMENT: The proposed compatible infill ordinance (Exhibit 1) was developed in response to community concerns about the design of new houses and additions in established residential neighborhoods that are out of scale with surrounding homes. Such infill development adversely impacts the character of neighborhoods. The proposed ordinance attempts to encourage infill that is compatible with the neighborhood while not unduly limiting creativity or the design process.

Every year the City receives zoning complaints about new additions or new houses that tower above or overwhelm surrounding houses. However, in most cases, these homes meet all zoning standards. The zoning ordinance may actually permit the construction of new houses that are more than twice the size of the typical house in the neighborhood. Without making these amendments to the zoning ordinance, the City will continue to be powerless in these situations. Adopting the YCI will provide zoning standards which encourage new construction of homes that are more compatible with the surrounding neighborhood. However, the YCI does not regulate demolition of homes.

The typical single-family residence has grown significantly over the past fifty years and new homes are often much larger than the original homes found in established neighborhoods. For this reason, many communities are developing regulations to encourage compatible infill development. The approaches vary considerably from general design criteria to very complex systems. Many cities have established design

review boards, similar to historic landmark commissions, which are charged with preserving neighborhood character. The Yalecrest Compatible Infill Overlay was designed to utilize the over-the-counter building permit process. No additional steps have been added to the process of obtaining building permits for homes that meet the provisions of the YCI.

The proposed YCI will create additional zoning standards regulating new construction and additions to existing homes in the R-1-5000 and R-17000 district within the Yalecrest Community. The goal is to encourage compatibility between new construction, including additions, and the existing character and scale of the surrounding neighborhood.

The regulations promote a desirable residential area by addressing aesthetically pleasing environments, safety, privacy, and neighborhood character. They allow for design flexibility while maintaining compatibility within the Yalecrest Community. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

APPLICABLE LAND USE REGULATIONS:

Section 21A.34

Overlay Districts

Statement of Intent: An overlay district is intended to provide supplemental regulations or standards pertaining to specific geographic features or land uses, wherever these are located, in addition to "base" or underlying zoning district regulations applicable within a designated area. Whenever there is a conflict between the regulations of a base zoning district and those of an overlay district, the overlay district regulations shall control.

Section 21A.50

Amendments

Purpose: The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

MASTER PLAN SPECIFICATIONS: The adopted land use policy document that guides development in the area of the Yalecrest Community is the East Bench Master Plan, adopted in 1987. A description of the pertinent information in the East Bench Master Plan is provided below.

East Bench Master Plan: The East Bench Master Plan Future Land Map indicates that the Yalecrest area should remain as a low density residential neighborhood. The Urban Design section of the Master Plan states:

East Bench residential neighborhoods have a delightful character. Even though there is a wide variety of housing age, size, and style, most properties contribute to the community's quality environment. These desirable neighborhoods have not happened by chance. A strong sense of neighborhood identity along with proper application of subdivision, building, and zoning regulations have played an important role in establishing the community's character.

Maintaining the delightful character of East Bench neighborhoods requires vigilant city and community effort. Detracting from residential character are:

- *Building remodels or additions that are not compatible with the design of the original structure or neighboring homes;*
- *New structures that are not compatible with the design of surrounding homes."*

The older Harvard-Yale area contains many buildings of architectural and historical significance. Conditions may warrant creating a conservation or historic district in the area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character.

PROJECT HISTORY:

Because of an emerging trend in some residential neighborhoods to demolish existing houses to accommodate the new construction of larger homes, Mayor Anderson, in 2001, directed the Planning Staff to develop compatible infill standards for all single- and two-family residential zoning districts. In August 2001, the Administration decided to focus the effort on a single community. Because of recent tear-downs and large additions that had occurred in Yalecrest, Staff was directed to work directly with this community to develop compatible infill standards. Since that time, staff has been working with a subcommittee to develop the YCI. The following list summarizes the history of this project.

- February 2001 – Mayor Anderson met with the Yalecrest Community Council to discuss the problem of new residential development that was out of scale with the character of the neighborhood.
- May 2001 – The Planning Staff begins developing options to address the issue of compatible infill within residential neighborhoods.
- August 2001 – The Salt Lake City Planning Director invited to the Yalecrest Community Council to discuss the concept of compatible infill development. The Yalecrest Compatible Infill Subcommittee was formed.

- November 2001 – The Planning Staff begins working with the Yalecrest Compatible Infill Subcommittee.
- November 25, 2003 – Formal presentation of the YCI to the Yalecrest Community Council.
- February 24, 2004 – Yalecrest Community Council votes to support the proposed YCI.
- April 2004 – Yalecrest Compatible Infill Subcommittee formally submits YCI proposal to the Planning Division.
- September 22, 2004 – Public open house.

ANALYSIS AND FINDINGS:

1. **COMMUNITY COUNCIL(S):** The Yalecrest Compatible Infill Subcommittee presented the proposed ordinance amendment to the Yalecrest Community Council on November 25, 2003 and again on February 24, 2004.

Approximately sixty people attended the November 25, 2003 meeting. There was general support for the proposed ordinance, but suggested that the proposed regulations for garages be simplified. The Community Council voted to further discuss the YCI proposal at a future meeting.

At the February 24, 2004 meeting, the Community Council voted to support the proposed overlay district. A letter from the Community Council is attached in Exhibit 2

2. **Open House:** Over seventy people attended a public open house on September 13, 2004. Exhibit 3 includes a summary of the questions asked and copies of the handouts presented at the meeting. Exhibit 4 includes the public comments that have been received regarding this petition.
3. **ANALYSIS:** The Yalecrest Compatible Infill Subcommittee devoted a significant amount of time to research and discussion regarding various approaches to regulating compatible infill. The following guiding principles were established:

- Develop an over-the-counter permitting process that would not require the creation of a design review board.
- Limit the burden on applicants seeking building permits.
- Address only those issues that have a significant potential of detracting from the established character of Yalecrest.
- Create as few non-complying structures as possible while developing an effective way to protect the character of Yalecrest.

The following discussion summarizes the draft compatible infill regulations developed by the Yalecrest Community Council. The proposed ordinance addresses

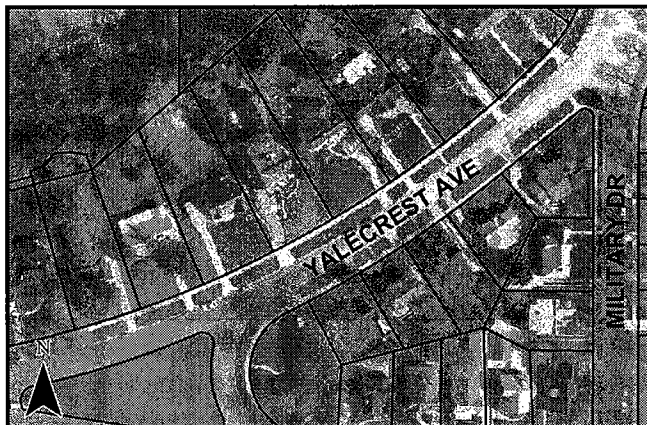
building height, front yard setback, and location and width of attached garages. Refer to Exhibit 1 to review the proposed YCI Overlay District.

Building Height: The primary purpose of the height standard is to promote a reasonable scale in relationship to other existing residences. To establish the existing heights of homes in the area, the Salt Lake City Surveyor's Office surveyed at least 17 of the tallest houses in Yalecrest. Although the YCI reduces the maximum building height by only two and one-half feet, this standard, coupled with limitation on the maximum height of exterior walls along the interior side yard will ensure that new construction will be more compatible with existing homes and help to preserve the amount of light available to adjacent homes.

Proposals:

1. Reduce maximum building height from 30 feet to 27.5 feet (measured to the midpoint of the roof).
2. Create a building height standard for homes with flat or mansard roofs: 20 feet.
3. Create a maximum exterior wall height for walls along the internal side yard to limit the impact tall structures may have on light/shading on neighboring properties. The maximum wall height varies in relation to the distance of the wall from the required building setback line.
4. Reduce the height of accessory structures from 17 feet to 15 feet.

Front Yard Setback: The existing front yard setback in Yalecrest is twenty feet. The Yalecrest area developed, a tremendous variation in front yard setbacks was established in different areas of the community, although along individual streets houses have fairly uniform setbacks. For example, homes on Yalecrest Avenue have an average front yard setback of 48 feet while homes on Gilmer are setback less than 13 feet. It is evident from this example that new construction may have a significant impact on the Character of the neighborhood.

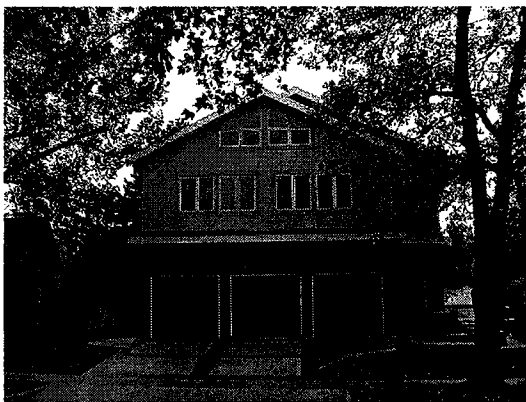


Without the proposed front yard setback standard, new houses can be built much closer to the street than other homes. This situation has occurred in Yalecrest and the adverse affect on the established street wall is significant



Proposal: The proposed YCI establishes the front yard setback by determining the average setback of other houses within 300 feet on the same side of the street. This approach creates a standard that accommodates the variation of front yard setbacks found in different areas of Yalecrest yet respects the uniformity of front yard setbacks established on a particular block.

Garages: A concern raised by the Yalecrest Community is that new homes built in this community often utilize a modern design trend of attaching the garage to the front of the house. There are examples of new construction in Yalecrest where the front façade is dominated by garage doors.



This type of design detracts from the traditional development pattern in Yalecrest where over 90 percent of garages are detached from the house and built in the rear yard.



A significant number of the existing detached garages do not meet current setback standards. Many are built on the property line and the small size of the garage does not satisfy the demands of today's society. The YCI standards allow non-complying detached garages in the rear yard to be rebuilt and/or enlarged to 440 square feet.

Proposal:

1. The proposed regulations would allow the expansion or reconstruction of non-complying garages located in the rear yard to 440 square feet.
2. Attached garages would not be allowed to extend beyond the front line of the building. However, existing attached garages that extend beyond the front line of a house could be replaced if reconstructed with the same footprint and dimensions.
3. The width of an attached garage would be limited to 50 percent of the front façade of the house. Under the YCI, the width of a garage is calculated by measuring the distance between the outside edges of the garage doors. If there are multiple garage doors, the width calculation includes the intervening wall element between garage doors but only the party of an intervening wall element that is three feet or less in width. For example if a house has two eight-foot garage doors separated by a five foot wide wall element, the width of the garage would be 19 feet. The calculation follows:



8' garage door + 3' (of the 5-foot) wall element + 8' garage door = 19 feet.

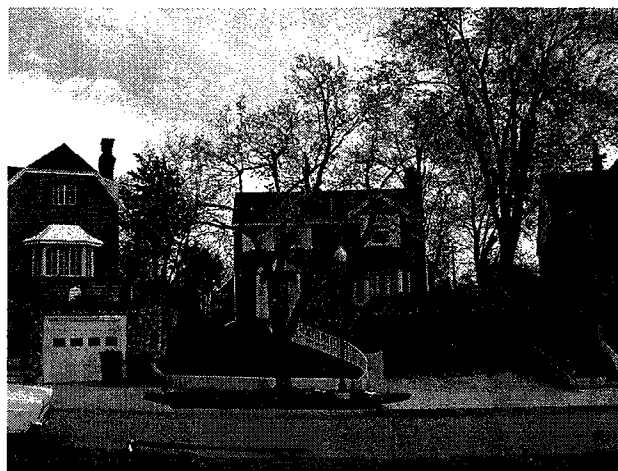
This calculation may cause concern if attached garages are built with a wider than normal wall element between garage doors.

4. There are lots in Yalecrest where the topography makes it virtually impossible to gain vehicular access to the side or rear yard. As such, a detached garage in the rear yard or an attached garage in line with the front line of the house may not be practical. Examples can be found on 1500 East and 900 South where garages are built into the hillside which rises from the street toward the house.



The YCI includes a special exception process to allow a garage to be constructed forward of the front line of the house if it can be established that:

- a. The rear and side yards cannot be reasonably accessed for the purpose of parking.
- b. Because of the topography of the lot it is impossible to construct a garage and satisfy the standards of the YCI.
- c. The ceiling elevation of the garage is below the elevation of the first or main floor of the house.
- d. The garage meets all applicable yard requirements.



This special exception process requires that a garage meet the setback requirements. In instances where the topography or shape of a lot eliminates the

possibility to meet setback requirements, property owners may seek relief through a variance process.

3. FINDINGS

A decision to amend the text of the zoning ordinance or the zoning map is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the Planning Commission and the City Council must consider the following factors:

21A.50.050 Standards for General Amendments

A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.

Discussion: The Urban Design section of the East Bench Master Plan discusses the importance of maintaining the character of neighborhoods and the sense of neighborhood identity. The Plan states that “building remodels or additions that are not compatible with the design of the original structure or neighboring homes” distract from the residential character. The Plan also suggests that the architectural and historical significance of homes in the Yalecrest Community may warrant creating a conservation or historic district.

This proposal stops short of creating an historic district but does propose additional regulations to address the problem of new homes and remodels that are incompatible with the surrounding neighborhood.

Findings: The proposed amendment is consistent with the purposes, goals, objectives, and policies of the East Bench Master Plan. The proposed map and text amendments are designed to specifically address concerns raised in the East Bench Master Plan.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: The Yalecrest Compatible Infill Subcommittee has done a tremendous amount of research to document various characteristics of the Yalecrest Community. Based on this research, the proposed compatible infill standards have evolved and address specific issues that relate to the neighborhood character of Yalecrest. The proposed overlay district addresses building height, front yard setback and garage placement; elements of design that may have significant impact on the character of a neighborhood.

Findings: The YCI proposes additional zoning regulations that attempt to ensure new construction and additions in Yalecrest are compatible with the character of the neighborhood.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The proposed text and map amendment are designed to encourage infill development that is compatible with the surrounding development. The purpose is to establish standards for the Yalecrest Community that encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood.

Findings: The proposed YCI standards are intended to minimize adverse impacts of new construction and additions on adjacent properties.

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Discussion: The Yalecrest Community is located within a Secondary Recharge Area regulated by the Groundwater Source Protection Overlay District. The proposed text and map amendments will not affect the administration of the existing overlay district.

Findings: The proposed YCI standards are consistent with the provisions of the Groundwater Source Protection Overlay District.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: The proposed text and map amendments will not change the land use patterns, densities or types of land uses within the Yalecrest Community. Consequently, the YCI will have no impact on the adequacy of public facilities and services in the Yalecrest Community. Any new development that occurs within the Yalecrest Community must be reviewed on an individual basis to determine if there will be any impact on public facilities and services.

Findings: The adequacy of public facilities and services criteria does not directly relate to the proposed text and map amendments and is not applicable.

RECOMMENDATION: Based on the analysis and the findings presented in this report, the Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve Petition 400-02-34 to amend the text of

the Zoning Ordinance by creating the Yalecrest Compatible Infill Overlay District and amend the Zoning Map by applying YCI to the Yalecrest Community as proposed .

Respectfully submitted,

Joel Paterson, AICP
Senior Planner

Attachments:

- Exhibit 1 Proposed Yalecrest Compatible Infill Overlay District
- Exhibit 2 Community Council Documentation
- Exhibit 3 Open House Documentation
- Exhibit 4 Public Comments

EXHIBIT 1
PROPOSED YALECREST COMPATIBLE
INFILL OVERLAY DISTRICT

**YALECREST COMPATIBLE INFILL OVERLAY DISTRICT
PLANNING COMMISSION DRAFT**

21A.34.120

- A. **Purpose Statement:** The purpose of the YCI Yalecrest Compatible Infill Overlay District is to establish standards for new construction, additions and alterations of principal and accessory structures within the Yalecrest Community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI Overlay District promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest Community.
- B. **Overlay District Boundary:** The YCI Overlay District applies to any property zoned Residential R-1-5000 or R-1-7000 within the area defined by the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets.
- C. **Building Height**
1. **Maximum Building Height:** All heights to be measured from finished grade.
 - a. **Pitched roofs:** Twenty-seven and one-half feet (27.5') measured to the midpoint of the roof as defined in 21A.62.040).
 - b. **Mansard or flat roofs:** Twenty feet (20')
 2. **Maximum Exterior Wall Height adjacent to interior side yards:** Eighteen and one-half feet (18.5') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one (1) foot (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required sideyard setback.
 - a. Exceptions:
 - i. Gable walls: Walls at the gable end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.
 - ii. Dormer walls: Dormer walls are exempt from the maximum exterior wall height if:
 - 1) The width of a dormer is ten feet (10') or less.
 - 2) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building façade facing the interior side yard.
 - 3) Dormers spaced at least eighteen inches (18") apart.

D. Front Yard Requirements: The minimum front yard shall be derived by measuring the front yards (the open, unoccupied, landscaped space between the front building lines of all developed properties) fronting the same side of the street within three hundred feet (300') of the subject property but in no case shall the measurement extend across intervening streets. The minimum required front yard shall be equal to the average of the smallest fifty percent (50%) of front yards measured. For example, if ten developed properties are located along the same side of the street within 300 feet of the subject property, the required minimum front yard is equal to the average of the five (10 X 50% = 5) smallest front yards.

E. Accessory Structures

1. **Maximum Height for accessory structures with a pitched roof:** Fifteen feet (15').
2. **Non-complying Detached Garages:** An existing non-complying detached garage located in the rear yard may be rebuilt or expanded at its existing location to a maximum size of 440 square feet subject to the approval of the Development Review Team (DRT).
3. **Garages Located in Front of the House:** No detached garage shall be constructed forward of the "front line of the building" (as defined in 21A.62.040), unless a new garage is constructed to replace an existing garage. In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced.
4. **Maximum garage door height:** Eight and one-half feet (8.5').

F. Standards for Attached Garages:

1. **Located behind or in-line with the front line of the building:** No attached garage shall be constructed forward of the "front line of the building" (as defined in 21A.62.040), unless a new garage is constructed to replace an existing garage. In this case, the new garage shall be constructed in the same location with the same dimensions as the garage being replaced.
2. **Width of an Attached Garage:** The width of an attached garage facing the street may not exceed fifty percent (50%) of the width of the front façade of the house. The width of the garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors up to a maximum of three feet (3').
3. **Maximum garage door height:** Eight and one-half feet (8.5').

G. Special Exception for Garages: A garage built into a hillside and located forward of the front line of the building may be allowed as a special exception granted by the Board of Adjustments, subject to the following standards:

1. The rear and side yards cannot be reasonably accessed for the purpose of parking.
2. Because of the topography of the lot it is impossible to construct a garage and satisfy the standards of the YCI.
3. The ceiling elevation of the garage is below the elevation of the first or main floor of the house.
4. The garage meets all applicable yard requirements.

EXHIBIT 2

COMMUNITY COUNCIL DOCUMENTATION

Planning Commission Staff Report
Petition 400-02-34
Yalecrest Compatible Infill Ordinance

Yalecrest Community Council
1024 South 1500 East
Salt Lake City, UT 84105
801-799-6011

April 2, 2004

To Whom it May Concern:

During the regular meeting of the Yalecrest Community Council on Tuesday, 24-Feb-2004, a presentation was made by the Compatible Infill Study Committee explaining the recommendations it had developed and desired to be forwarded to the Salt Lake City Planning Dept. and to the City Council for adoption of a zoning overlay protecting existing residential character in the Yalecrest neighborhood. Committee members David and Lisette Gibson thoroughly presented the recommendations and plans and responded to all questions from the community.

A motion was made, seconded, and passed overwhelmingly in support of Compatible Infill overlay zoning proposal and the study committee was encouraged to pursue adoption of the overlay zoning through the Salt Lake City Planning Dept. and Salt Lake City Council.

Sincerely,

A handwritten signature in black ink that reads "Tom M Bonacci". The signature is written in a cursive style with a large, stylized "T" and "B".

Tom Bonacci
Chairman, Yalecrest Community
Council

Yalecrest Community Council
February 24, 2004

Minutes from Compatible Infill Presentation
David Gibson, Presenter

Questions:

- What is meant by the midpoint of a roof? (*answered*)
- R-1-5,000 - what does that mean? (*answered*)
- Where do you measure from if a house is on a slope? (*The Infill Ordinance would measure grade from the uphill side*)
- Will there be enough space to park a car in front of an attached garage in front? (*This is referring to a situation where the front yard setback would not allow sufficient space between the garage front and the sidewalk to park a car. The point was a good one. Perhaps code would have to specify a minimum of 20' to the front of a garage from the sidewalk. Or else no parking could be allowed in that space.*)
- Can I pour a slab on concrete in place of a garage? If so, can it go right to the property line? (*The answer was yes*)
- Will variances be allowed? (*Of course*)
- Can the garage extend beyond the side of a house if space allows? (*Yes*)
- Does 440 sq. ft allow for a 2-car garage? (*702 sq. ft is still allowed*)
- From where is the front setback measured? (*Front property line*)

Comments:

- Someone commented that they only heard of the meeting the day before and a decision should not be made with so few people in attendance. David Gibson told them of the November 2003 Yalecrest Community Council meeting and that there would be two more public hearings would take place at some point in the future (Planning Commission and City Council Meetings)
- 50% of facade containing garage under the house. The example shown is unusable as a garage. Their garage is underneath their house and is too small. They feel 50% of the facade of the house is too restrictive for their house. It wouldn't allow them to build a 2-car garage. (*David Gibson agreed that this was a good point.*)
- It appears rules are being made for the minimum type of problem (not allowing a 2-car garage underneath a house). Tom Bonacci pointed out that variances are allowed. (*David Gibson pointed out that 2-car garages were allowed under the Infill Ordinance as long as the percentage was 50% or less*)

Motion:

The Yalecrest Community Council has heard both in November 2003 and February 2004 and answered questions and the majority feels it should be moved on to the Planning Staff and City Council.

Two people did not agree with the garage section in that it would not allow 2-car garages underneath a house. A motion, to sever the garage section from the ordinance for the purpose of a vote, failed.

A vote was taken to "Send it on to Planning and City Council, 21 people were in favor, 5 opposed.

Joel Paterson commented that notices will be sent to all property owners of record 14 days prior to hearings.

Yalecrest Community Council
Tuesday, February 24, 2004
7:00 P. M.

Rowland Hall St. Marks Elementary School
720 So. Guardsman Way - Dining Hall
(Please note temporary location change)
(The Dining Hall is located in the North-West building)

AGENDA

- 7:00 Announcements and Reports
- Mayor's office update - Annette Daley
- Police Report - Alicia Orgill
- 7:15 Proposed Compatible Infill Ordinance.
A presentation and discussion of the proposed Compatible Infill zoning overlay which will change the building and remodeling requirements within the Yalecrest neighborhood. The Compatible Infill *ad hoc* committee asks for discussion and a vote of support (or not) at this meeting.
- 8:00 Pingree School parking lot expansion
- 8:15 U of U Indoor Athletic Training Center.
- 8:30 Resident Issues and Concerns
- 8:45 Adjourn
- > **Next meeting:** March 23, 7:00pm

Mayor: Mayor Rocky Anderson, 535-7704, mayor@ci.slc.ut.us

City Council Members:

District 6 – Dave Buhler, 535-7600 dave.buhler@slcgov.com,
District 5 – Jill Remington Love, 535-7600 jill.love@slcgov.com
24-Hour City Council comment line: 535-7654, comments@ci.slc.ut.us

Yalecrest Community Council:

Chair: Tom Bonacci, 799-6011, tom@bonacci.net
Vice Chair: Jim Webster, 583-2322
Sec./Treas: Mary Ellen Pugsley, 582-4805

Web sites: www.slcgov.com/citizen - www.ccnc-slc.org (hosted by Aros.Net)

Yalecrest Community Council
Tuesday, November 25, 2003
7:00 P. M.

Rowland Hall St. Marks Elementary School
720 So. Guardsman Way - Dining Hall
(please note location change)

AGENDA

7:00 Announcements and Reports
- Mayor's office update - Annette Daley
- Police Report - Alicia Orgill

7:15 Proposed Compatible Infill Ordinance.
A presentation and discussion of the **proposed Compatible Infill Ordinance which will change the building and remodeling requirements within the Yalecrest neighborhood.**

7:50 Resident Issues and Concerns

8:00 Adjourn

---> **Next meeting:** January 27, 7:00pm

Mayor: Mayor Rocky Anderson, 535-7704, mayor@ci.slc.ut.us

City Council Members:

District 6 – Dave Buhler, 535-7600 dave.buhler@slcgov.com,

District 5 – Jill Remington Love, 535-7600 jill.love@slcgov.com

24-Hour City Council comment line: 535-7654, comments@ci.slc.ut.us

Yalecrest Community Council:

Chair: Tom Bonacci, 799-6011, tom@bonacci.net

Vice Chair: Jim Webster, 583-2322

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YALECREST COMMUNITY COUNCIL

SPECIAL MEETING

AGENDA

Tuesday, November 25, 2003
Rowland Hall - St. Mark's School
720 Guardsman Way (Dining Hall - North West side)
7:00 P.M.

Presentation of Proposed Yalecrest Compatible Infill Ordinance

A special committee of the Yalecrest Community Council has been at work for two years on proposed changes to Salt Lake City's zoning ordinances in order to protect the character of well-established neighborhoods. This work has been done with the aid and support of the Salt Lake City Planning Department.

The Yalecrest Compatible Infill Housing Committee would like to present proposed changes to the current Salt Lake City zoning ordinances for the Yalecrest area, answer questions concerning the proposed changes, and accept public input. The changes are designed to help protect the scale and character of the Yalecrest area. The proposed Ordinance would affect only *new* home construction, *enlargements* of existing homes, *new* garages and front yard setback *alterations* within the Yalecrest Community Council area. After a period of public input, and after incorporating any changes arising from the public comments, the proposed changes will be forwarded to the City Council for their consideration and adoption.

Please attend the meeting to become familiar with the proposed zoning ordinance changes, have your questions answered, and provide any input you feel should be considered.

Yalecrest Community Council

Tuesday, August 28, 2001
7 P.M.

Foothill Village Shopping Center, 1400 So. Foothill Blvd.
Security Office -located street level, south of Basket Loft Store

www.ci.sl.c.ut.us/citizen & www.ccnc-sl.c.org
ccnc site hosted by Aros. Net

Conducting: Lisette Gibson, Chair, 583-9316, dmgib@xmission.com
Vice Chair: Bob Sperling, 581-0451, waldo@webpipe.net
Vice Chair: Dixon Merrill, 581-0551
Secretary/Treasurer: Mary Ellen Pugsley, 582-4805

Agenda

7:00 Announcements & Reports of Community Events

7:05 Mayor's office update – Barry Esham

7:10 Stephen Goldsmith, Salt Lake City Planning Director

Discussion on proposed Compatible Infill Ordinance. *The intent of this ordinance is that additions to homes or new structures will be more compatible with the surrounding neighborhood.*

7:35 Maryanne Webster – Skull Valley Nuclear Waste Storage Facility Update

7:45 Police Report / Crime Report – Diane Olsen, Salt Lake City Police Department will report on crime in the neighborhood

7:50 Resident Issues / Concerns

8:00 ADJOURN

Notices

Results of June elections:

Chair: Lisette Gibson
Vice Chair: Bob Sperling
Vice Chair: Dixon Merrill
Secretary/Treasurer: Mary Ellen Pugsley

* * * * *

Have you received any emails regarding Yalecrest lately? If not, email Lisette at dmgib@xmission.com.

* * * * *

Thanks to all that helped at our first Night Out Against Crime & Ice Cream Social – it was a big success.

* * * * *

Salt Lake City Contacts:

District 6 – Dave Buhler, 535-7600,
dave.buhler@ci.sl.c.ut.us
District 5 – Roger Thompson, 535-7600
roger.Thompson@ci.sl.c.ut.us
24-Hour city council comment line: 535-754
comments@ci.sl.c.ut.us
Mayor Rocky Anderson, 535-7704
mayor@ci.sl.c.ut.us
Salt Lake City Web Site:
www.ci.sl.c.ut.us

* * * * *

Yalecrest Community Council Boundary:
E-1900 East, W-1300 East, N-Sunnyside Ave.
S-1300 South

SUGAR HOUSE
COMMUNITY COUNCIL

Member of Salt Lake Association of Community Councils



September 8, 2004

Mr. Joel Paterson, Principal Planner
Salt Lake City Planning Division
451 South State, Room 406
Salt Lake City, UT 84111

Re: Proposed Yalecrest Compatible Infill Overlay Ordinance

Dear Mr. Paterson,

On September 1, 2004, representatives of the Yalecrest Community Council Compatible Infill Committee presented a brief overview of the proposed Yalecrest Overlay Ordinance to the Sugar House Community Council.

The Sugar House Council supports the approach taken in this proposed ordinance to achieve compatibility for new construction and remodeling projects, with regard to maximum height, averaging of front yard setbacks, and garage size and location.

Preserving the character of Salt Lake City's existing walkable neighborhoods is important to the Sugar House community. The Sugar House Community Master Plan Update includes the following statement among its Development Objectives:

Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to preserve the character of the area.

