

GACC February 2 Committee Meeting Notes

The Chair welcomed everyone and altered the schedule to allow **Council Member Chris Wharton** time because he has another meeting to attend. Chris explained the Comprehensive Notice Ordinance, which requires companies doing utility work in the public right of way to give notice to impacted neighbors. Expected to pass at next meeting. Council set priorities for the Year:

- 1) Revisiting Xeriscape Ordinance which was implemented 20 years ago. The goal is to encourage more water wise use and plants.
- 2) Neighborhood Specific Traffic Calming Initiatives – Virginia and 2nd and 3rd Avenues
- 3) Non Police Enforcement – funded park rangers for enforcement of nuisance based issues such as, garbage cans, vandalism, parking at trailheads
- 4) Stabilization of the Wasatch Plunge building – no decision on future use
- 5) Funding for the Cemetery – Hopefully matched with funding from the Legislature for water issues
- 6) Enforcement of Modified Exhaust Noise Ordinance
- 7) Historic Place Making
- 8) Oversight and Community Engagement to make changes to the Trails Master Plan

Announcements Gwen invited community members to serve on a GACC committee. Those interested can communicate in the Chat or email

GACC Standing Committees:

Agenda Newsletter – Chair Michael Hughes with Martina Nesi Committee

Bylaw and SOP Committee - Chair Dianne Leonard, with Jurphy Committee

Finance Committee – Chair Michael Hughes and 3 appointed board members

Greater Avenues Community Projects Committee – Chair Dianne Leonard with Peg Alderman and Jurphy Committee

Memory Grove Clean Up (5.14.22) – Co-Chair Phil Carroll & Co-Chair Brian Berkelbach and Kathryn Wright Committee

Street Fair – Co-Chairs Daniel Gaffin and Meghan Horner with Jesus Garcia and Jurphy Committee

Urban Forestry – Chair to be appointed, Jenny Hewson Committee

Wildfire Preparedness – Shane Carlson

Zoning/Housing Committee – Co-Chair Merrilee Morgan & Co-Chairs to be appointed with Shane Carlson as resource

GACC Ad hoc Committee

Avenues Home Calendar – Co-Chair Jenny Hewson & Co-Chair to be appointed

Community Reports:

Fire, Fire Fighter Justin –

1. Worked with the Catholic Community Services on a Food Insecurity Program
2. Resolve to BeReady at SLC.com for emergency planning, safe places to meet, photos of documents, pets, prepare for winter in the event of no power, remember meds, flashlights. Low income energy assist programs available
3. Two rescues this last weekend 1) Ensign Peak 1) Trails above Aves
4. SLC Fire Dept. is hiring, slc.gov/fire/careers
5. Calls in 2021 at Avenues Station: 1,214 calls on Aves, 32,851 citywide, most are medical
6. COVID updates: Officers are 80% vaccinated and wear 95% masked on calls. They have suspended public visits and activities because of high numbers.

Police, Bob Norgaard

1. Avenues neighborhood has 18 vehicle break-ins with cash and electronics taken. This is a significant jump caused by leaving cars unattended when car is being warmed up.

2. Graffiti - citizens can document on city's mobile app, drop GPS location, clean-up crew will be notified

Shawn Wood, U of U - Reported they are working with SLPD regarding the issues with the sexual assaults in the fraternities. Looking into how the U may take a stronger lead into the Greek system and the rules of governing

SLC School Board, Katherine Kennedy

1. Increased cafeteria and substitute teacher pay
2. District Office and West High need to be rebuilt due to age and lack of earthquake measures Have some savings and will also need to bond
3. A study done in 2018 shows enrollment decline and the demographic trends from the 2020 census show a decline by 5% in birth rates. Because enrollment is down, they need to realign boundary or close schools. They are looking at which schools to close.
4. Losing 76 teachers. No need to let anyone go because they will likely do this through attrition. One time funds will allow us to keep 43 teachers. This will have a huge impact on the schools

Mayor's Office, Jamie Stokes

1. Free fare February, all UTA fares are free
2. Homelessness issue: Temporary shelters have opened. The former Ramada Inn is open for older individuals and those who are more susceptible to COVID. Continues to organize city resources to go to the people on the streets. These provide services from the Court, rescue mission, county health department, Odyssey House, Necessities Project for feminine hygiene.
3. State of the City- Mayor Mendenhall talked about air quality, housing affordability and homelessness, and crime. Initiative to plant 1000 trees on West side and protect the ones planted. 100% renewable energy to entire city by 2030. A pay increase was approved and the PD is hiring police officers to fill the vacancies.

Public Lands, Tyler Fonarow

1. Lime Kiln Restoration Project (UofU Property) – Public Lands is partnering with U of U to bring awareness to public as a cultural site. UofU working on graffiti issues at Lime Kiln and Block U.
2. Planning to present to GACC in Spring about Trail System Planning. Hiring a trail design specialist.
3. Two trail specialist to monitor existing recreational trails and doing inventory regarding vandalism, signage theft, graffiti clean-up, etc.

LDS Hospital, Brandy Lee

The hospital COVID cases are following the downward national trends. 95% ICU capacity in State. Updates on campus construction ongoing and will communicate as continues.

Library, Mary Maloney

Operating on shorten hours and closes at 6:00pm until 2/22. Offering curbside services.

