

# Fairpark Community Council Gazette



Feb. 2015

Issue 86

## Utah Legislature Action Show Challenges to Utah Fairpark Future

As the Utah State Legislature passed the half-way mark for this year's legislative session, the future of the Utah State Fairpark remains unresolved. A subcommittee fails to recommend that the State implement a 50-year lease as authorized in 2010. Another subcommittee considers requiring that private developers and State agencies be given the opportunity to express interest in developing the White Ball Field.

At stake is an agreement between the Utah State Fair, Inc. and the REAL Salt Lake major-league soccer to team to construct an 8,000-seat stadium to house a new minor league soccer team, the Real Salt Lake Monarchs, at the Utah State Fairpark. The REAL Salt Lake will cover the projected \$18 million cost of the new stadium.

But this agreement is contingent on several factors: First, the soccer franchise wants a lease of at least 40 years. Second, the lease must be in place by April 23, anticipating the 2017 soccer season. Finally, there is the question of the availability of the White Ball Field, the vacant property across North Temple to the south of the Fairpark, for parking.

A 40-year lease for the soccer team is impossible unless the lease the Utah State Fair, Inc. has with the State for the use of the Fairpark is extended for at least 40 years. In recent years, the nonprofit corporation has operated with much shorter leases with the State. Its current lease expires 2017. The Utah State Fair, Inc. is also approaching the Legislature for \$675,000 for ongoing maintenance and improvement of Utah State Fairpark property and \$100,000 to conduct a study on the best ways to enlarge the Fairpark's rodeo grandstand.

To-date, the Utah State Fair experienced a set-back with the failure of the Natural Resources, Agriculture, Environmental Quality Appropriations Subcommittee to endorse a motion to require the State to sign a 50-year lease for the Fairpark, as was authorized by the Legislature in 2010.

Another complicating factor is that, several years ago, the lease for the use of the White Ball Field for parking was separated from the lease for the Fairpark property. In the current arrangement, the State can assume direct control of the White Ball Field with just a 30-day notice.

As a result, a new challenge to the Utah State Fair/REAL Salt Lake deal is that members of the Legislative

appropriations subcommittee, Infrastructure and General Government, have expressed concern with leasing the White Ball Field to the Utah State Fair, Inc. for parking without opening up a "Request for Information" process for others, including the State of Utah, to state an interest in using the property for other purposes. For example, in last year's study on possible future uses of the White Ball Field and the Utah Fairpark, the State's need for more office space was identified as a possible use for the property. According to State administrators, this process will take three to five months, a time-frame that extends well beyond the April 23rd agreement with the Utah State Fair, Inc.

This year's session of the Utah Legislature ends at midnight on March 12th. No issue is closed until this day. In the discussions in the Legislative subcommittees, the support of the communities surrounding the Utah Fairpark has been continually mentioned. It is important that the Fairpark Community continues to express its hopes for the future of the Fairpark.

To keep up-to-date on the status of Utah Fairpark issues in the Legislature and what actions residents can take to support a successful future for the Fairpark,

visit [fairparkcommunity.org](http://fairparkcommunity.org).



## 29th Ward House Future Remains On Hold

Will Proposed Changes to Zoning Ordinances Increase Potential Construction Density of Historic Property?

At the Fairpark Community Council's December Meeting, the City's Housing and Neighborhood Development Division provided some information on its request to rezone the property at 1102 West 400 North, the old, vacant, 29th LDS Ward House from low-density residential (R-1/7000) to higher density mixed residential and commercial use (R-MU-35). The property is owned by the City.

In the presentation, division director, Mike Ackerlow, explained that the rezoning request was to allow the City to secure resources to rehabilitate the 100-year old church so that it could be used for housing or some sort public or private commercial use. The City also wants build housing; i.e., small houses or apartment/condo units on other sections of the .80 acre property. Comment from residents at the meeting would be used to help develop the final plans for the property that the division hoped to present to the Community Council in January.

In January, the Planning Division contacted the Fairpark CC to explain the City needed more time to final its plans.

Then, interestingly, at its January 28th meeting the Salt Lake City Planning Commission approved changes to the R-MU-35 zoning designation that allows greater building density by, among other things, decreasing the minimum size for lots and decreasing minimal "set-backs" from lot boundary-lines.

The proposed changes to the R-MU-35 zoning designation still have to be approved by the City Council before they can go into effect. Whether the City is waiting for the amended zoning designation before finalizing its plans remains to be seen. Regardless, the issue facing the Fairpark Community Council is whether it will support rezoning proposal for the 29th Ward property as the City's petition goes before the Planning Commission and, ultimately, the City Council.

For more information visit [fairparkcommunity.org](http://fairparkcommunity.org)



So, its the middle of February, still a couple of more months until the ground can be worked, and the early crops seeded. Right? Well, maybe not this year. I tilled up a small area last weekend, and this weekend, on the Fifteenth, I will be planting peas, salad greens and onions. On February 15th!!!

In addition to being able to plant some seeds this early, I have noticed the trees waking up early too. This might turn out bad for our fruit trees, if we get a late frost when they are in bloom or after they have set fruit. We can only hope for the best and wait to see.

