



Wasatch Hollow Community Council

Minutes of Meeting of May 25, 2022

Called to order at 7:00 pm by Chair Don Emerson.

Approved of minutes of April 27, 2022 meeting (posted on WHCC website)

Announcements:

- Looking to fill the following two leadership roles on the WHCC Board:
 - Secretary
 - Webmaster
- Dogs in Wasatch Hollow Park Update
 - Meeting with Tyler Murdock in March
 - Talked about developing new signage
 - Creating a survey, the City will take this on
 - At the end of the summer have a recommendation from this group
- Senate District 9 Democratic Candidate Debate on Wednesday, June 1 between Senator Derek Kitchen and Dr. Jennifer Plumb
- WHCC will help sponsor upcoming 4th of July Celebration

7:15 pm Affordable Housing Overlay Proposal – Sarah Javoronok, Salt Lake City Planning

The City's Planning Division is considering zoning amendments to encourage the construction of additional affordable housing.

Learn about the project: <https://www.slcc.gov/planning/2022/01/26/affordable-housing>

Proposal Summary

- Planning Commission public hearing was on May 11th
 - Took feedback from meeting will make recommendation at the end of summer
 - Affordability is tied to AMI
- Second hearing – TBD
- Seeing Feedback, submit comments at <http://bit.ly/slcc-AHI>
- Incentive Based
 - Additional building types
 - Additional height
 - Process modifications or waivers
 - Modification of development standards

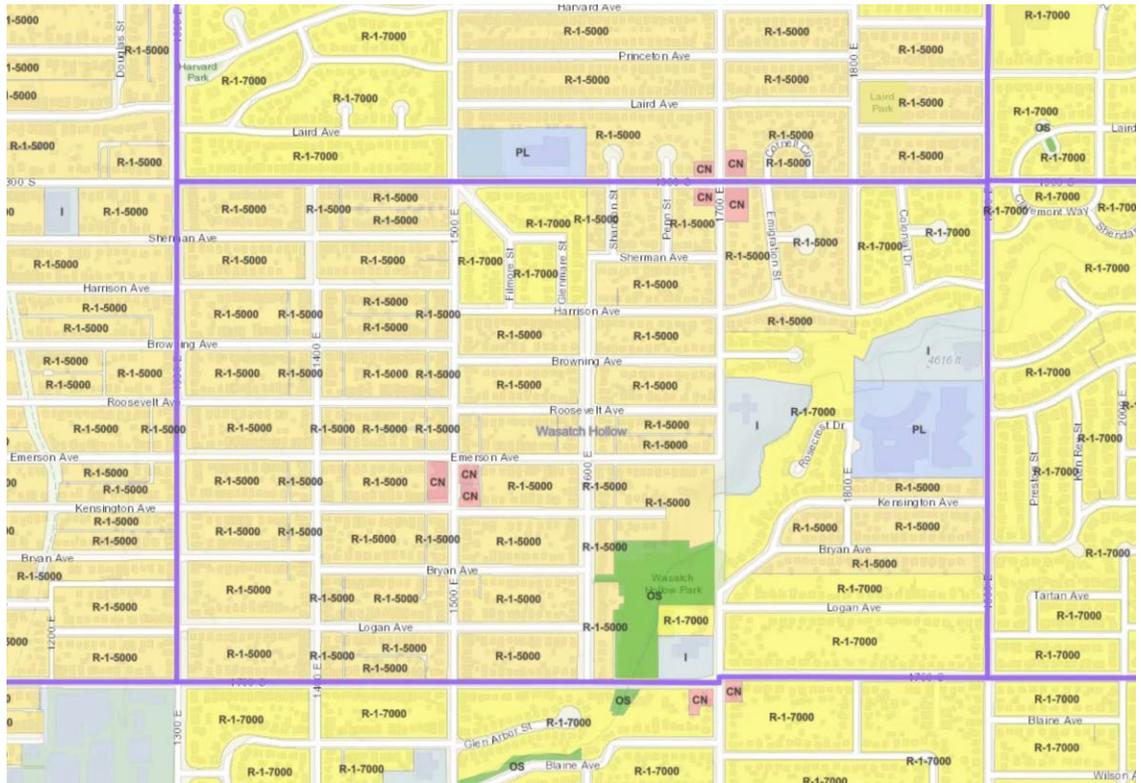
- Income restricted
- Modifications to existing standards

Multifamily and mixed-use zones

- Goal: allow for additional affordable units in zoning districts that permit multifamily and mixed-use buildings
- Proposal:
 - Additional height by right or with administrative design review
 - Additional housing types in some commercial zones and in the institutional zone
 - Require affordable units for an additional story in the TSA zones rather than obtaining an administrative review point score.

