



**Meeting Minutes**  
**Liberty Wells Community Council**  
**Thursday, April 18, 2024**

Welcome, introduction and announcements

- Seven Fountains Cleanup - May 4th/Rain Date May 11
- 300 East/Kensington Ave Stop sign - city saying it isn't needed. Council may need to submit a letter of support.
- Pints for Purpose reminder - second Tuesday of every month at RoHa. 10% goes to Valerie's fund.
- Neighborhood density statement - now posted on the website @ <https://www.lwccslc.org/density>
- Candidate Forum - April 25th/Tracy Aviary at the Chase Mill
- Street Lighting Master Plan  
<https://www.eventbrite.com/e/slc-street-lighting-implementation-plan-lighting-demonstration-tickets-876139606147>
- Central City Neighborhood Council - looking for volunteers for Tauffer Park. May 30 & 31. Link for more info <https://stewardship.slc.gov/opportunities/vb3m5sNoTW>
- Maven State Rezone - <https://www.slc.gov/district5/bulletin-board/maven-state-rezone/>  
The community council has already submitted a letter of support.

Wasatch Community Gardens survey - we did not receive CIP grant funding for this project. Will resubmit next year.

Other CIP grants submitted: Public art on 200E and improvements to First Encampment also did not receive funding.

Improvements to the Liberty Park Greenhouse was funded

**Lincoln Plaza Development 145 East 1300 South**

Meagan Booth/SLC Planning & applicant- or visit the online Open House @ <https://www.slc.gov/planning/2024/04/02/openhouse2024-00136/>. Comments close May 10, 2024

Mark Isaac - planning consultant presented the plan

Meagan Booth - Principal planner joined on Zoom

Discussed unit sizes: studios, 1, 2-3 bedroom, 1.25 parking stalls per unit, pushed the design as far south as they could go, providing 30-40 feet easement on the north side to buffer from

neighbors and reduce shade on neighboring properties. Building will be 5 stories (including parking) and 300 total units. 80% AMI (trying to accommodate 2 or 3 rates in the building) Want to provide affordable housing for those who work at the new IHC hospital in old Sears lot. Plan to street activate the state street side. Likely no plans to include restaurant space.

**Neighborhood input and discussion of the plan:**

- IHC is providing housing within their project, have the developers of the Lincoln block coordinated with IHC?
- Spoke of concerns with the size (300 units) and that there is no other development in Liberty Wells that is comparable in size. Extensive discussion regarding the concern of shadows on gardens, and increased traffic on 200E since that will be the only access. Would like to see more greenspace, traffic calming measures on neighboring street.
- Extensive discussion regarding traffic concerns
- Other requests regarding the plans for street activation and retail space to include the request to reconsider restaurant space.

**Responses to questions/concerns and other details:**

- CCA is the developer (from Beverly Hills) with local partners
- Staying within existing zoning allowances. The services in the adjacent area make it ideal for adding density.
- Request for considerations to be made with visitor parking
- Bill suggested the apartment windows are set higher to provide privacy
- Jeff also mentioned the incongruent laws with ADUs and not with high density housing.
- Mark will return to May's meeting with additional explanation of the plans for the north side and show renderings that better illustrate the plan.

**Epic Brewing expansion - 825 So State**

Sr Olivia Cvetko/SLC Planning & applicant - or visit Online OpenHouse -

<https://www.slc.gov/planning/2024/04/02/openhouse2024-00190/>. Comment period closes May 10th

Ryan, Callie and Sherrie from Epic attended to outline their plan. They would like to build a tavern on the east side of existing parking lot and an outdoor beer garden on the East side of the property. Will have a landscape buffer and a 7 foot fence around the entire garden. An existing shed will be demolished. The alley will cut off the alley access to state street which will reduce foot and car traffic. Bar will likely be open the same hours as the current brewery (11pm weekends and 10pm M-Th)

**Questions from attendees**

- Concerns raised about employee parking as employees are currently parking on Edison to get to work. With the development on 900S, the parking is becoming more of an issue. Neighbors can already not park on their street due to heavy traffic at the SLAC.
- Years ago, there was a commitment made that Epic wouldn't expand to the East. The existing property says there cannot be any structures other than accessory uses

- The tavern container would open to the east
- Neighbors bedrooms about the existing property. Adding a bar would be too loud to sleep peacefully, especially with children.
- Questions and discussion surround the proposal to place the beer garden on the State Street side of the street which would resolve concerns about noise.
- Patrons would have to walk all the way around the block to get to Epic. Expect most of the parking to be on State Street, suggest placing a sign that says "Please don't park on Edison" (skepticism from the community as to how well signs would work)
- Explained conditional use process to mitigate any negative impact on the neighborhood and the developer welcomes any specific conditions that the community would like.
- The neighbors are encouraged to contact the central city council to ask that the Epic developers present at their local council.

#### Open agenda

- By-law change - Made an edit to the secretary role to state that the secretary will report board members who have had 2 unexcused absences to the chair and vice-chair
- Question from Scott on Zoom about how to request traffic calming in the neighborhood. Jeff suggested contacting Jon Larsen is the director of transportation. If unsuccessful, LWCC could potentially support traffic calming measures through Valerie's Grant.
- There are signs in the Ron Heaps park that indicate to contact the CC and we aren't sure where they came from and we need more: one for each box. Jeff suggested that Steve contact Queen of Wraps.
- Anti-theft measure in Ron Heaps: add a box for extra produce outside of the garden.
- LWCC is on Instagram! LibertyWells\_SLC

Meeting adjourned before there was time to for the below to present:

Mayor's office - Josh Robollo Not in attendance

City Council - Darin Mano

Public safety - Det. Sam Fallows