

**Capitol Hill Neighborhood Council  
Regular Meeting  
Marmalade Library, Multipurpose Room, 6:30 PM  
Wednesday, October 18, 2017**

**MINUTES**

**Welcome & Business/Announcements: Jack Winward, Vice Chair**

Agendas are on tables. Please share.

**Review of August Regular Meeting Minutes: Andrea Ashbridge, Secretary**

Minutes went out online one week back

*Motion to approve: yes*

*Second: yes*

*In favor: many*

*Opposed: no*

*September 2017 Minutes approved*

**Reports from City and Legislative**

Gibic, Chavez-Houck, etc. absent. No regular updates.

**Community Updates Open Mic**

Mike (a resident) – has some petitions to put some items on ballot next year – redistricting commission and medical marijuana – adding name to petition just means you want to see them on the ballot.

Mike Mitchell – opposed to traffic changes at foot of main street. Last month was supposed to talk with Nate Salazar and transportation – has not received response. Is still working on it – at least now it is in minutes. (City changed entry and exit options at main and north temple – increased traffic on main and in neighborhood.) City came to our council and we decided on a program, but that has recently changed. Having trouble getting in touch with city. If anyone else wants to help or get involved please do. Next step is to meet with mayor. Discussion- has created traffic on Center Street in morning and afternoon – cars don't stop at stop signs. Do you know who authorized change? Supposedly was suggested by LDS church and mayor must have had to sign off on it but no one consulted us.

**CHNC Committee Updates**

Communications - no specific update

Advocacy – no specific update (devoted to Marmalade Block Development issue)

**Engagement Committee – Jack Winward**

Jam fest was double the attendance of last year. Engagement Committee meets regularly 4<sup>th</sup> Thurs of each month – but this Nov. it will be the first Thursday. Please join us.

### **Marmalade Library Block Development Update:**

Ed Butterfield not yet here. Micah Peters and Kevin Blalock present. Micah Peters- CEO Clearwater Homes. They were here last Dec. Responsible for block next to library. Will be building mixed-use project comprised of 3 independent buildings. Design and site plan has not changed since last meeting. Will go over it again.

Presentation of design. Some buildings are 4 stories. If you were at hist. landmarks comm. Meeting, you will recall the issue of scale. Hist. Landmarks asked Clearwater to take some units out of corner building to soften the corner. Clearwater took off a whole floor at corner and half a floor in the building next to. Corner near library is a small restaurant pad, developing that with local Italian restaurateur. There is another resto pad on northwest corner. Then there are 15 live-work units available on street front, 18 feet high storefront glass. Size of project is 250 residential units. Another concern was the issue of parking. A lot of folks worried about this dev. Contributing to parking problems. The zoning for this property the max is actually ½ a parking stall per unit. Clearwater didn't think that was even marketable so they got exception – 250 units now has 320-330 parking stalls. 1.35 stalls per unit now. Additionally, on th north portion between 3<sup>rd</sup> west, going east, that parking strip will receive about 12 45 degree parking stalls.

Q: are these market rate for rent or sale?

A: for rent

Q: those 45 degree parkings, are they short term

A: believed to be day-long stalls

Q: is there someone committed to deli/grocery

A: no, have not started looking for them yet. Will be similar to lib heights, jade market

Q: what is square footage

A:

Q: Frustration with lack of parking around this building, where are people using these businesses going to park?

A: we have 320-330

Q: but are those for the housing or for businesses?

A: haven't decided exactly how to designate. Library has asked to add stalls – island parking. If library successful, Clearwater will ask for same, would add 15 stalls.

Q: will prop generate its own power – solar, reusable?

A: have discussed, have not determined – are talking about it

Q: who decides

A: Kevin Blalccok and self

Q: re: parking on 600 north. That street is extremely busy. Putting parking on it – gets driveway blocked regularly. Already not enough parking for this neighborhood, let alone adding this development. Thanks for adding parking but concerned that still not enough. Hard for biz to survive w/o parking.