Single-family and middle housing:

- Goal: increase affordable housing options in neighborhoods with single-family and multiple-family dwellings
- Proposal: single-family (FR, R-1, R-2 SR)
 - Additional housing types permitted in single-family and two family zones if near frequent transit or adjacent to an arterial roadway.
 - Change from initial proposal that included ADUs and duplexes
 - Residential multifamily (RMF): allowing great density for including affordable units



Mark Baranowski asked about providing public comments

- Public comments is still open
- The initial survey was a few years ago

Anne Cannon asked about the destruction of side-by-side properties

- There is a maximum lot side that will stay

Don Emerson asked about bus routes not being fixed, would this have an impact

- Looking into this possibility, to be determined
- Seeking high transit areas

Anne Cannon brought up that properties that are tri-plex that have not been licensed

- Could potentially be legalized if met affordable housing

Rocky Cox inquired about private equity firms buying up housing to use as investment properties

- Beyond on the scope of this zoning

Don Emerson asked about the enforcement of keeping housing affordable

- Deed restrictions and figure out the incentives first then build the regulations around it.

Beth Thomas-Rosswog brought up in the chat, the lots are so small in that 1300 E area. I can't imagine stacking more people there.

- If you have a narrow lot, you might not have enough room for multiple unit housing

7:40 pm Mayor's Budget Proposal – Council Member Dan Dugan

Salt Lake City Mayor Erin Mendenhall presented her Fiscal Year 2022-2023, budget proposal to the City Council, May 3, 2022.

Mayor Erin Mendenhall's Presentation to the City Council of the FY 2022-2023 Budget address:

<https://www.sl.gov/mayor/2022/05/03/salt-lake-city-mayor-erin-mendenhall-presents-fiscal-year-2023-budget-proposal-to-city-council>

Mayor Erin Mendenhall's Budget:

<https://fy23-slc-budget-slcgov.hub.arcgis.com>

Need to approve by the end of June, thus the budget is currently in the review process

- Meeting on June 7th to provide feedback; residents who attend will be given two minutes each to give feedback

Council Member Dugan emphasize the following priorities should determine the budget:

1. Take Care of the people
2. Air Quality and Water Quality
3. Take Care of City Family (people who provide services)
4. Smart Growth

Police funding increased last year

- Diversified responses (e.g., park rangers)
- Low priority calls not handled by PO
- Mental Health Assessment team (5,000 calls in a year)

Keep up with inflation for city employee

\$21 million into affordable housing

Increase frequency of city busses

Capital Improvement funding increase

Property taxes and public utilities increase (i.e., water treatment and garbage pickup)

Bond is expiring so will have flexibility for funding

Sheila Walsh McDonald asked about property taxes and the many 15% increases (e.g., on utilities) and how it all add up.

- Costs are increasing (e.g., fuel cost)
- Need funds for an emergency (the 2020 wind storm used some of the emergency fund)
- Should have started with smaller increase earlier; that is, the fees have not increased for some time and now they are increasing

Sheila Walsh McDonald inquired about the replacement of the water plant

- It is a \$100 million project or more
- Currently in process of building
- It is a federal mandate

Mark B. asked about Salt Lake City giving water to the Great Salt Lake instead of developers

- Last year 20% increase in water savings
- Saved water goes to the Jordan River that flows to the Great Salt Lake
- Max limit of 2,000 gallons per day for business permits (did not have an upper limit)
- Saving water is not going to developers

Tim Cosgrove commented that waste and recycling fees have not increased since 2015. While the cost of doing business has gone up over the same period. Public Hearings with City Council: Tuesday, May 17 2022 and Tuesday, June 7. 2022 both @ 7:00 pm: <https://fy23-slc-budget-slcgov.hub.arcgis.com>

Water Treatment Water Reclamation Facility, "Make It Pure," <https://www.makeitpureslc.com>

Public Utilities --Regular rate studies and surveys have shown that residents prefer gradual rate increases spread out over several years rather than large jumps in usage fees.