As more new infill construction and remodels of excessive size are proposed for Salt Lake's established residential areas, the Sugar House Community Council will support efforts to preserve each neighborhood's unique identity. A motion to send a letter in support of the Yalecrest Community Council's effort was approved with voting 14 in favor, 0 opposed, and one abstention.

Regards,

A handwritten signature in black ink, appearing to read "H. Peters".

Helen M. Peters, Chair
Sugar House Community Council, 2003-2004

CC: Lisette Gibson

EXHIBIT 3

OPEN HOUSE DOCUMENTATION

Planning Commission Staff Report
Petition 400-02-34
Yalecrest Compatible Infill Ordinance

**YALECREST COMPATIBLE INFILL ORDINANCE
COMPARISON WITH EXISTING BASE ZONING STANDARDS**

ZONING STANDARD	YALECREST COMPATIBLE INFILL OVERLAY	R-1-5000	R-1-7000
Building Height	a. Sloping roofs: 27.5 feet. b. Mansard or flat roofs: 20 feet	30 feet or 2½ Stories	30 feet or 2½ Stories
Maximum Wall Height	18.5 feet wall height may increase 1 in height for each foot of increased setback beyond the minimum required yard. Wall height decreases 1 foot in height for each foot of decreased setback	None	None
Front Yard Setback	The minimum required front yard shall be equal to the average of the smallest 50% of front yards measured within 300 feet.	20 feet	20 feet
Accessory Structures 1. Maximum Height: a. Flat roofs: b. Pitched roofs 2. Non-complying Detached Garages	10.5 feet 15 feet. Non-complying garage may be rebuilt or expanded at its existing location to a maximum size of 440 square feet. Maximum eave height shall be 8 feet.	12 feet 17 feet Non-complying garage can be rebuilt with the same foot print. No maximum eave height	12 feet 17 feet Non-complying garage can be rebuilt with the same foot print. No maximum eave height

<p>Garages and Carports Located in Front of the House:</p>	<p>A new garage may not be built forward of the front line of the building, except if the garage is constructed in the same location and to the same dimensions as the garage or carport being replaced. Maximum garage door height: 8.5 feet.</p>	<p>Must meet existing setback requirements. No maximum garage door height</p>	<p>Must meet existing setback requirements. No maximum garage door height</p>
<p>Attached Garage Standards</p>	<p>a. Located behind or in-line with the front line of the building: The width of the garage wall or carport facing the street may not exceed 50 percent of the width of the front façade (including the garage or carport) of the house.</p> <p>b. Located in front of the front wall of living area: No new attached garage or carport may be built forward of the front line of the building, except to replace an existing garage or carport and is built in the same location and with the same dimensions of the existing garage or carport</p> <p>c. Maximum door height: 8.5'</p>	<p>Must meet existing setback requirements. No maximum garage door height</p>	<p>Must meet existing setback requirements. No maximum garage door height</p>

**YALECREST COMPATIBLE INFILL OVERLAY DISTRICT
OPEN HOUSE DRAFT**

21A.34.120

- A. **Purpose Statement:** The purpose of the YCI Yalecrest Compatible Infill Overlay District is to establish standards for new construction, additions and alterations of principal and accessory structures within the Yalecrest Community. The goal is to encourage compatibility between new construction, additions or alterations and the existing character and scale of the surrounding neighborhood. The YCI Overlay District promotes a desirable residential neighborhood by maintaining aesthetically pleasing environments, safety, privacy, and neighborhood character. The standards allow for flexibility of design while providing compatibility with existing development patterns within the Yalecrest Community.
- B. **Overlay District Boundary:** The YCI Overlay District is defined as the area within the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets.
- C. **Building Height**
1. **Maximum Building Height:** All heights to be measured from established grade.
 - a. **Sloping roofs:** 27.5 feet. (By definition, height is measured to roof midpoint)
 - b. **Mansard or flat roofs:**
 - i. R-1-5000: 20 feet
 - ii. R-1-7000: 20 feet
 2. **Maximum Exterior Wall Height:** 18.5 feet for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one (1) foot (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one (1) foot (or fraction thereof) for each foot (or fraction thereof) closer to the property line than the required sideyard setback.
 - a. Exceptions:
 - i. Gable walls: Walls at the gable end of a pitched roof may extend to a height necessary to support the roof structure.
 - ii. Dormer walls: Dormer walls are excepted that do not exceed the following limits:
 - 1) 10 feet width for single dormer.
 - 2) A total combined width of dormers on a house side equal to 50 percent of the house length of that side.
 - 3) Dormers spaced less than 18 inches apart with a 10 foot combined width.
- D. **Front Yard Requirements:** The minimum front yard shall be derived by measuring the front yards (the open, unoccupied, landscaped space between the front building lines of all

developed properties fronting the same side of the street within 300 feet of the subject property. The minimum required front yard shall be equal to the average of the smallest 50% of front yards measured. For example, if ten developed properties are located along the same side of the street within 300 feet of the subject property, the required minimum front yard is equal to the average of the five (10 X 50% = 5) smallest front yards. Setbacks to existing garages may not be used in calculating the average front yard setback.

E. Accessory Structures

1. **Maximum Height:** From driveway surface
 - a. **Flat roofs:** 10.5 feet
 - b. **Pitched roofs:** 15 feet.
2. **Non-complying Detached Garages:** An existing non-complying garage may be rebuilt or expanded at its existing location to a maximum size of 440 square feet subject to the approval of the Development Review Team (DRT). The maximum eave height shall be 8 feet.
3. **Garages and Carports Located in Front of the House:** A new garage may not be built forward of the front line of the building, except if the garage is constructed in the same location and to the same dimensions as the garage or carport being replaced.
4. Maximum garage door height: **8.5 feet.**

F. Standards for Attached Garages and Carports:

1. **Attached Garages and Carports:**
 - a. **Located behind or in-line with the front line of the building:** The width of the garage wall or carport facing the street may not exceed 50 percent of the width of the front façade (including the garage or carport) of the house.
 - b. **Located in front of the front wall of living area:** No new attached garage or carport may be built forward of the front line of the building, except to replace an existing garage or carport and is built in the same location and with the same dimensions of the existing garage or carport subject to compliance with minimum yard requirements established in the YCI Overlay and the base zoning district.
 - c. **Maximum garage door height:** 8.5 feet.

Open House for Compatible Infill Ordinance Yalecrest community
September 13, 2004

Notes: (not comprehensive)

- 1) Joel Paterson described the entire ordinance point by point.
- 2) Joel pointed out that previous to 1995 the maximum building height in R-1-7000 and R-1-5000 (?) was 35' to roof midpoint. But in 1995 the maximum height was changed to 30' to roof midpoint.
- 3) Joel said that the ordinance would be administered over the counter.
- 4) Joel said that a great deal of research had gone into the writing of the ordinance and that the numbers were well established.
- 5) A comment was made that it was not fair that attached garages not be allowed to expand. Also, that it was not fair that garages under the house not be allowed to stick out past the house front.
- 6) A comment was made that demolitions shouldn't be so easy to obtain. It was asked if there was any way of slowing or better controlling the demolition process. Joel pointed out that this would be difficult.
- 7) Joel explained that the concept of FAR (Floor area ratio). He explained that this was a ration between lot square footage and house square footage. Also, that one technique used by some communities was to put a limit on the FAR but that this would be especially difficult in the Yalecrest area given the wide variety of housing types and sizes.
- 8) Joel explained that established grade is what is used as the basis for measuring height. And that, in the case of Maximum Wall height the grade is established by averaging the grade along that wall face.
- 9) A comment was made that the height recommendation of the ordinance didn't take the houses between 15th East and 13th East into account. Joel said that the Ordinance had studied all the houses in the area.
- 10) Question was asked, where the front setback is typically found. Joel said that it varies, but that in terms of averaging the front setback it really didn't matter which line you measured from as long as you measured from the same line in every case. So, for example one could measure from the sidewalk or from the top back of curb.
- 11) Joel explained the different ways in which the city dealt with requests for variances, including administrative hearing, routine and uncontested and board of adjustment.
- 12) Joel was asked how long the approval process would take. Joel said that, at the soonest, it would reach the City Council early next year. And that would depend on how many times the Planning Commission needed to meet regarding it.
- 13) Joel said that the Planning Commission meeting regarding the Compatible Infill Ordinance was preliminarily planned to be October 13th. He said that a notice would go out to all Yalecrest residence including residents 400 feet from the area boundaries, informing them of the meeting. He also said that all are welcome to come and give their input.

EXHIBIT 4

PUBLIC COMMENTS

Planning Commission Staff Report
Petition 400-02-34
Yalecrest Compatible Infill Ordinance

November 4, 2004

Salt Lake City Planning Commission
451 So. State Street, Room 406
Salt Lake City, UT 84111

Re: Petition No. 400-02-34, Yalecrest Community Council

My name is David Gibson. I live on Hubbard Avenue in the Yalecrest community council area. I'm a member of the Compatibility Infill Ordinance committee. This is a brief outline of the rationale behind the various parts of the proposed ordinance, the full text of which will be presented at the Planning Commission meeting on November 10, 2004.

The Ordinance has come to be referred to as the Yalecrest Compatible Infill Ordinance; '**Compatible**' because the guiding principle behind the proposed ordinance is that it had to be consistent with the character of the vast majority of the as-built Yalecrest area. The ordinance is not an attempt to change or remake the existing character of the area.

The proposed infill ordinance is divided into 3 primary areas of concern; **house front setback, house height and garages.**

In the current zoning regulations the **front yard setback**, for R-1-5000 and R-1-7000, is 20 feet. Previous to the 1995 changes in the ordinance the front yard setback for these zones was an average of the existing setbacks of the other houses on the street. This ordinance proposes a variation of this idea; the front setback is to be established by the average of that half of the houses with the smallest front yard setbacks. It seems unfair to include houses built well back from the rest in establishing a setback limit. This concept, rather than an absolute distance, is more consistent with the Yalecrest area. That is because the front setbacks dramatically vary from street to street. Some examples are; on Gilmer Street the average front yard setback is 13 feet. On the south side of Michigan it's 30 feet. On the north side of Yalecrest, north of 15th east, the front setback is 48 feet. On the south side of Princeton it is 16 feet. The problem arises when the current setback, 20, is applied to these blocks. The north side of Yalecrest is a sweeping uniform attractive streetscape setback 48 feet. A house owner could, under the current ordinances, build a house on this block 27 feet closer to the street than his neighbors, effectively destroying this fine streetscape. Likewise on Gilmer a new house would be required to be 7 feet further back from the street than his neighbors. This seems unfair.

Another area addressed by the proposed ordinance is **house height**. The current allowable height in R-1-7000 and R-1-5000 zones is 30 feet to the roof mid point for houses with sloping roofs and 30 feet to the top of flat roofed houses. The ordinance proposes to drop the allowable height for houses with sloping roofs from 30'-0" to 27'-6", to be measured from the established grade. This height, 27'-6", was proposed as the result of studying and surveying the heights of the tallest houses in the Yalecrest area.

The committee identified 20 houses that were among the tallest in the Yalecrest area. The city then surveyed these houses to identify their heights. Of these 20 tallest houses, 6 were in excess of the proposed height restriction of 27'-6". One is the well known "the Hubbard house" at 1788 Hubbard, which is 30 feet tall. Of the other 5 house one is 1" above the recommendation, one is 2" and another 3 1/2" and another 9". There may be 3 or 4 more houses in the area over the recommended height. But, the proposed height will not create more than 10 non-conforming structures in the Yalecrest area, out of 1381 homes. In effect, 27'-6" is already the operating and respected maximum height of the Yalecrest area. We simply ask that this existing limit be recognized in ordinance form.

The proposed ordinance also recommends that the **maximum height for flat roofs** in the Yalecrest area be reduced to 20'-0" from the existing limit of 30'-0". There are only 5 flat roof houses in the entire Yalecrest area. Of these none of them exceed the recommended 20' height.

Another part of the house height proposal is what at one point was referred to as the envelope rule and is now referred to as the maximum wall height. The guiding principle behind this rule is "don't build a big house too close to your neighbor's house. This is another rule that is already in use in the Yalecrest area, it simply isn't codified yet.

The 3rd major area considered by the proposed ordinance is **garages, both attached and detached**. In the case of attached garages the ordinance proposes that their width percentage of the house front face not exceed 50% of the houses total width. Of the 200 attached garages in the Yalecrest area, 6 exceed this proposed percentage. One of them is a 4-car garage for a duplex, and one is a 3-car garage, the Hubbard house. The remaining 4 are two-car garages. The other 194 attached garages occupy less than 50% of the house width. It is part of the character of the Yalecrest area that houses, not garages, are the dominant building element.

The ordinance also recommends that garages not be allowed to stick out beyond the house front. An exception would be made for below grade garages. This recommendation is supported by existing character of the area. In the Yalecrest area, 86% of the houses have detached garages in the rear yard. Of the 200 **attached garages 15** stick out beyond the house front. Of these 15, only 6 are above grade. So, this proposal would affect very few houses.

The ordinance also proposes that the maximum height of **detached garages** be reduced from 17'-0" to the roof mid point to 15'-0". This is consistent with the current intent of the existing ordinance that accessory structures not have a primary use, such as living quarters. Also, this was the single most requested change to the existing ordinance.

All these points, as well as some others, will be more fully explained with documentation, photos and illustrations at the Planning Commission meeting.

Respectfully yours,

David M. Gibson
1764 Hubbard Avenue
Salt Lake City UT 84108

November 4, 2004

Salt Lake City Planning Commission
 451 South State Street, Room 406
 Salt Lake City, UT 84111

Re: Petition No. 400-02-34, Yalecrest Compatible Infill Overlay District Zoning Ordinance

My name is Lisette Gibson. I am a past Chair of the Yalecrest Community Council and am now a member of the Yalecrest Compatible Infill Committee. I live at 1764 Hubbard Avenue, just four doors west of the now famous, "Hubbard House", located at 1788 Hubbard Avenue.

This house has unfortunately become the poster child for the proposed ordinance. It is grossly out of scale with the other houses on Hubbard Avenue. It is 30 feet high to the mid-point of the roof, 9,721 sq. ft. (Salt Lake County Recorder's office) and sits on approximately 0.2 acres. After discovering that this house complies with all current Salt Lake City zoning ordinances, residents of the Yalecrest area felt that something had to be done to control the scale of remodels and new construction in our neighborhood.

A number of public meetings were held with the Yalecrest community to discuss the issue further. The mailing list the City sends out contains 391 names. Sugarhouse is the only community council with more names on its mailing list, 609, but considering that the size of the Sugarhouse is much larger than Yalecrest, 391 names shows communication is important to Yalecrest. Additional meeting agendas are sent via email along with flyers posted at nearby stores and restaurants. Every attempt to notify the neighborhood of the proposed Ordinance was made. The meetings are outlined as follows:

Date	Meeting & Location	Topic	Comments
February 27, 2001	Mayor Anderson & Staff, Annual meeting with Yalecrest Council (Anderson Foothill Library)	Concerns about "Hubbard House" were brought up. Mayor Anderson asked SLC Planning Staff to work with the Yalecrest CC.	Record attendance: 100+ people
August, 2001	Yalecrest Community Council Meeting (Foothill Police office)	Stephen Goldsmith, former SLC Planning Director, was invited to discuss "Compatible building".	Great attendance, 70-80 people. Standing room only. Hubbard house size ok? NO Do something about it? YES
2002-2003	Yalecrest Community Council Meetings	Numerous updates given on the progress of the committee	Positive comments, many saying we are not going "far enough" to protect the neighborhood
November 25, 2003	Yalecrest Community Council Meeting (Rowland Hall St. Mark's)	First presentation to Yalecrest Community Council on the proposed Compatible Infill Ordinance	Committee was asked to return with modifications to garage section. Attendance: 50-60 people
February 24, 2004	Yalecrest Community Council Meeting (Rowland Hall St. Mark's)	Final presentation to Yalecrest Community Council on proposed Compatible Infill Ordinance.	Proposed Ordinance approved by majority in attendance. Attendance 30-40 people

Lisette C. Gibson

Page two

At the August 2001 meeting, **no one** wanted a house the size of the "Hubbard house" built next to them and everyone in attendance (except one) were in favor of doing something like a infill ordinance that would help protect the character or OUR neighborhood. At this meeting, a neighborhood committee was formed of architects, real estate professionals, historic preservationists, friends of the Yalecrest and concerned citizens, like myself. Work began immediately with the **support and assistance** of the Salt Lake City Planning Staff.

The Yalecrest neighborhood was developed around 1910, with houses designed by many prominent architects (one an apprentice to Frank Lloyd Wright). The neighborhood was carefully planned and developed into a walkable neighborhood with charming tree-lined streets, symmetrical front yard setbacks and uniformity of structures. It is this character that the committee feels important to preserve.

The National Trust for Historic Preservation named Teardowns in Historic Neighborhoods to its list of America's 11 Most Endangered Historic Places in 2002. This teardown trend is spreading like wildfire through historic urban and close-in suburban neighborhoods across the nation. Many homebuyers are purchasing smaller houses and replacing them with grossly out of scale structures that are not compatible with the character of the neighborhood.

The National Trust has recently reported that most major metropolitan areas are experiencing significant numbers of teardowns. We are not suggesting stopping teardowns, new construction or expansions. We simply would like to see some limits placed on new construction to ensure that it fits with the neighborhood's scale and character, rather than damaging it. Keeping the existing City zoning ordinances the way they are right now in the Yalecrest area will compromise the highly valued character of the neighborhood.

At the August 16, 2004 Board of Adjustment Meeting regarding the house at 904 South Military Drive (Case #2745-B), the Board of Adjustment expressed frustration in not having the Yalecrest Compatible Infill Ordinance in place to help guide them in their decision making process in the Yalecrest neighborhood.

People move into the Yalecrest neighborhood for various reasons, but mainly because they like the close-in location, the "look and feel "of the charming, well maintained, walkable neighborhood with its beautiful older homes and tree-lined streets. It's time that we take a progressive step forward, like Denver, Portland other communities across the country have done and try to help protect and preserve the character of this wonderful Salt Lake City neighborhood. The proposed Ordinance is a great "starting place", even though some will say it does not protect enough. We, as a committee, feel this is a fair and reasonable Ordinance and ask that it be approved.

Thank you,

Lisette C. Gibson
1764 Hubbard Avenue
Salt Lake City UT 84108

1445 Harrison Ave.
Salt Lake City, UT 84105
Phone Number

November 5, 2004

**Salt Lake City Planning
Commission**
451 South State Street
City & County Building
Salt Lake City, UT 84111

Salt Lake City Planning Commission,

I am writing this letter on behalf of the Wasatch Hollow Community Council regarding the Yalecrest Community Council's proposed "Infill Ordinances". Our Community Council area is located immediately south of the Yalecrest area, 1300 South to 1700 South.

We have many of the same concerns for the future of our neighborhood as are being addressed by the Yalecrest Community Council in the proposed 'Infill Ordinances'. Because I have been working with the committee I know how diligent they have been in considering every type of home and garage configuration in their area. During the process of finding a way to protect the area from out-of-scale construction, a wide variety of options from other municipalities were considered, discussed, rejected and modified. The research has been extensive and very thorough.

It only took one home rebuilt using the maximum height and setbacks allowed in the current building ordinances to have residents realize there needed to be change. In order to maintain the desirable characteristics of a neighborhood it is necessary to have building ordinances that reflect the existing homes and lots.

Wasatch Hollow already has organized a committee of concerned residents to identify neighborhood characteristics that we feel should be addressed in building ordinances to minimize the impact of increased remodeling and new construction. By working and learning with the Yalecrest Committee we hope to be able to have similar overlay ordinances.

Our Community Council is hoping that these 'Infill Ordinances' proposed by the Yalecrest Community will be accepted by the Planning Commission and the City Council in a timely manner.

I fully support these proposed recommendations.

Sincerely,

Marybeth Bowman

Chair, Wasatch Hollow Community Council

Edward W. Glashien
2136 Texas Street
Salt Lake City, Utah 84109-1305
801-466-1412

November 2, 2004

Tim Chambless, Chair
Salt Lake City Planning Commission
451 South State Street, Room 406
Salt Lake City, Utah 84111

Re: Petition No. 400-02-34, Yalecrest Compatible Infill Overlay District Zoning Ordinance

Dear Mr. Chambless and members of the Planning Commission:

My name is Ed Glashien. I am a founding member of the Yalecrest Compatible Infill Housing Committee. I actually live on the eastern edge of the Sugarhouse district, but became involved with the committee when I was negotiating to purchase a classic bungalow home on Michigan Avenue. At that time I was a trustee with the Utah Heritage Foundation and felt my background and interest may be helpful. And more personally, I was concerned that I may be investing a significant amount of money in a neighborhood where the character was about to change dramatically.

My purpose in writing is to comment briefly on the process used to develop the proposed infill zoning changes before you. The committee organized in August 2001. We researched and studied infill zoning that other municipalities have implemented in the U.S. as well as in other countries. We proposed, drafted, debated and rejected numerous regulations. We tested our proposal against houses that already exist to assure they could be rebuilt if a disaster occurred. Most houses can be remodeled and add at least a half story within the proposed regulation. I personally walked every street in the district and measured lots and houses that appeared to be near the limits. I talked with many homeowners and discussed our work. I did not conduct a scientific sample of opinions, but during all of my field work, I received overwhelming support for the proposed Compatible Infill Housing guidelines. All said please hurry.

Protecting the older Yalecrest neighborhoods isn't a new idea. I would like to quote just a few lines from the 1987 East Bench Master Plan, (pages 13 and 14). "Maintaining the delightful character of East Bench neighborhoods requires vigilant city and community effort." "... among the most noticeable negative elements detracting from residential character (are) : ... Building remodeling or additions that are not compatible with the design of the original structure or neighboring homes." It goes on to say, "The older Harvard-Yale area contains many buildings of architectural and historical significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions, or alterations for compatibility with established neighborhood character." The Master Plan recommends imposing design guidelines for the area. The proposed Ordinance before you, however, does not impose design guidelines; it simply suggests modifications to existing height,

Edward W. Glashien
Page two

front setback, and garage size and location to maintain the characteristics of the already-established neighborhood.

Thank you for considering the request to amend the Salt Lake City Zoning Ordinance to create the Yalecrest Compatible Infill Overlay District and amend the Salt Lake City Zoning Map to incorporate the proposed modifications.

Sincerely:

Edward Glashien

November 4, 2004

Salt Lake City Planning Commission

Re: Petition No. 400-02-34, Yalecrest Community Council

The neighborhood we live in is one of a kind and one in which much pride is taken, hence the concern which has been risen. This community is not only recognized by it's residents as being one of importance and character but is being replicated in other developments such as the new Daybreak Community in South Jordan. The advertisement for this community says that the Daybreak Community "takes the best ideas from the most enduring traditional Utah neighborhoods such as Harvard/Yale."

Enduring, and traditional are words that compliment each other and send a message of character as well as heritage. These things are not easily replicated and become more cherished as time passes and trees grow.

All this can come crashing down in an afternoon, as we have witnessed. And can be destroyed by overzealous owners and builders to achieve the maximum square footage without regard to the above mentioned characteristics that attract residents to the area in the first place.

Maintaining the integrity of the neighborhood is paramount and the compatible infill ordinance is a start in doing so. This ordinance has been in the working for quite some time and during this time we have witnessed building that would not pass the new ordinance and that is clearly not within compatibility of surrounding homes. In addition complete teardowns have occurred.

Walking through the neighborhood now and seeing some of the additions and/or complete teardowns and replacements one would tend to think that there is no building codes whatsoever. Of course we know that's not true, but that the current code would allow such out of place additions and rebuilds is the precise reason this infill ordinance is being pursued.

Issues addressed are height, set backs, and garages. Height contains multiple concerns. Privacy being of a major concern. If a second story is added and it is disproportionately taller than any other house on the street it is intrusive to all neighbors surrounding. An excessive height also blocks views and sun and can ruin the ascetics of the street by grossly interrupting the sight line of all other houses.

Setbacks are another issue that is addressed so that no single dwelling stands out unreasonably.

Garages also are addressed specifically to prevent snout houses from being built, ones in which the garage is the main focus of the front of the house.

The intent of the ordinance is not to restrict owners in the sense like that of the Avenues and their historical designation but to enhance the additions and rebuilds so that they be compatible and compliment those existing dwellings. To blend in, not to stand out.

A building engineer recently told me once that the best compliment one can receive on an addition is nothing. If there is no evidence that an addition has been added the goal of staying within the compatibility of the neighborhood and existing dwelling has been achieved.

Again the intent is not to prevent owners from exercising their rights to build additions but to have a check in place to maintain the original integrity of the neighborhood that this area is known for and now being replicated.

Thank you,

Jon Dewey, 1724 Princeton Avenue, Salt Lake City, UT 84108

Paterson, Joel

From: Amy Lowichik [amylowichik@lycos.com]
Sent: Wednesday, October 27, 2004 5:34 PM
To: Paterson, Joel
Subject: What is Petition 400-02-34?

Dear Mr. Paterson,

As a resident in the neighborhood designated in the above-named petition per the Agenda for the SLC Planning Commission Meeting, I would like to know exactly what this petition is about. I have not received a mailing describing this petition, and hence have not been properly informed about this petition although I am a resident of this neighborhood. I would also like to know your role in this petition- what is your title and position on this petition?

Thank you in advance for your assistance in providing me with more information on this subject.

Sincerely,

A. Lowichik

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Paterson, Joel

From: Carl and Heather Craven [chcjbaz@comcast.net]

Sent: Wednesday, October 27, 2004 7:26 PM

To: Paterson, Joel

Subject: YCI infill

Hello

I was unable to attend the information meeting last month, but I see that there is a public hearing coming up. Can you provide me with the details of the Overlay district rules/guidelines that are being proposed? Is there discussion on a web site, or somewhere, or just a package of information you can send me?

I think a good zoning control in this neighborhood is a good thing, as long as it would be applied properly; I have seen several over-large additions being placed next to very small bungalows, and it looks incongruous; I would think that the appropriate height and setback requirements would help greatly in this regard (I have seen some monster garages go up as well).

Perhaps you could also address the telephone lines running everywhere at 5 feet of the ground??

Any feedback would be welcome. I do plan on attending the meeting next week.

My address is
1666 Laird Ave
Salt Lake City, UT 84105
801-582-9427

Regards;

Carl N. Craven

Paterson, Joel

From: Susan Creager [sldcreager@comcast.net]
Sent: Monday, October 11, 2004 10:28 AM
To: Paterson, Joel
Subject: Yalecrest Compatible Infill

I attended the meeting held a couple of weeks ago to discuss the proposed Yalecrest Compatible Infill Ordinance. I am very much in favor of this ordinance. One concern I have with the ordinance is that it doesn't address width of new structures (or at least that's my understanding). I live on the same block as the new house being built at 1738 Yale and feel that it is both too high and too wide for the lot. I would like the ordinance to address width of houses – perhaps something like the proposed setback requirement where it is an average of the existing homes on the block. Thank you for all the work you have done on this ordinance.

Susan Creager
1774 Yale Ave.

Paterson, Joel

From: mckay [mckay@mail.clubutah.com]
Sent: Friday, October 08, 2004 5:26 PM
To: Paterson, Joel
Subject: Yalecrest Infill

Dear Joel:

Shirley at your office indicated the infill is not on the agenda for the 13th. Could you confirm that?

I apologize for being slow in commenting after the September 13th Open House. If the matter is still open to comments, mine follow;

FIRST, I am sympathetic to the desire of the folks in the heart of Yalecrest to prevent another "Hubbard House". No one wants to see it repeated. I believe the proposed ordinance is an overreaction and that it is being imposed on the wrong area.

1. Wrong Boundary.

The Yalecrest Community Council boundary is not a rational planning boundary for this ordinance. The Council boundary arbitrarily lumps two distinct physical neighborhoods into one. The first neighborhood was built after the First World War in the 1920's - the second after the Second World War in the late 40's through early 60's. It's the post WW II neighborhood that is appropriate for the new ordinance. "Yalecrest" really describes an area to the east of 15th East and even there only south of about Harvard Ave. East of 17th you're in the clear. The areas to the north and west, including Military Drive, Yale and even Yalecrest west of 17th, are older. Lots are irregular. Architecture is more eclectic. Houses are often taller, garages are often attached - all features that are problematic with the Overlay.

My recommendation is to draw the line more rationally. Ideally it would be a diagonal between the old and new neighborhood - but 15th East would be a decent compromise. Leave everything below 15th East out of the overlay.

Another option would be crafting exceptions for the older neighborhood - but that might get silly.

2. Attached Garages

Redrawing the line would fix this problem. The ratio of homes with attached garages is much higher in the older neighborhood than the newer.

If the line can't be redrawn, then the attached garage provision is very problematic. Freezing attached garages in their 1920's footprint is very harsh. When balanced against the ability of people with detached garages to modernize, this provision flirts with being "arbitrary and capricious". I believe the committee understates the number of homes with attached garages.

Getting cars off the street is a valid balancing objective that would be discouraged or eliminated by this ordinance.

3. Height

Again, the boundary would fix this problem. Many homes in the older neighborhood exceed 27.5 feet (mine is 35!). Because of slope, many downhill walls substantially exceed 18 feet. This will make in-line additions either

difficult or impossible. I think the committee is understating the number of homes that would be non-conforming - again, especially in the older neighborhoods.

I appreciate your work on this matter and don't wish to be a bother. I'll try to stay more engaged than I was in the drafting phase. I thought you did a terrific job at the last open house.