A: the live work units will have small businesses like estheticians, CPA office.

Typically not great demand on parking from them.

Q: live works have storefronts. Do people living in them want that much glass or will tenants block the glass.

A: glass volume is part of code. Have to do glass. Finds that live works go in cycles, 25/75 live work, then shift other way.

Q: if people do block up for glass, could block light, could create dangerous situation.

A: required to do certain percentage of glass. Incorporating entries to courtyard, kind of addresses security concern. Three kinds of lighting will be controlled by the building to ensure the pathway is always illuminated.

Q: can probably resolve lots of these issues with a covenant – there will also be balconies facing street

A: there will be signage requirements, different layers they will pay attention to

Q: arctic court has been blocked lately, every development requires utilities, then street – where will you put all your stuff while you build

A: Construction sequencing – RDA will allow them to use future park area as staging area for materials, dirt spoils, etc. Will be removing substantial amount of soil from site – 250,000 cubic yards of soil. Will all be taken offsite as generated. There will be no need for road closures, will have sidewalk protection plan.

Q: the dig questions reminded of draining question

A: very wet site – extensive testing. Will be stabilizing entire structure comprehensively. Also will have a land drain at west portion of park – 48 inch reinforced concrete pipe with pump – water will gravity flow through that to storm drain.

Q: had thought the live work units could be converted to retail – last time spoke with Ed. Butterfield, could be converted to retail when that is popular again. It appears now that they are not convertible – we are saying no forever to retail.

A: that's live work

Q: kitchens will take too much of the area

A: designed for flexibility- kitchens may not go in on day 1 – flexible enough to be solely residential, solely business, or a mix. If a resident interested, can remove dividing wall and connect units. Not bulletproof but flexible.

Q: completion date?

A: break ground in April, 18-24 month project

Q: will residents be allowed to have animals?

A: looking across market, 35% dog occupancy. Anticipate having same ratio. There will be no cats allowed. There will be lots of dogs. 1 acre city private park plus the neighborhood. In leases there will be responsible pet owner clauses.

Q: where are the 300 parking spaces

A: underground

Q: was that in the cut numbers – excavation numbers

A: yes

Q: restaurants – local?

A: local

Q: looking at market rates – where will rents be

A: while we will have really nice stuff, won't be like 400 west - \$1100 for a studio. Currently forecasting \$1.00 - \$1.85 per square foot – emphasizes studios and 1 br. In Utah, common to do 25% studios, etc. That's our target.

Q: any affordable units?

A: this deal was put together with RDA a few years ago, before market rates estab. By city. There will be affordable units in sense that they align with market, will be exploring some affordable housing options with city. So far no proposals.

A: are pathway through buildings public or private for tenants

Q: intention is to leave open at all hours but reserving future right to pivot and protect tenant is security issues arise. On east side, will build a public right of way but if there is a problem they can gate it in off-business hours.

A: is park the green space or area with water feature

Q: so park is all public

### **Ed Butterfield RDA arrives and continues presentation**

A: early on RDA did some open houses, community wanted something a bit different that warm springs. The library anchors the park as a campus. Not right on 300 west. Will come back to discuss park further – need to name it, etc. The park will have a water feature, but City does not own groundwater. The water feature will be interactive. Will be coming back with more details about the park. Park won't start until development is further along.

Q: restaurants close to library – library will not preclude liquor licenses. Worked with parks department, designated park as a “plaza” so it won't interfere with restaurant having liquor license.

A: Kevin Blalock – turns out the church is a deciding factor, not the park of library

Q: libraries used to be part of restriction – not anymore?

A: not anymore – used to be 600 feet, but now libraries not the issue

Q: please use mouse to show the public land portion of the development.

A: park is indicated. Park will be one piece, accessible by 2 plazas.

