

GACC November 2, 2022 Community Meeting Minutes

Chair, Gwen Springmeyer welcome the guests in the room and on Zoom.

GACC Officer and Board Election – Dave Alderman – Dave shared a list of the new and former board members nominated to the board. He also shared a list of the board officers: Merilee Morgan - Chair; Joseph Murphy - Chair-Elect; Jim Jenkin – Secretary; and Michael Hughes – Treasurer. Because there are no contested races, both elections could be a voice vote. The new 2023 Board and 2023 Officer were elected by acclamation.

Salt Lake City's Thriving in Place U of U City & Metropolitan Planning Students Kate Ades and Connor Dahlquist. They explained they were not representing the City and could not speak for it. They will relay information to the City to help with planning. This project is the City's Anti-Displacement Strategy partnered with the City's Five-Year Housing Plan with a goal for people to be able to stay in their homes. Phase One was listening and learning from residents from January to July 2022. www.thriveinplaceslc.org & www.slc.gov/housingSLC.org. Phase Two is from July to December of 2022 and is crafting collaborative solutions to the question raised in phase one. Phase 3 will include a projection of strategies to implement, emphasizing mitigating displacement pressures in areas experiencing the greatest risk of displacement. They have learned displacement is high in all areas of SLC and is getting worse. It impacts many, and as housing costs rise, the City is losing diversity. This housing crisis is a county-wide problem, and people can no longer find affordable places to move. The City needs to do something now. Details of the findings and ways to be involved are on the handouts in the back. The goal is to adopt Thriving in Place and Housing Plans in early 2023. Kate and Conner want to know what strategies the City should prioritize in the Avenues and City-wide to preserve existing housing, protect tenants, and support more housing production?

- Have you considered rent control? Yes, they have a connection with someone involved with the rent control system in New York City.
- Have there been projections about what we will need in the future, 10, 15, and even 20 years out? The City is at the end of a five-year housing plan, and they are creating a new five-year plan.
- Can we incentivize affordable housing through property tax reduction for existing units, particularly those for seniors?
- We should reduce rezoning that takes away affordable housing for non-affordable housing.
- We should have a moratorium on demolishing deeply affordable housing to construct non-affordable housing.
- Discourage population growth, such as no tax breaks for more than two children.
- There should be more low-cost housing, such as ADUs but not like the Ivory high-end homes.
- Historic preservation tax credits for older apartment units, which tend to be more affordable?
- What leverage does SLC Planning and Zoning have to require some percentage of affordable housing before approving any multiunit development?
- What about building dormitory-type housing with private rooms and baths in large-type apartment buildings?
- Can the process for Airbnbs be more streamlined and better enforced to encourage more long-term rentals?
- Can we control taxes and stop property tax increases?
- Do any of the studies answer the root of the problem? Was history taken into consideration in how we arrived here?
- Individuals should educate themselves on zoning and housing policies.
- Utah has an unfriendly rental policy, which should be changed to help renters.
- The current Avenues Master Plan is outdated and should be updated.

The Other Side Village – Joseph Grenny, Chair of the Board of the Other Side Academy for the past seven years. www.theothersideacademy.com. The Academy helps the homeless, incarcerated, and individuals in recovery change their lives by changing behavior in a two and a half years program in a self-supporting community. The Academy provides services for free and supports itself with

enterprises such as its two thrift shops, a construction company, and moving and storage services. Residents have been welcomed into the community and are learning to contribute to society. The City Council just approved the Other Side Village. www.theothersidevillage.com. It will be a 430-home community located at 1850 South Indiana Avenue. They will be paying a \$1/year lease for 40 years. These will be people who are chronically homeless and struggle with mental illness, drug addiction, and physical disabilities. This village will be permanent housing with a strong culture of peer accountability. There will be a performance hall, grocery store, and medical and mental health services. The homes will be from 250 to 400 square feet units with a kitchen, bathroom, and bedroom. The village will sustain itself by people paying rent and by enterprises. A community member asked if the residents at the Other Side Academy receive a living wage, what happens to the enterprises' profits, and whether the employees receive health and medical benefits. The Academy does not pay the students, but all their costs are covered, including medical. The Academy is a nonprofit, so income goes into capital improvements or housing property.

Recycling – Shannon MacMillan. Shannon took the free SLC Master Recycler Certification Course. www.slcmasterrecycler.com It involved tours of the County Landfill, Recycling Material Recovery Facility, Glass Recycling/Momentum, and Wasatch Resource Recovery/Food Waste. She also had to learn policy, event management, composting, trash pickup, and participate in the Jordan River Cleanup. We have a new advanced state-of-the-art recycling facility that opened in 2020. There is a lot of conflicting information about recycling common household waste. They take all plastics, even if they do not recycle them. They burn some of it for fuel. The food waste facility produces methane. Questions:

- Do you have to cut up your cardboard box before you put them in the blue bin? They need to fit into your bin to empty when inverted. This may or may not require breaking into smaller pieces.
- I heard you do not need to clean your food containers. Is that true? True.
- Can I recycle aluminum cans that have a plastic lining? There is no mixed recycling, but tin and aluminum cans are not considered mixed.
- Can we recycle food bags such as bags for frozen vegetables or large pet food bags? No. You cannot recycle plastic bags. Recycled plastic bag at grocery or department stores.
- I have been throwing away items with two different materials: hard plastic and soft plastic or plastic and paper. Do I still need to do that? Yes, no mixed recycling.
- What happens to the material put in the brown bins? Does it become mulch? Can we get some of it? Yes, and yes.
- Does hard Styrofoam gets recycled into fuel? Yes, it is burned. Not the Styrofoam peanuts. Mail Etc. takes the peanuts.
- When recycling hardcover books, can they be recycled as-is, or should the cover be removed? Unsure, I will get back to Gwen
- Is it possible for the general public to get tours of the recycling centers? Not individuals, but likely a group could get a tour.
- How can you recycle batteries and fluorescent light bulbs? Home Depot, Best Bay, and special recycling drives.
- What about paper envelopes with plastic windows? Yes, tear out the plastic window.