Anne Cannon asked about information on the increase in public utilities fees and will there be an increase each year, wanting to confirm this is not a one-time increase

- Need to do more research on how long the increases will go on

Don Emerson asked about the Biden administration increase in infrastructure funding and the impact on Salt Lake City.

- SLC got \$87 million and was one-time funding
- Raise grant for East-West transportation funding
- Have a street bond for our funding

Please send Council Member Dugan an email on feedback and concerns for the budget, he will share with the rest of the council

Rocky Cox inquired about converting the water bill to gallons so people can understand it

- Council Member Dugan is working with Utah State on how much an average house will use so people know if they are doing well or not; it is key to better understand the water bill and to better understand if you are being water wise or not.

Cyrus and Brit Bieber asked about the number of fixed fees, but why the use of water (variable expense) is not that expensive?

- Water Bill is based on winter use, because we do not use outdoor water during the winter months, so it sets the indoor amount
- As a result, the more water we use outside during the summer months the more they charge us for water.
- We are the second driest state and have the second highest water usage

Brit Bieber inquired about the city's willingness to use renewables?

- Working with Rocky Mountain Power to go net renewable
- Government offices going net renewable in the next decade
- Implemented a solar farm near Tooele

8:10 pm Tim Cosgrove, Office of the Mayor, Community Liaison District 6

Tim's contact info: 801-535-7238 Desk, 801-598-8047 Mobile, Tim.Cosgrove@slcgov.com, <https://www.slc.gov/mayor>

Decreased in the speed limit to 20 mph on nearly 70% of streets in Salt Lake City

Connect SLC Master Plan for transportation

Seven Gallon Challenge: www.slc.gov/utilities/conservation/indoor-water-conservation

Salt Lake City Water Shed Management Plan:

<https://www.slc.gov/utilities/watershed/watershedmanagementplan>

Hannah Barton will be our Office of the Mayor Community Liaison for District 6 going forward

- Born and raised in Salt Lake City and recently moved to Wasatch Hollow on Harrison Ave
- Has tremendous government experience on the federal and local levels
- Excited to be involved with City government
- Hannah Barton - email: hannah.barton@slcgov.com cell: 385-258-8503

8:20 pm Salt Lake Police Department, Sam Fallows

Detective Fallows contact info: (801) 799-3625, samuel.fallows@slcgov.com

SLCPD Online Stats: www.slcpcd.com/open-data/crimestatistics

Community Liaison Officers: www.slcpcd.com/community-engagement/community

Trends and crime prevention tips:

- Credit card fraud
- Vehicle burglary
 - Car prowls with minimal losses (cases where the vehicles were just rummaged through)
 - Report online at: www.slcpcd.com/resources/online-report
 - Report when/where along with what was taken
- Speeding issues: www.slcpcd.com/community-engagement/speedwatchslc
- Turn your lights on in the evening
- 4 hit and runs over the last two months
- Have a neighbor watch over your house
- Crime tends to tick up over the summer
- Register your bikes
 - SLCPD Bicycle Registration: www.slcpcd.com/bike-registration
- Download the SLC Mobile App to report general neighborhood issues

Message from Allison Trease with NeighborhoodWorks:

Hello from NeighborWorks. Thank you for allowing us to attend your great meeting. We have received Mortgage Payment Assistance funds from Salt Lake City. If you or someone you know is having a hard time making their mortgage payments due to the Covid pandemic, please reach out to us. Qualifying applicants could receive a grant up to 6 payments or \$5000. We know that times are tough right now and we want to help. Please see our website at <https://nwsaltlake.org> for more information. Thank you.

The meeting was adjourned at 8:33 pm.

Minutes prepared by John Rosswog and submitted 6/20/2022