

Greater Avenues Community Council (GACC)
General Meeting
March 3, 2021
Zoom

The meeting was called to order by Dave Alderman chair at 7:01 PM

Dave welcomed all those in attendance and announced that the meeting was being recorded so all comments that were made and all discussion would be posted on the website in the form of a video recording of the meeting .

Dave had several announcements to begin the meeting

- There's been a lot of concern in the neighborhood about traffic and speeding cars. The city is doing a feasibility study on calming measures and traffic patterns that does not offer immediate relief. The city is offering for homeowners signs encouraging motorists to slow down that can be placed in front yards and park strips. To get these signs visit the city's website <https://www.slc.gov/transportation/plans-studies/livable-streets/> .
- For years the GACC has provided orange crosswalk flags to the community and asked that members of the community pick them up at the sweet library and put them in holders at intersections as they notice the flags are gone. The cost for the flags has been \$0.50 per flag and the GACC has worked the cost for 1000 flags into their operating budget. The city has announced that the cost for the flags has increased to \$2.10 per flag and that the city now requires a name as a sponsor of each intersection where flag holders are located. If no sponsor is identified the city will remove the flag holders. We are asking members of the community to be on the lookout for flags that are not in holders and if they see them lying on the ground to please return them to their holders. We are also asking for members of the community to volunteer to sponsor intersections near their home or on their walking path to keep the holders stocked with flags. The GACC is looking at ways to potentially lessen the cost of the flags. There is an article in the March newsletter talking about the flags and inviting you to contribute to the flag fund. As a neighborhood we go through 1000 flags a year so you can see that that increases our costs to about \$2100.
- There is a request for an ADU conversion at 44 N Wolcott St. The city planning division is hosting an online open house. The GACC does not normally get involved in all of these kinds of issues but certain ones are brought to our attention. When this happens we will bring it to your attention in the Agenda Newsletter and at general meetings as appropriate. The city is inviting you to look at this request at the open house online and make comments if you so desire. <https://www.slc.gov/planning/2021/02/01/jensen-adu/>
- We've received a notice from Rocky Mountain power that they will be replacing poles and equipment on the North End of the avenues from Warm Springs park to the top of the G substation the substation at the JCC to University Hospital at this time there are no planned power outages if you have questions you can check the Rocky Mountain power website for information.

Reports

Fire-Cpt Winkler

- Station 4 does not have a lot to report so far 80% of the fire Department is vaccinated to date 0 positive covid test since the vaccine rollout of any of the Fire Department personnel for station 4.
- No major incidents to report.
- March 14th daylight savings times resumes this is a good time to replace your smoke detector batteries.
- The question was asked about North Point at the top of F that fire trucks must circle through the whole neighborhood in order to turn around if they go past the gate they should not be using driveways it was pointed out however that fire trucks often turn around in the driveways up at the top of F. Captain Winkler said that he would look into it.
- The question was asked then how this is going to be impacted by the Ivory proposed development and at that time it was determined that that would be a question to be answered later in the discussion.

Police- Bob Norgaard

- Police are coming back to work in the office as more and more are being immunized against covid District 3 which is the avenues burglaries car theft are much higher than last year he asked us to Please remember to lock your doors and windows watch out for your neighbors.
- The question was asked about regular patrols of the avenues at night the answer was there are still cars assigned to the avenues but the number of trips are smaller due to the number of personnel and the fact that they have other assignments than just the avenues.
- The question was asked about motorcycles in the Canyon particularly at night 10:30 to 11:30 PM the answer from detective norgaard was that we cannot stop people from driving on city roads we cannot enforce the modified muffler ordinance and so the police were looking out for those that were breaking the law but it is not against the law to be on the road in the Canyon at night. The question was asked about mailbox vandalism on terrace Hill the answer was please make sure to report that so that we can track the number of instances that happen and see if there is something that we can do to stop this vandalism.

City Council- Chris Wharton chris.wharton@slcgov.com

- Councilor Wharton wanted to clarify an answer given by Detective Norgaard regarding the modified muffler ordinance. This was not repealed by the City Council it was challenged in court and found to be unenforceable the City Council must work in a group of three or four members to rewrite the ordinance. So far only three have signed on to try and rewrite the ordinance. Currently efforts have been shifted by the council to the state legislature for state laws to potentially modify the existing laws neither of

those bills went through so Chris is returning to the City Council to try and get support. He will try and get the four members necessary to rewrite the ordinance.

