

Salt Lake City Support Survey of Property Owners Proposed Yalecrest – Upper Yale Local Historic District



INFORMATION PAMPHLET

I CINDY LOU TRISHMAN, SALT LAKE CITY RECORDER, DO HEREBY CERTIFY a complete copy of the Information Pamphlet has been made available for public review August 5 2024, in the Office of the Salt Lake City Recorder, 451 South State Street, Room 415, Salt Lake City, Utah 84114. Office hours are Monday through Friday, 8:30 a.m. to 5:00 p.m.

INTRODUCTION

On July 18, 2023, the Salt Lake City Planning Division received an application initiated by a property owner in the proposed Yalecrest – Upper Yale local historic district to request that the City Council designate the area as a local historic district. The proposed Yalecrest – Upper Yale local historic district, includes 24 properties and is located within the Yalecrest neighborhood generally along Yale Avenue between 1800 East and 1900 East including all the homes on both sides of Yale Avenue.

The Salt Lake City Council has the decision-making authority to decide whether or not to designate the area as a local historic district. Prior to its decision, the City Council must determine the level of support by the owners of property in the proposed local historic district. The property owner support survey process is one way in which the Council obtains this information.

The purpose of this pamphlet is to briefly present information about what historic preservation is, why historic preservation is an important adopted policy of Salt Lake City, and what regulations and processes property owners who live in local historic districts will have to comply with.

This pamphlet is provided to assist you. A ballot is enclosed. Mark either **SUPPORT** or **OPPOSED**. Sign the envelope that is titled “Property Owner Affidavit.” Where the property is held in trust, the trustee should sign the envelope. Where the property is held in joint tenancy, one individual named in the joint tenancy must sign the envelope. Place the ballot in the Secret Ballot Envelope; put the Secret Ballot Envelope in the pre-addressed, postage-paid envelope and place it in the mail. The envelope must be postmarked on or before September 3, 2024, to be considered valid. You may also hand deliver the envelope to the Office of the City Recorder, Salt Lake City & County Building, 451 South State Street, Room 415 by close of business at 5:00 p.m. on or before September 4, 2024.

The pamphlet is not meant to persuade how you vote on this question.

YALECREST – UPPER YALE LOCAL HISTORIC DISTRICT PETITION PROCESS

On July 18, 2023, the Salt Lake City Planning Division received an application initiated by a property owner to request that the City Council designate 24 properties (24 homes) located within the Yalecrest neighborhood generally along Yale Avenue between 1800 East to 1900 East on both sides of Yale Avenue as the Yalecrest – Upper Yale Local Historic District.

Historic Preservation is a process of protecting local history by identifying unique places that tell the story of the development history. Salt Lake City's Historic Preservation Program aims to preserve those areas of the City that are uniquely historic and tell the story of the City's historic past through spaces and structures, while also providing tools to stabilize neighborhoods and areas within the City that are connected by community character, architecture or other elements or events with specific historic value.

Historic districts are geographic areas that have a concentration of historic resources. Local Historic Districts are designated by the City Council to protect and maintain the historic character of neighborhoods. Proposed demolitions and exterior changes to historic district properties are subject to local design review. The purpose of design review is to ensure changes to properties and new construction are compatible with the site's historic architecture, and to help property owners retain the most significant, or "character-defining" elements of a property. Design and demolition reviews also promote neighborhood stability in historic districts, since current and prospective property owners know that the distinctive architectural features of a particular neighborhood are protected over time.

The proposed Yalecrest – Upper Yale local historic district consists of properties that were built between approximately 1928 and 1939. The homes in the proposed local historic district are substantially intact and maintain a high level of integrity. The Salt Lake City Council has the final authority to decide whether to designate an area as a local historic district. Prior to its decision, public information meetings are held and property owners and the surrounding community are invited to attend. In addition, the Salt Lake City Historic Landmark Commission and Planning Commission each review the proposal, hold public hearings and each Commission makes a recommendation to the City Council for its review. All property owners of record as well as property owners within 300 feet of the proposed boundaries of the district are invited to attend the public hearing and comment. These public hearings were held on June 5, 2024, and June 26, 2024, respectively. Both the Historic Landmark Commission and the Planning forwarded a favorable recommendation for the proposed historic district to the City Council.

The Historic Landmark Commission and Planning Commission reviews are complete, the next step in the process is that the City sends the property owner support ballot to property owners within the proposed local historic district boundaries to determine the level of support for the proposed designation.

Each property in the proposed Yalecrest – Upper Yale local historic district is given a ballot on which the property owner(s) can identify whether they support or do not support the proposed

local historic district designation. The results of the ballots that are submitted to the City within the 30-day deadline will be given to the City Council for its review. The results of the ballots will also be provided to all of the property owners within the proposed Yalecrest – Upper Yale local historic district.

If the number of ballots received in support equals at least two-thirds of the total number of returned property owner support ballots, and represents more than fifty percent (50%) of the parcels within the proposed district, the City Council may designate a local historic district by a simple majority vote (at least 4 Council members voting in support).

If the number of ballots received in support does not meet the required threshold, the City Council may only designate a local historic district by an affirmative vote of two-thirds of the members of the City Council (at least 5 Council members).

If the number of property owner opinion ballots received in support and in opposition is equal, the City Council may only designate a local historic district or a thematic district by a super-majority vote.

For more information, please visit the City's Historic Preservation Website at <http://www.slcgov.com/historicpreservation>

If you have questions or comments, please contact:

Nan Larsen
Senior Planner at
Email: nannette.larsen@slcgov.com
Phone: 801-535-7645

OR

Amy Thompson
Planning Manager at
Email: amy.thompson@slcgov.com
Phone: 801-535-7281