Q: frustrated – how did this go through – parking sacrificed for green space or patio? Really glad you added parking – will impact neighbors. Should not be building a building and relying on parking at church

A: this will be a continued dialog with library branch

Q: what is being considered

A: right now doing design/development. Looking at how the development affects park space. Lighting an important factor – req. by City's lighting master plan. Ed will leave info.

Q: how many units in the 3 story building

A: 250 units in entire project, 320-33- parking stalls

Q: has diagonal parking on 300 west been considered

A; has been considered but that is a UDOT road. City continues to lobby for crosswalks, etc.

Q: do you (Clearwater) own across the street

A: no, that's Nick Howa. Has not been RDA for 10 years now

Q: when this was rezoned to high-density, we received no notification – as RDA you can just do that? That's not right

A: RDA does not oversee zoning for the city - zoning happens through planning div. at city and is then approved by City Council.

Q: but that is where it comes to City Council

A: assumes they went through the process

Q: did not receive notification

A: originally there was a plan for a crosswalk

Q: as mentioned, that is a UDOT street, can come back and provide separate update

### **Senator Jim Debakis Update:**

We have stuff coming up this session – taxes, talk of redoing tax system, possibly to lower sales tax on mining, etc. – big debate was, having done this, shall we have local communities increase their local sales tax to compensate for the \$ they lose. Keep an eye on education. There is a bill – no reason for Utah to turn down full Medicaid expansion – so many states have taken it. Our share every year that our Legislature refuses is \$677 million. There may be a coalition this time to take our share of the money.

### **Salt Lake City Mayor's Office Update - Nate Salazar**

Echoing Senator Debakis's comments – will affect treatment. Mayor's Press Release re: police body camera footage. Moves us forward re: how that info is released to public – national dialog. Also a policy re: officer-involved-shooting. "What's for Dinner" program highlights restaurants run by immigrants, supporting DACA community members. Grab the info.

Q: Mike Mitchell did ask about the traffic issue at North Temple

A: there was a promise made, it's complicated – the language was vague. LDS church has done 3 different traffic studies, City did an independent traffic study, too. Would be happy to talk offline about that with community members who want further detail.

### **Salt Lake City Council District 3 Candidates Forum: Chris Wharton and Phil Carroll**

#### **Opening Remarks 3 minutes**

**Phil Carroll** – have all heard this several times before but happy to be back this evening. This is a great city, 3<sup>rd</sup> district is one of great neighborhoods – can live and work downtown, diverse. Lives in avenues. Excited to have prospect of representing us. Has been Avenues Comm. Council Chair 2 x. has organized Memory Grove cleanup, has chaired transportation advisory board, volunteered at The Road Home, professionally is attorney, but has been running nonprofit that supports affordable housing. Owns the Capitol Hill apartments, etc. Very excited about endorsement

received from community, including stan penfold, mayor becker, lisa adams, etc. here tonight to ask for vote – thanks.

**Chris Wharton** – was born in this district, grew up on b and c street, lives on c street with husband and dog very famous on instagram. Attorney, own small firm. Passionate about Salt Lake City, natural beauty of area, etc. Wants to ensure responsible growth in coming years. Served on Human Rights Commission, dealt with a lot of issues like protecting public lands, protecting trailheads, air quality, affordable housing (3% vacancy rate) support safe neighborhoods and arts and parks. Hopes to hear more from us tonight about issues important to us. Look up up website [chriswharton.com](http://chriswharton.com), phone number is there, contact any time

**15 minutes Q&A: please wait for the mic to ask your question.**

Q: thanks to candidates. For Carroll – how have you been advocating re: danger of Arctic Court being closed. This is a real problem for tenants – what have you done to help us in the situation.

A: has been frustrating – dates keep changing. 2 parking lots to south of property closed since spring – pushed parking into gravel lot, unsafe place. The contract between developer and RDA and it has not been lived up to. City Council has a very high duty in these zoning issues – RDA and City Council are the same people. Any changes due to RDA connected to this City Council person.

