

**GACC Community Meeting Notes**  
**Virtual January 5, 2022**

**Community Reports**

**Fire Dept. – Brock Smedley**

- In conjunction with Catholic Community Services, held annual fundraiser for Utah Food Bank
- Asked all residents to clear snow 3 ft diameter around hydrants
- Advised residents to carry emergency kits in vehicles containing snacks, blankets and water
- Requested neighbors to check in on each other

**Police Dept. – Bob Norgaard**

- District 3 has second lowest number of reported crime stats with District 6 being first
- 7 calls for violent crimes reported; 3 aggravated assault, 4 domestic violence
- Biggest challenge with residents retrieving stolen electronic devices is lack of serial numbers. Advised residents to take photos and have written records of valuables, including jewelry

**City Council Representative – Chris Wharton**

- New Council Members for District 5 and 7 were sworn in
- Elected new leadership – Dan Dugan as Chair and Darin Mano as Co-chair
- Salt Lake County extending mask mandate including schools likely through Spring Break
- Gardiner Institute – independent commission on changing city demographics anticipate changes
- New Bonds Discussion on Wasatch Plunge Building
- Leonardo – City Council approved change to sublease to Ken Sanders Rare Books
- Ivory proposal- hasn't yet held meeting with Coalition to hear concerns
- Public Schools- Covid numbers are 10% lower than other districts, masking is recommended
- Changes to Variances to Ordinances – in 10 years, no special permits have been approved

**School Board - Katherine Kennedy**

- Student Achievement Plans – informed data portrait of graduating students
- Covid Numbers – green light
- No school closures this legislative year

**Mayor's Office – Jamie Stokes**

- ICU is at 88% capacity with 34% being Covid related
- 68% of residents are vaccinated, 22% of 5 to 12 year olds are vaccinated
- Drive through vaccination clinics set up on weekends from 10 – 4, at two locations, one at the SL County office on Redwood and the other at 2100 South and State
- Temporary Homeless Shelter at North Temple did not open due to shortage of staff
- RV homelessness on the rise. Presents different set of challenges with cleanliness, safety and other resources
- Reminder to keep water dripping from faucet to avoid freezing pipes
- Mayor's annual state of the City report card reviewing 2021 goals next week

**LDS Hospital – Heather Wall and Bandy Lee**

- 100% occupancy
- Offering Covid Vaccinations and boosters
- Presence of construction crane is due to infrastructure updates including elevator

**Library – Mary Maloney**

- No in person activities but are providing make-and-take kits for children
- No date has been set for opening meeting rooms but when they do, it will only be offered for groups up to 20
- Currently one study room is available for 1-2 persons

**Public Lands- Tyler Fonarow**

- Advised residents to be informed and updated by subscribing to the Trails and Natural Lands newsletter.
- Independent trail system consultant is being hired to advise on how to create a stronger community for Phase 2. Parties in consideration include but are not limited to the Utah Division of Indian Affairs, University of Utah, US Forest Service and This is The Place Monument State Park.

- Signage is going up at 18<sup>th</sup> Avenue kiosk to keep users off residents private property, others areas. Funds available for others areas in need of signage

### **Legislative Session Preview:**

#### **State Representative - Jennifer Dailey-Provost**

- Oppose to proposed tax cut that would increase the income of a median family by \$3 per month but take \$78M funds away from education
- It is a priority of the Senate President to pass legislation to prevent Critical Race Theory
- Oppose to the elimination of State School Board elections and having the Governor appoint
- Support Air Quality issues which seem to be taken more seriously this year.
- Good opportunity to make meaningful changes to save the Great Salt Lake
- Working on Homelessness and Opioid Crisis

#### **State Senator – Derek Kitchens**

- New political boundaries moved some of the north Avenues residents into a district in Davis County
- Preparing for doubling our population in 25 years
- \$500M for water conservation projects including the Great Salt Lake
- Would like to remove sales tax on food
- Worried about some proposed voter registration and access to ballots proposals
- Legislation regarding transgender girls and high school sports
- Legislation to prevent discrimination based on hair styles
- Legislation for daycare for women with small children preparing to enter workforce
- Supporting family planning bill for birth control for families below the poverty level.
- Legislation for First Responders to get access to mental health services
- Carbon tax that would generate funding for incentive programs and the Division of Air Quality.
- Labor bill designed keep our skilled residents stay in Utah

### **Ivory Rezone:**

**Daniel Echaverria - City Planner** –Ivory Homes is requesting a Zoning Map Amendment to change the current zoning of Foothill Residential 3, which allows for 11 homes with ADUs, to Special Development Residential, which would allow 14 houses with ADU's and 5 single family homes. They are also requesting a Master Plan Amendment to change the area from “very low density” to “low” or “medium” density. These decisions will be made by the City Council. The application type is for Planned Development designation and Preliminary Subdivision Plat with a private street and setback modification. These decisions will be made by the Planning Commission. The request is currently in the 45 day Public Comment Period. Comments are due by January 13. The City Council and the Planning Commission will consider comments made by residents, impact on residents, compatibility, open spaces and historic preservation. Not yet schedule for public hearing.

#### **Peter Gamvrolous – Ivory Homes**

Reduced request by one lot. Now asking for 14 single family homes with ADU cottages and five custom single family homes with or without ADUs for a total of 19.

#### **Peter Wright - Protect Our Avenues Zoning Coalition**

The 19 single family homes, with 14 including ADUs, would be 33 residences in an area meant to have 11 homes. That is an increase of 300% density. This is Ivory Home's third request and does not meet the requirements for a Planned Development. There will be a large number of 16' retaining walls

### **Q & A Chat - managed by Jurphy, GACC Board Member:**

Review by the Fire Department?

Rational for private streets?

Proposed changes to the future land use plan?

Concept plans or site plans?

Height of retaining walls and grading?

City services for Private Street?

Why the need for a rezone?

Does the height of the retaining walls require an exception?

Clarification of the number of homes.

Price point for homes?

Zoning requirements for ADUs?

Use of homes for Airbnbs?

Difference between an owner applying for an ADU as opposed to a builder?

Why is a rezone necessary to develop this property?

Will Ivory produce CC&Rs for this development and will they be available?

What will Ivory do if this request is not approved?

How many application can a developer make?

How does this development enhance the character and identity of the Avenues?

**Open Forum** Gwen proposed additional topics and questions be emailed to her.

Tom Brooks reported the appeal regarding 1484 Tomahawk is still pending

Tom reported seeing 50 wild turkeys on Tomahawk today.

Meeting adjourned at 9:15 pm

Submitted by Merrilee Morgan, GACC Secretary