



Vol. XVI
Issue 2

The Agenda

www.slc-avenues.org

February, 2012

of the **Greater Avenues Community Council**
REPRESENTING THE AVENUES AND FEDERAL HEIGHTS NEIGHBORHOODS OF SALT LAKE CITY, UTAH

GACC Discussions: No Support for City's Accessory Dwelling Unit Proposal

To be very clear about this, neither the Greater Avenues Community Council's board of directors, nor the council as a whole, have ever voted favorably on Salt Lake City's plan to return so-called "mother-in-law apartments" to residential areas.

These small residential units are bidding to make a comeback under Salt Lake City's "Accessory Dwelling Units" (ADU) ordinance now under consideration.

Neighbors fought hard in the 70's and 80's to reverse the trend of splitting up homes into smaller apartments and to stop using back yards to build rental units.

"It is hard to believe that the city now wants to undo all that effort and go back to transient neighborhoods that attract speculators and absentee landlords," said Sydney Fennesbeck, former city council member.

Mayor Ralph Becker has called the ADUs "an important component of the housing stock" of the city, and told a gathering recently "it's the right thing to do."

Based on our own experience, the GACC cannot agree.

In a presentation to the City Council recently, Arthur C. Nelson, PhD, asserted that neighborhoods will become more stable, housing values will increase, and there will be no negative traffic or parking impact. Common sense, as well as textbook cases, show that the opposite is more likely to be true.

In addition, currently there is little need for additional apartment and condo units. A ride through the area just south of South Temple is good evidence that there is currently a glut of such units.

The City assures us that protective regulations in the new "upzoning" ordinance will be enforced under the new Good Landlord ordinance. That ordinance has yet to be enforced and is totally untested.

Considering that the city is notorious for the lack of enforcement, it is difficult to stake the future of our neighborhood on such promises.

Our own City Council member, Stan Penfold, seems to be siding with our neighbor council and its concerns. However, we have reason to believe that others are not and there are no assurances that the proposed ordinance will fail of passage.

In addition to opposing ADUs as a council, individual GACC board members have expressed concerns that the

Commentary

ordinance will destabilize the hard-won single-family nature of the Avenues.

Former Chairman Dave Van Langeveld said he's dubious a single bedroom unit would produce just one more car parked on the street. Two vehicles often arrive with the occupants, he said.

One of the protective restrictions in the ordinance is that the owner live on the property. It is difficult to imagine how this requirement would be enforced long-term. Our fear is that such property would become two rental units owned by absentee landlords.

Not just GACC but other neighborhood councils and individuals have voiced doubts that the city can fill the enforcement obligation that would come with every rental unit license.

GACC board member Phil Carroll said in an editorial some time ago in this newsletter, that "there is very little confidence in the ability of the city to enforce this type of ordinance."

GACC voted some time ago to oppose ADUs. There has been no change in this position.

See Accessory Dwelling Units, p.4

GACC Community Meeting
Wednesday, February 1, 7 p.m.
Sweet Library, 9th Avenue and F Street
(times are approximate)

7:00 p.m. Welcome and Announcements. John Johnson, Chair.

7:05-7:35 p.m. Community Reports. SLC Police; Mayor's Office; Sweet Library; City Council; School Board; GACC Committee reports, etc.

7:35-8:05 p.m. Sen Ben McAdams, Rep. Rebecca Chavez-Houck, Rep. Joel Briscoe, will provide a Utah Legislative update. Questions and answers to follow, if time allows.

8:05-8:35 p.m. Wilf Sommerkorn, Salt Lake City Planning, will discuss Historic Landmark Committee Commission Agenda Updates including the Ronald McDonald House and Yalecrest Ordinance. Questions and answers to follow, if time allows.

8:35-8:50 p.m. GACC Treasurer Michael Hughes will present the 2011 financial report and discuss GACC bylaw amendments, followed by a vote for adoption.

8:50 p.m. Adjournment.

AVENUES COMMUNITY MEETINGS

GACC Council Meeting

Wednesday, February 1, 2012 at 7 p.m., Sweet Library. For special accommodations contact the GACC chairman at gaccchair@slac-avenues.org. Open to the public, all welcome.

GACC Board Meeting

Wednesday, February 8 at 7 p.m., Sweet Library.

