

What's Up on Capitol Hill?

Excerpts from an interview the Bulletin conducted with Katherine Gardner, chairperson of the Capitol Hill Neighborhood Council.

BULLETIN:

What are a few of the neighborhood issues the Council will be confronting in the coming year?

KG:

The intersection just north of the Capitol where Victory Road turns into Columbus Street. It will become slightly more congested as the Columbus Court development at the top of Columbus Street adds traffic to that intersection.

BULLETIN:

Yes, we reported on that development last year. What's the latest on that requested zoning change?

KG:

Due to shifts in the housing market, the developers requested permission to divide the six building lots into twelve smaller lots. The residents of Columbus Street, who would be most affected by that change, voted against allowing that to be so rezoned. The increased traffic on Columbus was their main concern. Their preferences will be considered by SLC Planning and Zoning, but the final decision is in the City's hands.

There is another issue at the intersection of Columbus and Victory which the Council is considering. Right at that corner is a vacant wedge-shaped lot between Victory Road and upper Columbus Street. It's owned by the city but temporarily leased to an individual who lives next to it. That individual would like to landscape the lot to improve its drainage and appearance. The

Council has considered placing some sort of sign there welcoming people to the Capitol Hill Neighborhood. However, no firm design plans have been submitted, nor is it clear who would pay for such improvements and maintain any landscaping. The Neighborhood Council will be seeking more specific information before it can support that proposal.

BULLETIN: There were some other neighborhood zoning requests last year which were not resolved. Can you update us on those?

KG: Yes. One requested change was regarding the Hansen's Service Station property on 200 West and 200 North. It's now for vacant and for sale. The Council would like to see a wider range of uses allowed for that property to encourage its sale and adaptation to some appropriate neighborhood business.

Another zoning change was suggested for the historic church on 200 West at 750 North. This is the building that Wally Cooper restored for use as an architect's office. The Salt Lake Choral Artists, a group of community choirs, wants to use the building as their home base. That would consist of a rehearsal space and offices for arts organizations. We think that would be a great use of the building and appropriate for our neighborhood. However, the current zoning forbids such a use, although it allows the building to be used as a reception facility. It doesn't really make sense, so we want to get that changed.

A proposal is now before Planning and Zoning to create a method for the community to recommend zoning changes that would affect just a specific property, such as Hansen's Service Station or that former church building. Like a Special Use Permit. That would allow a specific, limited use of a building without...

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ing the zoning of the surrounding neighborhood. We're hoping something like that materializes this year.

BULLETIN: And wasn't parking an issue with using the former church building/architect's office for a choir rehearsal space?

KG: They are arranging use of Warm Springs Park for that. Speaking of which, there is some movement afoot to improve that park. One need would be for better lighting in the parking lot.

That would certainly be desirable if it were used by the Choral Artists for evening rehearsals. Other possible improvements include the sports field and the restrooms. However, no city funds are currently budgeted for any of that.

BULLETIN: And what's going on with the expanding gravel pits north of the park?

KG: That's a real concern of ours. They seem to be digging further and further into the mountainside. We want to find out what land there is controlled by Salt Lake City and where the boundary is for the City of North Salt Lake. That's unclear to us right now.

It also appears that our neighborhood has been split in half by our state senate boundaries. We all got caught off guard on that gerrymandering. The northwestern portion of the Capitol Hill Neighborhood is now grouped with Bountiful. See the map: <http://www.redistrictutah.com/maps/senate-maps/sb3001enrolled> You'll have to zoom in on our area.

BULLETIN: Tell us what your goal for the Neighborhood Council is for the coming year.

KG: We want to maintain our historic architectural look and our diverse neighborhood character. We hope that the flexibility of special use zoning will help us control the development and usage of certain properties within our area.

We encourage our neighbors to get to know each other better; to help each other with our challenges; to continue our efforts to maintain and improve our property. And we invite all to come to our Neighborhood Council Meetings. And if you want to get an item on the agenda, just call me. My number is in the Bulletin.

We have the best neighborhood in Salt Lake City! Thanks to all of you!

Everyone is Invited:

Capitol Hill Neighborhood Council Meeting

State Capitol Senate Building Copper Room
January 18, 2012 (Next Meeting: Feb. 15, 2012)

6:30 p.m.

Neighborhood Council Meeting:

- Welcome by Chair
- Mobile Watch Report, Georg Stutzenberger
- Police Report, Detective Tony Brereton, SLPD
- Fireman's Report
- Elected Officials' Reports
- Mayor's Office Report, Joyce Valdez
- CHNC Business
 - Ella Olson – Library committee
 - School Board representative
 - Victory/Columbus Triangle improvements
- Public Forum
- Adjourn

Capitol Hill Neighborhood Council Members:

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Vice-Chair: Dean Larsen

Vice-Chair: Georg Stutzenberger

Secretary/Treasurer: Brandon Bennett

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Neighborhood Trustees:

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