Best regards,

-McKay

Paterson, Joel

From: Donna Bates [djbates22@hotmail.com]

Sent: Monday, October 04, 2004 9:32 PM

To: Paterson, Joel

Subject: Yalecrest Compatible Infill Overlay

Dear Mr. Paterson,

I am writing you as I understand that your office is receiving comment on the proposed Yalecrest Compatible Infill Overlay.

I am primarily concerned with thr proposals entitled "Garages and Carports Located in Front of the House" and "Attached Garage Standards."

I live at 1330 East 900 South and we recently remodeled our house. Our former "garage" was down a steep driveway in the basement. Because of the steepness of the driveway and the size of the doors, it was impossible to drive either of our family vehicles into the garage. Anecdotally, we purchased the home from my grandparents and I remember quite clearly my grandfather pulling into the driveway, having me get out of his sedan, and then driving down into the garage, pulling as close to the passanger side as possible so he'd be able to open his driver's door to get out. The garage was simply not useable.

With our remodel, the former driveway was filled in and a new garage built on top of the old. This garage extends in front of the rest of the house by two feet and probably exceeds 50 percent of the width of the front facade. In fact, our architects have put before and after pictures on the homepage of their website, www.renovationdesigngroup.com The remodel has significantly raised the values of our home as well as the surrounding homes and has been very positively received by our neighbors. Had we not been able to remodel as we did - and parking was a significant factor in our decision - we would have moved. Incidentally, the house would have been sold as a duplex and would have joined the several other rental properties on that end of the block.

This worked well for us but there are several neighbors, one immediately to the west of us but quite a few more up 9th South to 15th East with similar and substantially more difficult situations. Were you to have opportunity to drive up the street you would see wonderful family homes built up on hills with detached garages dug into the hills, coming forward to the sidewalk. You will note that many of these garages are quite small and that there is no real way to send driveways up and over the hill to the backyards. I fear that given no option to expand their garages, families making decisions about whether to remodel their homes or move will choose to move. That would have been our decision.

When this issue was raised in the community council meetings it was greeted with either "tut-tuts" or hostile encouragement to go ahead and move. Without responding to the invitation, and appreciating the interest folks have in preserving our neighborhood, **I'd respectfully suggest that driving families out of the neighborhood and increasing the number of rental properties is the wrong direction.** Perhaps, as the section of the neighborhood of 9th South between 13th and 15th East is relatively small, those making the proposal are not terribly concerned with the impact so long as a buffer is in place to protect their personal interests.

I'd suggest the following amendment to the two sections, that an exception be added - in the Garages and Carports Located in Front of the House and in subsections a. and b. of the Attached Garage Standards - allowing the expansion of existing garages to 440 square feet.

I would appreciate your consideration. While our remodel is done, I have an interest in preservation as well, namely in a neighborhood that is attractive to families.

Sincerely,

Martin W. Bates, J.D., Ph.D

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Kurtis Bleeker 9.28.04.txt

From: Kurtis Bleeker [bleeker@comcast.net]
Sent: Tuesday, September 28, 2004 11:36 AM
To: Paterson, Joel
Subject: Yalecrest Compatible Infill Overlay

Mr. Paterson,

I wish to voice my concern about the "Yalecrest Compatible Infill Overlay Ordinance.

I requested information from you regarding this new ordinance, but have received no reply. I asked for an email reply or a web address where I could view the suggested changes to the existing ordinance.

So, I ask once again: please send me information, or give me a web location where I can view such information. I have no idea what is happening regarding this issue and it directly impacts me.

I was out of town when the last public open house occurred. The notification regarding the open house was mailed out about 2 weeks before the date and I arrived home the day after the open house occurred. I understand, through neighborhood interaction, that another open house is scheduled for October 13, 2004. I assume that notification will be mailed, again, two weeks before the scheduled date. That means that I will receive the notification about 10-12 days before the open house occurs. If the meeting is for October 13th, then I will again be unavailable.

The notification period is insufficient for people with busy lives.

From what I understand about the new ordinance, based on neighborhood interaction, I will be impacted, so this issue is of primary importance to me.

I am including my personal information, again, so that you can contact me or send me information regarding this issue.

Thank you,

Kurtis Bleeker
1458 East 900 South
Salt Lake City, UT 84105-1620
(801) 583-4363
bleeker@comcast.net

From: Shon and Jeni Colarusso [stjlc2@yahoo.com]

Sent: Friday, September 24, 2004 11:17 PM

To: Paterson, Joel

Subject: Yalecrest compatible infill overlay

Dear Sir:

I am writing about a proposal regarding attached garage restrictions for homeowner's. My husband and I oppose any petition that prohibits homeowner's from making desired changes to their garages.

I don't know why city legislation should be involoved in such a decision. We are talking about people's personal property.

Please note our opinions and help keep this decision with the person/people it belongs to, the homeowner.

Thank you,

Shon and Jennifer Colarusso

1306 Harvard Ave, SLC 84105

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Paterson, Joel

From: Shon and Jeni Colarusso [stjlc2@yahoo.com]

Sent: Friday, September 24, 2004 11:17 PM

To: Paterson, Joel

Subject: Yalecrest compatible infill overlay

Dear Sir:

I am writing about a proposal regarding attached garage restrictions for homeowner's. My husband and I oppose any petition that prohibits homeowner's from making desired changes to their garages.

I don't know why city legislation should be involoved in such a decision. We are talking about people's personal property.

Please note our opinions and help keep this decision with the person/people it belongs to, the homeowner.

Thank you,

Shon and Jennifer Colarusso

1306 Harvard Ave, SLC 84105

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September 22, 2004

To: Joel Paterson, Senior Planner
451 S. State Street, Room 406
Salt Lake City, UT 84105

Re: Yalecrest Compatible Infill Ordinance

Dear Joel:

We are writing this letter to you regarding the Yalecrest Compatible Infill Ordinance (YCIO), which puts new restrictions on building in our neighborhood.

This proposed ordinance is in reaction to the "Hubbard House" built in our area (the large house built on Hubbard Street). Most every one agrees this house severely imposes upon its neighbors and is extremely different than the houses existing on its street. Changing certain building codes to not allow people to build right up to their property line, not exceed a certain height, etc. addresses the concerns of the communities' paranoia about a "Hubbard House" being built next to them.

Although we agree with the intent of maintaining relative sized architecture in the Yalecrest Community, we, as well as most of those in our neighborhood with attached garages strongly oppose the proposed restrictions on attached garages being:

1. Attached garages may not exceed 50% of the width of the front façade of the house,
2. Attached garages located in front of a house may not be enlarged at all.

The garage restrictions are unreasonable, unfair, excessive, and insensitive.

Following are the reasons why we oppose the proposed restrictions:

1. We live on 900 South, between 1300 East and 1500 East. Our garage is a "single car garage", but not functional. It is too small to hold even one car. This is the case with most of the single attached garages in our neighborhood. Our garage leaks and is very old. Under this ordinance we would not be allowed to build a functional garage. In fact it does not allow me to enlarge my garage at all. This is an infringement upon my rights and greatly reduces the value of my home. The resale value of our home is reduced, as well as the pool of prospective buyers when they find out they will forever have to live with a dysfunctional garage.
2. Having functional garages gets parked cars off the streets. The streets in our community are very narrow. Because of the unusable garages located in our area, many cars are parked on the streets. Getting parked cars off the streets reduces hazards as well as improves the appearance of the street.
3. The purpose of the (YCIO) is to "encourage compatibility between new construction, additions or alterations and the existing character and scale of the

surrounding neighborhood”. The YCIO would prevent us from building a garage similar to our neighbors. This contradicts the goal and purpose of the YCIO. 6 of our consecutive neighbors have double car garages. A drive up 900 South between 1300 East and 1500 East will reveal more houses and duplexes with double car garages than without. My immediate neighbors have attached garages located in front of their homes. This is the way our ridge-top and gulley-backed homes were designed to be. I, as well as three of my immediate neighbors are what you refer to as “snout houses”. This is a very ugly term for some very beautiful homes. Two of the garages on these houses have been updated and have beautiful wood garage doors on them. They are an attractive addition to our street and are double attached car garages located in the front of the houses. The garage language in the YCIO is patently inconsistent with its stated aims when one looks at the issue from the viewpoint of the homes on the ridge with narrow lots.

4. Having the 50% façade width limitation is unreasonable for the home with limited width on a ridge. The houses and lots in this area have a variety of widths. Our house and lot happen to be very narrow. The greatest width is front to back. This rule makes it impossible for people to add reasonable sized garages to their homes. We have a three-story house with the garage on the first level. A more fair and reasonable proposal would be to limit garages to 50% of the entire square footage of the façade instead of just the width. With the new building size limitations in the YCIO, this would be a sufficient limitation.
5. Unfortunately for us, the street we live on falls within the Yalecrest Community boundaries. It is located on the outer edge of the boundary; however, the street we live on is very different than a typical Yalecrest Community street. The Yalecrest neighborhood, within each street, has similar architecture, house and garage layout, and similar level at which the houses are built, etc. Each street can vary from the next, but the general feel of each street in and of itself is the same. Our street, 900 South, between 1300 East and 1500 East is as varied as you can get. There is old and new architecture next to each other, there are single family homes, duplexes, 4-plexes, an apartment building, single story homes, multi story homes, double attached and detached garages, single attached and detached garages, some houses are built on a ridge, some are street level, some are built next to the sidewalk, some are further away. You could not have a more varied street than ours. Placing general restrictions on a street such as ours does not take into consideration that many of our houses do not fit in the Yalecrest Community category. It takes away our individual rights as property owners and does not allow a case-by-case building permit option, which would make more sense given the varied needs on our street. In fact, it can be reasonably argued that 900 South, below 1500 East should be excluded from the YCIO boundary.

The proposed Yalecrest Compatible Infill Ordinance with regards to attached garages is unreasonable, unfair, excessive, and insensitive. We have voiced our oppositions to this ordinance with respect to the garage issue at Community council meetings and it has fallen on deaf ears. The response was, “Oh, well, you can get a variance.” You know as

well as I that it is very difficult to nearly impossible to get a variance. It seems a few busy bodies in the neighborhood think its fair to take away our private property rights and reduce the value of our homes. Who are these people? They do not represent us. We did not vote for them. At the last Yalecrest Community Association meeting there was a vote taken to send this proposal on to the planning commission. There are approximately 1400 homes in this community. About 25 – 30 people were at the meeting and voted it in (25 to 5). Thirty people representing 1400 homes? There is something wrong with this picture. Many people in this area do not even realize this is going on.

Some Solutions:

Eliminate the 50% of façade width rule, it is unfair and does not take into consideration the individual architecture of each house. Instead have a 50% square footage of the total façade of the house, not just the width. This is reasonable.

Limit the size of attached garages to match those of detached garages (440 Sq feet, maximum height 8.5 feet). That would be fair to everyone.

With your experience on the planning commission hopefully a reasonable solution can be found. We hope you will consider our objections carefully. If this ordinance passes as written, we will take appropriate legal action.

Sincerely,

Phillip and Lisa Nichols
1408 E. 900 South
Salt Lake City, UT 84105
(801) 581-9443

cc: Mayor Rocky Anderson
City Council Member Dave Buhler
City Council Member Jill Remington Love

L

Paterson, Joel

From: Steve Purhonen [purhonen@msn.com]
Sent: Sunday, September 19, 2004 3:48 PM
To: Paterson, Joel
Cc: Lisette Gibson
Subject: Yalecrest Compatible Infill Ordinance Comments

Dear Mr. Paterson,

I attended the 13 September Open House re the Yalecrest Compatible Infill Ordinance. I was unable to remain for the entire meeting, however for the hour I was there you conducted a fine meeting -- informative and non-confrontational (despite the efforts of some attendees).

The gentleman who questioned whether the infill ordinance could be "tailored" to fit the different topographies of the area from 1300 East to 1500 East, and, that area from 1500 East to 1700 East inspired me to comment.

Before I begin I must stress that my comments are intended to go to the very heart of the issue, the very essence of the problem if you will. I basically agree with all of the elements of the proposed infill ordinance and their intent. I think they accomplish what needs to be done, to wit, as much as is possible --without being to dictatorial or rigid -- maintain the essence, culture, and character of the Yalecrest area.

That being said, my two main points are:

First, if someone moves into the Yalecrest area because they are drawn by its "(unique) character," WHY would they then want to make modifications to their residence which would depart and detract from that (unique) character? Makes absolutely no sense to me; it's completely contradictory. (There is of course those who could move in to the area for reasons other than its alluring character and then to make detracting changes -- there's no accounting for this group in the context of this discussion).

Second, I view the crux of this whole matter as trying to rein in remodels/rebuilds which are inordinately large for the following reasons/urges:

-- family size

-- vehicle size/number/type

-- a simple desire for more space (either psychological space, or, space for acquisition of "stuff").

As hard as it is to face, let alone speak frankly about, this is at its core a cultural issue. Those wanting to retain the area's character are willing to curb/sacrifice those before mentioned urges. Others are NOT willing to curb these motivations -- they place their personal needs/wants above the desire to maintain a distinctive neighborhood character. These latter people are basically selfish and lack the community spirit necessary to contribute to the greater good of the group/area. These are the people who will resist the ordinance proposal and/or try to bring about its demise with "a thousand cuts."

Regards, Steven Purhonen

1547 East Yale Avenue
Salt Lake City, UT 84105
582-5508

Paterson, Joel

From: Katherine Fox [katherine.fox@utahbar.org]
Sent: Wednesday, September 15, 2004 11:10 AM
To: Paterson, Joel
Subject: Yalecrest Compatible Infill Ord.

Dear Mr. Paterson:

My husband and I live at 1754 Princeton Ave in the Yalecrest neighborhood. We both attended the recent Open House on September 13th. First, I would like to compliment the gentleman (Walt?) who presented at the meeting. He did a great job. Second, I would like to provide my input on this proposal. I am 100% in favor and hope it passes muster sooner rather than later. I actually would like to see something adopted which is much more restrictive but then again, I reluctantly recognize the reasons why that is not going to happen. Thank you and your staff for all the hard work on this issue.

Katherine A. Fox
General Counsel
UTAH STATE BAR
645 South 200 East
Salt Lake City, Utah 84111
Telephone 801.531.9077
Fax: 801.531.0660

From: Ben Winchester [bwinches@us.ibm.com]
Sent: Tuesday, September 14, 2004 10:00 AM
To: Paterson, Joel
Cc: Suzanne Winchester
Subject: Re: FW: Yalecrest Community Council open house

Joel,

Just a question about the rebuild of an existing garage. First, I am assuming if you are rebuilding in the same spot that the setback height restrictions that reduce height based on setback don't apply, if not what are the setbacks for the area? Second, what is meant by "The maximum eave height shall be 8 feet" mentioned in under noncomplying detached garage, ie does this restrict door height to 8 feet or is it 8.5 feet? Third, if your existing garage has a pitched roof greater than 15 feet can you rebuild to that height and still expand? Finally, who is the DRT Team and what will be the approval process to rebuild/expand an existing garage?

Regarding the proposed ordinance in general. What is the process for passing/rejecting this? I have attended several meetings of the Yalecrest Community Council and it has never been completely explained.

Thanks,
Ben I. Winchester
IBM - Retail Industry Solutions
Office: 801-582-3568
Mobile: 801-201-1198
Internet: bwinches@us.ibm.com

Suzanne Winchester
<swinchester@wcommunications.net>

To Ben Winchester/Salt Lake City/IBM@IBMUS, Nicole Mouskondis
<nmouskondis@nicholasandco.com>, Jessica Guynn <jessica@jguynn.aros.net>
cc

09/13/2004 03:26 PM

Subject FW: Yalecrest Community Council open house

Here is the information on the proposed ordinance that I received from the City planning commission. Nicole and Jessica: I think your respective spouses were interested in getting a look at this as well.

Thanks. SUE

----- Forwarded Message

From: "Paterson, Joel" <joel.paterson@slcgov.com>
Date: Thu, 9 Sep 2004 17:14:19 -0600
To: 'Suzanne Winchester' <swinchester@wcommunications.net>
Subject: RE: Yalecrest Community Council open house

Thank you for the interest you have expressed in the proposed Yalecrest Compatible Infill Ordinance. A copy of the ordinance is attached to this e-mail. Please send any comments to me by e-mail at joel.paterson@slcgov.com or by regular mail at:

Joel Paterson

451 South State Street, Rm. 406
Salt Lake City, UT 84111

Comments may also be submitted at the public open house scheduled for
September 13, 2004, at 6:00 P.M. in Room 315,
Salt Lake City and County Building, 451 S. State Street.

Joel G. Paterson, AICP
Senior Planner
Salt Lake City Planning Division
Tel. (801) 535-6141
Fax (801) 535-6174
E-mail: joel.paterson@slcgov.com

-----Original Message-----

From: Suzanne Winchester [mailto:swinchester@wcommunications.net]
Sent: Wednesday, September 08, 2004 10:48 AM
To: joel.paterson@slcgov.com
Subject: Yalecrest Community Council open house

Dear Joel:

I would like to get a copy of the proposed ordinance -- Petition #400-02-34,
in advance of the meeting to be held Monday, September 13th. If it is
possible to e-mail it that would be great -- otherwise, my address is 1450
Princeton Avenue, SLC 84105.

Thanks.

--

Suzanne Winchester
PR Director
W Communications
159 W 300 S, Suite 200
SLC UT 84101
801.983.9266

----- End of Forwarded Message

Paterson, Joel

From: MICHAEL F JONES FOR [scdjones@msn.com]
Sent: Tuesday, September 14, 2004 3:19 PM
To: Paterson, Joel
Subject: Yalecrest Compatible Overlay District amendment Petition 400-02-34

Dear Joel,

I am writing in support of the proposed Zoning Ordinance amendment to create the Yalecrest Compatible Overlay District. It is well-conceived and well-written. I wish it contained a provision that exteriors must be finished in types of materials already in use in the neighborhood. By my reading, someone could build a log cabin under the proposed ordinance (and someday someone probably will). But as to scale and setbacks, I think it is excellent.

I live in the proposed boundaries of this District, but have not been involved in related discussions or meetings. I received the Notice of Public Open House in the mail and subsequently read the proposed ordinance on your web site. Thank you for both.

Sincerely,
Susan D. Jones
1703 Yalecrest Avenue
Salt Lake City

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Paterson, Joel

From: Kurtis Bleeker [bleeker@comcast.net]
Sent: Tuesday, September 14, 2004 11:12 AM
To: Paterson, Joel
Subject: Yalecrest Compatible Overlay District

Mr. Paterson,

I have been away from my house on holiday and retrieved my mail too late to attend the September 13th Open House for the Yalecrest Compatible Overlay District proposal.

I have searched the slcgov.com site for documents relating to this issue, but have not been able to locate anything of relevance other than the minutes of meetings.

Could you please forward me references to relevant documents or send me copies of relevant documents for me to review.

I live in the Yalecrest community and will be affected by the amended zoning ordinance, if it is put into effect.

In addition, I have been watching (what I consider to be) the degradation of our neighborhood by construction that does not maintain the character of the neighborhood, and would like the chance to offer constructive input.

I can access web documents, or documents can be mailed to me via email or regular mail. I have appended my street mailing address to this message.

I thank you for any information that you can provide.

Kurtis Bleeker
1458 East 900 South
Salt Lake City, Utah 84105-1620
(801) 583-4363
bleeker@comcast.net

Paterson, Joel

From: Jensen Family [jenfam@brigham.net]
Sent: Monday, September 13, 2004 11:04 AM
To: Paterson, Joel
Subject: neighborhood

Dear Joel,

Sad, more than sad, tragic. We drove by the address on Hubbard Ave. you gave me over the phone on Friday. I don't understand how this was allowed to happen. We have been associated with the neighborhood for 36 years. The people in the area have been affluent and influential. They get what they want and are protective of their surroundings. For example, back in the 1960's, the LDS Church wanted to replace the original carved pews in the chapel located on Gilmer Drive with generic, standardized pews. Church members balked and the original pews remain to this day. I appreciate the fact that some of these stalwart folks have died, but I had assumed they would be replaced by younger residents who valued the neighborhood even more because of dwindling natural resources.

The situation is not unlike what happened here in Brigham City a decade ago. Locally it was known as the Southern California Tidal Wave. Residents of Southern California, disenchanted with their fast-paced lifestyle, transplanted themselves to Brigham City, using adjectives such as "quaint", "rural", "clean", "relaxed" and "safe" to describe the community. They weren't here long before they missed pieces of the lifestyle they left and have tried to introduce them into Brigham City. It doesn't work. Everyone loses.

I believe this is similar to what is happening in the Yalecrest area. Younger people are buying the homes and want the neighborhood but quickly become disenchanted with the houses. These new owners have grown up with family rooms, great rooms, king and queen sized beds, entertainment centers, multiple bathrooms, walk in closets, etc. none of which existed when the houses were built in the Yalecrest area. The guidelines you have forwarded to me are critical to protect the integrity of the community. I hope they are as stringent as you can make them, otherwise homes will continue to be purchased for demolition and replaced with structures incompatible with the character of the neighborhood. To do less is to allow the character of the neighborhood to be compromised beyond repair. The homes are more than houses. They are history, a visual testament of the architecture, lifestyles, values and workmanship of people who lived almost one hundred years ago. If left unprotected, the present neighborhood will lose its historical character and become just another neighborhood of the present century, of which we have more than enough examples already.

Thirty six years ago, when we moved into the neighborhood as newlyweds, there was a tree in our backyard, a beautiful Russian Olive, that was blocking our view. We chopped it down, an action we have had considerable time to regret. I wish someone a little older and more experienced had approached us before we took the chain saw in hand and reminded us of how long it takes to grow a tree and that we would never be able to duplicate it. We may not have listened, but I wish someone would have tried.

Sincerely,

Maryann and Lynn Jensen

PS We will be to the meeting tonight.

Paterson, Joel

From: Mark May [mark@mayfoundry.com]
Sent: Monday, September 13, 2004 6:23 PM
To: Paterson, Joel
Subject: Garage Rebuild

Joel,

I am at the Yalecrest meeting right now. I agree with most all that is being said. I am in the process of starting a garage and 2nd story addition to my house at 1641 Wasatch Circle. I feel that I need to receive a variance for about 3 to 4 feet to make the project worth while. I'd like to discuss this with you ASAP as the contractor needs to start Monday. I can be reached by e-mail or my cell phone 558-4768. Thank you.

Mark May

--

Sent from my Treo

From: paul [phanseen@comcast.net]
Sent: Monday, September 13, 2004 5:27 PM
To: Paterson, Joel
Subject: Re: Yalecrest Compatible Infill Ordinance
 Joel

I would like the ordinance proposal modified with provisions to reduce the unattached structures height to 13 Feet.

A problem exists when adjacent property lines allow detached structures on the back and both sides of one persons property. The unattached structures for example could be built to the west and to the south and to the east and adjacent to the property line of a single lot. In other words a property owner standing in the middle of his back yard looking south west would see his neighbors garage bordering the south west corner of his lot, then looking directly West he could see his neighbors garage directly west of him. Then looking East he would face another garage wall looking South East. In other words his lots South West corner would have two 17 foot garage walls forming a right angle in his South West corner of his back yard, and another looking South East. This is now possible and extremely undesirable. In the past lower garages were spaced so this did not happen or was it was un-noticeable.

If there is a seventeen foot structure on one lot then the second person wants to build another structure the height of the structure should be limited in height to avoid blocking light and views.

Utility Poles should be barred or at least put on the property line separating adjacent properties. I realize utility companies have easements but property owners can pay to move them. There are several cases where the utility lines do not run with the property lines but are within the easement boundaries.

If non compliant garages i.e. 17ft have been built they must made to conform when that owner obtains any building permit. In other words too many structures have been built which are now too high and there is no future provision to make them comply with the new ordinance.

Any existing permits now giving where construction is not completed should be stopped. This will avoid the rush to construct with the intent to avoid the new ordinance.

Dormers larger than 8ft. should be allowed if the existing roof slope (Front and Back) has not been changed and an upstairs attic build out is bang applied for. For example my home a dormer straight above one section of the main floor would be 12 feet and would look proportional to the rest of the house as it was originally planned.

No fences being built which would obstruct the regular maintenance of the adjacent owners property. When many of our yards slope at steep inclines moving the grass is problematic if the neighbor place a tall fence running on his property line. There would be no room for the mower to operator to maneuver the mower.

Sincerely

Paul Hanseen
 1436 Laird Ave.

----- Original Message -----

From: Paterson, Joel
To: 'phanseen@comcast.net'
Sent: Monday, September 13, 2004 1:23 PM
Subject: Yalecrest Compatible Infill Ordinance

Thank you for the interest you have expressed in the proposed Yalecrest Compatible Infill Ordinance. A copy of the ordinance is attached to this e-mail. Please send any comments to me by e-mail at joel.paterson@slcgov.com or by regular mail at:

Joel Paterson
 451 South State Street, Rm. 406
 Salt Lake City, UT 84111

From: Michael D. Brehm, P.E. [MBrehmPE@BrehmEnvLLC.com]
Sent: Monday, September 13, 2004 7:33 AM
To: Paterson, Joel
Cc: cheryl558@juno.com
Subject: RE: YALECREST ZONING OPEN HOUSE / PROPOSED ORDINANCE
Joel,

My wife, Cheryl, and I (who own a home in the Yalecrest Overlay District), have just one comment.

Several years ago, we demolished the original garage that sat on the NW (rear) corner of our lot, due to its unsafe condition. We have always understood that we have the option of replacing it on the original footprint, as per the "existing location" reference in 21A.34.120, Section E.2. If the proposed ordinance would have the effect of reducing our rights in this respect, I would suggest a clarification on this point to, in effect, "grandfather" that "existing location" option for anyone who can demonstrate where the original footprint is.

Please call me if you have any questions or doubts as to the intent of this public comment, as we are unable to attend tonight's meeting. Thank you.

Regards,

Michael D. Brehm, P.E., Principal
BREHM ENVIRONMENTAL LLC
<http://www.BrehmEnvLLC.com>
P: (801) 582 – 2310
C: (801) 541 – 6602
PGR: (801) 743 – 9575 (SLV only)

-----Original Message-----

From: Paterson, Joel [mailto:joel.paterson@slcgov.com]
Sent: Thursday, September 09, 2004 5:19 PM
To: Michael D. Brehm, P.E.
Subject: RE: YALECREST ZONING OPEN HOUSE / PROPOSED ORDINANCE

Thank you for the interest you have expressed in the proposed Yalecrest Compatible Infill Ordinance. A copy of the ordinance is attached to this e-mail. Please send any comments to me by e-mail at joel.paterson@slcgov.com or by regular mail at:

Joel Paterson
451 South State Street, Rm. 406
Salt Lake City, UT 84111

Comments may also be submitted at the public open house scheduled for September 13, 2004, at 6:00 P.M. in Room 315,
Salt Lake City and County Building, 451 S. State Street.

Joel G. Paterson, AICP
Senior Planner
Salt Lake City Planning Division
Tel. (801) 535-6141
Fax (801) 535-6174
E-mail: joel.paterson@slcgov.com

From: Michael D. Brehm, P.E. [mailto:MBrehmPE@BrehmEnvLLC.com]
Sent: Friday, September 03, 2004 1:14 PM
To: joel.paterson@slcgov.com

Cc: cheryl558@juno.com

Subject: YALECREST ZONING OPEN HOUSE / PROPOSED ORDINANCE

Please let me know how to obtain a copy of the ordinance proposed by Petition 400-02-34.

Regards,

Michael D. Brehm, P.E., Principal
BREHM ENVIRONMENTAL LLC
1335 EAST GILMER DRIVE
SALT LAKE CITY, UT 84105
<http://www.BrehmEnvLLC.com>

P: (801) 582 – 2310

C: (801) 541 – 6602

PGR: (801) 743 – 9575 (SLV only)

TO: ALL HOMEOWNERS IN YALECREST COMMUNITY

RE: ATTACHED GARAGE RESTRICTIONS BY THE YALECREST COMMUNITY COUNCIL'S PETITION 400-02-34, ALSO KNOWN AS THE YALECREST COMPATIBLE INFILL OVERLAY

Dear Homeowner,

Should 20 people be able to take away 1,381 homeowners private property rights?

I am your concerned neighbor and am writing to all homeowners who will be severely affected by the proposed changes to the established standards for new construction, additions, or alterations in the Yalecrest neighborhood (also known as the Yalecrest Compatible Infill Overlay). This petition was voted in (yea by 20 people out of 1,381 homes) by the Yalecrest Community Council and is currently under review by the Salt Lake City Planning and Zoning Division.

Although we agree with the intent of maintaining relative sized architecture in the Yalecrest community, the concerning issue is the proposed changes for homes with attached garages. **Under the proposed petition, all homes with attached garages in front will not be able to enlarge their garages** (see attached copy of the proposed ordinance).

The prejudiced garage restrictions are unfair to those of us in the community with attached garages, especially those with the capacity to expand. This proposed ordinance would reduce the value of your home. Even if you do not plan to remodel your garage, future prospective buyers of your home may want to. This affects the value and marketability of your home in the future.

Don't allow your private property rights to be taken away. Act now!

What to do:

1. Voice your opinion. Contact Joel Paterson, Senior Planner, Salt Lake City Corp., email: joel.paterson@slcgov.com, 451 S. State Street, Room 406, Salt Lake City, UT 84111, (801) 535-6141, fax (801) 535-6174. He is asking for comments now.
2. Be informed. The next public open house will be October 13, 2004. As a resident you should get a notice in the mail of the Public Open House. This is a place to ask questions about these changes. Many of us were not aware of this going on until recently.