———— Community Life / Resources / Free Stuff! ————

Ensign Elementary School, 775-12th Ave., 801-578-8150, web: <http://ensign.slcschools.org/>. Ensign Elementary's annual Gallery Stroll art fundraiser will be Friday, March 23, 2012, from 5-8 p.m. at Ensign Elementary (12th & L St). This free event is open to the public and features artwork and performances by our talented Ensign students! There will also be food and games and crafts. Please come and support the arts at Ensign!

Wasatch Elementary School, 30 R Street, 801-578-8564, web: <http://wasatch.slcschools.org/>.

Bryant Intermediate, 40 S. 800 East, 801-578-8118, web: <http://bryant.slcschools.org/>.

West High School, 241 N. 300 West, 801-578-8500, web: <http://west.slcschools.org/>.

Sweet Branch Library, 455 F Street (at 9th Avenue), 801-594-8651, www.slcp.org. Book Baby - every Wednesday at 10 a.m. for babies 0-2 and their care-givers. Preschool Storytime - every Wednesday at 11 a.m. for kids ages 3-5. Beehive Book Award Reading Program. Pick up a Beehive reading list and ballot at the Library. Kids 3-12 can read and vote on any or all of the 40 nominations, and then receive a treat. LEGO-MANIA. Kids are invited to bring a LEGO creation to display at their favorite City Library location. Drop off: February 4-11, Display: February 13-24. One entry per child. Valentine card-making workshop for kids. February 11 at 2-3 p.m. Computer Classes at Sweet: February 16, 2-3:30 p.m. - Gizmos 101. Learn about current electronic gadgets, from smart phones to cameras. 4-6 p.m - Library Downloadable and Streaming Media. Learn about downloading ebooks, music, movies and more. Registration is required for these classes and begins February 9. Call 801-594-8651 to register. Monday, February 20, all city libraries closed for Presidents' Day. Art Exhibit: Artist Justin Carruth's "Bouquet - New Oil Paintings" through February.

Avenues Exercise Class—Free—Federal Heights Dr. at Alta Street, (Federal Heights church building.) Mondays and Wednesdays, 8:30 a.m. to 9:30 a.m. Stretching, Weights, Floor Pilates. Renate, 801-534-1443. Fridays, 8:30 a.m. to 9:30 a.m., Aerobics, Dianne, 801-363-5643.

City Academy, 555 E. 200 S., 801-596-8489, www.cityacademyslc.org, 8th-12th grade. Public charter school since 2000. Information hours every Tuesday in January and February 6-7 p.m. (except Wednesday, February 15). A lottery for new students for fall 2012 will be held February 17. Parent-Student-Teacher conferences February 6-7.

Tracy Aviary, 589 E. 1300 South, in the southwest corner of Liberty Park, office phone, 801-596-8500. Winter Wednesdays:

Enjoy free admission to the Aviary every Wednesday in January (\$1 per person still applies for conservation contribution on Winter Wednesdays.) Bring your little ones to stretch their wings with our educators and birds in Tracy Aviary's new Preschool and Kindergarten classes, beginning in February! Classes feature a special bird visitor, a fun craft or activity, a snack, and an engaging story connecting with our age-appropriate themes. For more information, a class schedule and to sign up, please visit www.tracyaviary.org.

Ronald McDonald House. More: www.rmslc.org, 801-363-4663. 935 E. South Temple. Always a need for donated items such as milk/apple juice, fresh fruit and vegetables, breakfast bars, food prep gloves, frozen dinners.

Federal Heights Neighborhood Association. Email to fedheights@yahoo.com. Web site is <http://www.fedheights.blogspot.com>.

U of U Lifelong Learning, 1901 E. South Campus Drive. visit lifelong.utah.edu or call 801-587-LIFE (5433). Start the new year off right with Lifelong Learning! Develop a new love this year with our Arts & Crafts classes. Choose from dozens of offerings like these: Beginning Drawing, Stained Glass Mosaics, Beginning Metalsmithing, Beginning Oil Painting, and Intro to Fused Glass. New classes start weekly.

Want clear proof scientists descended from humans?

Filmmaker/scientist Randy Olson will straighten out the question for you February 9 at 7 p.m. at the City Library, 210 E. 400 South, as a part of the Nature of Things Lecture Series. Olson says scientists are irrationally afflicted with the fear of telling a good story to explain their science.