Chris response: to be honest has not done anything directly for Arctic Court. As attorney, is familiar with the issues.

Q: parking issue. In past, one parking stall per bedroom. Now it's a half stall per unit. What will you do to correct this?

Phil: parking has a lot to do with the type of housing it is. Since many years ago, it has been ½ stall. What developers did not discuss is the attitude of the lenders. The banks are dictating. Creating parking that can be converted to other uses in future is important. 300 west not really accessible to public transit. The direction we are going is to less cars, but not there yet

Chris: longterm need to plan communities that are more bike-able and walkable. It will be a culture shift over time – more people will need to be willing to live in city without car. UTA has done good job of finding ways to bring mass transit from outside city inside it. What doesn't work so well is moving about the city without a car. If we are going to add people but not destroy foothills, we will need to decrease cars so city will need to transition to less car-dependent system

Q: aware of Warm Springs Plunge building – this has been a public gathering place and has been central to development and settlement of SLC. If you are on City Council, would you support community based use of building and what would you do to support that

A: Christ anyone in salt lake recognizes that place – commits to do whatever necessary to preserve – retrofit and reuse. Would ONLY support community based use for that area. We do have a housing crisis right now but doing market rate projects is not the answer. Would be community process

A: Phil Carroll

Was on board that restored building as Children’s Museum. We need every bit of open space we can get. Back in Mayor Becker days, asked about changing use of that building. Can preserve that building and change its use, ideas about nonprofit incubator offices. Need to keep open spaces open – park is critical to neighborhood.

Q: understood that crime is on upswing in neighborhood, police dept. doesn’t have needed funding. How would you encourage more funding for police in our neighborhood.

A: Phil: we have open spots in neighborhood right now. Need community based policing to make neighborhoods safe.

A: Chris. Would like to put money toward street team of social workers. Many from rio grande getting pushed into neighborhoods – police are being asked to do jobs that are not theirs. If we were able to refer people to other resources it would relieve many police calls and allow police to focus on their job. Community policing is a big part of campaign – this model works. Police must be engaged in community, recognize people, vehicles, and provide trainings to neighbors on how to stay safe. These are things most likely to drive down crime. Also needs to make city more competitive so officers will want to work here

Q: positions on Rio Grande?

A: Chris – Glad the open air drug market closed, but far from solution. Money committed looks like its starting to take effect but we need the diversion programs in place. Adding to wave of arrests without the support mechanisms. Most offenders will not go in jail, they will get booked and then find their way back to communities and to shelters. The state must be involved – up to city and county to make sure the state stays involved through whole process. And do it in holistic compassionate way.

A: Phil – hundreds of nights at Road Home. We continue to criminalize homelessness – that’s wrong. What needs to happen: affordable housing – every single development should have an affordable element. Need to establish resource centers now – open storefronts across city. There are employed men that work all day but return to Road Home at night. Need resource centers with teams now. Believing that cartels have left town is a mistake.

**Closing remarks: 2 min each**

Chris: Info available in back. Thanks to CHNC. On City Council, will be one, with 6 others. There are a lot of issues cannot make promises about but what can commit to is listening to all sides of issue, will be data driven, may not agree on each issue but you will be heard. Will have continuous presence and will be responsive – has the energy and experience. You get an advocate to help you navigate city services, etc.

Phil: has been advocate for district 30+ years – all sorts of issues. What does for living is affordable housing. Knows the best solutions. Homelessness knows on intimate basis – people need our help, Sen. Debakis mentioned Medicaid – throwing money at homelessness but not addressing Medicaid expansion will be a loss. Need to make sure affordable element is part of every housing. This is great city and state, can make it even better.

Meet the candidates and other guests outside for follow-up questions.

**That concludes our agenda**

**Next Board Meeting Nov. 6**

**Next Regular Meeting: Nov. 15**

**Motion to Adjourn: yes**

**Second: yes**

**In favor: yes**

**Adjourned 8:04 PM**