- It was a bad year in the legislature for Salt Lake City. There were several bills that were anti Salt Lake City although not explicitly mentioning Salt Lake City. They were written to only apply in one population center that being Salt Lake City.
- There was a question about 5G wireless towers. Councilman Wharton responded that the city is preempted by federal and state law from most things regarding the wireless towers. The only area where the City Council has the authority is in the regulation of the design and proximity to homes and also in the comprehensive noise ordinance. Currently there is not ordinance that requires utilities to give timely notice and they are working on this they are working on enforcement and written regulations. Councilman Wharton will post the regulations as they stand now. Congressman Wharton also addressed a question regarding road damage from Google. The city is working on fixing the city roads. If there are places that need immediate attention, please contact the city.
- Question was asked about removing the yellow flags that are put up to mark the gas lines and the answer is if they're on your property and the project is finished yes you can take them down. Google Fiber and other companies that have permission to work in the park strips are required to repair and restore landscaping in that area if you have issues with that let Councilman Wharton know and also there is a form you can fill out with the city and with the company that did the damage.

Mayor's Office- Eva Lopez

- Eva invited community members to become aware of and provide support and input to the **Innovation Team**. The focus of the Innovation Team is on streamlining and implementing major projects that promise to simplify the City's internal and public-facing processes. For more information: <https://www.slc.gov/mayor/2021/02/24/newly-established-innovation-team-gets-to-work-modernizing-city-processes-and-systems/>
- It is getting to be bike season so please register your bike with the city. This will aid the police in returning it to you if it is lost or stolen. <http://www.slcpd.com/bike-registration/>
- 80% of Roads received a worse-failing rating from the recent road survey. There are several resurfacing projects taking place on the Avenues. For a complete list of resurfacing projects please visit <https://www.slc.gov/mystreet>
- Homeless Dashboard is showing near 100% use of resource centers. The city is trying to find additional housing and shelter options. Before abatement of encampments the residents are notified and help is given to transport their belongings to storage at A Place for Your Stuff at 502 W and 300 S. For more information on SLC efforts to assist our homeless neighbors please visit <https://www.slc.gov/hand/homeless-services-dashboard/>
- Tony Gliot, the Division Director of Urban Forestry is requesting that each community council form a subcommittee to work with Urban Forestry on the care of trees in the neighborhood. Anyone interested, please contact Dave Alderman gaccchair@slc-avenues.org

School Board- Katherine Kennedy

- Timothy Gadsen is the new Superintendent of the SL School District. He is currently in salary/contract negotiation. Katherine reports that his main focus is on equitable education outcomes.
- Bennion Elementary has been tapped in a very non-transparent deal to become the feeder school for Bryant/SLCSE. Katherine feels that this should have been transparent and has concerns that our schools, Wasatch and Ensign were not given consideration. If you have concerns about this, please contact Katherine katherine.kennedy@slcschools.org
- The Senate is picking on SLC. Senate Bill 107 would create a statewide initiative that would force schools back 4 days/week. The School Board vote held at the last meeting was prompted by 107. The vote was 5-2. March 22 the SL schools will all be back 4 days/week. Katherine showed a CDC map that has the recommendation for SLC to be conduction school in hybrid format.
- The argument that the # of failing students in SLC was higher than other districts is not correct. The # of failing in SL district is similar to other districts. The % of students graduating is 90% for all HS.
- They are exploring an summer online platform that would offer intensive summer school primarily for K-2 students.

Legislature- Jen Dailey-Provost

Jen was at the Legislature representing her constituents at meeting time. She was excused from the meeting.

LDS Hospital-Brandy Lee

- Brandy just passed her 6 month mark with LDS Hospital and is enjoying learning about the community and working with community members.
- She had been approached about community use of the greenhouses on the LDS hospital campus. Of the 24 IHC hospitals, LDS is the only one that grows its own plants. State licensing does not allow community members to use the facility. Brandy feels badly but the answer needs to be no.
- It is Colon Cancer Awareness Month. It is a Preventable, Treatable and Beatable cancer. Last year many put off their screenings because of COVID restrictions. It is time to schedule!
- LDS Hospital is not a site currently for COVID vaccines. They have a plan if they are asked to become a delivery site. Check with your primary care physician or register with IHC or the SL County Health Department to schedule your vaccine.
<https://coronavirus.utah.gov/vaccine/>

Community Council Business

Last month it was announced that during the March GACC Meeting we would vote on additional funding for the Friends of SL Cemetery so that they can apply to become a 501 c3. In the GACC Budget that was approved at the January Meeting, \$500 was approved for the Friends. They need an additional \$250. The Board technically could approve this additional funding but felt that since the community had approved \$500 it would be better to approach the community about the additional \$250. Jenny Hewson presented information regarding the Cemetery and made an appeal for the additional funds. Details of the information presented and additional interesting tidbits about the SL Cemetery are available <https://slc-avenues.org/friends-slc-cemetery>.