"At Work: Prints From the Great Depression," an exhibition featuring depression-era prints focusing on men and women at work begins February 10 at the Utah Museum of Fine Arts. Prints are from the collection of Marsha and John Price. Exhibition runs through May 6. Utah Museum of Fine Arts, 410 Campus Center Dr., on the U campus. Admission is free the first Wednesday of each month. Open Tuesdays through Sundays, closed Mondays and holidays.

2012 Interfaith Music Tribute, Salt Lake LDS Tabernacle, Sunday, February 26, 2012, 6:00 p.m. The Salt Lake Interfaith Roundtable presents their annual Interfaith Music Tribute. Performances include song, dance, scripture, and prayers by Buddhist, Celtic tradition, Christian Bell Ringers, Christian Gospel Choir, Hindu, Jewish, Latter-day Saints, Muslim, Presbyterian, Sikh, Thai Buddhist, and Unitarian.

The next Mayor's One-on-One for citizens is tentatively set for Wednesday, February 22, 2012 from 4-6 p.m. Requests for appointments will be accepted beginning Monday, February 13, 2012. Call 801-535-7704 to set up your appointment.

Safety Flags All Gone on Your Street? The orange pedestrian safety flags found at many busy intersections tend to wander away over time. If yours are gone, you may ask at the Sweet Library and get 10 at a time to replenish your supply.

GACC wants to thank Jim McDonald and Smith's for donating the refreshments we enjoyed at our December general council meeting.

Pickleball is Coming to a Tennis Court Near You



11th Avenue tennis courts stand idle on a winter day. A new sport aimed at seniors but with rules that welcome all players will come to the courts this spring as an experiment. New striping will be added to one court for "Pickleball," which is played with table tennis-style paddles, a lowered net and a wiffle ball near the size of a tennis ball. Salt Lake City has no such courts yet, but there are several in other cities.

What is Pickleball?

Pickleball is a fast-growing sport, especially appealing to seniors over 50, that sometimes plays on tennis courts, with some restriping, and involves more finesse than raw power.

Pickleball, popular in some areas but not yet in Salt Lake City, will come to a tennis court on 11th Avenue this spring, when the city restripes a court. That's all it will take to get the sport started here, says John Rasmuson, tennis player and Pickleball evangelist.

Lee Bollinger of the city parks department, says the experiment won't cost a lot of money. The restriped court will not hamper tennis-playing, once the players get used to ignoring the extra lines.

The game is played with a table-tennis-like paddle and a plastic wiffleball.

It's like table tennis on a larger scale, except "you're standing on the table," says Rasmuson.

The smaller court and limited flight of the wiffle ball make it more a game of skill than power, and helps level the field for players of differing ages and strengths.

Pickleball involves elements of table tennis, tennis and badminton. Dimensions of the court are the same as a badminton doubles court. The net is two inches lower than a tennis net and Rasmuson says he typically drops the tennis net with clamps for a game, which means the net pops back into place when the clamps are removed and no damage is done.

The ball moves at about one-third the average speed of a tennis ball. Because the wiffle ball moves slower and the court is smaller, more persons can enjoy the sport,

he says. Pickleball has spread across the U. S. and Canada, and it is estimated there are now some 100,000 participants.

The game started in 1965 in Washington State. Congressman Joel Pritchard and friends wanted to play badminton but could not find the shuttlecock.

So they quickly fashioned paddles, found a wiffle ball nearby, composed some rules and began to play. The sport is said to have been named after the family's dog, but in fact it was named first and the dog was named after the sport.

Scan this code for the pickleball main web site.



OSHER Institute Aims to Meet Needs of Inquisitive Seniors

Would you like to learn about a vast range of topics and broaden the horizons of your life's experience?

How about taking a tour of our solar system, or explore the arts of India and the countries of the far East, study the U.S. Civil War, investigate the function of DNA, the "genetic material" of cells, immerse yourself in

the Italian Renaissance, or even wander through the intricacies of the Russian mind?

All these offerings and more can be found in the University of Utah's Osher Lifelong Learning Institute.

The courses, aimed at those over 50 (but loosely defined) meet for an hour and half weekly for six weeks.

There are no tests, no papers, just wonderfully interesting and stimulating conversation in which everyone manages to express opinions

and have an extraordinarily good time doing so.

To become a member of the Institute, receive a catalogue which describes the over 40 courses being offered this quarter just call 801-585-5442 or get on line at www.osher.utah.edu. —Gene Fitzgerald

'Tardy Mardi' at S. L. Hardware Building

Event on February 25 will feature an evening of music, dancing and great food from

the Art Institute of Salt Lake City and just-for-fun casino games to raise funds to support the Utah Arts Festival 2012.