Sincerely,
Phillip and Lisa Nichols
Your neighbors on 900 South

YALECREST COMPATIBLE INFILL ORDINANCE

OPEN HOUSE

SEPTEMBER 13, 2004

MAIL COMMENTS TO:
JOEL PATERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com

NAME: Ben Attridge

ADDRESS: 1311 E. Yale Ave, SLC, UT 84105

COMMENTS:

Mr. Paterson,

I attended the meeting on wednesday and I'm in support of most of the proposed changes altho my own situation leads me to voice my concern over the garage issue.

As I'm sure you're aware many of the homes in the area are one car garages - my house included. My wife and I purchased the home 3 years ago with the intent of adding a garage/patio to the front of house - and intend to keep it architecturally authentic - without being able to do so makes our house not contemporary and makes the space available, wasted and surplus.

(over)

please keep ^{this} in mind when making a decision of
this magnitude. It is a decision that I am sure
affects a vast number of the residents in this area.

Sincerely,

Ben Attridge

benattridge@comcast.net.

YALECREST COMPATIBLE INFILL ORDINANCE

9-20-04

OPEN HOUSE

SEPTEMBER 13, 2004

MAIL COMMENTS TO:
JOEL PATERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com

NAME: Rick Hoffmann

ADDRESS: 963 S Diestel Rd. SLC, UT 84115

COMMENTS: After attending the meeting on 9-13-04 and learning more about the particulars of the ordinance I would like to say you have done a terrific job to best preserve the character of our neighborhood. I personally would not like to see complete townhomes stopped but the Hubbard house is a true blight on the neighborhood. I think the new proposed infill ordinance accomplishes this quite well. One safeguard I would like to remain for home owners is the current Variance procedures. Because of the varied character of lot sizes and shapes as well as sloping lots some times special cases will arise that should be allowed to be built with careful public input & response these special cases can be attractively built! Protecting visual character is very important but also preserving solar access must be considered as well. With energy prices continuing to rise energy conservation will become an important design consideration.

Sincerely

Rick Hoffmann

YALECREST COMPATIBLE INFILL ORDINANCE

OPEN HOUSE

SEPTEMBER 13, 2004

MAIL COMMENTS TO:
JOEL PATERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com

NAME: Virginia Heflin
ADDRESS: 1209 So 1700E,

COMMENTS:

This ordinance has been well researched to ensure what currently exists is reflected in the overlay ordinance. I think it should be passed/adopted without any further dilution. I think a stricter guidelines (side yards ~~for~~ ^{on} new construction no less than previous side yard, for example) and design/materials review. Thanks to Joel, and Elizabeth.

YALECREST COMPATIBLE INFILL ORDINANCE

OPEN HOUSE

SEPTEMBER 13, 2004

**MAIL COMMENTS TO:
JOEL PATERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com
535-6141**

NAME: SONJA CHESLEY & ERROL EERNISSE

ADDRESS: 1779 E. YALE AV

COMMENTS:

The open house draft is acceptable. I would like to see it adopted ASAP.

YALECREST COMPATIBLE INFILL ORDINANCE

OPEN HOUSE

SEPTEMBER 13, 2004

MAIL COMMENTS TO:
JOEL PATERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com

NAME: Thomas Carter — professor of architecture history
ADDRESS: 1762 Michigan Avenue university of utah

COMMENTS:

The pressures on this neighborhood over the next decades is going to be significant. Close to town, suburban in feeling, and general uniform in demographics (class, race, etc.) — the desire to live here will increase. But the houses are small, by current standards, and already we have requests for both substantial add-ons (with varying degrees of success) and tear downs (there is one pending on Michigan). I commend your efforts to place some restrictions on building / rebuilding in our neighborhood. Hopefully, what occurred in Hubbard will not be repeated. In dealing with the nuances of renovations, the integrity of the whole neighborhood should be valued over the details of garage size and so forth — the small changes can be accepted while remaining focused on the bigger issues. We don't want to lose the overlay district because of people fear losing the ability to

to some basic remodeling.

One thought - allowing apartments/free standing
backyard living spaces might ease some of the pressure
on these little houses!

Thanks.

I appreciate the effort.

Tommy Cuth

YALECREST COMPATIBLE INFILL ORDINANCE

OPEN HOUSE

SEPTEMBER 13, 2004

MAIL COMMENTS TO:
JOEL PATERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com

NAME: Brett Neuberger

ADDRESS: 1740 E. Hubbard

COMMENTS:

I believe that garage height should be determined on a case by case basis rather than having a pre-determined requirement. For example, a garage detached from a taller, two story house might not appear out of proportion if it exceeds the proposed maximum pitched or flat roof requirements.

Some people may want to make their garage a home office or mother-in-law apt. I'm concerned that the height requirements will impede plans.

YALECREST COMPATIBLE INFILL ORDINANCE

OPEN HOUSE

SEPTEMBER 13, 2004

MAIL COMMENTS TO:
JOEL PATERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com

NAME:

Jon Dewey

jodomo@peoplepc.com

ADDRESS:

1724 E. PRINCETON AVE

84108

582-7836

COMMENTS:

This ordinance is a fantastic 'start' and I wish it could even be more restrictive in areas of size of dwelling on lot and set backs and height.

I know style and materials is almost impossible to regulate unless the area is designated as an historic district - something that I'm not sure the area is ready for. (I am)

Again, this is long overdue and I hope it will pass.

Thank you

Jon Dewey

YALECREST COMPATIBLE INFILL ORDINANCE

OPEN HOUSE

SEPTEMBER 13, 2004

MAIL COMMENTS TO:
JOEL PATERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
SALT LAKE CITY, UT 84111
OR SEND E-MAIL TO: joel.paterson@slcgov.com

← 535-6141

NAME: Su Armitage
ADDRESS: Sugar House Community Council

COMMENTS:

The Sugar House Community Council wholeheartedly supports the residents of the Yalecrest community in their efforts to draft a compatible infill ordinance which will preserve the unique identity of their area while still allowing for each resident's vision of their property. Monstrosities, however - such as the one proposed to be built - do not meet these aesthetic criteria. The proposed construction also flies in the face of the current character and architectural nature of the area.

From: Kenneth K Kunz [kkkunz@ix.netcom.com]
Sent: Sunday, September 12, 2004 4:39 PM
To: Paterson, Joel
Cc: Council Comments
Subject: Yalecrest Compatible Infill Overlay District proposals:

Salt Lake City Planning Commission c/o Joel Paterson
Also Jill Remington Love and the Salt Lake City Council

Re: Yalecrest Compatible Infill Overlay District proposals:

You are great people struggling with pressures from all sides. Not that anyone may be remotely interested, I am an (82) year old (happily) retired Licensed Architect (still active license) and have seen a lot of life and the objectives of some. We have lived in this area for (38) years.

Our Yale/Harvard area (there are other names) has survived for about (95) years and has developed into a pleasant diversified community without the help of a Yalecrest Compatible Infill Overlay District. There is very little open land for further development in the area and not that many obvious remodels.

The proposals in the 'Open House Draft' are similar to items in the Salt Lake Zoning Ordinance book with some slight variations.

Item F.1.b. does not permit an attached garage or carport to be built forward of the front line of the building. A (one inch) projection would be the basis for rejecting the plan. One of the most beautiful residences in our area at 1607 Yalecrest Ave. has the carports in front of the home - drive by and look at it.

The same Item F.1.a. limits the width of the garage or carport to 50% of the front facade. Again, a small variation may be the basis for rejecting the plan and for what purpose?

It appears the primary thrust of this effort is to establish a Development Review Team (DRT) for this area.

We don't want or need another unelected, unaccountable layer of government exercising authority over the building permit process. The purpose of the DRT may be to give authority to several (power hungry) individuals who may or may not be qualified to judge aesthetics or building design/construction procedures and further clog and slow the building permit process.

Our Salt Lake City Zoning Ordinances have functioned well in the past and will continue to do so in the future. Other areas in the city may have muscled through this type of overlay but that does not mean it is appropriate for all.

Just say 'no' to this attempted coup. As Ronald Reagan said, 'get the government off our back'. He didn't do it but he said it. It is still a good idea.

Sincerely,

Ken
Kenneth K. Kunz
1321 Yale Avenue
Salt Lake City, UT 84105
Email: kkkunz@ix.netcom.com

Kenneth K Kunz
kkkunz@ix.netcom.com
Why Wait? Move to EarthLink.

POVILUS COMMENTS, 09-10-2004 (ERIC POVILUS, 1428 E. LAIRD AVE, 582-9417)

GENERAL COMMENTS (ADDITIONAL COMMENTS ARE AFTER EACH SECTION)

- At the meeting it would be very wise to provide a comparison of what is in effect today versus what is being proposed... as I found myself going back numerous times to existing ordinances to find out what is really changing.
- The ordinance is very geared towards building heights and lot usage (foot print of the structure)... and appears to be oriented at reducing people's ability to make a house larger. Compatible to me is about: scale, materials, style, and overall look compared to other homes in the neighborhood. I feel it is lacking and missing an important element regarding style and building material. Nothing is worse than having a brick Tudor with a square box addition covered with vinyl siding.
 - Material compatibility and similar look is important
 - Ensuring windows match as much as possible (i.e, if the house has window grids, then the addition should have windows with grids).
- I would like to see the roof lines of additions/remodels and garages match the existing roof lines... i.e., a house with a 10/12 pitch roof would have a garage with a 10/12 pitch. New garage with a 4/12 roof next to a house with a 10/12 roof stands out and I consider it not compatible.
- There are too many "hack" jobs out there where people do additions or garages without hiring an architect... maybe it should be a requirement for projects over a certain size or cost. Maybe all remodels/garage need to go to the Yalecrest Neighborhood committee before being reviewed by the City... as least from a comment and suggestion perspective.
- I would like to see something added regarding fencing. Chain link fence and white vinyl fencing is not compatible with the neighborhood.
- I also think air conditioning units need to be placed in the side or back yard. I see too many units appearing in the front yard.

Jenny Pulsipher 9.9.04.txt

From: Jenny Pulsipher [jenny_pulsipher@byu.edu]

Sent: Thursday, September 09, 2004 10:29 PM

To: Paterson, Joel

Subject: Re: Yalecrest Overlay district

Dear Mr. Paterson,

I appreciate the aim of this ordinance, which is to preserve the lovely historic character of our neighborhood. However, I would not be willing to support it in its present form. I would like to see some sort of ordinance passed, but I urge whoever is drafting the ordinance to cast the restrictions so that new construction is actually compatible with existing buildings, not drastically scaled back. Under the new proposal, the maximum height for a garage with a pitched roof is 15 feet. A quick glance up Yalecrest reveals that many if not most of the existing garages exceed the 15-foot standard, because the pitch of their roofs matches the pitch of their houses, which in many cases is quite steep. Do we really want to pass an ordinance that would require people to build garages whose roofs do not match the pitch of their houses? If we are concerned about preserving the character of our neighborhood, then architectural consistency should be a higher priority than an arbitrary height limit. In addition, many people, including ourselves, use the attics of garages as storage. Five feet above the rafters is inadequate for that use. And a limit of 440 square feet on the total size of the garage allows little room for bicycles, lawn mowers, yard tools, or any of the other things typically stored in garages. We have no intention of ever having more than 2 cars in our garage, but we did hope to expand it to the point of being able to accommodate some of the tools and bikes that now clutter our yard. A too-restrictive ordinance will simply encourage such clutter.

I hope those drafting this ordinance will take a closer look at the neighborhood and cast the regulations in a way that allows for consistency with present construction, rather than scaling future construction back unrealistically, without consideration for the architectural integrity of our neighborhood.

Thank you for allowing me to share my opinion.

Sincerely,

Jenny Hale Pulsipher

On 9/9/04 5:25 PM, "Paterson, Joel" <joel.paterson@slcgov.com> wrote:

>
>
> Thank you for the interest you have expressed in the proposed
> Yalecrest Compatible Infill Ordinance. A copy of the ordinance is
> attached to this e-mail. Please send any comments to me by e-mail at
> joel.paterson@slcgov.com or by regular mail at:
>
> Joel Paterson
> 451 South State Street, Rm. 406
> Salt Lake City, UT 84111
>
> Comments may also be submitted at the public open house scheduled for
> September 13, 2004, at 6:00 P.M. in Room 315, Salt Lake City and
> County Building, 451 S. State Street.
>
>
> Joel G. Paterson, AICP
> Senior Planner
> Salt Lake City Planning Division
> Tel. (801) 535-6141
> Fax (801) 535-6174

James Defa 9.7.04.txt

From: James.Defa@xtp.varian.com
Sent: Wednesday, September 08, 2004 7:48 AM
To: joel.paterson@slcgov.com

Joel

I would like a copy of the Yalecrest Compatible Infill Overlay District document mailed, faxed, or e-mailed to me so I can review it before the meeting on 9/13. I strongly support the change but I have not seen a complete text.

Send to:

Jim Defa
905 S. Military Dr. SLC, Ut, 84108

Fax- 973-5120

E-Mail - jim.defa@varian.com

Thanks for you help

Paterson, Joel

From: Greg Hunter [GHunter@commercecrg.com]
Sent: Tuesday, September 07, 2004 12:03 PM
To: Joel.paterson@slcgov.com
Subject: Yalecrest area Open House 9/13/04

Joel,
I received a notice in the mail regarding the Yalecrest Compatible Overlay District. I have lived at 1403 Michigan Avenue for 24 years and I have heard that there is this secret society of individuals that want to dictate what we do with our properties. Isn't our current zoning regulations taking care of the items mentioned in the letter. Could you let me know who is in charge of the Yalecrest Community Council. I have contacted several neighbors over the years and no one really knows who these people are or when or where they hold there secrets meetings.

Thank you,
Greg Hunter

Greg Hunter
Colliers Commerce CRG
175 East 400 South, Suite
Salt Lake City, Utah 84111
801-303-5484 (Direct)
801-322-2000 (Main)
801-322-2040 (Fax)

Paterson, Joel

From: Paul Metzger [Pkmatzge@advo.com]
Sent: Monday, September 06, 2004 10:20 AM
To: joel.paterson@slcgov.com
Subject: Joel

Joel

We received the notice of Public Open House for petition 400-02-34 to amend the SCL zoning ordinance to establish standards for new construction, additions and alterations of principal and accessory structures to be compatible with the existing character of the neighborhood. While we will be unable to attend the open house, we do support the initiative.

We reside at 1734 Harvard Ave.

Paul and Pam Metzger

From: t.n.boren@att.net

Sent: Sunday, September 05, 2004 1:20 PM

To: joel.paterson@slcgov.com

Subject: Yalecrest Proposed Zoning Change

I received your letter/notice of the proposed zoning change. I cannot make the open house, but wish to express my concern over changing existing zoning ordinances. With one or two exceptions, the existing ordinances serve the interests of the community in sufficient manner. I am concerned that many who desire changes and tighter restrictions are those who have already made additions, built new garages, and completed remodels.

Please do not make the changes.

Todd Boren

Paterson, Joel

From: Roger vanFrank [vanfrank@aros.net]
Sent: Friday, September 03, 2004 6:19 PM
To: Joel Paterson
Subject: Yalecrest Overlay

----- Original Message -----

From: Roger vanFrank
To: Joel Patterson
Sent: Friday, September 03, 2004 6:07 PM
Subject: Yalecrest Overlay

Joel,

Nice chatting a moment with you Friday. Thanks for taking the time to print out the two page Yalecrest Overlay proposal. I wanted to look at it through the eyes of an Architect dealing with a client demanding maximum cubage.

While the intent of the proposed Ordinance may be laudatory, the devil, as always, gets into the details. I hope residents will be content to live with the Law of Unintended Consequences should it be adopted.

I do not propose to attend the 13 Sept. hearing to alert the audience to this or to the other problems I have noted. What the hell, I'm 80 now and it makes not that much difference to me personally. I do think you have both a professional and civic duty however, to alert the under-educated owners and Planning Commission members to the fact that the height limitations given seemingly refer to a flat lot. What happens to these restrictive dimensions with slopes along or perpendicular to the street? Are they taken from low or high points of lot or building or center of street? You'll be guaranteed vociferous arguments any way you choose depending on individual lot and proposed building configurations.

Some roof configurations are mentioned and, while I recognize the difficulty of addressing all possible choices, omissions leave you wide open to Owner or Developer interpretations or nomenclature. Wall and roof heights are subject to those same locus problems of point selection and will also result in some strange contortions that you, and most certainly they, have never even dreamed of - shades of Frank Gehry!!

Personally Joel, I think it both futile and non-productive to attempt to govern good design. There is so little of it to begin with and, with the community housing stock being generally so appallingly ugly, that attempts such as these will inevitably lead to unexpected and even more undesirable results.

Now, that professional consultation cost you not a dime, and given prior Council response to sound advice, I expect you and they to give it just that value.

Cordially,
Roger

PS Sent copies to D.Gibson and to Ed Glashein

Roger vanFrank - Architect - 1445 Michigan Ave, SLC UT 84105 - Ph:- 582-8735

Exhibit 8c

**PLANNING COMMISSION
AGENDAS/MINUTES**

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, November 10, 2004, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, October 27, 2004
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**
4. **PUBLIC HEARINGS**
 - a. **PUBLIC HEARING** – Petition No. 400-04-30, by Neighborhood Housing Services, requesting to rezone property located at 1003 and 1005 West Euclid Avenue from a Neighborhood Commercial “CN” to a Moderate Density Multi-Family Residential “RMF-35” zoning district and to amend the West Salt Lake Community Master Plan to reflect the proposed zoning. (Staff – Ray McCandless at 535-7282)
 - b. **PUBLIC HEARING** – Petition No. 410-702, the applicant is seeking conditional use approval to change the status of Willies Lounge from a “Class C” beer establishment to a “private club”, located at 1716 S. Main St. Salt Lake City, UT. There is no proposed physical redevelopment of the building or property at this time (Staff – Lex Traughber @ 535-6184 or lex.traughber@slcgov.com)
 - c. **PUBLIC HEARING** – Petition No. 400-02-34, by the Yalecrest Community Council, requesting to amend the Salt Lake City Zoning Ordinance by creating the “YCI” Yalecrest Compatible Infill Overlay District and to amend the Salt Lake City Zoning Map by mapping the “YCI” to areas zoned “R-1-5000” and “R-1-7000” within the area defined by the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets. (Staff – Joel Paterson at 535-6141 or joel.paterson@slcgov.com)
 - d. **PUBLIC HEARING** – Petition No. 410-665, by Harper Contracting, represented by Bruce Parker, requesting to construct a concrete batch plant at approximately 2401 North Redwood Road (rear) in a light industrial “M-1” zoning district. (Staff – Cheri Coffey at 535-6188)
 - e. **PUBLIC HEARING** – Petition No. 490-04-15, by Harper Contracting, represented by Bruce Parker, requesting preliminary subdivision approval for a proposed one lot minor subdivision which will reconfigure three existing property parcels in order to obtain frontage for an existing land locked parcel at approximately 2401 North Redwood Road (rear). (Staff – Cheri Coffey at 535-6188)
5. **UNFINISHED BUSINESS**

Salt Lake City Corporation complies with all ADA guidelines. If you are planning to attend the public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City 48 hours in advance of the meeting and we will try to provide whatever assistance may be required. Please call 535-7757 for assistance.

**PLEASE TURN OFF CELL PHONES AND PAGERS BEFORE THE MEETING BEGINS. AT YOUR
REQUEST A SECURITY ESCORT WILL BE PROVIDED TO ACCOMPANY YOU TO YOUR CAR AFTER
THE MEETING. THANK YOU.**

**SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, November 10, 2004, 5:45 pm**

Present from the Planning Commission were Chair, Tim Chambless; Vice Chair, Laurie Noda, Babs De Lay, John Diamond, Prescott Muir, Kathy Scott, and Jennifer Seelig. Craig Galli and Peggy McDonough were excused.

Present from the City Staff were Planning Director Louis Zunguze; Deputy Planning Director Brent Wilde; Planning Programs Supervisor Cheri Coffey; Principal Planner Ray McCandless; Senior Planner Joel Paterson; Principal Planner Lex Traughber; Planning Commission Secretary Kathy Castro; and Deputy City Attorney Lynn Pace.

Petition No. 400-02-34, by the Yalecrest Community Council, requesting to amend the Salt Lake City Zoning Ordinance by creating the "YCI" Yalecrest Compatible Infill Overlay District and to amend the Salt Lake City Zoning Map by mapping the "YCI" to areas zoned "R-1-5000" and "R-1-7000" within the area defined by the intersecting centerlines of 1300 East, 800 South, Sunnyside Avenue (840 South), 1900 East and 1300 South streets.

This item was heard at 6:04 p.m.

Senior Planner Joel Paterson presented the petition as written in the staff report. He stated that the proposed compatible infill ordinance was developed in response to community concerns about the design of new houses and additions in established residential neighborhoods that are out of scale with surrounding homes. Such infill development may adversely impact the character of neighborhoods. The proposed ordinance attempts to encourage infill that is compatible with the neighborhood while not unduly limiting creativity or the design process.

Every year the City receives zoning complaints about new additions or new houses that tower above or overwhelm surrounding houses. However, in most cases, these homes meet all zoning standards. The zoning ordinance may actually permit the construction of new houses that are more than twice the size of the typical house in the neighborhood. Without making these amendments to the zoning ordinance, the City will continue to be powerless in these situations. Adopting the Yalecrest Compatibility Infill (YCI) will provide zoning standards which encourage new construction of homes that are more compatible with the surrounding neighborhood. However, the YCI does not regulate demolition of homes.

Mr. Paterson identified the timeline for the petition as noted in the staff report. He noted that the proposed ordinance addresses building height, front yard setback, and location and width of attached garages.

Mr. Paterson stated that based on the analysis and the findings presented in the staff report, Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve Petition 400-02-34 to amend the text of the Zoning Ordinance by creating the Yalecrest Compatible Infill Overlay District and amend the Zoning Map by applying YCI to the Yalecrest Community as proposed.

Commissioner De Lay asked for clarification regarding the proposed garage requirements.

Mr. Paterson replied that a garage would be limited to 50 percent of the front façade of the structure.

Commissioner Diamond asked Mr. Paterson to address the proposal regarding accessory structures.

Mr. Paterson replied that the maximum height of an accessory structure has been reduced from 17-feet to 15-feet for a pitched roof.

Commissioner Diamond asked if the setbacks will be modified relating to accessory structures.

Mr. Paterson replied that the setbacks are not proposed to be modified.

Commissioner Diamond asked if there is a limit on the amount of accessory structures.

Mr. Paterson replied that there is no limit on the amount; however, there is a maximum coverage of 50 percent the rear yard which will not change.

Commissioner Muir noted that there has been a lot of effort put into this process. He cautioned Staff in the use of terminology regarding this proposal. He referred to the term "infill development" which is discussed as an adverse impact on the character of the neighborhoods. He stated that infill has been encouraged in the past regarding the East Central neighborhoods. Commissioner Muir asked if this proposal came about with the intent to preserve the exterior character, without much thought about how rooms are created and the spatial configuration.

Mr. Paterson replied that the proposed ordinance is an attempt to preserve the exterior character of the neighborhood.

Commissioner Muir said that he believes that the inside perspective of structures is an important aspect that should be considered as part of this ordinance.

Commissioner Diamond asked if someone has an "R-1,5000" or "R-1,7000" zoned property and they can not build it to its full potential because of the proposed regulations, how would the Commission deal with the argument of hardship regarding these properties. He said that there may be a potential conflict because the zoning is requiring one thing and the proposed overlay is saying another. He asked why the overlay is proposed rather than a zoning amendment.

Mr. Pace replied that the State Code is fairly clear in that you can not claim hardship for the purposes of a variance if it is self imposed or merely economic. Mr. Pace said that perhaps the overlay is proposed because these standards make sense in this community but they might not make sense citywide, which is something that the Commission will have to discuss and decide.

Chair Chambless opened the public hearing.

Mr. Dave Gibson addressed the Commission representing the Yalecrest Compatibility Infill Ordinance Committee. He stated that the ordinance has come to be referred to as the compatible infill ordinance because it is infill in an established area, and compatible because the guiding principal is consistent with the vast majority of the existing structures in the area. Mr. Gibson stated that they have taken into account property owners' rights in balancing the overall quality of the environment. The approach was to: one, work within the existing established zoning ordinance; two, each proposal was to be a solution to an existing problem within the area; three, no proposal was to create a large or medium number of noncomplying structures for that proposal to be enacted. Mr. Gibson stated that the ordinance proposes to establish the setbacks by averaging the front setback of the existing houses with the smallest front yard setback to preserve the streetscape of the neighborhood. Mr. Gibson stated that the ordinance proposes to drop the allowable height of homes from 30-feet to 27.6-feet to be measured from established grade. He stated that the ordinance proposes that the width of detached garage may not exceed 50 percent of the width of the total house.

Ms. Beth Bauman, Chair of the Wasatch Hollow Community Council, addressed the Commission saying that although the current proposal is specific to the Yalecrest area, there are other areas of the City that have similar concerns with respect to new construction that is not compatible with existing homes. She stated that they are working to create a similar set of guidelines as the YCI for the Wasatch Hollow Community. She said that the Yalecrest Compatibility Infill Ordinance Committee has made great efforts to make sure the entire spectrum of homes in the Yalecrest Community were considered. She said that the Wasatch Hollow Community fully supports the Yalecrest proposal to minimize the impact of new construction.

Mr. Kim Crellin addressed the Commission, as a resident of the community and a contractor who works in the Yalecrest area. He referred to the photograph of the house on Hubbard Avenue, with the three car garage on page 7 of the staff report, saying that it is unfair to characterize the entire neighborhood based on that one house. Mr. Crellin said that there have been errors on the City's part with regard to the final inspections of that house. He said that he is surprised that so much effort has been spent on a proposal that may leave the City potentially liable. He felt that the percentages of homes that do not meet the requirements in the Yalecrest area are small. He felt that the proposal needs to include some of the best case scenarios that may not meet the criteria if the YCI is approved. He said that it is too early to make a decision on a proposal that will impact this many homes.

Mr. Ed Glashien, a member of the Yalecrest Compatibility Infill Ordinance Subcommittee, addressed the Commission. He noted that through the process of developing the current proposal they studied other City's models and tested the proposal against existing homes and found that most homes can be remodeled with an additional 10 foot story if a disaster occurred. Mr. Glashien said that he has received overwhelming support from the community regarding this proposal.

Ms. Jan Hemming, a resident of the Yalecrest Community, addressed the Commission. She noted that the recently completed residential community called Daybreak in South Jordan has patterned their architectural style after Yalecrest. She said that the developers noted that Yalecrest has a distinctive character and charm. Ms. Hemming said that she, has received overwhelming telephone calls and messages regarding the communities concern and alarm with respect to how the charming homes in the area are being replaced with monster houses that do not add to the character of the neighborhood. Ms. Hemming submitted transcribed telephone messages for the Commission's review and the public record.

Ms. Virginia Hylton, a resident of the Yalecrest Community, and a member of the YCI Subcommittee, addressed the Commission. She said that the YCI Subcommittee has found that since 1978, 26 percent of the homes in the Yalecrest neighborhood have been given building permits specifically for expansion. She also noted that since 1995 the number of three and four bedroom homes sold have increased while the number of two bedroom homes sold has decrease. Ms. Hylton noted that the average number of bedrooms per home has increased in the Yalecrest area.

Mr. Robert Mansfield, a resident of the Yalecrest Community, addressed the Commission. He said that he did not believe that the proposed ordinance achieves the goal to maintain the architectural integrity of the neighborhood. A home completely inconsistent with the goals could still be built. Mr. Mansfield stated that along Harvard Avenue there are 38 homes between 1300-1500 East and 76 percent of those homes could not be rebuilt if disaster struck in the area under the proposed regulations.

Mr. McKay Edwards, a resident of the Yalecrest Neighborhood, addressed the Commission saying that the proposed ordinance does not work below 1500 East, it was crafted for the rhythm and scale of homes above 1500 East and in one story home neighborhoods. He felt that the community needs more time to explore the issues. He said that the proposal has been poorly presented to the community and they are unaware as to how this will affect their properties. Mr. Edwards felt that the boundary line for this proposal should be drawn at 1500 East, where the character changes regarding the scale of the neighborhoods. He asked that the Commission not forward a positive recommendation to the City Council this evening.

Commissioner Diamond asked Mr. Edwards where he proposes that the north and south boundaries be drawn.

Mr. Edwards replied that he cannot speak for the other neighborhoods regarding their feeling of whether or not this ordinance is reasonable.

Commissioner Scott asked Mr. Edwards if he believed that this proposal would have a negative effect on his property.

Mr. Edwards replied that he believed that the affect would be negative. He stated that he added a two car garage to his home which takes about 66 percent of the front of his home. He gave an example saying that most of the homes in the area are 30 feet wide, and 50 percent of that would only allow a one car garage. He said that he believed that his addition is tasteful; it added to his property value, while allowing his family to utilize the home. He added that he believed that the proposal would discourage investments in the homes.

Mr. John Dewey, Vice Chair of the Yalecrest Community Council, addressed the Commission. He presented a letter from the previous Chair of the Yalecrest Community Council, Tom Bonacci, indicating that there was a presentation of the YCI ordinance to the Community Council on Tuesday, February 24, 2004. The Community Council passed a motion in support of the proposal at that meeting. Mr. Dewey stated that as a resident of the community he is in support of the proposed ordinance because it attempts to maintain the character of the neighborhood. He noted that some residents of the community do not regard the character of the neighborhood above the option to use the maximum lot space.