The voting was held electronically over Zoom. The vote was unanimous. Dave stopped the vote after 82 votes all in favor were registered. There were 117 community members in attendance at the time of the vote. GACC will issue additional funds to the Friends Group so that they can complete their application.

Ivory Homes Rezoning Request

This was the focus of this meeting. The process was outlined as 15 minutes for Nigel Swaby and the other attendees representing Ivory Homes and then 15 minutes for Peter Wright representing Preserve our Avenues Zoning Coalition. Following their initial presentations, questions from the community members would be answered.

Ivory Homes presented their proposal and began highlighting the way their new proposal addresses community concerns raised last October when they presented. For the full content of their proposal visit <https://www.slc.gov/planning/2020/05/29/fr-3-to-fb-un1-zoning-and-master-plan-amendment/>

- Comments must be submitted by March 18, 2021 for this phase of the approval
- The highlights of their presentation were that
 - Ivory feels this is a way to help overcome affordable housing shortage in SLC
 - Ivory will plant 30,000 trees in Utah. This has begun.
 - Because the ADU's will be built in to the houses, there will not be the cost of custom building that will raise the rents.
 - This is seen as multi-generational housing. The expectation is that most of the ADU's will be occupied by aging parents or adult children.

Preserve our Avenues Zoning Coalition (POAZC) presented their rebuttal. The full presentation is available <https://www.facebook.com/preserveouravenueszoning>

- The highlights of their presentation were that
 - POAZC is not opposed to ADU's .
 - Current zoning allows for 11 houses on this parcel of land, if each of these houses hosted an ADU there would be 22 dwellings on this property with no rezone required.
 - Ivory has requested 20 dwellings with 15 of these having ADU's. This would put 35 dwellings on this parcel. Still more than double the initial request of 25 dwellings.
 - A price tag of \$800k-\$1.2m is NOT affordable

- Short term rentals of the ADU's will only be prohibited in the CCNRs which can be changed at any time by a vote of the community board. There is nothing to hold homeowners to banning bed and breakfast type rentals.

Questions

A question was asked about the Development Agreement and if it was required for the Rezone. The answer is NO. The rezone would allow for much higher density than Ivory is proposing. They will submit a Development Agreement to the city but this is not a legally binding document once the rezone is granted.

Capital Park Ave is a Private Street. What would happen if the owners put a gate on it? Ivory says there is an easement that says traffic flow out of the planned development cannot be impeded.

The Traffic study counts movement at intersections during peak AM and PM. This was done during COVID when most people are working from home. Fire Department Concerns were raised. Capital Park Ave was deemed as too narrow of a street for the city to take over maintenance from the homeowners. How will fire trucks enter and exit the planned development and how will the added traffic on the road impact maintenance? CPT Winkler was no longer at the meeting. Dave pointed out that all city departments, fire, police, etc. will comment at the planning commission.

A question was raised about another community vote on the matter. In August 2020 the GACC members voted 688 to 4 to oppose the development. GACC By-Laws state that a matter is discussed at a meeting 1 month and the following meeting a vote may be held. Because the comment period for the Planning Commission ends on March 18, there is not time for a vote. The Planning Commission is not the final say. They make a recommendation on rezone and then the City Council makes the final decision.

Question: Why not do 11 units and not change zoning. The answer from Ivory was that these 11 homes would be custom homes and likely no one would want to put an ADU in a custom home.

Phil Carrol moved and Paul McKinnon seconded a motion to vote on the community support or opposition to the rezone and not the design of the homes at the April GACC Community Meeting. A voice vote was held and the motion passed.

Dave halted the questions and discussion at this point as the meeting end time was quickly approaching.

Community Open Forum

- Janice Ruggles asked if rezone increased height, setback requirements and about sidewalks.

- A question was asked about the Post Office relocation from 200 south. Michael Hughes said that he was at the post office and asked the workers and they said they did not know where they were going, just that their lease was expiring and they were going to be relocated.
- It was again stated that Fire Trucks cannot turn around at the top of F Street now. Trash trucks also use private driveways to turn around.
 - Chris Wharton responded that at this point nothing has been decided-the petition is still in process. All questions will be answered and considered by city and city council. Please submit concerns to the city and the council.
- Chris Gamvroulas from Ivory gave his personal cell number and invited comments and questions. 801-550-4548

Dave gave sincere thanks to Peter, Nigel and all who presented. The meeting is recorded and available on the GACC website.

Thanks to All!

Meeting adjourned at 9:00pm