

Wasatch Hollow Community Council

Minutes for the meeting of October 26th, 2022.

6:33 PM: John Rosswog called meeting to order

- Gave people a few extra minutes to trickle in given inclement weather.
- Don Emerson and Dan Jensen are away on travel, so John Rosswog is chairing the meeting tonight. Board members Anne Cannon and Ian Arnold are also in attendance.
- Announcements:
 - Ian Arnold of the 1300 E block of Emerson Ave has volunteered to fill the position of secretary. The board members appointed him to that position. The appointment will be effective until the elections occur in February.
 - There will be no meetings in November nor in December due to the holidays. The next meeting will be in January.
 - Reminder that November 8th is election day. Make sure you vote!
- Anne Cannon motioned to approve minutes from September 28th, 2022 meeting. Motion was seconded. Council members voted to approve.

6:37 PM: Ian Arnold reporting on Affordable Housing Incentive Program

- Ian Arnold attended a closed-door Affordable Housing Incentive program round table as an alternate for Don Emerson representing WHCC. Impacts to Wasatch Hollow neighborhood include allowances for additional building types (duplexes, triplexes, quadplexes, row homes) in certain areas if they are able to fit within the lots respecting standoffs from the property line.
 - If a development qualifies by allocating a sufficient number of units of affordable housing, rear yard minimums could be reduced by 25%.
 - In the R-1/5,000 and R-1/7,000 zones which cover most of Wasatch Hollow, building coverage of the underlying lot is limited to 40%. However, the city planners note that this limit has been routinely violated such that in many areas, the average of the block face now exceeds 40% coverage. Another incentive would be to allow qualifying developments to cover the lot up to the current block face average, rather than the lower limit of 40%.
- Other focus group members brought up topics that they wanted to discuss in subsequent meetings:
 - High-frequency bus routes are one of the nearby transit offerings that can qualify an area to be affected by the Affordable Housing Incentive program. There is a concern that this is not appropriate given how often bus routes and their frequencies are changed.
 - There's a desire to incentivize the construction of affordable *family* housing specifically-that is, two or three bedroom units as opposed to one bedroom or studio units.

- There's a desire to incentivize the adaptive re-use of existing structures over demolition and new construction.
- There's desire to discuss the enforcement regime.
- Question: Will the Affordable Housing Incentive program have any kind of income restrictions for tenants who are trying to access affordable units created by the plan, or is it possible that someone with more means might just get a really good deal?
 - Ian doesn't know the answer to this; he will bring it up in future meetings.
- The focus group is set to meet again on November 17th.

6:40 PM: SLCPD Report from Detective Sam Fallows

- Det. Fallows is the liaison for districts 5, 6, and 7. This was his first meeting in person with WHCC.
- As the community liaison, his roles are twofold: (1) connect the community with resources that SLCPD has to offer, and (2) attend WHCC meetings and report on crimes occurring in the neighborhood.
- Regarding resources / reporting crimes:
 - Det. Fallows encourages everyone to use the SLC mobile app. Example uses include reporting developing encampments of people experiencing homelessness / people who look like they could use outreach from community resources, downed signs, areas where speeding is occurring, shopping carts abandoned on the sidewalk, etc.
 - Det. Fallows wants to make clear that the SLC mobile app is **not** an appropriate nor effective way to report a crime--submissions made through the app do not get tabulated in crime statistics. If you'd like to report a crime (not an emergency) but do not want to wait for an officer to arrive on scene, SLCPD maintains a convenient website for reporting crimes, e.g. bicycle theft:
 - <http://www.slcpd.com/resources/online-report/>
 - Submissions made through this website are sorted by category and routed to the detectives that work on crimes of the that category.
 - Furthermore, reporting crimes to Nextdoor.com is not effective. SLCPD has no way of gathering reports nor statistics from Nextdoor.com. If you are the victim of a crime, although it can be good for community awareness to post about it on Nextdoor.com, please also make an official police report.
 - It is important for the city to gather accurate crime statistics. The city wants to have an accurate picture of what's going on in the neighborhood. Furthermore, in some cases, criminals have been caught or cases built against suspects based on patterns and correlations in time and place of crimes observed in crime statistics, so please make reports through the proper channels!
- Statistics from August and September (please note that "burglary" refers to when something is stolen from within a structure, while "larceny" and "theft" refer to when things are stolen in any other circumstances):
 - August: 18 total crimes, of which 10 were larcenies or thefts and one was a burglary
 - September: 8 total crimes, of which 6 larcenies or thefts and one was burglary