Senate District 23 - Senator Todd D. Weiler

1. The changes to the Senate Districts will occur in January of 2023 and his new district will be Senate District 8 and will include the east and upper Avenues. The data drove boundary changes because his current district didn't grow as fast as rest of state so it needed to be bigger.
2. Good relationship with Mayor Mendenhall, Chris Wharton and Jennifer Daley-Provost. Working with the City to get \$500K to upgrade sprinklers and roads in Cemetery. He and Carlton made a presentation to appropriation subcommittee this morning.
3. Chairs the Judiciary Committee and is the Co-Chairs the Clean Air Caucus. He serves on Committee that oversees Social Welfare for Children and Disabled Adults, Business and Labor Committee, and Rules Committee.
4. Attends town halls at LDS Hospital as a rep for Rose Park.
5. Says he is a moderate Republican. Follows his conscious and does what he thinks is right.

Legislature, Jen Dailey-Provost

Expressed she is happy about the opportunities to work together with Todd Weiler on several issues. Jen said that it has been a tough couple of weeks at the legislature with a serious negative tenor. She asked Avenue's member to raise the bar on the conversation and to be civil. Worried about policy issues, hostile bills, the efforts to micromanaging education and the tax bill.

Thriving in Place – University of Utah Student Davis Petersen presented representing the Salt Lake City Gentrification Assessment and Displacement Mitigation Plan. The Avenues was originally the home to working class residents wanting to be close to downtown. Due to zoning and redlining there were three parts: Best, Still Desirable and Definitely in Decline. Worried about the areas in decline, a group of community leaders came together to organize the Avenue's Improvement League. That grew in to the Greater Avenues Community Council. Students interviewed 420 residents, collecting stories about neighborhood change and hopes for the future. They mapped community assets that should be preserved. See their website for details

GACC Civility: Prior to the Zoning presentations, Gwen reminded the group that our goal is for civil informative discussions. Questions will be asked by our Chat Monitor.

Cloud 9 Live/Work Units – Adaptive Reuse

David Gellner, Salt Lake City Planning - David explained the project is located at 706 E 9th. This area is zoned C – neighborhood commercial. Applicant wants to expand the buildings to become a live/work, mixed use development. He wants to add one floor to the building. The current building does not meet the existing setbacks. Through Design Review, he can go up higher based on existing setbacks. His request for additional 5 feet height is a planned development request. This will be decided by the Planning Commission.

Kevin Blalock, Blalock & Partners - Kevin explained the structure is on 5 lots that are all dedicated CN zoning. He wants to do a mixed use developments with live/work units. It is a unique location and circumstances because the 2 lots to east and 2 lots to south are zoned CN but being used as SFR. The sidewalks are currently in bad shape and will be replaced. It has 3 dedicated addresses. He is proposed 3 units all with walkout basements with an addition on top of existing building. Proposed in line with front façade, side and rear at property line. The building will have 3 off street parking. Middle unit will have no interior parking and would park on street.

Marge Pett, concerned neighbor - 1) Does the reuse fit the current characteristics of neighbor? And 2) impact of its size. Concerned with CN zone of houses to East and South because these same conditions could be extended to them. Neighbors will be impacted by height and bulk. Taller than if it were zoned residential, like other neighbors. Doubling original square feet. Scale and mass are not in keeping with residential neighborhood. Dwarf scenic views. Worried this would set a precedence and create potential for other commercial developments in our neighborhood.

Q&A Managed by Jurphy our Chat Manager

Were you aware of the current zoning when the property was purchased? Yes
Are we correct that there is less than 2 ft. from the property to the east? No it is about 5 ft.
Were there any consideration given around more commercial retail use of the space? Yes, several things have been considered. Problems with parking requirements. That was financially prohibitive.

When did you buy it? Fall of 2018

Are there requirements for handicap parking for this project? No.

Madeleine Choir School Fieldhouse - New Construction

Gregory Glenn, Madeleine Choir School - Purchase the school from Rowland Hall in 2001. They now have 475 Students. They have been using the LDS Church Recreation

facilities but that contract ends in 2023. They will renew the parking lot lease for another 5 years. Not increasing the size of the student body or the staff.

Anne Mooney, Sparano & Mooney Architects - Showed slides of existing buildings and overhead view of the block. Design context taken into consideration with buildings, scales, textures and materials. Plan was determined by program of building. Both a gymnasium and classroom spaces. Selection based on space available on campus and how buildings function. The building will be 4 ft. into ground to lower scale. Maintain historic buildings.

Kate Little, Concerned Neighbor - Lives on B street for 30 years. Her house would face the gymnasium. Problems with massing and street frontage. B Street is historic homes. Placing a massive wall will significantly alter the character. Parking issues for residents is already a problem. No traffic plan for additional traffic, this addition adds to already limited traffic lanes.

Questions were answered in the Chat.

2021 GACC Accounting - Michael Hughes, GACC Treasurer

Michael Hughes, the GACC Treasurer, provided a discussion regarding the 2021 finances including accounting for the newsletter and the street fair. The total income was \$51,030. Total expenses were \$53,565 actual net income was minus \$2,535. The GACC Balance sheet shows \$72,887 cash with \$56,221 unrestricted. Motioned to accept the Treasurer Report made by Merrilee, second by Jurphy. Motion passed.

Open Forum

Tom Brooks announced the appeal on Tomahawk had some problems. The hearing was not recorded so they are treating it like a mistrial. It is going to be reheard on Friday, Feb 4. Will share the link.

Tom Brooks volunteered to help with neighbor with their Neighborhood Street Lights

Merrilee Morgan, GACC Secretary