Ms. Lisette Gibson, member of the YCI Subcommittee, addressed the Commission. She reiterated that the previously mentioned house on Hubbard Street currently meets the City zoning requirements; however, it is obviously out of character with the neighborhood. Ms. Gibson stated that there have been several demolitions of existing homes to be replaced by larger out of place homes that compromise the character of the neighborhood. She said that they are not requesting that demolitions stop completely, they are simply requesting that there be guidelines in place to ensure that the homes to be constructed to fit with the scale of the neighborhood. Ms. Gibson said that they feel it is a reasonable and fair ordinance and they believe that it is time to take a stand and put guidelines in place to preserve this neighborhood.

Commissioner Diamond asked if the Yalecrest is listed as a historic site.

Ms. Gibson replied that the Yalecrest neighborhood is not on the City or National Historic Registers; however, she believed that Planning Staff is working to get that accomplished. She noted that that process takes a substantial amount of time and the Yalecrest Community Council felt that this is a good start to protect the area.

Ms. Lisa Nichols, a resident of the Yalecrest neighborhood, addressed the Commission. She said that she wholeheartedly agrees with the comment expressed by Mr. Edwards. She felt that the proposed requirements would decrease the potential for her property. She believed that this ordinance proposes putting restrictions on a community in which it is not compatible. She disputed the statements that the community is aware of the proposal, saying that she spoke to many people within the community who were not aware of the proposal. Ms. Nichols stated that when she went to the Yalecrest Community Council and expressed her concerns they indicated to her that she could get a variance to increase the size of her garage. Ms. Nichols indicated that she did not believe that her home would fall under the special exception portion of the proposal because her garage is built into the hillside.

Commissioner Scott read the special exception category of the proposal, "a garage built into the hillside and located forward of the front line of the building may be allowed as a special exception. Commissioner Scott stated that without seeing Ms. Nichols' homes she cannot be sure; however, her home may fall under the special exception category.

Mr. John Hill, a new resident of the Yalecrest Community, addressed the Commission. He applauded the efforts made to maintain the character of the community. He said that he is concerned with the restrictions because he does not want to see the restrictions imposed so quickly and affect his enjoyment of the neighborhood. He indicated that he may want to make changes to his home in the future and he did not want to be restricted. He agreed with Commissioner Muir's comment that the inside perspective of the homes is an important aspect.

Ms. Helen Peter's, Sugar House Community Council Land Use and Zoning Chair, addressed the Commission. She stated that the Sugar House Community Council is in support of the proposal; however, they would go one step further and suggest a set of design guidelines. She said that she

believed that many of the remodels or additions will comply with the letter of the ordinance and not the intent. She noted that in neighborhoods with such an eclectic design it is important to keep the spirit of the neighborhood in mind.

Mr. Warren Lloyd, a resident of the Yalecrest Community, addressed the Commission. He noted that he submitted a letter of support of the YCI. He stated that he has been at Board of Adjustment meetings where there have been contentious disputes regarding additions to homes in the Yalecrest area. He said that he believed that the YCI is an attempt to give guidelines as to how the City and community can deal with the issues associated with the additions and remodels of homes.

Commissioner De Lay asked Mr. Lloyd as to the percentage of the citizen involvement in this process. She indicated concern with the comments that the proposal is moving too fast.

Mr. Lloyd stated that the notification of this process has been as extensive as he has seen with respect to a citizen driven initiative. He said that there have been several meetings where there have been over 100 people in attendance; however, in the neighborhood of over 1,300 residents, 100 people is a small percentage. He stated that there has been a repeated request for neighborhood involvement. Mr. Lloyd stated that perhaps when the neighborhood received the public hearing notice for a final decision they get worried. Mr. Lloyd stated that he believed that anyone who attended a Yalecrest Community Council meeting in the past three years would have heard about the proposed ordinance.

Commissioner De Lay asked if the height restrictions were eliminated would the YCI Subcommittee still support it.

Mr. Lloyd stated that the height restrictions were the starting point and it is a quantitative way to make a difference.

Mr. Jim Webster, Chair of the Yalecrest Community Council, addressed the Commission. He referred to the question of notification of the neighborhood. He noted that he hand delivered 200 copies of an announcement regarding the YCI because he was concerned about the impacts it would have on the community, of the 200 only two people attended the meeting. He said that that may be indicative of how the community perceives the rush. He stated that he is in favor of the proposal simply because he thinks that time is a critical issue. He encouraged the Planning Commission to go forward with the proposal, with the idea of this a guideline with perhaps some flexibility.

Commissioner De Lay asked why the Board of Adjustment has been referred to tonight.

Mr. Wilde replied that often time people will apply for a variance for additions, and the Board of Adjustment has expresses concern with not having a tool to guide them in working with those issues.

Commissioner Muir asked Mr. Webster if he felt that in addition to the proposed ordinance if the community would benefit from a narrative of performance zoning. He stated that that would be a statement of intent as to what is excluded and encouraged.

Mr. Webster replied that he agreed that it would be helpful to give guidelines with respect to that.

Mr. Kirk Huffaker addressed the Commission representing the Utah Heritage Foundation, in support of the petition. He noted that the proposal will encourage the preservation of the neighborhood and stop the development that will jeopardize the character.

Mr. Les Brown, a resident of the Community, addressed the Commission. He stated that he is concerned that the ordinance falls short by not addressing the architectural integrity as well as the technical issues. He suggested that the ordinance include guidelines that would help to regulate good taste. He agreed with the comments that a project may meet the technical requirements; however, not the character.

Mr. Jim Defe, a resident of the community, addressed the Commission in support of the proposal because the neighborhood is deteriorating everyday. He said that this proposal has been discussed for the past three years, and it is time to act.

Mr. Ben Attridge, a resident of the community, addressed the Commission. He indicated concern with the garage restrictions. He has submitted plans to the City for his garage addition and he believed that under the current requirements he will be able to complete the addition; however, under the proposed restrictions he could not.

Mr. Gibson addressed the commission saying that the YCI Subcommittee has studied the height limits and there are no restrictions on the functionality of the space. He stated that the whole purpose of the proposal was to impose limits that affected as few houses as possible. He referred to the garages of homes in the 1500 East and 900 South circle, specifically noting Mr. Attridge and Ms. Nichols' homes which are all below grade garages and have been accommodated by the proposal. Mr. Gibson noted that the intent was to implement guidelines to preserve the character of the neighborhood, and they would never try to regulate good taste. Mr. Gibson referred to the question of whether the ordinance would be supported without the height restrictions, saying that he did not see reason to exclude that portion because it virtually affects no houses in the area.

Mr. Paterson stated that over 2,400 public notices were sent out for the public hearing this evening, as well as the open house notices.

Commissioner Scott referred to the comments that the ordinance is a good starting point but should extend further. She asked if Mr. Gibson agreed with that comment and that design guidelines should be implemented later.

Mr. Gibson stated that it is a good starting point, and will not limit a person's property rights. He stated that when design guidelines were discussed it was difficult to make a decision as to the appropriate design which was why it was not included in this petition.

Mr. Wilde added that when the City discussed options for this proposal, one of the discussions was to implement design guidelines. Staff found that they could not create discretionary requirements without having a discretionary review body. The Administration directed Staff to develop standards that were quantitative and could be processed through an over the counter permit. Staff did not ever intend to provide assurance of the quality of a home; the basic intent was to define the size of the box and treatment on the front façade.

Mr. Paterson referred to the garage discussion of the homes along 900 South and 1300 East. He stated that the special exception process that is noted in the staff report is based upon the Applicant meeting the front yard setback. He noted that the ordinance does not currently allow a garage to encroach on the front setback. He noted that due to variation of the neighborhood and the lots, it would be impossible to develop standards that would fit all situations.

Chair Chambless closed the public hearing.

Motion for Petition No. 400-02-34

Commissioner De Lay made a motion based on the analysis and the findings presented in the staff report and positive comments presented this evening, that the Planning Commission forward a positive recommendation to the City Council to approve Petition 400-02-34 to amend the text of the Zoning Ordinance by creating the Yalecrest Compatible Infill Overlay District and amend the Zoning Map by applying "YCI" to the Yalecrest Community as proposed.

Commissioner Noda seconded the motion.

Commissioner Muir stated that he believed that the area needs an overlay district, and that the intent behind the current proposal was right. He said that he believed that Planning Commission and City Council need to carefully consider the proposed document because it will become a template for other communities. Commissioner Muir said that he believed that to some degree, community investment has been discouraged. He said that the City needs to be careful in accommodating investment in our communities which implies a certain amount of transformation. Commissioner Muir stated that he believed that the Commission has an obligation to create opportunities for the transformation of our communities and lifestyles. He suggested tabling the petition and remanding it back to the Planning Commission Subcommittee to further analyze the following criteria: maximum height limits; mansard and gable roof definitions; front yard setbacks; width of the attached garages; and accessory structures. Commissioner Muir stated that he did not think that the criteria for defining structural height vis-à-vis slope have been clearly identified. He said that he interpreted the proposal to mandate 8 foot ceilings and lower slopes in roof types. Commissioner Muir said that the proposal did not clearly define mansard and flat roof designs as well as the point at which they would be measured from. He stated that the proposal excludes gable roofs with the exception of one story homes. He wondered if the intent is to discourage gable roofs which he felt may be appropriate in this neighborhood. Commissioner Muir stated that he believed that it is problematic to apply one solution to the entire neighborhood in terms of the front yard set back. He said that there needs to be another formula for those areas that are greatly impacted by topography. Commissioner Muir stated that he believed that the restrictions on attached garages located in the front of a house should be more restrictive. He suggested that the ordinance require that garages be at least three feet back from the front of the house, deemphasized from the house. He said that he did not understand the intent behind the 8.5 foot door height requirement of accessory structures. He noted that 9.5 foot would be more accommodating to various things that one may want to park in the back of their home such as: a sailboat or a motor home. Commissioner Muir said that he is not convinced that the same criteria for the front of the home should be applied to the back yard. He referred to the attached garage requirement saying that he is not convince that the proposed 50 percent rule should be applied to garages that are below the main level of the house. Commissioner Muir suggested that the ordinance encourage homes with attached garages or garages that face the street to explore tandem parking solutions. Commissioner Muir suggested that the ordinance include different models of the ordinance showing what it will mandate as well as an amplified narrative defining the intent of the proposal to guide people as they develop their properties.

Chair Chambless called for the question.

Commissioner De Lay, Commissioner Noda, and Commissioner Scott voted in favor. Commissioner Diamond, Commissioner Muir, and Commissioner Seelig voted against.

Chair Chambless suggested further discussion before casting his vote.

Commissioner Diamond encouraged the Commission to consider Commissioner Muir's comments, saying that as an Architect he also feels that the proposal warrants more definition, and it would be improved by further dialogue with the Planning Commission Subcommittee.

Commissioner De Lay stated that she is in favor of the current proposal because there has been a lot of research and many Architects have worked to develop the proposal. She said that she believed that the proposal works for the Yalecrest neighborhood.

Commissioner Diamond stated he agreed with that; however, there are fine-tuning issues such as the roof heights that need further definition before it moves forward. He felt that the current ordinance may be problematic.

Commissioner Noda stated that she agreed that there has been a substantial amount of community input, and the proposal needs to move forward. She felt that if there are issues that arise then the ordinance may be modified later.

Commissioner Scott stated that she agreed with the Commissioners who approve of the proposal. She said that she feels strongly that the proposal should move forward and there seems to be energy in the community so that they will pursue design features in the future.

Chair Chambless called for the question regarding the motion on the table to forward a positive recommendation to the City Council to approve the request. He stated that he understands the concerns and need to preserve the character of the neighborhood.

Commissioner De Lay, Commissioner Noda, and Commissioner Scott voted "Aye". Commissioner Diamond, Commissioner Muir, and Commissioner Seelig voted "Nay". Chair Chambless voted "Aye". Four Commissioners voted in favor, three Commissioners voted against, and therefore the motion passed.

Exhibit 9

**RELEVANT
DOCUMENTATION**

YALECREST COMMUNITY COUNCIL

COMPATIBLE INFILL COMMITTEE

APRIL 2004

**DAVID AND LISETTE GIBSON
1764 HUBBARD AVENUE
SALT LAKE CITY UT 84108
801-583-9316**

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Photographs throughout Yalecrest neighborhood showing typical garage size and location, height comparisons, style comparisons, mass comparisons, etc. Source: David and Lisette Gibson, Virginia Hylton, Fientje Allis (enclosed CD)	
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Photographs outside Yalecrest neighborhood with examples of oversized new construction, remodels and oversized "snout" garages (enclosed CD)	
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Supplemental Reference Information

Research Report on Harvard-Yale neighborhood, Source: Peter Goss, 19858

Not Included:

Yalecrest plat maps to determine lot widths, etc., Source: Salt Lake City Corp.

Articles from other communities which includes: minimum lot size, maximum building height, maximum building stories, minimum lot size, etc. Source: Joel Paterson, SLC Planning Dept.

Salt Lake City East Bench Master Plan, 1987, pages 13 and 14

Protecting America's Historic Neighborhoods - Taming the Teardown Trend, National Trust for Historic Preservation booklet

Salt Lake City Zoning Ordinance, Source: Joel Paterson

SLC Board of Adjustment and Planning Minutes, Source: Salt Lake City web site

SECTION 1

WORKING DRAFT
February 24, 2004
Yalecrest Compatible Infill Ordinance

Compatibility Review for new construction of, and additions to residences within the Yalecrest Community. The Yalecrest Community extends from 1300 East on the west to 1900 East on the east and from 800 South on the north to 1300 South on the south.

Purpose Statement: The purpose of this section is to establish guidelines for *new home construction, expansions to existing homes, new garages and front setback alterations* within the Yalecrest Community. The goal is to encourage compatibility between new construction, including additions, and the existing character and scale of the surrounding neighborhood. The ordinance seeks to maintain a balance between “the right to develop” and “the right of quiet enjoyment.”

The guidelines work to promote a desirable residential area by addressing aesthetically pleasing environments, safety, privacy, and neighborhood character. They allow for flexibility of development while maintaining compatibility within the Yalecrest Community. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

The Committee has created recommendations to guide new development. These are: building height, building setbacks and garages and accessory structures.

I. Building Height

A. Purpose.

1. The primary purpose of the height guideline is to promote a reasonable scale in relationship to existing residences.

B. General Building Guidelines.

1. Existing Base Zone. Maximum building height in the R-1/5,000 and R-1/7,000 base zones for houses with pitched roofs is thirty feet (30') to the midpoint or two and one-half stories (2.5), whichever is less. Flat roofs are limited to thirty feet to top of wall or two and one-half stories, whichever is less. Grade is permitted to be raised by 2 feet.
2. **Overlay Maximum House Height:**
 - (a) For sloping roofs, maximum roof height is 27'6" from the uphill grade* to the

highest roof midpoint. Additionally, the roof midpoint may not exceed 35'0" from the downhill grade.

(b) For mansard and flat roofs, maximum roof height is 20'0" from grade point to the top of the highest wall or roof.

(i) *Grade (for the purpose of this standard) is defined as: The low elevation point on both the uphill and downhill side of a house, between the house and the side yard property line.

3. No part of a house may extend beyond an imaginary envelope plane which begins at both: 1) the side yard property line furthest from the house, 8'6" above grade and, 2) 6' beyond the closest property line, 8'6" above grade, and extends into the property at a 45 degree angle. The envelope extends the full depth of the lot. Both sides of a house must conform.

(a) Exceptions.

(1) Chimneys, utility risers, swamp coolers and open railings.

(2) A maximum of three dormers per house side, each no wider than 10'0", with a total combined width not to exceed 50 percent of the house length, with a space between them no less than 18". In no case may a dormer extend more than three feet beyond the envelope.

(3) The gable end of a gable roof is considered to be complying if, were it replaced with a sloping roof identical to the sloping side of the gable roof it would be in compliance according to the envelope requirement. This exception also applies to compound sloping roofs like Gambrel roofs.

(4) Eaves deeper than 18".

4. For the purpose of determining compliance with these requirements, no raise in grade is permissible.

II. Building Setbacks.

A. **Purpose.** The setback regulations for buildings and garage entrances serve several purposes:

1. They maintain light, air, separation for fire protection, and access for fire fighting;
2. They reflect the general building scale and placement of houses in the Yalecrest Community;

3. They promote a reasonable physical relationship between residences;
4. They promote privacy for neighboring properties;

B. General Building Guidelines.

1. Front Yard Setbacks.

a) The existing R-1/5,000 base zone requires a minimum 20' setback except for buildings legally existing on April 15, 1995. Then the required front yard shall be no greater than the established setback line of the building. The R-1/7,000 existing base zone requires a minimum front yard setback of 20'.

b) The Infill Overlay requires that all new construction maintain a minimum front yard setback equal to the average of living area setbacks of the 50% of the dwellings on that block face with the shallowest or smallest house setbacks. Existing garage front setbacks may not be used in calculating the average.

2. Side Yard Setbacks. For new construction, the minimum side yard setback will be equal to the existing ordinance of the base zone (4' and 10' in the R-1/5,000 zone and 6' and 10' in the R-1/7,000 zone).

3. Rear Yard Setbacks. For new construction, the minimum rear yard setback will be equal to the existing ordinance of the base zone (25% of the lot depth, or 20', whichever is less, in the R-1/5,000 zone and 25' in the R-1/7,000 zone).

III. Garages, Carports and Accessory Structures. The Yalecrest Community was developed in an era when cars were in their infancy. Garaging was a secondary concern and over 90% of garages built during development of the neighborhood were placed at the back of the lot. Access to the garage was made from a driveway along one side of the house, or in some cases, via service lanes or alleys at the back of the lot. Driveways between homes became the dominant means of preserving space and light between properties, which is a characteristic feature of the Yalecrest area. Garages are encouraged for the protection of motor vehicles and other outdoor equipment, and to enhance the visual appeal of yards by shielding vehicles and storage items from view.

A. Purpose.

1. Ensure that the location and amount of living area of the residence, as seen from the street, is more prominent than the garage.
2. Preserve the pedestrian-friendly character of the neighborhood by maintaining maximum interaction between the street, sidewalk and house. This is accomplished

by regulating the amount of garage frontage as a percent of total frontage of the dwelling.

3. Ensure that the pedestrian entrance is more prominent than the garage entrance.
4. Enhance public safety by preventing garages from blocking views of the street from inside the residence.
5. Provide for necessary access around structures, preserve the light and space corridor between properties, help maintain privacy to abutting lots and maintain open front setbacks. Special incentives are utilized to encourage locating garages at the back of properties.

B. General Building Guidelines.

1. Existing Base Zone: Detached garages and carports. The R-1/5,000 and R-1/7,000 base zone limits the height of accessory structures to 12' for buildings with flat roofs and 17' (to the mid-point) for buildings with pitched roofs.

2. The *infill overlay* limits the height of detached garages with flat roofs to 10'-6" and garages with pitched roofs to 15'-0" to the mid-point of the roof.

(a) Rear Yard Location:

(1) New garages may be built with a maximum height to the roof mid-point of 15'.

(2) Existing non-complying garages may be rebuilt at the existing location or expanded at the existing location to a maximum of 20' x 22'. Maximum height to the roof mid-point is 15' and maximum eave height is 8' from the driveway surface.

(b) Front Yard Location.

(1) New garages may not be built forward of the front wall of the home, except if they are to replace the exact size and location of what currently exists.

3. Attached Garages and Carports. (Single-story Home or Garage)

(a) Behind or in line with the front wall of living area.

(1) The width of the garage wall facing the street may not exceed one-third of the facade width. A twelve-foot wide garage is always allowed.

(b) In front of front wall of living area.

(1) Attached garages may not be built forward of the front wall of the home, except if it is to replace the exact size and location of what currently exists.

(c) Where the garage is located under the house, the garage wall facing the street may not exceed 50% of the façade width.

(d) Maximum door height is 8'-6".

3. Attached Garages and Carports (Multi-level Home)

(a) Where garages are located on the first level of a two level home, the garage must be located under enclosed living area and may not exceed 50 percent of the facade width.

(b) Where garages are located below street grade, the width of the garage wall facing the street may not exceed 50 percent of the facade width.

(c) Maximum door height is 8'-6".

COMPATIBLE INFILL OVERLAY - February 24, 2004

1) HEIGHT - Existing Base Zone is 30' to midpoint for pitched roof & 30' to top of wall for flat roofs. Two foot raise in grade allowed.

1a) Overall Height	
Pitched Roof	Maximum 27'-6" to roof midpoint from existing uphill side yard grade. Additionally, on a sloping site the roof midpoint may not exceed 35' from lowest elevation on downhill side yard.
Flat Roof	20' to top of highest wall or roof.
1b) Envelope	
Description	Begins 8'-6" above grade on the property line of the deepest side yard and 8'-6" above grade 6' beyond the property line of the narrowest side yard and extends into the property at a 45 degree angle. Envelope extends the entire depth of the lot.
Exceptions	<ul style="list-style-type: none"> • Chimneys, utility risers, swamp coolers and open railings. • Dormers. A maximum of 3 per side, each no wider than 10' with a total combined width not to exceed 50% of the house length, with a space between them no less than 18". In no case may dormers exceed the envelope by more than 3'. • Gable end of a gable or gambrel roof. • That portion of the eave that is deeper than 18".

2) SETBACKS - Existing Base Zone Front Yard Setback is 20'

Front Yard	Minimum setback equal to the average living area setback of the 50% of dwellings on that block face with the shallowest setbacks.
Side Yard	Same as existing ordinance (As of February 2004 setback in R-1-5,000 is 4' and 10'; setback in R-1-7,000 is 6' and 10')
Rear Yard	Same as existing ordinance (As of February 2004 setback in R-1-5,000 is 20'; setback in R-1-7,000 is 25')

3) GARAGES

3a) DETACHED	
Location	<p>Existing Non-Complying: For detached garages in the backyard. Garage may be rebuilt at existing location and expanded to a maximum of 20' x 22'. No garage can be made less complying.</p> <p>New Construction: New garages may not be built forward of the front wall of the home, except if they are to replace the exact size and location of what currently exists.</p>
Height	<p>Existing Non-Complying: Maximum 15' to midpoint of pitched roofs and maximum eave height of 8' from driveway surface.</p> <p>New Construction: 10'-6" for flat roofs and 15' to midpoint of pitched roofs.</p>
3b) ATTACHED	
Single story Home or Garage	
Location	<p>Existing Non-Complying: May be rebuilt to the exact size and at the exact location of what currently exists.</p> <p>New Construction: Garage must be located behind or in line with the front wall of living area.</p>
Width	May not exceed one-third of facade width. A 12' wide garage is always allowed. Where garage is under the house, the garage wall facing the street may not exceed 50% of the facade width.
Door Height	Garage door height may not exceed 8'-6".
Multi-story Home	
Width	Where the garage is located on the first level, under enclosed living area, it may not exceed 50% of the facade width
Door Height	Garage door height may not exceed 8'-6".

Yalecrest Infill Ordinance
Executive Summary
February 24, 2004

Preamble:

The area known as 'Yalecrest', 1300 East-1900 East / Sunnyside Ave-1300 South of which Yalecrest is a subsection, is unparalleled city wide in size and scope for its architectural styles and uniformity. It was developed between the 1910s and 1950's and literally has entire street examples of fine period homes including single and two-plus story Tudors, French Eclectic, Cape Cods, large and small Prairie and Craftsman Bungalows. It is a low-density, pedestrian friendly residential area, with large trees and generous green space. Zoned predominantly R-1-/5,000 and R-1-/7,000, there is accordingly a mix of smaller starter homes to larger, high end of the market properties.

Recent remodels and teardowns in the area have led to a review of the current Salt Lake City zoning ordinances as they apply to the Yalecrest area. It was suggested by the Salt Lake City Planning Department that the creation of overlay zones with Infill Ordinances could take into account local needs. The Planning Department has thus worked with a subcommittee of the Yalecrest Community Council to develop a proposal for an Infill Ordinance for this area.

Proposed area:

1300 East -1900 East / Sunnyside Ave-1300 South (represented by the Yalecrest Community Council)

Objective:

To create an ordinance which preserves the character of the area while maintaining a balance between the right to develop and the right of quiet enjoyment.

The ordinance seeks to adjust the limits on improvements, so that they remain *compatible* with the neighboring properties and the character of the area. It does not address *architectural styles or integrity* which can only be preserved through a Historical Designation or Design Review. It applies to new construction (as result of a tear down) and future exterior remodels of existing homes.

Method:

- On August 28, 2001, a general Yalecrest Community Council meeting was held with Steven Goldsmith and Joel Patterson of the Salt Lake Planning Division. From this meeting a subcommittee was formed which has met regularly starting September, 2001. The committee included area representatives (with expertise in various areas including architecture, engineering, historic preservation, design, and real estate) and was assisted by Salt Lake City Planning Department staff.

- Ideas and models of comparable ordinances elsewhere in the United States were studied.
- Base line data was gathered to determine both the quantifiable and inferred characteristics of the area. They include:
 - 1) a visual survey of the all homes in the area by number of “stories” (e.g. single story, 1.5 stories, 2 stories, etc,;
 - 2) a physical survey of the height of selected properties (tallest houses were selected for survey) carried out by Salt Lake City surveyors);
 - 3) a visual survey (supported by aerial maps) to establish setbacks, location of driveways and garages, and street aspects, and
 - 4) An extensive photographic record was compiled to support the data .

Findings and Observations:

1. Setbacks - While uniform within streets, they are not uniform throughout the area; generally the front setbacks are in proportion with the lot size frontages and the height and size of the dwellings. The side setbacks also vary by zoning. On the R-1-/5,000 lots over 90% of the properties have a driveway on one side while the other side boundary is less than four feet. When these driveways are on the properties, as they typically are, it creates a generous spacing of homes, providing both light and privacy on these otherwise small lots. Furthermore, the streets which run east/west have this driveway on the east side of the dwellings to allow maximum morning sun on the side wall (from foundation to roof).

2. Height -

- Of the 1,381 properties surveyed for the “Inventory of Homes - Approximately 833 are 1-story high, 331 are 1.5 stories high, and 217 are 2 plus stories high.
- The higher properties were more highly concentrated in the areas zoned R-1-/7,000.
- Many homes show some remodeling. Most has been done while maintaining the original roof height; in homes with a high roof pitch, extra space was created by way of dormers of various dimensions. In homes with a low pitch roof, basements have been developed or additions constructed to the back of the dwellings.
- Of the properties surveyed, the maximum height is 28.3 to the mid-point of the roof. 1788 Hubbard was not part of the survey and it is 30 feet to the roof mid-point.

3. Garaging: over 90% of the garages are at the back of the properties, accessed through either side driveways or service lanes at the back of the lots.

4. Zoning and scale proportions - generally the properties are in proportion to the lot sizes, allowing for natural daylight on neighboring properties and space for landscaping and drainage.

Characteristics to be Preserved by the Ordinance:

Street aspect, relative and maximum height, side driveways, parking at rear of property for sunlight, space and privacy, pedestrian friendly streets, maintaining mixture of smaller homes and upper end of the market homes as well as some twin homes.

Recommendations:

1. To maintain the street aspect: Setbacks: front setbacks not fixed, but to be in relation to the existing homes on a particular block.
2. To reduce the overall maximum house height.
3. To restrict house height relative to the size of the sideyard setback through the use of 'building envelopes'.
4. To maintain a mix of home sizes.
5. Encouraging garaging to the rear of the lot - incentives for garaging at the back, disincentives for not parking at the back. (Note: side drive can provide more off street parking than most attached garages).
6. To keep streets pedestrian friendly, maintaining maximum interaction between street and houses avoids creation of 'blind spots' by limiting blank walls (including garages).
7. To preserve green space - limit amount of concrete/paving between street and house, by limiting the proportion of garage to house width.

Justifications:

- Historic significance, architectural significance for the city, wider community.
- Maintain real estate values for the residents by helping to preserve some of the important characteristics responsible for the appeal of the area.
- Space, natural light and pedestrian friendly streets maintain quality of life for the individual homeowner.

SECTION 2

Yalecrest Community Council

Compatible Infill Ordinance

February 24, 2004

Follow up from November

- Presented Compatible Infill Ordinance to Yalecrest Community Council at November 2003 meeting
- Support shown for the Ordinance – “just right amount of protection”
- Requested something in writing
- Simplify garages

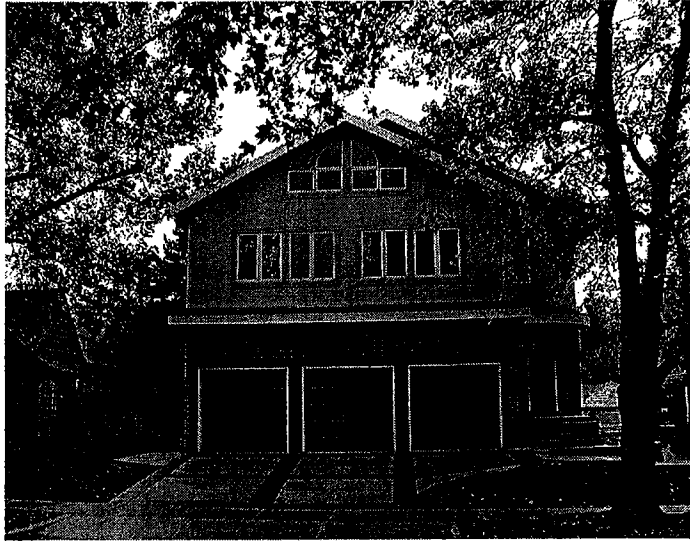
2

About 60-70 residents attended the November 2003 meeting. In general, support was shown for the proposed Ordinance by a “show of hands vote”. It was suggested the committee return to the next meeting with a more simple garage proposal.