Community Reports:

Fire Department Station 4 – Fire fighter Darrell provided safety points regarding travel during winter storms. Before you travel, check the weather apps to know when storms are coming. If possible, stay off the roads. Work from home on stormy days. Know the safest routes of travel to reduce hills and other risks. Build an emergency kit for your car. If an incident occurs, stay in the car. Vehicles should not go lower than a half tank of gas. In the event of power outages, you should remain in your home and do what you need to stay warm. Limit your time outside and wear multiple layers. Never heat your home with gas stove tops or ovens. Have a 72-hour kit. Please check in on your neighbors. Wildfire tip: If you are doing landscaping or garage projects, be careful with sparks from equipment. The number of calls this last month where 51 fire and 47 medical calls. Ninety percent were not

flammable alarms. Small compost bins and compost piles can spontaneously ignite during the summer heat. The solution is to turn the compost regularly to prevent overheating.

Police - Detective Marie Stewart – The Avenues had 133 calls for service last month. Most were for vehicle burglaries. These are crimes of opportunity. It would be best if you took everything out of your car. If the theft sees something, even a jacket, they will break the window to take it. There were ten traffic accidents. This is an excellent reminder to slow down and drive defensively. Winter is when we see vehicles stolen while warming up. Cars built in 2000 or newer don't need to be warmed up.

Questions: Can you cite someone running a vehicle without an occupant? City code allows an officer to ticket a citizen for car idling. Does the Avenues have a high rate of catalytic converters theft? No, those thefts have been decreasing. Is there an increase in people sleeping in cars? No, but we want to reach out to those individuals to get them homeless services, mainly because it is getting cold. Use the SLC Mobile app to report of email Det. Stewart. What are you doing about speed enforcement? Detective Stewart is working with Hannah Barton from the mayor's office and Chris from the Council to get some solutions, such as speed bumps and traffic calming. What can you do about the noise of motorcycles? Detective Stewart will send Gwen a link for reporting loud noise from car mufflers.

Legislature: Jen Dailey-Provost - Nov 16 is the interim session. We will have a big batch of first-year legislators. It takes a while to figure out where policy issues will fall. Jen will focus on health, the environment, and the \$127 million request to address homelessness and affordable housing. She will also work on air quality issues, policies to assist victims of rape and domestic violence, and reproductive rights. Jen hopes to stay on the Appropriations Committee. Jen reminded everyone to vote. Question regarding Amendment A. Jen explained it expands how much emergency money the state can accept outside the general legislative period. There is concern about giving the legislature more power.

City Council – Chris Wharton – Chris has lawn signs in support of the General Obligation Bond for Parks, Trails, and Open Spaces. The bond is for \$85 M, with the largest beneficiary being the Glendale Regional Park. It will also complete the Folsom Trail, which is on the western boundary of District 3, and provide for repairs to the lodge in Allen Park. The Council supports two bills: 1) The state law regarding how the City can regulate short-term rental and 2) Allowing traffic cameras in school zones and construction areas. The Council approved the Tiny Home Village. The City will retain ownership of the land to ensure oversight. The Council passed changes to the RMF 30 zone, which will lead to changes to the RMF 35 zones. This applies mainly to Central City and Liberty Wells. It will make it easier to build an ADU in these zones. A developer can tear down an existing structure to build more units within the lot, but not in historic districts. The Council is looking at the Affordable Housing Overlay. The City had a briefing on the Ivory Homes development, and there will be a public meeting on November 10. You can join virtually or in person and send comments to all council members at once to council.comments@slc.gov. This project is adding density without any guarantee these units will be affordable housing and help with our housing shortage.

SLC School Board - Katherine Kennedy – The School Board is pleased with the appointment of Martin Bates, the Interim Director. They approved revamping the Rose Park Clinic and Community Learning Center and are adding a center at West High with mental health resources, showers, and laundry facilities. They will likely do this with donations to the SL Education Foundation. The fox is the new mascot for the SL Virtual Academy. This school is a good option for those students who need this. The board approved an increase in coaches' pay to make them equal to other districts. The SLC School District will be realigning boundaries and closing schools. Katherine recommended we watch this closely.

Mayor's Office Liaison - Hannah Barton – Hannah will be at the Sunny Honey Tea Shop on 300 West on November 18 from 11:00 to 1:00 for her Community Office Hours. The ACE Fund grant to support community events is open until December 13. The Department of Community and Neighborhoods is asking for comments on community development needs at a hearing on November 16. The Planning Division is proposing an overlay zoning district for future Homeless Resource Centers. They will hold an Open House on November 10.

Public Lands - Tyler Fonarow - He does not have a formal report tonight but will take questions in the chat.

LDS Hospital - Brandy Lee –The Hospital has a successful active shooter drill, with the Fire Department, the Police and the Mayor. They are starting construction on a parking garage on 9th Avenue.

Library - Mary Maloney is excused from the meeting. The Library will be closed for Veterans Day on Monday, November 7 and on Thursday and Friday of Thanksgiving week.

Open Forum

David Berg reminded everyone to vote. For resources, go to www.Vote411.org. Trolley Square is the best location to register to vote.

Janine, who lives at 6th Avenue and A Street, wants help with the problem of the serious noise violations on East Capitol Blvd in the middle of the night that have been going on for over 3 years
Dave Alderman invited people to join the Tree Planting Event at 9:00 am at the Sexton's House in the Cemetery.