- Det. Fallows says these numbers are a little higher than usual. We can expect these categories of crime to decline during the winter.
- Councilman Dugan noted that as we enter winter, he strongly recommends against people leaving their cars running in their driveways to get them warmed up. Doing so often means leaving the keys unlocked in the car, making it an enticing target for vehicle theft. Det. Fallows echoes that they often see an uptick in vehicle thefts during winter.
- Question: where should we go to make a report if we suspect zoning violations, building code violations, etc.? Councilman Dugan and Det. Fallows both encouraged anyone with concerns to reach out to them. Det. Fallows noted that in his role as community liaison, he is able to help out with civil matters to a greater degree than normal patrol can.
 - Councilman Dan Dugan's e-mail address: dan.dugan@slcgov.com
 - Det. Sam Fallow's phone number: 801-799-3625, and e-mail address: samuel.fallows@slcgov.com

6:45 PM: Office of the Mayor's Report from Hannah Barton, District 6 Community Liaison

- Wants to apprise the community of two upcoming funding opportunities:
 - ACE Fund--"Arts, Culture, and Events". Intended to support community events. Awards range from \$500 to \$10,000, depending on details of the event. Applications for 2023 open November 1st, 2022 and close December 9th, 2022.
 - <https://www.slc.gov/mayor/ace-fund/>
 - Community Grant Fund: a smaller fund to help advance community engagement projects, like community councils. Potential uses would be to purchase portable signage advertising meetings, or paying for the 501(c)(3) entity renewal. More information on this is forthcoming.
- At the request of Don Emerson, a traffic engineer performed a traffic study on 1600 e between 1700 S and Harrison Ave. The results indicated that speeding is less of a problem in that area than in other areas of the city.
 - The city implements traffic calming measures (e.g. speed bumps) in different locations according to a tiered scoring system which takes into account things like speeding data, crash data, deaths, etc. Nowhere in District 6 is in the highest priority tier.
 - If we wanted to continue to pursue traffic calming measures, one potential next step would be to submit a Capital Improvement Program (CIP) application, which would be due next fall.
- The mayor's office is trying to put in place measures to improve snow shoveling compliance before the winter sets in. They would like feedback about problem areas--areas where snow is consistently not shoveled from sidewalks as mandated after storms.
 - Potential problem locations:
 - Large buildings or businesses.

- Gray areas where confusion exists--where the property owner thinks it is the city's job to remove the snow, but the city thinks it is the property owner's job. Want to get these situations sorted out in advance.
- There was some confusion at the meeting about the snow removal grace period after a storm. The correct number is 24 hours after the end of the storm.
- Please contact Hannah if you have locations in mind:
Hannah.Barton@slcgov.com

6:57 PM: Lee Kapaloski's Petitions for Traffic Calming (not on agenda)

- After hearing about WHCC's efforts at Traffic Calming, Mr. Lee Kapaloski, who lives near the intersection of Emerson Ave and 15th E, wanted to come and let people know about petitions he's circulating for the implementation of traffic calming measures.
- Mr. Kapaloski observed that after two pedestrians were killed by vehicles on residential streets, the city responded rapidly with traffic calming measures in the areas surrounding the deaths, but that follow through in other areas never happened.
- Mr. Kapaloski disputes the city's statements about the relatively low incidence of speeding in the Wasatch Hollow neighborhood. He also feels that the neighborhood scores highly against the city's own published eligibility criteria for the installation of traffic calming measures.
- He has collected 35 signatures between two petitions for the installation of traffic calming measures and invites people to contact him for more information about his petitions.
 - Office phone: (385) 528-3750
 - E-Mail: lee@utahwater.law