Monster Houses, McMansions

- There is a pattern of demolitions in historic neighborhood across America approaching epidemic proportions. National Association for Historic Preservation, "Taming the Teardown Trend"
- Thousands of houses are being replaced by large "Monster Houses, Starter Castles, and McMansions".
- One particular house in the Yalecrest area alerted us that this trend had arrived here.

3



4

1788 Hubbard Avenue house that meets all current SLC R-1-7000 zoning ordinances



5

!788 Hubbard house compared to neighboring 2 story house.

Committee Conclusion

- After much discussion and research, the committee focused on three areas that would have the greatest impact in protecting the character of the Yalecrest neighborhood.
 - Height
 - Front Setback
 - Garages

6

It has been suggested that the Yalecrest area attempt to institute a design review procedure for the Yalecrest area or move towards becoming a historic district. We leave these approaches to future committees. This committee took a minimalist approach in order to; 1) not add restrictions that would necessitate the creation of a new City review board, 2) add as little burden as possible to the City's current review process for new construction, 3) address only those areas that seemed to be the most potentially damaging to the Yalecrest area, 4) restrict the affected codes in such a way as to create as few existing non-complying structures as possible while still making changes that would have a substantial effect on the area.

Meeting Format

- PowerPoint presentation
- Questions and comments welcome
- Two-minute time limit per question
- Show of hands
- Written comments are welcome
- Notes will be taken
- Written comments and notes will be passed on to the City

7

Purpose Statement

- To establish guidelines for *new* home construction, *expansions* to existing homes and *new* garages within the Yalecrest Community.
- The goal is to encourage compatibility between new construction, including additions, and the existing character and scale of the Yalecrest neighborhood.

8

Scope and Limitations of Proposed Ordinance

- Proposed ordinance is based on information gained from:
 - Visual surveys
 - Measurements
 - Aerial photographs
- The proposed ordinance does NOT address architectural styles/design

Research

- Physically measured existing properties
- Studied aerial maps for setbacks, driveways, garage location, etc.
- Counted single & multiple-story houses
- Counted garage locations
- Measured house heights (City surveys)
- Compiled photo library of houses
- Studied ordinances from other communities such as Portland, Denver, Menlo Park, Naperville, Ft. Collins, Cupertino and more.
- Had assistance from the SLC Planning staff.

10

Included.

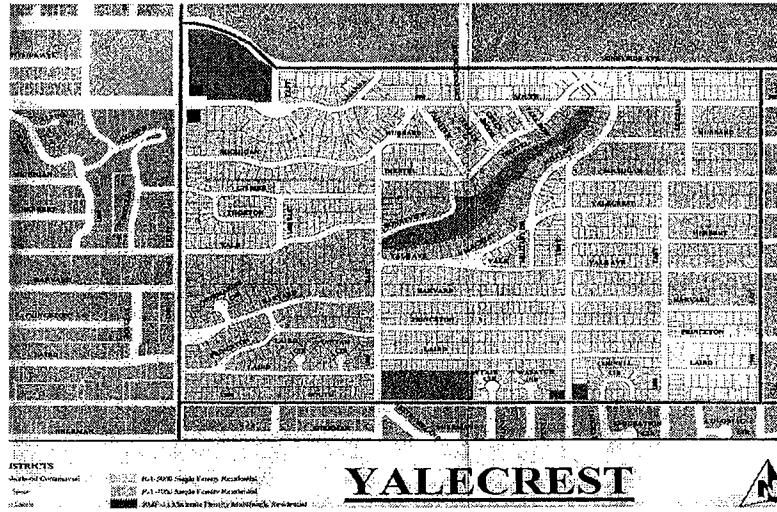
Yalecrest Meetings

- Yalecrest meeting with Mayor Anderson Feb. 2001
- City Zoning ordinances don't work for Yalecrest
- "Compatible Infill" Meeting -Stephen Goldsmith, Planning Director, August 2001
 - ◆70+ residents in attendance
 - ◆Neighborhood committee formed
 - ◆Committee expertise in architecture, real estate, historic preservation. Assistance of SLC Planning Staff (Joel Paterson and Elizabeth Giraud)

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It is important to note that at Mayor Anderson's yearly visit to the Yalecrest Community Council, concern was expressed by numerous residents that the large Hubbard house (that apparently met all City zoning ordinances) was out of scale and not compatible with the neighborhood. Mayor Anderson directed the Planning Staff to work with the neighborhood to come up with some sort of ordinance to address the concerns. In August 2001, Stephen Goldsmith was invited to Yalecrest to discuss "compatible infill". 70+ residents attended the meeting – all were in favor of "doing something" to protect the character of the Yalecrest neighborhood (except one person). A committee of concerned volunteer residents was formed that night to start work on a "protective" Ordinance for the Yalecrest Community council area.

1300 East to 1900 East 800 South to 1300 South



Overlay ordinance is to apply only to the existing Yalecrest Community Council area boundaries as shown above.

Observations

- Zoning:
 - Primarily R-1-5,000 and R-1-7,000 single family residences

- Setbacks:
 - Front: uniform within streets, not uniform throughout the area
 - Side: over 90% have a side yard driveway

13

See Section 4 & 5 (enclosed); setbacks

East Bench Master Plan 1987

- “The older Harvard-Yale area contains many buildings of architectural and historical significance. Conditions may warrant creating a conservation or historic district in this area where the city would review all new buildings, additions or alterations for compatibility with established neighborhood character.”
- “The following detract from residential character
 - ◆building remodeling or additions that are not compatible with the design of the original structure or neighboring homes,
 - ◆New structures that are not compatible with the design of surrounding homes.”
- “Building additions that do not have matching exterior building materials or continuation of original roof lines give an “add on” appearance”.
- “These are most noticeable in older neighborhoods where traditional building design and materials are predominant”.

Page 14 of the 1987 East Bench Master Plan refers to the older Harvard-Yale area and that “conditions may warrant creating a conservation or historic district where the city would review all new buildings, additions, or alternations for compatibility with established neighborhood character.

Page 13 refers at length to preserving the character of the Harvard-Yale neighborhood.

Observations

- Height
 - 1,381 properties surveyed:
 - 833 one-story
 - 331 one and a half-story
 - 217 two-plus stories
 - Maximum height (measured) 29 feet 7 inches (Hubbard 30'-0") to roof midpoint
- Garages – over 90% at the back of the property.
- Zoning and scale proportions – generally the properties are in proportion to the lot size.

15

See hardcopy attachments.

Section 7: House survey

Section 6: Garage information

1) House Height

- Overall height**
- Envelope**

16

House Height

- The primary purpose of the height guideline is to promote scale with existing residences.

1a) Overall House Height

- **The current** R-1/5,000 base zone and R-1/7,000 base zone requires limits house height to 30 feet to the roof mid-point on pitched roofs and 30 feet to top of wall on flat roofs.
- **The proposed overlay ordinance** In the R-1/5,000 base zone and R-1/7,000 base zone limits house height to 27 feet 6 inches to the roof mid-point from the existing grade. Flat roofed houses are limited to 20 feet to top of wall from grade.

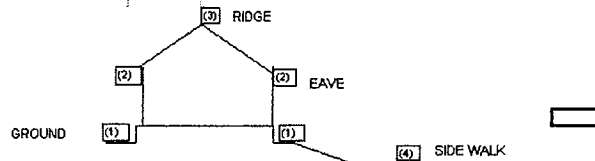
18

Existing Ordinance Allows



30 feet to mid-point of roof

YALECREST COMMUNITY - HIGHEST HOUSE HEIGHT SURVEY									
#	Address	(1) Ground	(2) Eave	(3) Ridge	(4) Side Walk	mid-point	(3)-(1)	(3)-(2)	(3)-(1)
1	Princeton	100.0	121.6	134.0	98.6	27.8	34.0	35.4	21.6
2	Laird Circle	100.6	114.6	131.7	99.5	22.7	31.2	32.2	14.1
3	Uinta Circle	103.3	117.3	136.7	99.8	23.3	32.4	35.9	14.1
4	Uinta Circle	106.7	117.4	140.2	101.4	22.1	33.5	38.8	10.7
5	Harvard	104.7	122.8	141.6	100.1	27.5	36.9	41.5	18.1
6	Harvard	102.8	121.4	137.8	100.6	26.8	35.0	37.2	18.6
7	Harvard	102.6	121.5	138.9	100.5	27.6	36.3	38.5	18.8
8	Harvard	99.2	116.1	134.6	96.8	25.6	35.3	37.8	15.8
9	Harvard	104.2	124.0	140.9	99.8	28.3	36.8	41.2	19.8
10	Normandie Cir.	99.8	112.7	133.6	97.7	23.3	33.8	35.9	12.9
11	Normandie Cir.	103.8	112.2	134.9	100.4	19.7	31.1	34.5	8.3
12	Michigan	101.9	120.9	142.1	99.6	29.6	40.2	42.5	19.0
13	Yalecrest	102.9	118.5	135.3	100.0	24.0	32.4	35.3	15.6
14	Herbert	101.0	114.2	133.9	100.0	23.0	32.8	33.9	13.2
15	Yale	100.0	112.7	132.5	99.0	22.6	32.5	33.5	12.8
16	Yale	106.6	125.7	143.0	100.0	27.7	36.4	43.0	19.0
17	Yale	109.1	119.1	139.6	100.0	26.2	36.5	39.6	16.0
18	Yalecrest	102.3	114.2	143.6	95.7	26.6	41.3	48.0	11.9
19	Military Drive	101.2	119.6	134.8	100.0	26.0	33.6	34.8	18.5



If you look at this survey of highest houses, plus the 1788 Hubbard house (not included in the survey), only 3 substantially exceed the recommended height. Of these, the Michigan house would pass under the propose infill ordinance. That is because the proposed ordinance calculates height differently than the current city ordinance. Instead of averaging the height from three different spots, the ordinance, instead, calculates height primarily from the uphill side. The only houses that would not pass are Hubbard and Harvard (#9 28-'3"). Because the grades are already established in the Yalecrest area, we recommend against allowing the grade to be raised 2 feet for the purposes of measuring the house height, as in the current ordinances. This could allow a continuous increase in grade over time.

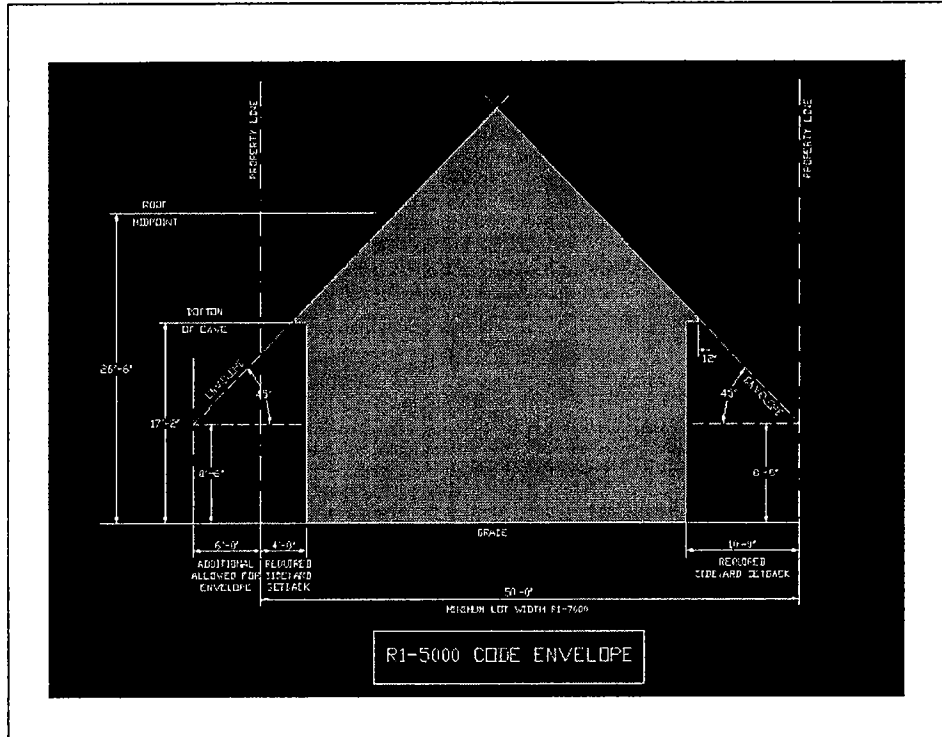
1b) Envelope

21



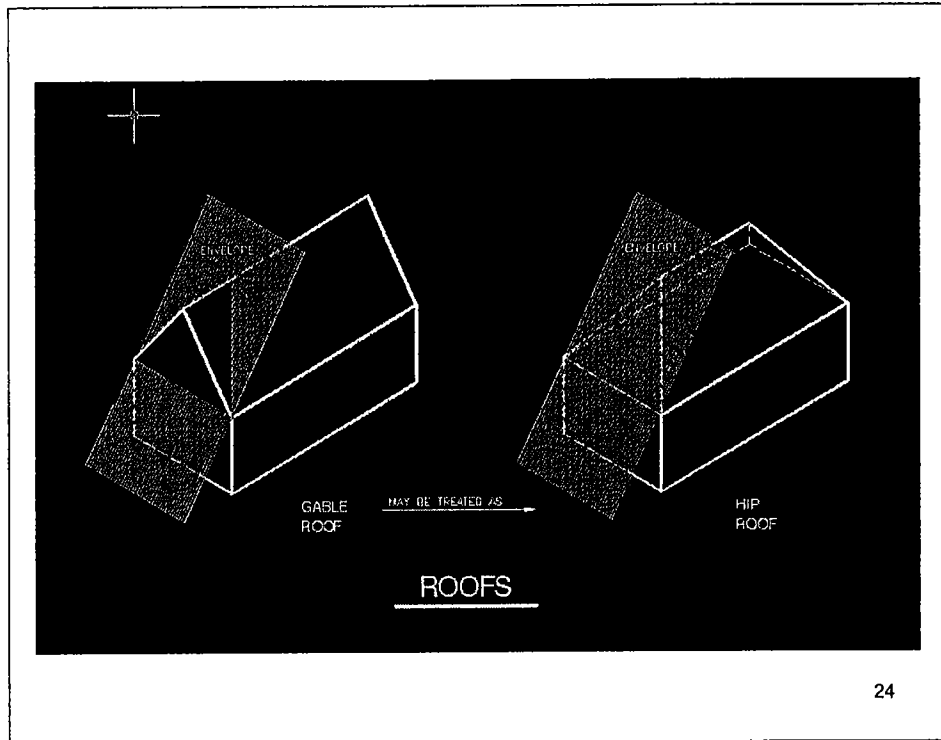
22

A dramatic example of the need for the envelope rule.



This is a diagram of how the envelope rule works.

A guiding principal behind the envelope rule is that house height and mass should be appropriate to the size of the lot that it is on. Also there is the idea of a certain 'right to light'. Large houses that are too close to their neighbors can compromise this principle by denying them sunlight.



24

This is a graphic representation of how a gable roof that penetrates the proposal envelope can be treated as a hip roof for the purposes of examining the houses compliance with the envelope requirement



R-1/5,000 Street Scape



Currently Allowed

25

A graphic representation, using Photoshop, showing the size of houses that would be allowed in a neighborhood under different sets of rules. The picture labeled 'Currently Allowed' is the house height that would be allowed under the existing ordinance.

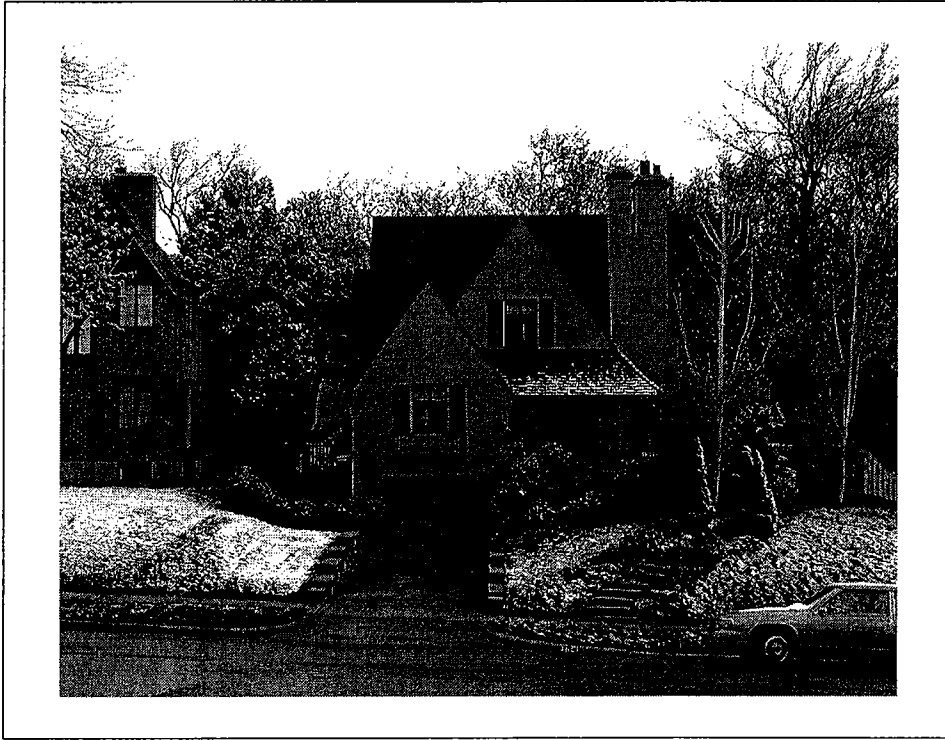


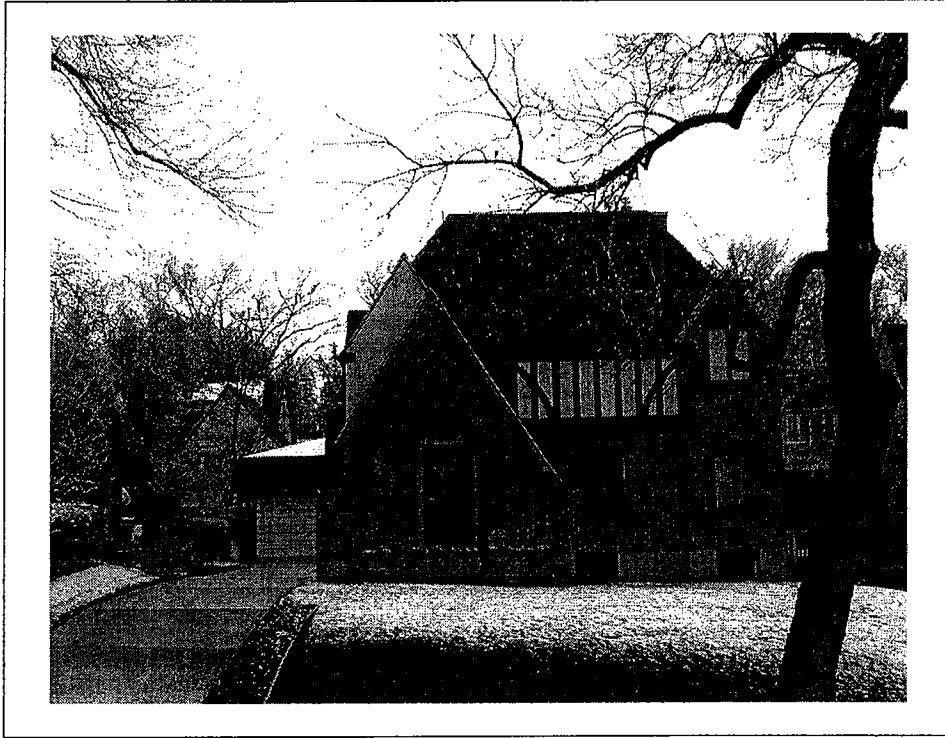
‘Allowed with Height Adjustment Only’ is the house height that would be allowed if only the proposed height restriction were adapted.

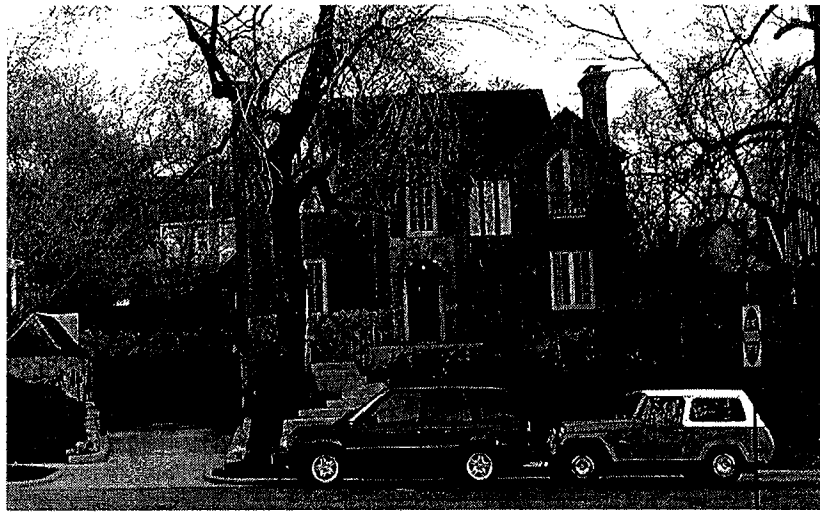
‘Allowed with Envelope Rule’ shows the additional effect the proposed envelope rule would have on allowed house.

**Examples of Existing Houses
that Meet the
Envelope Requirement**

27







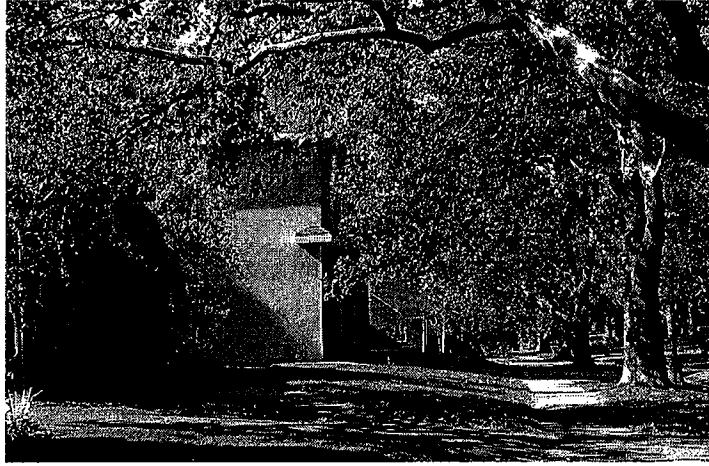
2) Front Setback

Front Setback

Purpose:

- **Reflect the general building scale and placement of houses in the Yalecrest Community.**
- **Promote a reasonable physical relationship to the street.**
- **Eliminate “blank wall” construction.**

Blank Walls



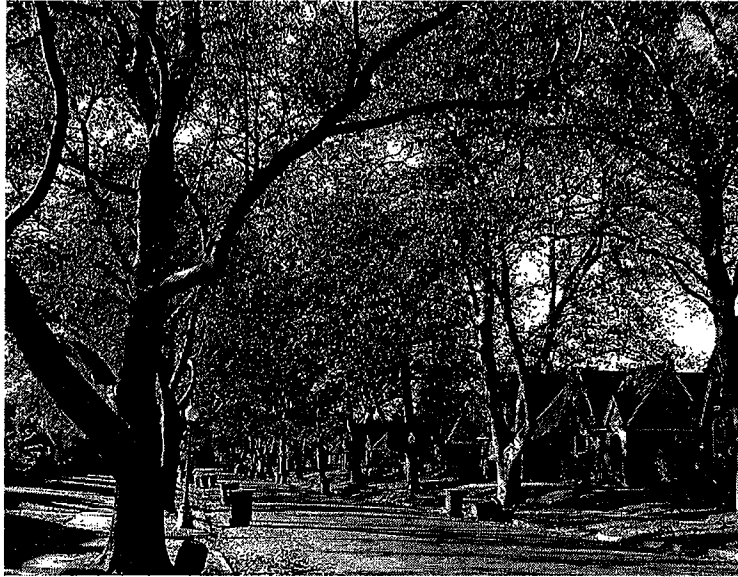
33

1788 Hubbard Avenue. Example of building on the City's minimum 20 foot front setback. As you can see, the house is in front of most of the others on the block giving an incompatible "blank wall" construction.



34

Picture of a streetscape that includes a house with an incompatible front setback.



35

An example of a streetscape with compatible front yard setbacks.

Front Setback

- **The current** R-1/5,000 base zone and R-1/7,000 base zone requires a minimum 20' setback except for buildings legally existing on April 15, 1995, then the required front yard shall be no greater than the established setback line of the building.
- **The proposed overlay ordinance** requires that all new construction shall maintain a minimum front yard setback equal to the average of the setbacks of the 50% of the dwellings on that block face with the shallowest or smallest setbacks.

Sampling of Existing Front Setbacks

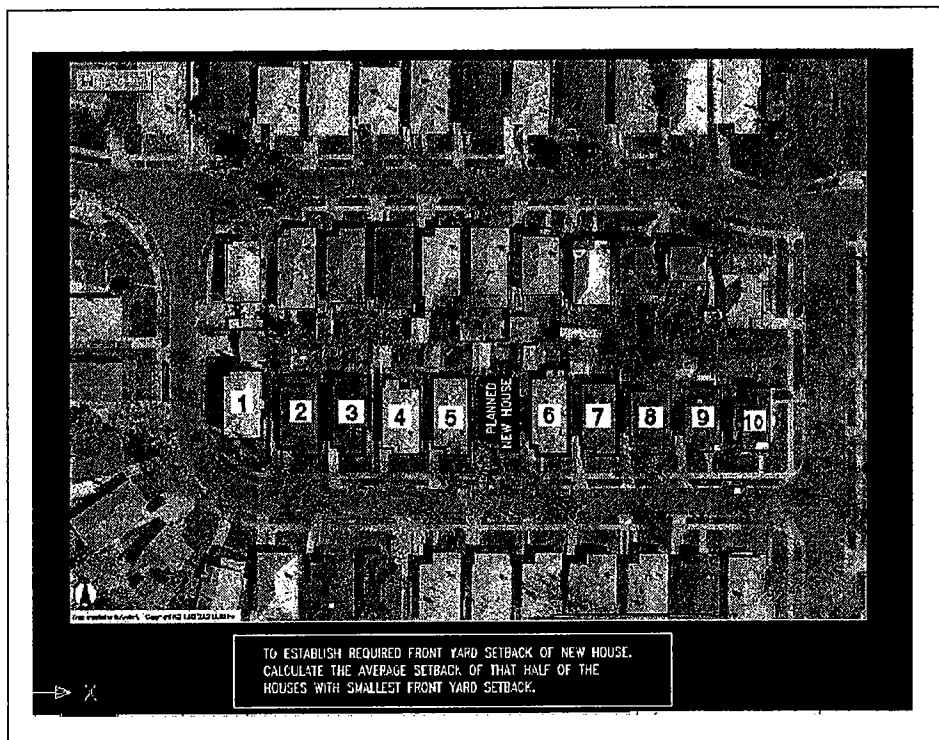
GILMER - above 13th East, north side									Average = 12.75 feet	
12	12	12	14	14	12	14	12			

MICHIGAN - above 17th East, south side									Average = 30.4 feet	
30	30	30	30	30	30	30	30	30	30	
30	32	32	32							

YALECREST - north side going west to 15th East									Average = 48.2 feet	
60	60	65	60	55	60	55	45	35	45	
45	45	45	33	33	32					

PRINCETON - south side above 15th East									Average = 16.2 feet	
15	20	15	15	16	13	12	15	16	15	
15	15	15	15	15	20	18	20	18	20	

Using City aerial maps to determine this sampling of average setbacks, we recognized that ‘one number (20 foot) fits all’ is not workable in the Yalecrest area. It is not fair to blocks that have a large existing average setbacks, like the Yalecrest block (average setback 48 feet), nor to blocks like Gilmer that has an average front yard setback of less than 13’. It seems appropriate that the front yard setback for each block should be determined based on a variation (closest 50%) of taking each block’s average front yard setback.



Slide showing how the proposed rule is applied to a block.

3) Garages

- Detached
- Attached
 - Single story home
 - Multi-level home
 - Garage under 1st floor of house.

39

Types of garages considered.

Garages

Research:

- Over 90% of garages built during development of the neighborhood were detached and placed at the back of the lot and did not compete visually with the house.
- Access to the garage is made from a driveway along one side of the house, or in some cases, alleys at the back of the lot.
- Driveways between homes are the dominant means of preserving space and light between properties, which is a characteristic feature of the Yalecrest area.

Detached Garages

Location

New garages may not be built forward of the front wall of the home, except if they are to replace the exact size and location of what currently exists.

41

There are almost no examples of this type of garage in the Yalecrest area. Almost universally, in the Yalecrest area, detached garages are located in the rear yard. Detached garages located in the front yard would be incompatible with the area by making the garage the most prominent feature of the property.

Detached Garages non-complying



Rear Yard Location (existing non-complying)

- Existing non-complying garages may be rebuilt at the existing location or expanded at the existing location to a maximum of 20' x 22'.
- Maximum height to the roof mid-point is 15' and maximum eave height is 8' from the driveway surface.