Speaking of trees, Siberian Elms come to mind. This is a fast growing tree that a lot of folks around here call a Chinese Elm. You know, it comes up from the seeds in the spring like gang busters. The trees can be seen all over our neighborhood in the early spring covered in

bright green seed clusters long before any leaves have come out. Although I am not too fond of all those little trees all over my yard every year I have learned to look forward to that time when the seed clusters are still bright green, before they turn brown, fall off the tree and blow into my garden. That is because those seed clusters, called Samaras, are some of the best salad greens I have ever had. I strongly recommend that everyone take the time to collect a few handfuls of these Samaras from the trees in our community. If you don't have one in your yard, you can ask your neighbor if you can have some of theirs, or just go for a walk along the River Parkway Trail, since at least half of the big trees along there are Siberian Elms. Look for a small tree or a low hanging branch that you can pick some of these tasty greens off of. You won't be sorry you did, they are delicious.

Read more about eating Samaras at "My Urban Homestead website:

<https://wooddogs3.wordpress.com/2011/03/21/mild-wild-greensthe-siberian-e>



# Fairpark Community Council Meeting

Thursday, February 26th, 6:30 pm

Northwest Recreation and Community Center

1255 West 300 North (South Building, enter through north door)

## Zoning Matters: Get Involved!

Pressure is mounting for the rezoning of more properties to develop more densely-packed housing in the Fairpark Community. The 29th Ward House is just one example (see article elsewhere in this issue). Should that property get approval for rezoning, a precedent would be set for future zoning changes.

By speaking out in favor of keeping current zoning in place, the citizens of our community are sending a message to develop housing that encourages residents to become vested in their neighborhood.

Visit [fairparkcommunity.org](http://fairparkcommunity.org) and read the article "Fairpark Changes" by one of our neighbors. Come to our meetings. Find out how you can stay in contact with others for support, for information, and for voicing your own point of view.

### Fairpark Community Council Annual Meeting Thursday, April 23th

Serve your community by serving on the FCC's  
Board of Directors/2-year terms of office

The Executive Committee and 7 At-large members (12 total)

For details, check the website or email/call Steve Johnson, [philogooch@yahoo.com](mailto:philogooch@yahoo.com), 801-521-3168

## Agenda:

- 6:30 Welcome and Announcements
- 6:35 Public Safety
  - Fire Station #7
  - Community Police Detective
- 6:50 Mayor's Office
  - Michael Stott
- 7:00 City Council
  - Councilman James Rogers
  - Councilman Kyle LaMalfa
- 7:15 Legislative Report
  - Senator Luz Escamilla
  - Representative Sandra Hollings
- 7:30 Review and plans on pending issues:
  - Fairpark 29th Ward rezone petition
  - Prison relocation
  - Scary smells in Fairpark
- 8:00 Adjourn



## Education

Corner



The editors of The Gazette would like to learn more about the history of schools in our community. If you have any materials such as yearbooks, news articles, photos or other information to share, please contact us at: [info@fairparkcommunity.org](mailto:info@fairparkcommunity.org)

This month's featured school is West High School, "Home of the Panthers," which is located at 241 North 300 West in Salt Lake City. West is the high school that serves students in grades 9-12 in the Fairpark community.

West was the first high school in Utah, originally known as Salt Lake High School. According to the West High website, "West has been a Salt Lake City School District high school since 1890, and was the #1 high school in the State of Utah and #167 (2007) and #169 (2008) in the Nation according to Newsweek Magazine. West High School is the home to 18 National Merit Scholarship 2012 Semi-Finalists - the most in the entire State of Utah! We have more than any other public school in the State."

West is an urban school that serves a very diverse community. There is a concentrated partnership between the community and the school so that all stakeholders in the school community are involved, which better serves the students in their education. Academically, "West offers over 200 courses ranging from remedial courses to vocational and college level academics, including the prestigious Advanced Placement and International Baccalaureate programs, designed for serious academic students."

West also has a comprehensive sports program, that has a long history. "Participation in a sport is one of the major vehicles by which young men and women can learn to experience healthy fun and, at the same time, develop their full potential as individuals. Students develop not only greater physical skill but also skills in teamwork, integrity, judgment, responsibility, leadership, self-discipline, and respect for rules and authority that benefits both themselves and their teams. Winning isn't everything, honor is. It does not matter how many times you get knocked down, but how many times you get up. Play with heart, win with class, and lose with dignity."

You can learn more about West High School at its website: <http://west.slcschools.org>.

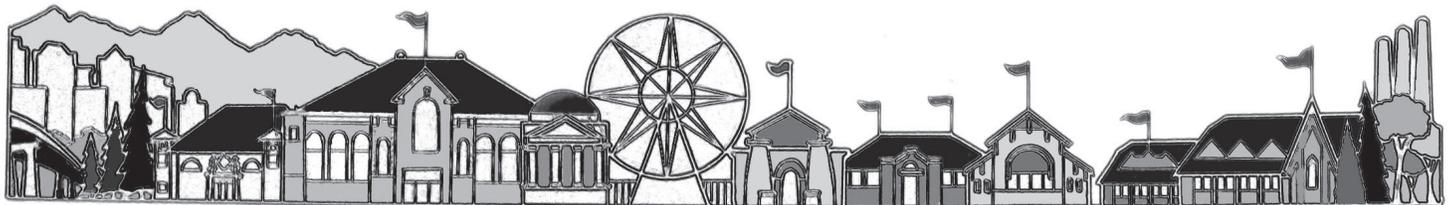


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 CHURCH

Phone: 801-363-6084

JOIN US ON SUNDAYS AND WEDNESDAY NIGHTS SUNDAYS:

Sunday Bible Study: 9:45 AM  
 Sunday Services:  
 English 11 AM Noon  
 Spanish 1 PM 2 PM

WEDNESDAY NIGHTS:  
 Men's Bible Study: 6:30 PM  
 Women's Bible Study: 6:30 PM  
 Youth Night (9th-12th grade): 7:00 PM



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