7:04 PM: District 6 City Council Report from Councilman Dan Dugan

- Traffic calming pilot program: this city is experimenting with different traffic calming techniques to find out which ones are most effective in different areas.
 - The intersection of 1300 S and 1800 E is one of the intersections in the pilot program. The experimental intervention is a sign in the middle of the intersection saying "State law requires that you yield to pedestrians" or similar.
 - Councilman Dugan would like feedback about other intersections that could use this or other interventions. He has a list of a dozen or so that he has come up with on his own but welcomes suggestions from the community.
 - One attendee suggested the intersection of 1600 E and Bryan Ave near the entrance to Wasatch Hollow Park--Councilman Dugan said that one's already on his list.
 - Councilman Dugan's e-mail address: dan.dugan@slcgov.com
- Last Tuesday, The Other Side Village pilot program was approved.
 - 8 acres.
 - 54 units will be for unsheltered / vulnerable individuals, the other units will be for staff.
- Passed shared housing ordinance

- Would allow housing arrangements where individually rented bedrooms share a bathroom or kitchen.
- Management will be required to be represented on site 24 hours a day.
- Security cameras will be required.
- RMF-30 Zoning also passed.
- A budget to increase parking at the airport was passed.
 - There is a proposal to pave over the existing golf course to make it a surface lot. Councilman Dugan feels that if additional parking of this kind is offered, demand will rise to meet it. He would rather see us incentivize people to move away from a car-centric lifestyle.
 - Nonetheless, Councilman Dugan voted to fund studies of the environmental, health, and traffic impacts of the proposed development.
- Councilman Dugan encourages everyone to research and vote on the GO Bond
 - <https://go-and-sales-tax-bond-fy-23-slcgov.hub.arcgis.com/>
- There is a developer interested in developing the First Congregational Church lot at the intersection of Foothill Dr and 2100 S. More information about that may be available in the future.
- Councilman Dugan is investigating the possibility of getting red light cameras / speeding cameras put up in the neighborhood.

7:12 PM: Description of Neighborhood Byway Program from Will Becker, SLC Transportation Division

- This idea for the Neighborhood Byways originates from Salt Lake City's 2015 [Pedestrian & Bicycle Master Plan](#)
- The purpose of the Neighborhood Byway program is to identify existing streets that are calm and feel welcoming to pedestrians and bicyclists and designate them as "Neighborhood Byways". The designation does not often change anything physically about the street--it's just a label to help pedestrians and bicyclists know that it is a good street for them. The goal is to build a network of such designated streets with links to other transit systems like lightrail with the ultimate intent to help pedestrians and bicyclists get around the city.
 - Occasionally, the network of calm streets is interrupted by busy intersections or major roads--in this case, the program would try to provide a means for pedestrians and bicyclists to cross those areas safely.
 - Additionally, the program may work to identify streets that are being used as "cut throughs"--streets that are being used by motorists as collector streets even though they're not intended to be--then road changes might be made to discourage such uses to strengthen the Byway network.
- The project is in an early phase right now of public engagement and research, e.g. performing quantitative studies of traffic, etc. There are a number of avenues available for public comment:
 - [Project Website](#)

- [Take a survey about the Kensington Ave Neighborhood Byway proposal](#)
- [View a map with others' comments or add a comment of your own](#)
- [People can subscribe to a monthly newsletter with updates.](#)
- Will Becker's Contact info:
 - Phone: (801) 535-6569
 - E-Mail: Will.Becker@slcgov.com

7:22 PM: Report on SLC General Obligation Bond Measure for Parks, Trails, and Open Spaces from Tyler Murdock