42

For the Yalecrest area, we are proposing to loosen the current ordinance restrictions that deal with non-complying garages. This is because there are so many examples of rear yard detached garages that are closer to the property line than the current requirement of 1 foot side yard setback.

Detached Garages – New Construction

Rear Yard Location – over 90% of existing garages



- New garages may be built with a maximum height to the roof mid-point of 15'-0".
- Flat roof structure may be built to a maximum of 10'-6".

43

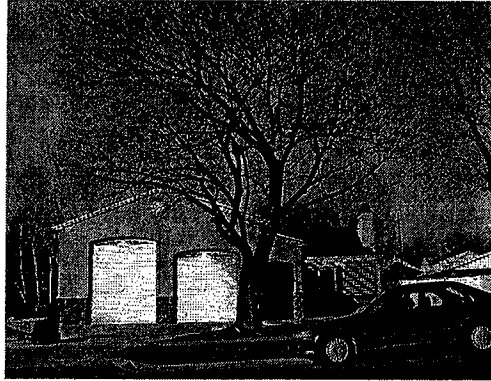
The current City ordinances place restrictions on the use of the second floor of garages. Lowering the maximum detached garage roof height would support this.

Excessive garage height was the most heard complaint from Yalecrest residents. It was determined that a 15' maximum garage height would not compromise the typical function of a garage.

ATTACHED GARAGES

44

Attached Single-Story



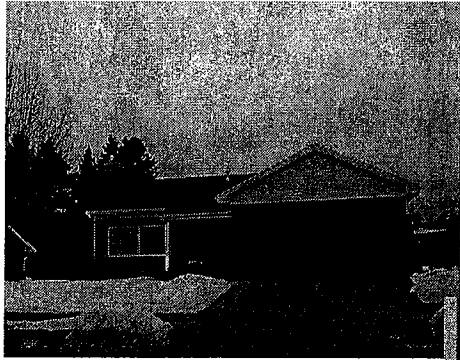
- Location
 - In-line
 - In back of
- Percentage of facade
 - 33% of house width
- Door height
 - 8'-6" maximum

45

LOCATION: There are very few cases, in the Yalecrest area, of attached garages, in single story houses, located in front of the house façade. In those cases the garage becomes the most prominent feature.

PERCENTAGE: The proposed overlay ordinance allows a one car garage (12' wide) no matter what the percentage. The reason the proposed ordinance limits the percentage of garage for one story houses is that in a one story house an attached garage is in place of the house façade. The proposed percentage is less limited for a multi-story house because typically there would be house façade over the garage, thereby minimizing the effect of the garage frontage.

DOOR HEIGHT: An 8'-6" garage door height accommodates a Suburban with a ski rack.



“Snout” Houses



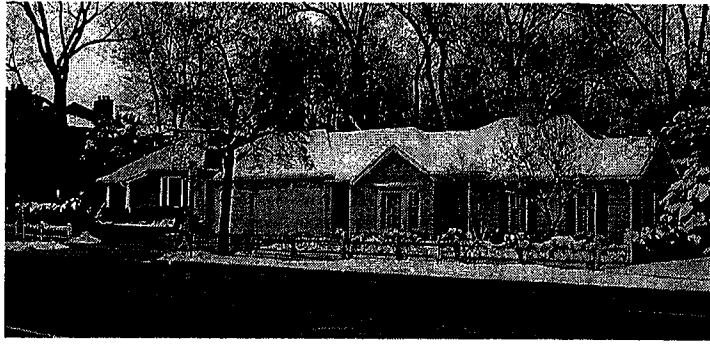
Attached Single-Story



- Behind Front Wall
- In Line with Front Wall

47

Good examples of attached garages in single story homes.



48

More examples.

Attached Multi-Story



- Placement
 - In-line
 - In back of
- % of facade
 - 50%
- Door height
 - 8'-6" maximum

49

PLACEMENT: Allowed placement of garage is in-line with any part of the house facade or in back of the house facade. This is so that the garage does not become the dominant feature of a house.

% of FACADE: This percentage will typically allow for a two car garage.

DOOR HEIGHT: Same as previous explanation.

Attached Two-Story



50

Examples of attached garages in two story houses.

Garage Underneath Home



- Location
 - Must meet front setback
- Percentage of facade
 - 50% maximum

51

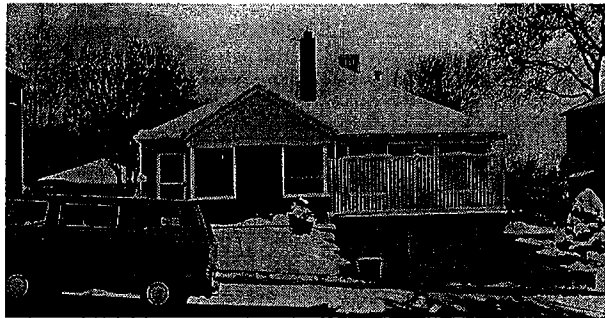
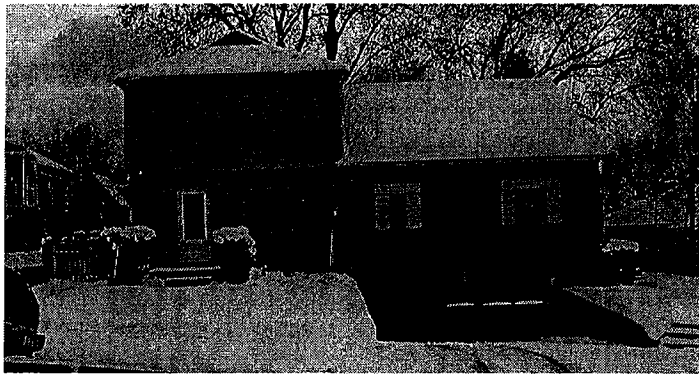
LOCATION: This is the only case where the ordinance proposes to allow the garage to extend beyond the face of the house. That is because, in this case, where the garage is under the house the garage roof is often used for a walking surface. To be used in this manner the garage must stick out from the house front. Also, the garage is allowed to extend beyond the house front because typically a garage under a house does not compete visually with the house.

PERCENTAGE OF FACADE: 50% will typically accommodate a 2 car garage.



52

Examples of garages under homes.

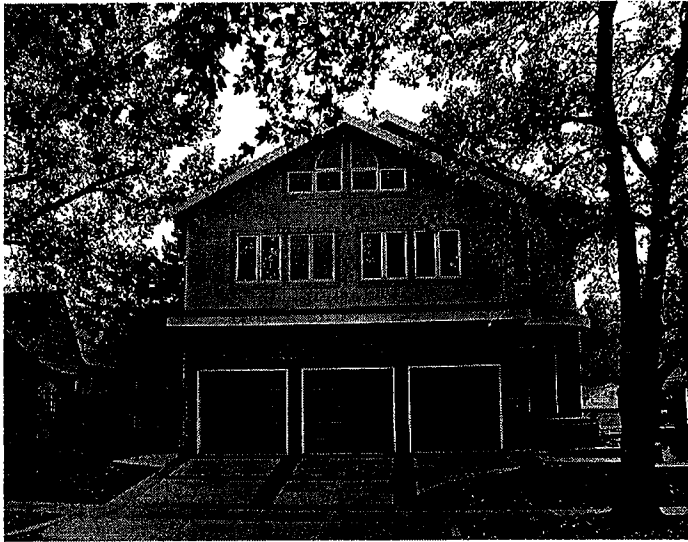


53

Summary

- Maximum building height 27'-6" to midpoint of pitched roofs, 20' to top of exterior wall on flat roofed houses. Envelope rule to be used.
- Front setback to be governed by average setbacks on the block.
- Garages should not become the dominant feature of the property.

54



55

This Hubbard house does not conform to any of the suggested ordinance restrictions. However, this is the type of house almost none of the Yalecrest neighbors wish to see repeated in the area.

Committee and Consultants

- Virginia Hylton
- Fientje Allis
- Warren Lloyd
- David Gibson
- Lisette Gibson
- Bob Sperling
- Ed Glashien -
Sugarhouse
- Beth Bowman -
Wasatch Hollow
- Don Hartley
- Joel Paterson -
SLC Planning
- Elizabeth Giraud -
SLC Planning

SECTION 3

Yalecrest Community Council
February 24, 2004

Minutes from Compatible Infill Presentation
David Gibson, Presenter

Questions:

- What is meant by the midpoint of a roof? (*answered*)
- R-1-5,000 - what does that mean? (*answered*)
- Where do you measure from if a house is on a slope? (*The Infill Ordinance would measure grade from the uphill side*)
- Will there be enough space to park a car in front of an attached garage in front? (*This is referring to a situation where the front yard setback would not allow sufficient space between the garage front and the sidewalk to park a car. The point was a good one. Perhaps code would have to specify a minimum of 20' to the front of a garage from the sidewalk. Or else no parking could be allowed in that space.*)
- Can I pour a slab on concrete in place of a garage? If so, can it go right to the property line? (*The answer was yes*)
- Will variances be allowed? (*Of course*)
- Can the garage extend beyond the side of a house if space allows? (*Yes*)
- Does 440 sq. ft allow for a 2-car garage? (*702 sq. ft is still allowed*)
- From where is the front setback measured? (*Front property line*)

Comments:

- Someone commented that they only heard of the meeting the day before and a decision should not be made with so few people in attendance. David Gibson told them of the November 2003 Yalecrest Community Council meeting and that there would be two more public hearings would take place at some point in the future (Planning Commission and City Council Meetings)
- 50% of facade containing garage under the house. The example shown is unusable as a garage. Their garage is underneath their house and is too small. They feel 50% of the facade of the house is too restrictive for their house. It wouldn't allow them to build a 2-car garage. (*David Gibson agreed that this was a good point.*)
- It appears rules are being made for the minimum type of problem (not allowing a 2-car garage underneath a house). Tom Bonacci pointed out that variances are allowed. (*David Gibson pointed out that 2-car garages were allowed under the Infill Ordinance as long as the percentage was 50% or less*)

Motion:

The Yalecrest Community Council has heard both in November 2003 and February 2004 and answered questions and the majority feels it should be moved on to the Planning Staff and City Council.

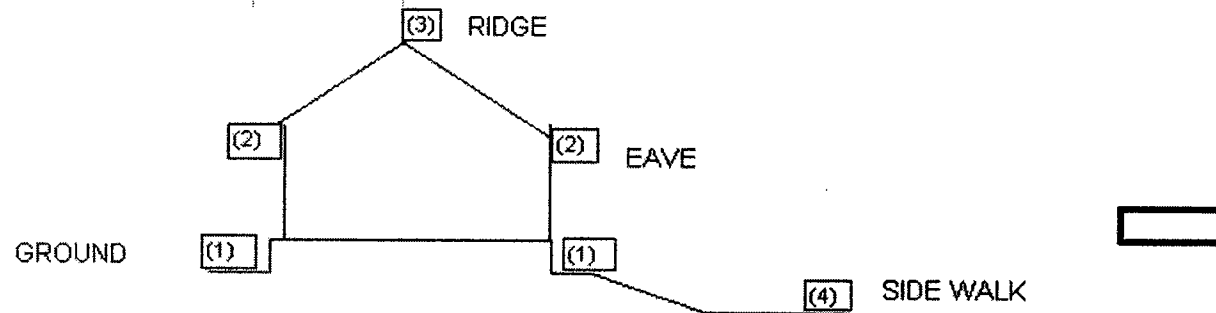
Two people did not agree with the garage section in that it would not allow 2-car garages underneath a house. A motion, to sever the garage section from the ordinance for the purpose of a vote, failed.

A vote was taken to "Send it on to Planning and City Council, 21 people were in favor, 5 opposed.

Joel Paterson commented that notices will be sent to all property owners of record 14 days prior to hearings.

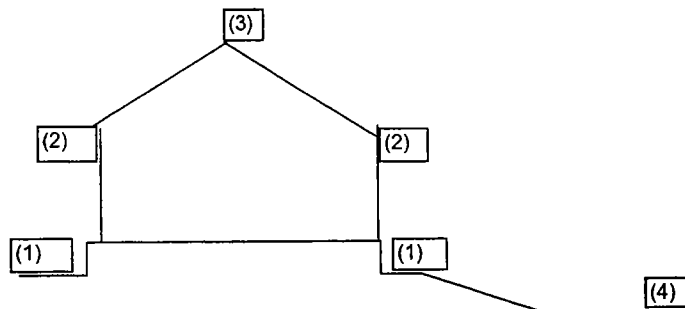
SECTION 4

YALECREST COMMUNITY - HIGHEST HOUSE HEIGHT SURVEY										
#	Address	(1)-Ground	(2)-Eave	(3)-Ridge	(4)Side Walk	mid-point	(3)-(1)	(3)-(4)	(2)-(1)	
1	Princeton	100.0	121.6	134.0	98.6	27.8	34.0	35.4	21.6	
2	Laird Circle	100.5	114.6	131.7	99.5	22.7	31.2	32.2	14.1	
3	Uinta Circle	103.3	117.3	135.7	99.8	23.3	32.4	35.9	14.1	
4	Uinta Circle	106.7	117.4	140.2	101.4	22.1	33.5	38.8	10.7	
5	Harvard	104.7	122.8	141.6	100.1	27.5	36.9	41.5	18.1	
6	Harvard	102.8	121.4	137.8	100.6	26.8	35.0	37.2	18.6	
7	Harvard	102.6	121.5	138.9	100.5	27.6	36.3	38.5	18.8	
8	Harvard	99.2	115.1	134.6	96.8	25.6	35.3	37.8	15.8	
9	Harvard	104.2	124.0	140.9	99.8	28.3	36.8	41.2	19.8	
10	Normandie Cir.	99.8	112.7	133.6	97.7	23.3	33.8	35.9	12.9	
11	Normandie Cir.	103.8	112.2	134.9	100.4	19.7	31.1	34.5	8.3	
12	Michigan	101.9	120.9	142.1	99.6	29.6	40.2	42.5	19.0	
13	Yalecrest	102.9	118.5	135.3	100.0	24.0	32.4	35.3	15.6	
14	Herbert	101.0	114.2	133.9	100.0	23.0	32.8	33.9	13.2	
15	Yale	100.0	112.7	132.5	99.0	22.6	32.5	33.5	12.6	
16	Yale	106.6	125.7	143.0	100.0	27.7	36.4	43.0	19.0	
17	Yale	103.1	119.1	139.6	100.0	26.2	36.5	39.6	16.0	
18	Yalecrest	102.3	114.2	143.6	95.7	26.6	41.3	48.0	11.9	
19	Military Drive	101.2	119.6	134.8	100.0	26.0	33.6	34.8	18.5	



YALECREST COMMUNITY

Address	(1)-Ground	(2)-Eave	(3)-Ridge	(4)Side Walk	(3)-(1)	(3)-(4)	(2)-(1)
(house 19) 1345 Princeton (1210 S.)	100.0	121.6	134.0	98.6	34.0	35.4	21.6
(house 16) 1413 Laird Circle (1210 S.)	100.5	114.6	131.7	99.5	31.2	32.2	14.1
(house 17) 1465 Uinta Circle (1210 S.)	103.3	117.3	135.7	99.8	32.4	35.9	14.1
(house 18) 1455 Uinta Circle (1210 S.)	106.7	117.4	140.2	101.4	33.5	38.8	10.7
(house 11) 1485 Harvard (1130 S.)	104.7	122.8	141.6	100.1	36.9	41.5	18.1
(house 12) 1465 Harvard (1130 S.)	102.8	121.4	137.8	100.6	35.0	37.2	18.6
(house 13) 1455 Harvard (1130 S.)	102.6	121.5	138.9	100.5	36.3	38.5	18.8
(house 14) 1401 Harvard (castle) (1130 S.)	99.2	115.1	134.6	96.8	35.3	37.8	15.8
(house 15) 1365 Harvard (1165 S.)	104.2	124.0	140.9	99.8	36.8	41.2	19.8
(house 10) 1339 Normandie Cir. (1155 S.)	99.8	112.7	133.6	97.7	33.8	35.9	12.9
(house 9) 1349 Normandie Cir. (1155 S.)	103.8	112.2	134.9	100.4	31.1	34.5	8.3
(house 1) 1418 Michigan (new) (950 S.)	101.9	120.9	142.1	99.6	40.2	42.5	19.0
(house 3) 1735 Yalecrest (1020 S.)	102.9	118.5	135.3	100.0	32.4	35.3	15.6
(house 4) 1757 Herbert (1055 S.)	101.0	114.2	133.9	100.0	32.8	33.9	13.2
(house 8) 1714 Yale (1080 S.)	100.0	112.7	132.5	99.0	32.5	33.5	12.6
(house 7) 1510 Yale (1080 S.)	106.6	125.7	143.0	100.0	36.4	43.0	19.0
(house 5) 1600 Yale (1080 S.)	103.1	119.1	139.6	100.0	36.5	39.6	16.0
(house 6) 1600 Yalecrest (1080 S.)	104.5	114.2	122.3	100.0	17.9	22.3	9.7
(house 2) 972 Military Drive (1700 E.)	101.2	119.6	134.8	100.0	33.6	34.8	18.5



SECTION 5

Ed & Beth's Housing Survey

Address	Peak	Right Setback	Left Setback	To Eave	Both Side Setbacks Adequate	One Side Setback Adequate	NO Side Setbacks Adequate
1309 Michigan	21	11	9	10	X		
1398 Michigan	26	11	9	19		X	
1403 Michigan	19.3	9	12	11.3 R, 13 L	X		
1861 Michigan	30	11 + 6	7 + 7	17 R, 21 L		X	
1848 Michigan	27	11 + 9	11 + 9	23		X	X
1878 Yalecrest	29	9	13	18.5, 21.2, 16		X	
1666 Harvard	30	16 + 4	16	24		X	
1742 Harvard	30	9 + 15	15	22		X	
1058 So. 1700 E.	26	6	17	12.8		X	
1068 So. 1700 E.	31	4.5	19	19		X	
755 Yale	*27	12	11	9.6	X		
* according to owner							
1059 Military	23	6 + 18	6 + 18	10		X	
1774 Laird	28	6 + 14	6 + 14	21		X	
1753 Princeton	28-30	7 + 14	7 + 14	14		X	
1353 Princeton	27	17	17	22		X	
Other Tall Houses (David):							
954 Military	28			14			
14?? East 900 South	28						
1017 So. 1500 East	28-30						
corner Bonneview Dr & 15th E	?						
1326 Harvard	?						
1332 Harvard	30						
339 Normandie	30						

Data Accumulated for Yalcrest Compatible Infill Housing Project

1. Summary of Zoning Statistics from articles about what other U.S. Communities have done including: Minimum lot sizes, Max. building height, Max building stories, and MIN LOT SIZE divided by MAX. building height.
2. Data collected on Harvard Ave between 1300 E. & 1500 E which estimates by address: sideyard setbacks, garage placement, number of stories, driveway placement, and roof pitch degree.
3. Data collected on Thornton & Gilmer streets between approx 1300 E & 1400 E. which estimates: ^{by address} sideyard setbacks, ground to eave height, roof style
4. Ed & Beth Housing Survey of selected houses (from Fientjes photos) by address which estimates: Peak Height, Right & Left sideyard setbacks, ground to eave height
5. City survey of selected TALL houses in Yalcrest area measuring: ground to eave, ground to ridge, ground at house above sidewalk, roof midpoint height

Zoning statistics - summary of statistics provided by Joel

City (Article)	MIN Lot Size #	MAX Bldg Height (ft)	MAX Bldg Stories	MIN LOT SIZE MAX Bldg Height
(Naperville, IL) - Elgin (R2)	6,000	NONE	NONE	
Dublin, OH	4,500	35	-	129.6
Gurnee	5,000	35	-	142
Naperville	6,000	40	3.0	150
Wheaton (R1B)	6,500	40	3.5	163
Aurora	8,000	35	2.5	229
Barrington	7,500	25	-	300
Bolingbrook	8,750	35	2.5	250
Downers Grove	7,500	35	2.5	214
Elgin	7,500	NONE	NONE	
Highland Park	7,260	30	-	242
Hinsdale	7,000	34	3.0	206
Hoffman Estates	8,500	35	-	243
Lombard	7,500	30	2.5	250
Naperville	8,000	35	2.5	229
Orland Park	8,500	50	4.0	170
Schaumburg	8,750	28	-	313
Warrenville	7,000	30	2.5	233
Wheaton	7,260	35	2.5	207
(City of Lake Forest)	17,499	30		583
"	39,999	35		1143
"	40,000 +	40		1000
(Zoning New - Turn over Tear down)	7,500 min	35	2.5-3.0	214
(Regulating Master Homes)	15,000 min	30 Midpoint	3.0	500

$(763/22=34.7)$ $M = 757/22 = 34.5$ $39/13 = 2.5-2.8$ 110 323

Mode =

2

4384 - 131

1755) HARVARD AVE 1300 E to 1500 E (ESTIMATED DATA)

Address	Sidyard setback	HOUSE DESCRIPTION	Sidyard setback	other comment
1006 E	40' w	1 1/2 story hipped P > 45%	17' E D	corner
12-1316	10' w	1 story Duplex garage basement	7' E	gabled < 45° Center-front driveway
1326 E	4' w	garage Bsmt, 2 story	12' E	> 45° P
1332 E	8' w	1 3/4 story > 45° P	27' D	Bsmt storage on prop. line
1340 E	D 5' to garage 26' to house	2 story Bsmt garage	16'	= 45° P
1346 E	17'	1 1/2 story	9' D	> 45° P
1356 E	6'	1 3/4 story rear garage	17' D	> 45° P
1362 E	5' to	1 3/4 story (rear garage on prop line)	12' D	60° P
1370 E	9' w	1 1/2 story (attached garage on prop line)	20' D	60° P
1380 E	27' D	1 3/4 story (rear garage on prop line)	30' to sidewalk	45° P corner lot 1460 E
1133 S. 1400 E	30' to sidewalk	1400 E facing 2 story Garage on South attached	12'	30° P
1412 E	25' D	1 3/4 story (rear garage)	7'	60° P
1426 E	67' D	1 1/2 story 2 story rear garage on prop line	4'	45° P
1436 E	12'	1 1/2 story 2 story (rear garage)	13' D	45° P
1444 E	16' D	1 1/2 story (rear garage)	7'	45° & 60° P
1450 E	10'	1 1/2 story (rear garage on P line)	15' D	60° P
1454 E	8'	1 3/4 story (rear garage 10' side yard)	23' D	45° P
1468 E	8'	1 1/2 - 1 3/4 story (rear garage 3' side yard)	21' D	60° P
1474 E	16' w	1 3/4 story (rear garage)	16' D	45° P

	Setback	--- American	Setback	Comments
1484 E	12' w	1 3/4 story (rear garage 2' SFS)	26 D	60° P
1488 E	40' w D	1 3/4 story rear garage 2' SFS	35'	to sidewalk corner 45° P
1495 E	7' w	1 3/4 story (garage Bsmt on north)	23'	to SW - corner 45° P
1487 E	5' w	1 7/8 story tipped (rear garage) 1' SFS	12' D	45° P
1485 E	7' w D	1 7/8 story tipped (Bsmt garage)	12'	60° P
1477 E	13' w D	1 1/2 story (rear garage 2' SFS)	4'	45° P
1469 E	10' w D	1 1/2 story (rear garage on pl)	4'	60° P
1465 E	11'	1 1/2 story rear garage (center of yard)	12' ED	60 P
1455 E	13' D	1 1/2 story (no garage)	6' E	45° P
1449 E	7'	1 1/2 - 2 story (rear garage on prop line)	10' D	> 60° P 45°
1445 E	16' D	1 1/2 - 2 story (Bsmt garage 5' SFS)	10'	45° & 90° P
1437 E	13' D	1 7/8 story (front of house garage - west door)	9'	30° P tipped
1433 E	10' D	1 3/4 story (irregular lot garage rear center)	6'	60° P & 45°
1425 E	15' D	1 3/4 story (rear garage on prop line, room on top)	6'	45° & 60° P
1419 E	14' w	1 1/2 story (rear garage on prop line)	11' D	45° P
1407 E	7' w D	2 story - Castle Bsmt garage	5' E	60° P
1389 E	22'	1 1/2 story (Castle wave roof shingle) rear garage 3' SFS	13 D	60° P
1373 E	18' D	2 story (rear garage 2' SFS)	6'	45° P
1365 E	16' D	2+ story (rear garage archway over driveway 4' SFS)	10'	45°
1359 E	15' D	2 story rear garage 3' SFS	1'	45° P
1355 S Normandie Circle	27' to sidewalk	1 + 2 story (garage on north)	20'	30° P
139 S	8' w	1 1/2 story (garage on north)	29'	60° P
127 E	20' w D	1 1/2 story (Bsmt garage)	5'	60° P
1321 E	16' D	1 1/2 story (basement garage)	7'	60 & 45° P

Ed Glasheen 5/6/02	Greatest Sideyard Setback	Estimated Ground to Eave (ft)	Roof Style	Greatest side yard Setback x 10/6	theoretical max eave height	Less First story / BASEMENT HEIGHT = Avail for 2nd story
73 Thurston	14 - 3	11 - 12	hipped	23.3'	<12>	= 11.3
1583 "	12 - 3	14 - 12	front gambrel	20'	<14>	= 6
1387 "	13 - 3	14 - 12	Side gambrel	21.7	<14>	= 7.7
1393 - Thurston corner to 1400 E	8 corner 25	13	front & side Gable	13.3 - 41.7'	<13>	= .3 - 28.7
1386 Gilmer	28 corner 4	13 1/2 story	Front & Side Gable	46.6' - 6.7	<13>	= 33.6 -
1380 "	12 - 3	12 (2 story)	Side Gable Shed Dormer	20'	<12>	= 8'
1374 "	10 - 7	13'	Front & Side Gable	16.7'	<13>	= 3.7'
1370 "	4 - 11	11 - 13	F & S Gable	18.3'	<13>	= 5.3'
1364 "	4 - 13	11 - 16	Front Gambrel	21.7'	<16>	= 5.7'
358 "	3 - 11	11 - 13	hipped	18.3'	<13>	= 5.3'
354 "	3 - 10	11 - 14	hipped	16.7'	<14>	= 2.7'
1350 "	2 - 10	11 - 13	hipped	16.7	<13>	= 3.7
1344 "	3 - 10	11 - 13	hipped	16.7	<13>	= 3.7
1340 "	3 - 10	11 - 13	hipped	16.7	<13>	= 3.7
1337 "	3 - 10	12 - 11	hipped	16.7	<12>	= 4.7
1343 "	3 - 10	14 - 11	hipped	16.7	<14>	= 2.7
1347 "	2 - 12	13 - 12	hipped	20'	<13>	= 7.0
1353 "	3 - 12	15 - 11	Front Gable	20'	<15>	= 5
1359 "	2 - 15	14 - 12	hipped	25'	<14>	= 9
1369 "	2 - 12	13 - 11	hipped	20'	<13>	= 7
1371 "	2 - 13	14 - 12	hipped	21.7'	<14>	= 7.7
1375 "	3 - 13	14 - 13	hipped	21.7'	<14>	= 7.7
1379 "	3 - 13	13 - 12	hipped	21.7'	<13>	= 8.7
1295 "	2 - 14	13 - 11	hipped	23.3	<13>	= 10.3

Address	Greatest Side yard setback (ft)	Estimated Ground to Eave (ft)	Roof style	Greatest Side yard setback x 10/6	(MAXIMUM Eave height)	LESS First Story/Bs Height = available for 2nd story to eave
1384 Thornton	3 11	13-15	hipped	18.3'	<15>	= 3.3'
1318 "	3 12	14	hipped	20'	<14>	= 6'
1314 "	2 8	15	Gambrel	13.3'	<15>	= 0 AT
1372 "	4 10	14	hipped	16.7'	<14>	= 2.7
1368 "	5 12	13	hipped	20'	<13>	= 7
1364 "	3 12	14	hipped	20'	<14>	= 6
1360 "	7 9	12-13	hipped	15'	<13>	= 2
1356 "	7 14	12-13	hipped	23.3'	<13>	= 10.3
	Soq - 7			11.6		
1352 "	5 - 9	13-14	hipped	15'	<14>	= 1 near
1346 "	2 - 6	14	Gambrel Gambrel	10'	<14>	= 0
1344	5 - 6	14	Side Gambrel	10'	<14>	= 0
1338	3 - 6	12-12	hipped	10'	<12>	= 0
1336	4 - 6	11-11	hipped	10'	<11>	= 0
1332	3 - 18	11-11	hipped	30'	<11>	= 19
1328	3 - 21	12-12	hipped	35'	<12>	= 23
1320-1324 Gilmer	corner 6	11 (2 story)	Side Gable	10'	<11>	= 0
1334-1336 Gilmer	corner 23	12-15	hipped	38.3'	<15>	= 23.3
1331 Thornton 1335	7 - corner 31	13 (2 story)	hipped	11.7' - 51.7'	<13>	= 38.7
1355 "	13 - 2	15 (2 story)	Front Gable Side hipped	21.7'	<15>	= 6.7
1357 "	13 - 3	14	hipped	21.7'	<14>	= 7.7
1359 "	13 - 2	13-14	Front Gable hipped	21.7'	<14>	= 7.7
1361 "	12 - 2	12-13	hipped	20'	<13>	= 7
1363 "	14 - 2	14-11	hipped	23.3'	<14>	= 9.3
	100	100			<14>	= 9.2

SECTION 6

Sunnyside to 900 S		900 S to Hubbard		Hubbard to Michigan		Micigan to Yalecrest		Yalecrest to Herbert	
852	A	906	A	1888	X	1886	A	1028	A
860	A	916	X	1872	x?	1880	x	1878	x
1870	x	924	A	1864	x	1874	x	1872	x
1864	x	1876	x	1860	x	1868	x	1866	x
1856	x	1866	x	1854	x	1862	x	1860	?
1846	?	1860	x	1848	x	1848	x	1852	x
1842	x	1850	x	1842	?	1846	x	1846	x
1836	A	1846	x	1832	x	1842	x	1838	x
853	x	1840	x	1826	A	1836	x	1832	?
861	x	1836	x	959	x	1830	x	1831	x
875	x	905	A	1823	x	1822	x	1835	x
1829	x	925	A	1829	?	1816	x	1845	x
1835	x	1825	A	1835	x	1810	x	1851	x
1841	x	1833	A	1841	?	1804	x	1861	x
1847	x	1841	A	1847	x	1803	x	1865	?
1857	x	1849	A	1855	x	1809	A	1875	x
1863	x	1857	?	1861	x	1815	?	1883	A
1869	x	1863	x	1869	x	1821	x		
1875	?	1871	A	1877	x	1827	x	Total=17	
1885	A	1881	?	1881	?	1835	x	A=2	
				0		1841	x	S=12	
Total =20		Total= 20				1845	x	?= 3	
A=4		A=9		Total= 21		1857	x		
S=14		S=9		A=2		1863	x		
?= 2		?= 2		S=15		1871	x		
				?= 4		1877	x		
						1008	A		
						Total= 27			
						A=3			
						S=22			
						?= 2			

	x	A	?
20	14	4	
20	9	9	
21	15	2	
27	22	3	
17	12	2	
24	24	0	
28	21	3	
25	18	5	
14	12	0	
26	24	0	
222	171	28	22

Total 200
 % Detached 85.5
 % Attached 14

Garages and Garage Doors Sizes

Source: Crawford Doors

Doors

Standard single-car garage door size:	9' wide x 7' high
Single-car garage door (to accommodate an SUV):	9' wide x 8" high
Double-car garage door size (most common):	16' x 7'
Double-car garage door size (more common):	16' or 18' x 8'

Garages

Single-car garage:	12' x 25' (300 sq. ft)
Double-car garage (small):	20' x 20' (400 sq. ft)
Double-car garage (generous):	25' x 25' (625 sq. ft.)

