

Capitol Hill Neighborhood Council
East Senate Office Building
Spruce Room
December 18, 2013, 6:30 PM

Council Meeting Minutes

A quorum was present.

Richard Starley, Chair – welcomed everyone at 6:39 PM. Asked for introductions. Distributed agenda. Announced new 2014 Executive Officers. Announced *Bulletin* distribution to 3,751 residents. Noted “Open City Hall” reference in the *Bulletin*.

Minutes – John Boyack, Secretary. Distributed three copies of last month’s meeting minutes, announced they would be available online for review.

Treasurer’s Report – Victoria Collard, Treasurer. Announced account balance. Mr. Starley presented new checks to Ms. Collard covering *Bulletin* expenses.

Announcements

Christmas House Decoration Contest – Richard Starley

Announced details of contest – photo entries should be e-mailed to the Chair by the end of the year.

Recognition of *Joyce Valdez* – retiring at 12-31-13. The Council circulated a card for signatures, and recognized Ms. Valdez’s service. Ms Valdez spoke to the Council about community involvement and progress in the City, thanking the Council for participating in the process, particularly recently. Presented information about UTA Transit Pass program (beg. 14 JAN) – more information online.

Almond Street Development Presentation

Richard explained CHNC’s role in providing comments to developers, and the appropriate comment process, which was agreed to by Lex Traughber, Senior Planner, Planning Division, Comm. & Econ. Development – SLC (lex.traughber@slcgov.com, (801) 535-6184). A Community Council visit is a first step in collecting public input. More meetings planned in which public can comment. Residents are welcome to contact Mr. Traughber directly with comments.

Clarification of amendment to development agreement proposed by new property owners, Garbett homes asking that development standards be changed, reducing the number of parking spaces from eighty to fifty-four.

Almond Street Development – Renee (last name unknown) and Jacob Boellstaedt, jacob@garbetthomes.com, (801) 456-2430, Garbett Homes and Staker Development representatives distributed development plan (also available online at CHNC-SLC.org). Distributed letters from HOA and some residents living across from proposed development.

Call for questions / comments:

- Mr. Starley clarified that the development is proposing twenty-nine new units, not thirty-three.
- Q: are you prepared to price at a level that will actually sell?
- A: developments should be completed and occupied. Detailed market research took this matter into account.
- Q: what is the pricing strategy?

- A: high 200s to low 300s. Have sold out in other neighborhoods (e.g. South Salt Lake). Again, detailed market research is strong, and supports the success of this project.
- Q: what are the feelings of current unit residents?
- A: residents: we've worked closely with Garbett and Staker and all four current residents are in favor of the proposed project. G&S have been great partners, heard our concerns, and we've reached an agreement. We're comfortable with the proposal and we're all in favor of the development.
- Q: how are you going to develop the infrastructure (roads, sewers, etc.)
- A: not asking for allowances from the City and following the City's in-fill guidelines.
- Comment about green triangle area – Garbett proposing to close that road.
- Opinion that triangle is a complete waste, poorly maintained expressed by various Council members.
- Mr. Traugher: City has no position on road closure, but there has been no decision or proposal for that yet. If Garbett proposes that change, the City Council will have to vote on that.
- Q: does the City have plans for improvements at 200 N West Temple intersection?
- A: Mr. Starley: that's another discussion. Garbett: that will be addressed down the road.
- Comment about narrow roads – response from Garbett about garages to help reduce street traffic.
- Comment from Almond HOA about how closely they've worked together with Garbett, how they've collectively addressed traffic problems, parking, trash collection, etc. Garbett has considered each concern from the HOA – we are thrilled for this development.
- Clarification about HOA vote of confidence – claiming now that all residents are in favor of development as Garbett addressed each concern. Absolute, total consensus.
- Comment about Almond Street receiving less impact than West Temple. Resident response about the community as a whole, and still in favor of moving forward – concerns about traffic are being addressed by developer. Clarification of proposal to widen Almond Street. Response about developing a rolled curb so that the road is widened, or, opened up more utilizing a “soft” curb.
- Q: does the price reflect a square foot price and are these multiple bedroom units?
- A: we have studios as well. Everywhere from one to three bedrooms. Square footage from 900 – 1400.
- Mr. Starley recommended referring technical questions to answers found in the proposal.
- Q: concerns about 300 North pedestrian traffic for those traveling to West High with density increase.
- A: Mr. Starley discussed CDBG efforts to finish sidewalk before news of development. Added the hope that the developers finish the sidewalk completely, and to ensure pedestrian traffic doesn't have to cross the street to travel from east to west along 300 North.
- Q: for Mr. Traugher about zoning.

- A: zoning won't change. 1997 development agreement limited number of units with more parking spaces as required by zone. Garbett's proposal is hoping to reduce parking requirements from eighty spaces to fifty-four spaces based on City ordinances. Asking to be in accordance with City code.
- Clarification on extra stalls from Eric Jergensen with regards to original development agreement. Polly Hart and Mr. Jergensen recommended Garbett speak to neighbors north of 300 North, and further into the neighborhood regarding potential parking problems.
- Mr. Starley: comment about lack of parking in previous agreement and now asking to do fewer, fifty-four, doesn't seem to logically resolve the parking problem.
- Almond Street HOA comment about the change being an improvement with tandem parking.
- Mr. Starley asked future comments to be sent to him via e-mail at rstarley@xmission.com for collection. Mr. Starley distributed Mr. Traugher's card so Council members could contact him directly with thoughts/comments about the development.

Snow Removal Discussion

SLC Streets Department – Parviz Rokhva – Director spoke about snow removal and current proposals before City about street parking and other developments. He emphasized safety first for his department in all that they do. He distributed his business card to contact the department and welcomed comments and questions.

UDOT Presentation

Representatives from InterPlan consulting group, contracting with UDOT, presented a study being conducted to identify transportation problems on state highways in the Capitol Hill neighborhood. It is early in the process, will be lots of future opportunities to gather input to successfully implement changes to solve problems.

Announced January **Open House, Tuesday, 14 JAN, 5 – 7 PM at State Office, Auditorium.**

Comment about using previous studies that have been done.

UDOT: have used data from previous studies but hope to approach situation with fresh eyes.

Council urges study to be patient with frustrations and to create implementable solutions, and to finally get something resolved. Mr. Starley will post information www.CHNC-SLC.org.

Rep. Rebecca Chavez-Houck

She feels that additional data to UDOT is always a plus. She gave an update about Holly Refinery expansion – second meeting with Department of Air Quality on 8 JAN, 1:30 PM. Public Comment opportunity – info at DAQ website. Tomorrow are final meetings about the Attorney General investigation and releasing the information and findings. There will be a final report in January along with recommendations.

Mr. Jergensen recognized Mr. Starley's work as Chair in 2013.

Meeting adjourned at 8:23 PM.

Next Council Meeting – Wednesday, January 15, 2014, 6:30 PM – Copper Room

Next Board Meeting – Monday, January 6, 2014, 6:30 PM – West High School

Minutes respectfully submitted by John Boyack, Secretary.