

GACC Board Meeting
Wednesday, 10 February 2021
Zoom 7:03 PM

Dave called the meeting to order and welcomed all Board Members present at 7:03pm.

There were no minutes to review and approve but in March there will be several!

1. Board Business and Updates

Ivory Homes Rezone Petition

Nigel Swaby and Michael Parker, Peter Gamvroulas, Chris Gamvroulas and Marcus Jessop from Ivory Homes presented updates about the 675 F Street Rezone. The proposal now is 202 pages in length and concerns presented by the GACC following the vote on the ReZone proposal at the August, 2020 meeting were the main talking points. Ivory feels that they have addressed the concerns GACC raised in their letter. The homes are 2000-2700 sq ft finished. They come with unfinished basements. Estimated sales price \$800-900k starting.

Several Board members posed questions to the guests. Peg and Phil asked about ADU's. These will come with ADU's so they will be standard in 15 of the houses. The custom homes on F will not have ADU's. Craig asked about the trees. Ivory did a wildlife study and all the existing trees will go. Ivory has an agreement with the city that they must replace the trees at a 2:1 ratio. This is city wide so the trees will not necessarily be on the Avenues. Gene raised the affordability issue. Ivory concedes that the homes alone are not affordable but they contribute to the housing marked at 2:1. Genevieve asked about traffic with that many ADU's. The traffic study commissioned by Ivory shows 0 impact. Merrilee asked how long from breaking ground to selling-the answer was a couple of years. For the custom homes perhaps 2 additional years.

Conditional Use – ADU at 44 Walcott

The current zoning for most of the Avenues allows for ADU's. Federal Heights and Upper Avenues must apply for conditional use. It was decided that we would not try and have the homeowners attend present at the March meeting. An article will go in the newsletter letting community members know that if they have concerns there is a planning commission open house where they can comment. It was suggested that we publish every ADU approval.

U of U Community Forum – 23 Feb

The community forum will be virtual. If you would like to attend, registration is required.

2021 Plans – Memory Grove, Street Fair, 96 Hour, Choir, Athletics

No one has stepped up to do the Street Fair yet, meetings will begin in March or maybe Aril this year. Memory Grove will be the 15th of May.

2. Committees

Land Use (Zoning) Committee

Judy Short from Sugarhouse and Cindy Cromer had a meeting with Dave and Merrilee and representatives from Ballpark and Rose Park neighborhoods. Sugarhouse sees 2 or 3 issues that require neighborhood notification each month. We see maybe 2 or 3 a year. It was decided that at this time there is not a need for a full committee. We want to stay on top of projects. There is some concern about the off street parking amendment. This will primarily impact new

builds. There are questions about the affordable housing overlay and so more information will be gathered.

3. Future Meeting Topics

April possible topic police/public safety

4. Crosswalk Flags

We discussed flags and the new Adopt a Crosswalk requirement from the city. We used to purchase flags for \$.50 each. City now charging \$2.10 each. Unless flags are replaced they will remove the holders. Peg will check on costs for sourcing and potentially making our own. We will revisit at our next meeting.

5. Increase Zoom

Michael will increase our account so we can handle over 100 people.

6. Review and Approve Agenda for Next General Meeting

Preliminary GACC Meeting Agenda Items:

7:00 to 7:05	Welcome, Announcements Chair
7:05 to 7:45	Reports: Fire, Library, Police, Council, City, School Board, Legislative, LDS Hospital
7:45 – 8:35	Friends of the Cemetery Funding Vote -10 minutes 675 F Street Rezone – Ivory Homes - Nigel Swaby 20 minutes 675 F Street Rezone – POAZC – Peter Wright 20 minutes
8:35 to 8:45	Open Forum
8:45	Adjourn

The agenda for the March GACC Community Council Meeting was approved by the Board.

7. Decide on Newsletter Items

Air Quality-Jill
Flags-Invitation to participate-Jill
Street Fair-Daniel
5th Avenue Pump House-Dave
Rezone Proposal-Michael
POAZC Response-Michael
Walcott ADU-Dave
Cemetery Update

Later Date
Fire Station

The Board Approved the Newsletter articles

Next Meeting: General Meeting: 3 March 2021
Board Meeting: 10 March 2021

Meeting Adjourned