

**Capitol Hill Neighborhood Council  
Meeting Minutes  
4/18/18, 6:30pm  
Marmalade Library Multipurpose Room**

**Welcome — Laura Arellano**

Introduces board and asks first time attendees how they heard about CHNC (Next Door, signs, e-mail) and encourages newsletter sign-up in person or online [here](#).

**Review of March minutes**

One copy circulating, reminder of [where to find them online](#). *Motion to approve March minutes (MM), seconded (CHNC), unanimously approved.*

**Representative Reports**

**Detective Alen Gibic, SLCPD**

- Reminder about crime statistics (including strong arm robberies), Citizens Academy, and that neighbors may [contact him](#) to report crime or other issues where he can be a city liaison.
- Health Department did not remove Victory Road camps but cleared garbage. They will remove camps on June 1; SLCPD will aim to enforce due to health/fire risks. Questioned about efficacy, stated SLCPD and Highway Patrol will attempt to enforce but confirms no jail time.

**Representative Rebecca Chavez-Houck**

- While this session was her last before retirement, she will work through the end of the year, including the [veto override session](#). Transitions after a decade of work include evaluating bills for legislators next year and determining roles on boards, commissions, and committees including: [Health and Human Services](#), [Social Services Appropriations](#), [Government Operations](#), [Economic Development and Workforce Services](#), the [Women in the Economy Commission](#) and the [Governor's Multicultural Commission](#).
- Will work with David Scheer to plan appropriations requests regarding sidewalk improvements alongside City capital improvement options. Warm Springs is another area for ongoing work.
- Interim Session will take place from May-November on the third Wednesday of the month; find committees and agendas [here](#) and attend for public comment or stream hearings. Those who text/e-mail as they stream can use content expertise to inform comments by legislators.
- Long discussion of the [omnibus bill HB218](#) which she's worked on since 2010. The bill folded in aspects of others like Rep. Steve Handy's HB67 which didn't move through the conservative House. HB218 responds to issues in San Juan County and Election Day registration but ensures affirmative intent and menu updates (private records, party affiliation).
- [An Early Childhood Commission bill](#) failed which would have ensured collaboration and organization between providers. It was a political football with tension regarding the Lieutenant Governor and the Speaker's political aims. Pro-parent groups opposed the bill due to purported privacy concerns and it was pushed down the agenda as other bills came late in the session ([including inland port](#)) which appeared disproportionately impact Democratic bills.
- When the Speaker leaves office the dynamic will shift as other legislators depart, a trend which repeats every 6-8 years as an effect of the "part-time" legislature. This results in organic term limits and his departure may have also influenced the passage of bills that will be revisited in future years. Specific to inland port, many SLC legislators are not included in GOP leadership discussions but there is talk about a special session and community questions about whether health concerns will be included. While legislators largely ignored the literature on environmental concerns, the new ratings for ozone and particulate add to concerns.
- Reminder to work on gerrymandering related to the above. The 2011 redistricting process resulted in fewer Democrats by impacting turnout. Better Boundaries should be on the ballot and the lack of 2020 census leader and budget is concerning. In addition to security concerns, the internet's cost savings may be undone by later problems solving.
- The prison remains a moving target due to the robust economy and tariffs impacting construction costs. Additional bonding is also affecting the AAA rating.

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**Community Updates**

**Sylvia Nibley, Warm Springs Alliance:** The City's yearlong consideration of a residential development has concluded. Many thanks to all who signed the petition and participated with specific commendation for involved CHNC board and community members as well as the Mayor and City Council for their role. To work on next steps, visit [warmspringsalliances.org](http://warmspringsalliances.org)

**Cindy Cromer, 10th East Senior Center:** In the Bryant Neighborhood (237 S. 1000 E.) there is a dedicated senior center designed by a recognized local architect. For folks over 60, programs are free but for those under 60 there is a small fee of \$2. Check the table for flyer on upcoming events. Awhile back this was slated for closure with the county underestimating the number of seniors who care about and utilize this center.

**CHNC Committee Updates**

Shared slide of upcoming Engagement Events as well as a purpose statement reminder.

**Guest Speaker: Dustin E. Holt (West Capitol and Darwin Development)**

- Along with business partner Bryce Baker, he will share information on the dbUrban Communities development, the architect and civil engineer were not available to attend. db was involved in 222 downtown and RFP for 111 among other large scale commercial projects.
- As a person resident of Columbus he appreciates CHNC work and became involved in this project based on proximity and the perspective families weren't accommodated by existing housing options.
- The "eVo Twinhomes Preliminary Plat Project" (1.43 acres, 2 parcels on West Capitol) shows variety of housing types, narrow streets, and the master plan acknowledges steep and irregular streets, lots sizes, etc. with homes oriented to lots rather than streets.
- Adjacent neighbors look forward to reduction in drug use, paraphernalia, and vandalism.
- Each twin home would have private drive access and would be one structure with two dwellings separated by one vertical wall. 14 units (7 twin homes) would have 4,000 square foot land requirements per zoning and discussion of ingress/egress with additional parcel reviews.
- In January, db attended the Historic Landmark Commission and reports an earlier project was improved by Commission feedback despite initial skepticism. The commission reported that community would not accept homogenous building types and that the plan was too large and would require multiple styles with fenestration and articulation. db agreed the initial idea was wrong and showed additional conceptual renderings on the parcel and their footprints.
- The preliminary plat being shared only means the land and there are accommodations being made with varied architectural styles (modern, tradition, prairie).
- Before Dustin Holt and Casey Stewart (Salt Lake City) hear questions and comments, Mike Mitchell read the letter previously sent to Casey Stewart which Dustin had also received and read.\*
- Letter response: the civil engineer could explain in detail and relative to previous Garbett development. The plan does have storm and sewer accommodations with additional infrastructure needs to connect Darwin to West Capitol. Traffic has also been considered with access to Girard. The comments about elevation are in process. Planning staff and planning director are moving forward incrementally, from deal-breakers, to, then revisiting architecture. The re-design does also look at grading and stacking units up the hillside with 12 foot step requirements to minimize soil exporting.