- There is a measure on the ballot this election to authorize Salt Lake City to issue a total of about \$80 million in bonds for improvements to parks, trails, and open spaces.
 - a. Please see voter information packet that was mailed out during the week of October 17th.
 - b. Please see slcparksbond.com
- Eight major projects have been proposed:
 - a. Glendale Regional Park: redevelopment of the former Raging Waters site, near where 1700 S crosses the Jordan River, into a park.
 - b. Improvements to the Jordan River
 - c. Improvements to Allen Park
 - d. "Reimagine Neighborhood Parks, Trails or Open Space": a plan to improve park facilities city wide--"replacement of failing assets like playgrounds and sport courts", etc. The plan would be to undertake at least one project per council district.
 - e. Replace the Liberty Park playground.
 - f. Complete the Folsom Trail, which would connect Westside neighborhoods with the Gateway.
 - g. Creation of a new park in part of the "Fleet Block"--the 800 S / 300 W block.
 - h. Improvements to Fairmont Park, in particular the currently dilapidated tennis courts at the corner of 900 E and Sugarfont Dr.
- There are a number of smaller projects.
- The city estimates that the bond burden on individual taxpayers would be about \$53 per year--assuming a home of median value that is used as a primary residence.
- Question: how will the recent increases in interest rates affect the average cost?
 - a. In the materials that Tyler Murdock has seen, the bond interest rate assumed in the calculation in the above figure of \$53 / year was not stated.
 - b. If the bond measure passes, the city would most likely not immediately issue \$80 million worth of bonds--instead, the bonds would be issued in multiple tranches as funds are needed. Therefore, prevailing interest rates in the bond markets at those later times would determine the costs.

7:34 PM: Status of New Entrances to Wasatch Hollow Park from Tyler Murdock

- Context: in 2019, a community application was submitted for the creation of three additional accesses to Wasatch Hollow Park / Nature Preserve
 - The proposed locations were:
 - One from Rosecrest Dr on the East side of the park
 - One from the end of Kensington Ave
 - One from the end of Emerson Ave.
 - The city has been in the design process for a year. Cost has been a major challenge.
- Currently only pursuing two of the original three proposed accesses: Rosecrest Dr and Kensington Ave. Emerson Ave is not moving forward.
 - The preliminary designs for the Emerson Ave access will be retained, but the access will not be built.
 - The current slope from Emerson Ave down into the nature preserve area is composed in large part of concrete and asphalt debris that would be very expensive to remove or stabilize into a suitable foundation for the planned concrete stairs.
- Instead of building an access stairway down from Emerson, the city is considering completing the sidewalk such that it would continue from the South side of Emerson around the corner to meet up with the sidewalk on the East side of 1700 E near the LDS church building.
 - The city may also construct an overlook with some interpretive signage.
- The next step in the process is to get bids for the construction. The current hope is for construction to commence in spring or summer 2023.

7:43 PM: Subcommittee Updates

- Urban Forestry: no update this meeting because Barbara Balingham couldn't make it to the meeting.
- Off-Leash Dogs at Wasatch Hollow Park from Bianca Shepherd
 - Context: a working group was formed to address the issues surrounding the negative aspects of having dogs off-leash at Wasatch Hollow Park--in particular the degradation of park space, the negative interactions between off-leash dogs and their owners and other park visitors, etc. The ultimate goal of the working group is submit recommendations to Wasatch Hollow Community Council. Actions already taken include: putting up signage clarifying the time and place restrictions for off-leash dogs, soliciting survey feedback from park users. 65% of survey respondents supported continued off-leash hours in some form.
 - The working group is currently looking for solutions that meet the following criteria:
 - Accommodate continued availability of the park to off-leash dogs and their owners in some capacity

- Find a solution that reduces conflict between those who bring dogs and those who don't
- Would encourage more diverse uses of the space, including the anecdotally formerly common activities of festivals, picnics, kids' soccer coaching and games, etc.
- Currently examining the possibility of devoting the east side of the nature preserve to off-leash dogs. The creek would serve as a natural barrier between the users. A fence might be erected near the creek to reinforce that barrier.
- Working with the City to advance Don Emerson's Capital Improvement Project application--Don submitted an application for improvements to be specified at a later date. City would like to know what our specified improvements would be.
- One council meeting attendee suggests: maybe have much more limited NO dog hours that are stringently enforced? e.g. two hours on a Saturday? That way, non-dog people can enjoy the park then and dog owners would be ticketed if they were in the park at that time.
 - Tyler Murdock notes that the hours are not stipulated by ordinance--merely by the city's official signage at the park, so the hours can be changed without too much effort.

The meeting adjourned at 7:57 PM.