Source: Price Doors

Double-car garage door (most common) SUV will fit:	16' x 7'
Double-car garage door (will accommodate SUV with rack & oversized tires)	16' x 8'
Single-car garage	9' wide x 7' high
Double-car garage	16' x 7' high
Standard passenger car will fit:	6' high door

New Garage Construction (1778 Hubbard Avenue), Source: SLC Permits Counter

Size:	24' x 30' (720 sq. ft)
Total height to peak:	16'
Eave height:	9' 6"
Door height:	8'

SECTION 7

YALECREST COMMUNITY COUNCIL
Inventory of Home Sizes

Area	Street	From	To	Side of Street	1	1 1/2	2
MC	Military	900 South	Yalecrest	West	1	12	8
MC	Military	Yalecrest	Yale	West	2	2	
MC	1700 East	Military	Yalecrest	West			4
MC	1700 East	Yalecrest	Yale	West	5	2	1
MC	1700 East	Yale	Harvard	West	1		1
MC	1700 East	Harvard	Princeton	West	1	3	
MC	1700 East	Princeton	Laird	West	2		
MC	1700 East	Laird	1300 South	West	1	1	2
MC	Yalecrest	Yale	Military	North		4	2
MC	Yalecrest	Yale	Military	South	2	3	1
MC	Yalecrest	Military	1700 East	North		1	1
MC	Yalecrest	Military	1700 East	South	1		
MC	Yale	1500 East	Yalecrest	North	3	3	4
MC	Yale	Yalecrest	Military	North	2	2	
MC	Yale	Military	1700 East	North	3		
MC	Yale	1500 East	1700 East	South	6	16	3
NC	Sunnyside	Greenwood Terrace	Diestel	South	11		
NC	Sunnyside	Diestel	LeGrande	South	4		
NC	900 South	1500 East	Fairview	South	0		
NC	900 South	Fairview	Greenwood Terrace	South	1		
NC	900 South	Greenwood Terrace	Diestel	North	12	2	1
NC	900 South	Greenwood Terrace	Park Row	South	2		
NC	900 South	Park Row	Diestel	South	1		
NC	900 South	Diestel	LeGrande	North	10	3	
NC	900 South	Diestel	Military	South	2		
NC	Diestel	Sunnyside	900 South	East	2	3	
NC	Diestel	Sunnyside	900 South	West	4		
NC	Diestel	900 South	Bonneville	Southeast	8	9	3
NC	Diestel	900 South	Park Row	North	1		
NC	Diestel	Park Row	Greenwood Terrace	North	1		1
NC	Diestel	Greenwood Terrace	Fairview	North	1	1	
NC	Michigan	1500 East	Bonneville	South	8	2	
NC	Michigan	1500 East	Fairview	North	12		
NC	Park Row	900 South	Diestel	East	2		
NC	Park Row	900 South	Diestel	West	3		
NC	Greenwood Terrace	Sunnyside	900 South	East		1	2
NC	Greenwood Terrace	Sunnyside	900 South	West	0		
NC	Greenwood Terrace	900 South	Diestel	East	5		
NC	Greenwood Terrace	900 South	Diestel	West	9		
NC	Fairview	900 South	Michigan	East	10	1	1
NC	Fairview	900 South	Hubbard	West	0		
NC	Fairview	Hubbard	Michigan	West	1	1	
NE	Military	900 South	Hubbard	East	3	1	1
NE	Military	Hubbard	1700 East	East	2		
NE	Military	1700 East	Yalecrest	East	1	2	3
NE	Military	Yalecrest	Yale	East	2	5	
NE	1700 East	Military	Michigan	East		1	2
NE	1700 East	Michigan	Yalecrest	East			1
NE	1700 East	Yalecrest	Herbert	East		1	

1 1 1/2 2 TOTAL

30 49 27 106

110 23 8 141

Area	Street	From	To	Side of Street	1	1 1/2	2
NE	1700 East	Herbert	Yale	East	0		
NE	Sunnyside	LeGrande	1900 East	South	4		2
NE	900 South	Military	LeGrande	South	4	2	1
NE	900 South	LeGrande	1900 East	North	6	2	
NE	900 South	LeGrande	1900 East	South	4	3	
NE	Michigan	1700 East	LeGrande	North	8	2	7
NE	Michigan	1700 East	1800 East	South	3	7	2
NE	Michigan	LeGrande	1900 East	North		7	2
NE	Michigan	1800 East	1900 East	South	4	9	1
NE	1500 East	900 South	Hubbard	East	1	2	1
NE	1500 East	Hubbard	Michigan	East	3		
NE	1500 East	Michigan	Bonneville	East	1	3	2
NE	1500 East	Bonneville	Yale	East	0		
NE	1500 East	Yale	Harvard	East		1	
NE	1500 East	Harvard	Princeton	East	1		
NE	1500 East	Princeton	Laird	East	5		
NE	1500 East	Laird	1300 South	East	2		
NE	Hubbard	1700 East	LeGrande	North	7	2	
NE	Hubbard	1700 East	LeGrande	South	1	6	2
NE	Hubbard	LeGrande	1900 East	North	2	3	3
NE	Hubbard	LeGrande	1900 East	South	3	3	3
NE	Yalecrest	1700 East	1800 East	North	3	3	6
NE	Yalecrest	1700 East	1800 East	South	5	2	6
NE	Yalecrest	1800 East	1900 East	North	2	7	3
NE	Yalecrest	1800 East	1900 East	South	5	2	1
NE	Yale	1700 East	1800 East	North	7	6	2
NE	Yale	1700 East	1800 East	South	7	5	1
NE	Yale	1800 East	1900 East	North	2	4	6
NE	Yale	1800 East	1900 East	South	2	2	6
NE	1900 East	Sunnyside	900 South	West	1		2
NE	1900 East	900 South	Hubbard	West	2		1
NE	1900 East	Hubbard	Michigan	West	2		
NE	1900 East	Michigan	Yalecrest	West	1		
NE	1900 East	Yalecrest	Herbert	West	2		
NE	1900 East	Herbert	Yale	West	0		
NE	Le Grande	Sunnyside	900 South	West	1	1	
NE	Le Grande	Sunnyside	900 South	East			3
NE	Le Grande	900 South	Hubbard	West	2		
NE	Le Grande	900 South	Hubbard	East	1		1
NE	Le Grande	Hubbard	Michigan	West		2	
NE	Le Grande	Hubbard	Michigan	East			1
NW	1300 East	900 South	Michigan	West	3	1	
NW	1300 East	Michigan	Gilmer	West	2	2	
NW	1300 East	Gilmer	Yale	West	3		3
NW	1400 East	Gilmer	Thorton	West	0		
NW	1400 East	Thorton	Yale	West			1
NW	Sunnyside	1400 East	Amanda	South	7	1	
NW	Sunnyside	Amanda	Greenwood Terrace	South	8	2	
NW	900 South	1300 East	1400 East	North	0		
NW	900 South	1400 East	Amanda	North	3	4	1
NW	900 South	Amanda	Greenwood Terrace	North	8	4	
NW	900 South	1300 East	1500 East	South	13	8	5
NW	Michigan	1300 East	1500 East	North	19	8	4
NW	Gilmer	1300 East	1500 East	North	17	5	

1 1 1/2 2 TOTAL

112 96 74 282

Area	Street	From	To	Side of Street	1	1 1/2	2
NW	Gilmer	1300 East	Thorton	South	0		
NW	Gilmer	Thorton	1400 East	South	10	1	
NW	Gilmer	1400 East	1500 East	South	11		
NW	Thorton	Gilmer	1400 East	North	9		2
NW	Thorton	Gilmer	1400 East	South	15	1	
NW	1500 East	900 South	Hubbard	West	7		
NW	1500 East	Hubbard	Michigan	West	4	1	
NW	1500 East	Michigan	Yale	West	4		
NW	1500 East	Yale	Harvard	West	1	3	2
NW	1500 East	Harvard	Princeton	West		1	
NW	1500 East	Princeton	Laird	West	6		
NW	1500 East	Laird	1300 South	West	5		
NW	Yale	1300 East	1400 East	North	10	1	2
NW	Yale	1300 East	1500 East	South	8	4	10
NW	Yale	1400 East	1500 East	North	8	2	
SC	Harvard	1500 East	1700 East	North	24	2	3
SC	Harvard	1500 East	1700 East	South	23	3	3
SC	Princeton	1500 East	1700 East	North	29		
SC	Princeton	1500 East	1700 East	South	29		
SC	Princeton	1700 East	1800 East	North	10	3	
SC	Laird	1500 East	1700 East	North	29	1	
SC	Laird	1500 East	1700 East	South	29		
SC	Laird	1700 East	1800 East	North	5	6	2
SC	Mayfair Circle				7	2	
SC	Wasatch Circle				5	4	
SC	1300 South	1500 East	Mayfair Circle	North		1	
SC	1300 South	Mayfair Circle	Wasatch Circle	North	2	1	
SC	1300 South	Wasatch Circle	1700 East	North		1	
SC	1300 South	1700 East	Cornell Circle	North	2		
SE	1700 East	Yale	Harvard	East		1	
SE	1700 East	Harvard	Princeton	East	0		
SE	1700 East	Princeton	Laird	East	0		
SE	1700 East	Laird	1300 South	East	3		
SE	Herbert	1700 East	1800 East	North	4	6	5
SE	Herbert	1700 East	1800 East	South	8	3	4
SE	Herbert	1800 East	1900 East	North	6		1
SE	Herbert	1800 East	1900 East	South	7	1	3
SE	Harvard	1700 East	1800 East	North	9	2	3
SE	Harvard	1700 East	1800 East	South	8	3	3
SE	Harvard	1800 East	1900 East	North	8	1	
SE	Harvard	1800 East	1900 East	South	10		
SE	Princeton	1700 East	1800 East	South	11	1	2
SE	Princeton	1800 East	1900 East	North	8		1
SE	Princeton	1800 East	1900 East	South	4	2	
SE	Laird	1700 East	1800 East	South	6	4	2
SE	Laird	1800 East	1900 East	North	4		2
SE	Laird	1800 East	1900 East	South	5	3	
SE	Cornell Circle			North	10	1	
SE	Cornell Circle			South	3	1	
SE	1900 East	Yale	Harvard	West	3		
SE	1900 East	Harvard	Princeton	West	3		
SE	1900 East	Princeton	Laird	West	2		
SE	1900 East	Laird	1300 South	West	3		

1 1 1/2 2 TOTAL

181 49 30 260

194 24 8 226

Area	Street	From	To	Side of Street	1	1 1/2	2
SE	1300 South	Cornell Circle	Cornell Circle	North	2		
SE	1300 South	Cornell Circle	1800 East	North	1		
SE	1300 South	1800 East	1900 East	North	10		
SW	1300 East	Yale	Harvard	West	1		5
SW	1300 East	Harvard	Princeton	West	2		
SW	1300 East	Princeton	Laird	West	2		
SW	1300 East	Laird	1300 South	West	1		1
SW	1400 East	Gilmer	Yale	East	3	1	
SW	1400 East	Harvard	Princeton	West	1		
SW	1400 East	Harvard	Princeton	East			1
SW	Harvard	1300 East	Normandie	North		3	
SW	Harvard	Normandie	1500 East	North		6	12
SW	Harvard	1300 East	1400 East	South	1	5	4
SW	Harvard	1400 East	1500 East	South	8	2	
SW	Normandie Circle				1	6	1
SW	Princeton	Laird	Harvard	North	1	7	2
SW	Princeton	Harvard	1500 East	North	1	7	4
SW	Laird	1300 East	Princeton	North		2	1
SW	Laird	1300 East	1500 East	South	13	11	2
SW	Laird	Princeton	Laird Circle	North	6	3	1
SW	Laird	Laird Circle	Uintah Circle	North	3	1	
SW	Laird	Uintah Circle	1500 East	South	0		
SW	Laird Circle				1	3	3
SW	Uintah Circle				1	2	4
SW	1300 South	1300 East	1500 East	North	22	2	3
Totals					833	331	217
AND TOTAL						1361	

1 1 1/2 2 TOTAL

138 29 26 193

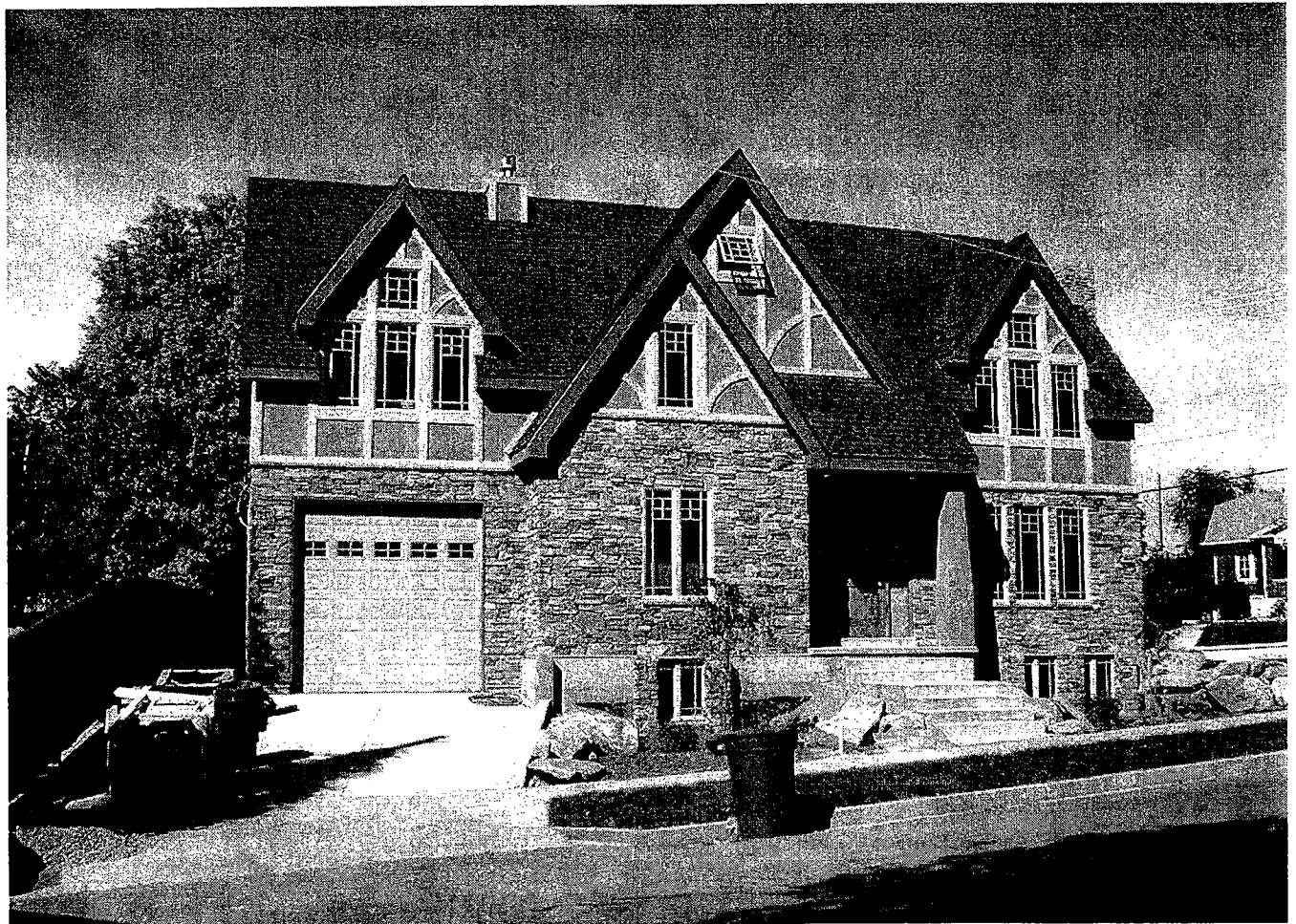
68 61 44 173

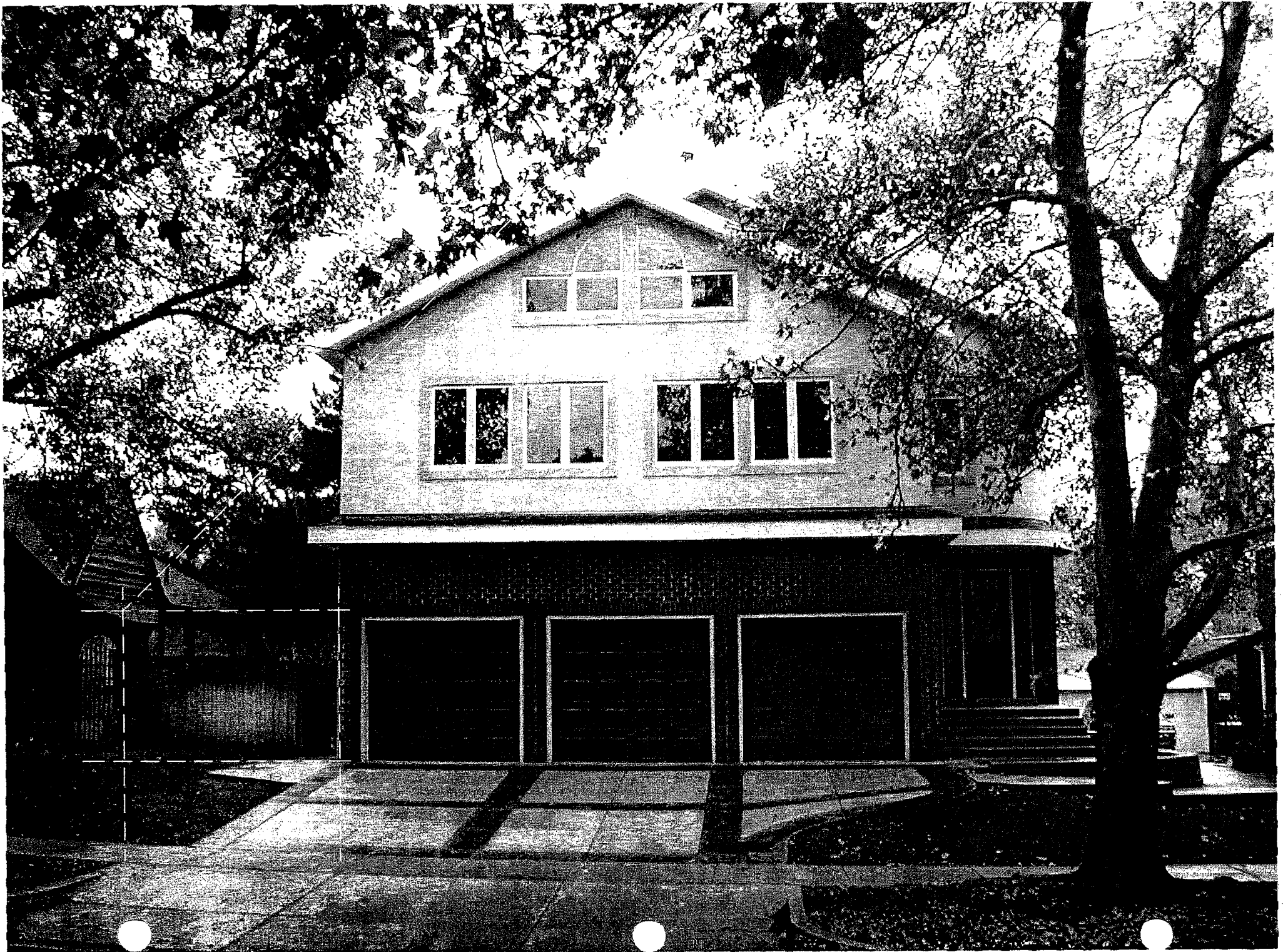
Boundaries of the Defined Areas*

Area	North and South Boundaries	East and West Boundaries
North West	Sunnyside Avenue to and including Yale Avenue	East side of 1300 East to and including the west side of 1500 East
South West	Harvard Avenue to and including the north side of 1300 South	East side of 1300 East to and including the west side of 1500 East
North Central	Sunnyside Avenue to the Miller Park	East side of 1500 East to and including the west side of 1700 East
Middle Central	Miller Park to and including Yale Avenue	East side of 1500 East to and including the west side of 1700 East
South Central	Harvard Avenue to and including the north side of 1300 South	East side of 1500 East to and including the west side of 1700 East
North East	Sunnyside Avenue to and including Yale Avenue	East side of 1700 East to and including the west side of 1900 East
South East	Harvard Avenue to and including the north side of 1300 South	East side of 1700 East to and including the west side of 1900 East

* Due to the "irregularities" of the north-south streets between Sunnyside and 900 South there are a few inaccuracies

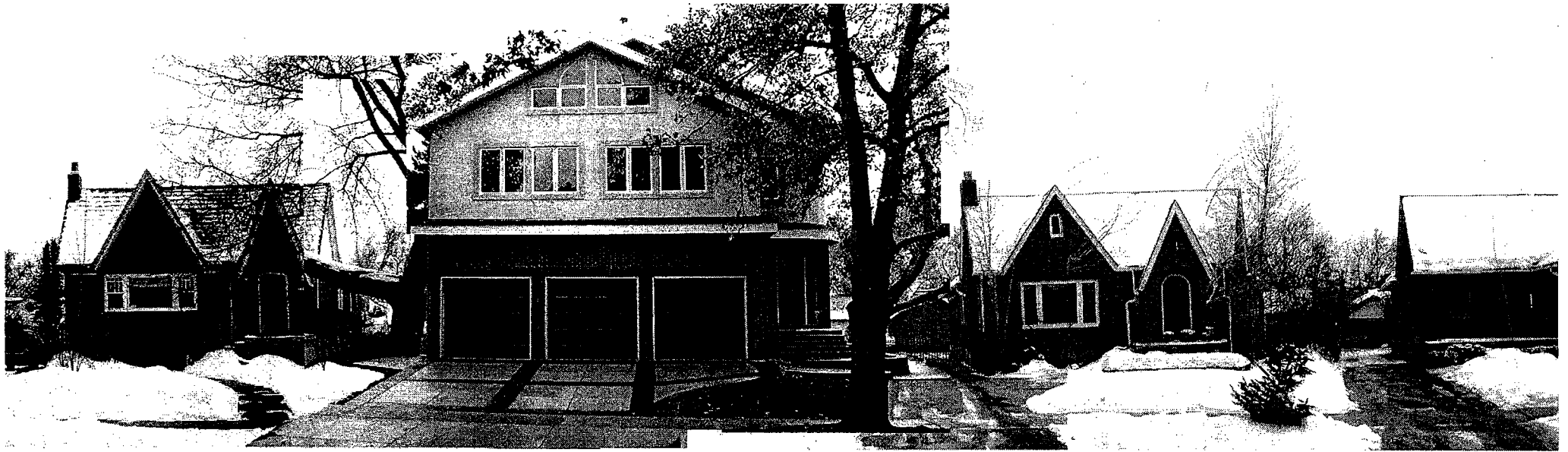


















SECTION 8

PETER L. GOSS, Ph.D. Architectural Historian

January 16, 1986

Mr. Bill Schwab
Salt Lake City Planning & Zoning Dept.
Salt Lake City & County Bldg.

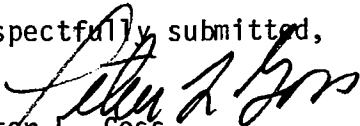
The following list of deliverables is based on my consultant contract with your department for the East Survey Area of the City:

1. Revised list of potential National Register & City Conservation Districts for the East Survey Area.
2. Background statements on each of the districts enumerated in #1:
 - a. Yale Avenue National Register District
 - b. Westmoreland Place National Register District
 - c. Westminster Avenue - City Conservation District
 - d. Allen Park " " "
 - e. Upper Yale " " "
 - f. Normandie Heights " " "
 - g. Cottage District " " "
 - h. Michigan Ave. Cottage Dis." "" "
3. Building list of significant post 1940 buildings
4. Five building lists of notable structures in the survey area (including post 1940 bldgs.) for which a site/structure form was prepared for each building listed with the exception of post 1940 structures. These lists were generated by the initial windshield survey of the area.
5. ~~Eighteen~~ ¹⁹ site/structure forms for final typing by Planning & Zoning.

Remaining Deliverables:

1. background paragraph on the four urban elements enumerated in the five buildings lists
2. one site/structure form for the Salt Lake Country Club

Respectfully submitted,



Peter L. Goss

A LIST OF POTENTIAL NATIONAL REGISTER HISTORIC DISTRICTS
AND CONSERVATION DISTRICTS FOR THE EAST BENCH SURVEY AREA

Prepared by

Peter L. Goss, Ph.D., Architectural Historian
Consultant to the Salt Lake City Planning Department
February 1985, revised December 1985

POTENTIAL NATIONAL REGISTER HISTORIC DISTRICTS:

1. Yale Avenue from 1300 East to 1500 East a district of significant bungalows and Prairie Style houses from the first two decades of the 20th century. The south edge of this district includes the ravine carrying Red Butte Creek and borders on the proposed Harvard, Princeton, and Laird "Conservation" District.
2. Westmoreland Place, a subdivision including Westmoreland Drive, Filmore Street, Sherman Ave., and Glenmare Street and Harrison Ave. between 1500 East and 1600 East a proposed "Conservation" District. This district is composed of notable examples of California and Prairie bungalows, from the early decades of this century and later examples of Period Revival houses such as Colonial Revival and English Tudor.

POTENTIAL CONSERVATION DISTRICTS

1. Westminster Avenue, a group of California and Mission bungalows and a Pueblo Revival residence concentrated east of 1300 East and west of 1500 East near the intersections of View Street and Westminster Ave. and 1400 East and Westminster Ave.
2. Allen Park, a group of small residences set in a garden and park like setting named for its creator and located on the east side of 1300 East opposite Westminster College. This park in a secluded ravine setting within the urban environment of Salt Lake City is very unusual. Allen Park also borders the north edge of the Westminster Ave "Conservation" District.
3. Upper Yale, Bonniview Drive-Military Drive, Yale-Yalecrest Ave. from 1500 East to intersection of Military Drive. This district, the north side of which includes a small park with Red Butte Creek flowing through it. It contains residences from the early 1900s to the 1940s.

4. Normandie Heights, Harvard, Princeton and Laird Avenues between 1300 East and 1500 East. The district borders the proposed Yale Avenue Historic District on the North and includes Normandie Circle, Uintah Circle and Laird Circle. This area is comprised of predominately large two story Period Revival residences situated in a very suburban environment and includes street lamps, and mature shade trees bordering both sides of the streets.
5. Cottage District: Laird and Princeton Avenues between 1500 East and 1600 East. This district is almost exclusively composed on similar types of Period Revival cottages, that is smaller residences of similar styles to those found in no. 4 above. Both these street contain similar landscape elements such as uniform setbacks of the cottages and mature shade trees.
6. Michigan Avenue Cottage District: Michigan Avenue from 1700 East to LeGrand (1820 East) on the north side of the street and 1800 East on the south side of the street. Houses in this district are almost exclusively of the English Cottage style.

Exhibit 10

PUBLIC COMMENTS

PUBLIC COMMENTS

SEE EXHIBIT 8B:

PLANNING COMMISSION STAFF REPORT

Exhibit 11

ORIGINAL PETITION

REMARKS

Petition No. 400-02-34

By _____

Is requesting an Infill Compatibility
Ordinance

Date Filed _____

Address _____