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**Dustin Holt & Casey Stewart, Community Q&A:**

Q: With estimated car trips (7 per day) of new and existing units, 200 additional car trips per day is concerning. How will this be addressed?

A: Larger single family homes have 3-4 drivers and the revised footprint looks to accommodate families with fewer drivers (divorcees or widows?). Units would also have an attached 2 car garage minimizing parking concerns on West Capitol, admits Darwin is a bit different.

Q: How much parking will apartments lose with right of way changes?

A: There don't anticipate parking loss where the property starts on Darwin. There is a 20 foot section with a dumpster they aim to move to "leftover" areas of the property.

Follow-up: Ample community members report this move would place the dumpster adjacent to their current homes and that this is not helpful.

Q: The road will cut off my parking spot; what do you intend to do with the driveway? Will there be enough turning radius for emergencies?

A: The proposed drive is only slightly larger and db will look into the title and legal concerns of the space (shared contact information afterward) to address. The civil and city engineers should address emergency vehicle requirements.

Q: With high potential for traffic accidents and lack of enforcement, how will the developer address this? Also how will storm drains and 100 year old sewer lines be addressed?

A: Reiterates that the analysis of civil engineer ensures storm drain and sewer system must be approved by City Engineering.

Follow-up: Interjection that there is a sub-pump under the apartment building and water is periodically pushed down the street which freezes in winter; rainfall is not the problem.

A: Geotechnical analysis, fault study, environmental study, among others will look at groundwater concerns in the analysis and it is good to know about the apartment. db is also aware of sewer line issues.

Q: Is the road one way and will everyone have to enter from Girard?

A: Yes, with entrance to the north; discussion of logistic issues with map.

Q: Have a home on Darwin (south of development) and will the road remove her landscaping?

A: Please attend the Historic Landmark Commission, they don't want to make zone ordinance changes that will force the city to minimize existing yards and trying to strike a balance.

Q: Is there a natural spring under the apartment building?

A: "It's lucky we don't own that."

Q: What are the impact fees?

A: Civil engineer will assess some of the improvements and determine residential impact fee.

Q: Initial lot sizes include the private street. What are the lot sizes without the street?

A: Casey Stewart (from the City) doesn't have the numbers but can respond that the driveway is not excluded from calculations.

Follow-up: The private drive is therefore considered part of their front yard, but still able to access public utilities which is concerning.

C: Darcie Dixon has been a resident for 31 years and wants to share comments but will follow up with Infrastructure Committee or with the developer. There are a large number of concerns from neighbors who have historic homes with conservations following the meeting.

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**Guest Speaker: Dean Anesi -- Urban Garden Company**

As we work on complex issues CHNC also honors positivity within the neighborhood and is happy to share the work of the Urban Garden Company on 365 W. 800 N., [e-mail here.](#)

Dean Anesi was a greenhouse grower at the State Capitol after completing a degree in Biology with a minor in Botany and hosted a lecture series about planting and the history. He was glad to find property in the same neighborhood and works on landscape design with three criteria: (1) Aesthetic Sense (2) Architecture (3) How will the space be used?

If you slow down when passing a home, that's curb appeal! This is especially necessary in this neighborhood because of the diversity of architectural styles.

Rules he's found to be helpful over the years:

1. It is always about the front door (color, texture, flower pots to lure the eye)
2. Landscapes should be legible (discernible colors, visible textures, plant masses)

Anecdotes about working at the Capitol where blocks of color in tulips were most popular ("no one's favorite color ins confetti") and examples of texture being as important as color. Homes in our area can make minor modifications by considering all their plants, shrubs, trees and perennials are renters who may end up in low rent districts.

**Community Questions!**

Q: House faces West and it is on a hillside, how can you landscape with the heat?

A: Trip to France was an eye opener because the climate was similar (scrub oak, oregon grape). With heat, he would consider a change to the microclimate with a water loving tree to shade the front but if you lacked sprinkler system or wanted to conserve water, you could consider natives at the nursery and also bags that offer periodic drip. Trunks should go just off of the window to gaze through the branches and not at the trunk. Peripheral view the best!

Q: Have inherited rocks and what do you do with them?

A: 3-4 inches? Put them on ksl and qualify details on vehicle and weight of items.

Q: What's the best groundcover?

A: Sedums good for this environment but others that bloom in the fall are another option.

Q: What about water usage?

A: This depends on the client but have done xeric gardening and have tried some at the office. Cites examples of homes where grass is used sparingly. Recommends visiting South Jordan Water Conservancy with traditional, modified, conservation, desert and xeric garden options.

Barbara George: thanks Dean for coming and wants to share the peaceful nature of the garden and encourage visits and a future open house.

*Motion to adjourn (JW), Seconded (MM), Unanimously adjourned at 8:30pm*