The party will run from 6 to 11 p.m. at 105 N. 400 West. The pass for the party is \$50 which includes the admission plus 10 casino points, food soft drinks and one beverage. All funds support the state's largest outdoor festival, the Utah Arts Festival, which this year will run June 21-24 at Library Square.

What Makes Accessory Dwelling Units Tick? Here Are More Facts

Salt Lake City is promoting a housing alternative strategy for residential areas that it says will help solve the problem of additional housing and boost walkability and alternative transportation.

East Liberty Park community organization has voted overwhelmingly to oppose ADUs.

GACC has expressed strong opposition to the proposal, and in a letter the chairman suggested that even a one-bedroom unit can add two cars to already crowded street parking.

Yalecrest residents have stated a belief that a ADUs "would not work" in their neighborhood. Many persons in that area wrote their individual letters of opposition.

Common theme among the opponents: the ordinance will not or cannot be adequately enforced.

The city says the ADU plan:

- Creates new housing using existing infrastructure and services
- Reduces energy consumption

- Generates community economic development
- Reduces housing costs for the elderly
- Preserves housing stock and neighborhood stability

What is an ADU?

- ADUs are also called accessory apartments, in-law apartments, family apartments, or secondary units, "granny flats", etc.
- ADUs are not duplexes:
- An ADU is subsidiary to the main residence
- Owner of ADU must live on the property
- ADUs are self-contained
- All ADUs must be licensed as rentals.

Some rules:

- an accessory dwelling unit may be incorporated within, or added onto, an existing house or garage or other accessory structure or may be built as a separate detached structure on the lot where a single-family dwelling exists;

- only 25 permits will be issued per calendar year;
- must be owner-occupied
- accessory unit must be smaller than the principal dwelling on the site
- only one ADU will be allowed per lot
- underlying zoning rules will apply
- where the ADU is a separate structure, the property must be 5,000 square ft. or larger
- the ADU must be no smaller than 650 ft.;
- off-street parking must be provided equaling the number of bedrooms in the unit;
- historic preservation requirements take precedence over the rules regarding location of entrances.



<http://www.slccclassic.com/boards//2011/june/PLNPCM2010-00612.pdf>

Speeding has become a problem in, of all places, City Creek Canyon

And the speeders are not motorists, but cyclists who pedal as high up the canyon as they can go, then turn 'em loose for an exhilarating ride downhill.

And complaints from other cyclists and hikers on the narrow, twisting roadway have prompted the city to take some action.

The city calls it the City Creek Canyon Safety Initiative, and there will be some speed enforcement after a public education program has been completed, promises Patrick Nelson of the city public utilities department.

New signs warning of speed enforcement have been posted and it is expected this spring there will be some effort to write citations, he said.

Persons who hike in the canyon have complained at GACC meetings that the bicyclists can round a corner at 20 mph or more and be on top of them without warning. Speed limit is 15 mph for both bikes and cars.

Nelson said there have been some eight months of public input on the problem and a number of open houses have been held.

See more at <http://www.slccclassic.com/utilities/roadwaysafety.htm> or scan this code.



Good News for Avenues Tennis Fans

Finally, some movement to repair the 5th Avenue and C Street tennis courts.

Mayor Ralph Becker's budget for 2012 includes \$67,100 to design and administer future reconstruction of the courts to make them again playable.

The courts get only scant attention and little play during the summer because they are cracked, rough and overgrown with weeds.

Improvements are projected to include new retaining walls, fencing, benches, a drinking fountain and associated landscaping and equipment necessary to support play.

Link is <http://www.slccclassic.com/finance/2012budget/may-orbudget2011.pdf>.



5th Avenue tennis court is in unplayable condition. City has budgeted cash to begin repairs. File photo.

Anderson Tower: Avenues Icon Fell Victim to Housing Growth

This famous feature of the Avenues was torn down in 1932.

The December 3, 1932 *Deseret News* announced that “Work began Saturday razing the older Anderson tower on the east bank of City Creek canyon, above Memorial Grove” ending its forty-eight years reign as a famous landmark on the Avenues.

Anderson Tower was constructed in 1884 by Robert R. Anderson (1848-1935), a pioneer of 1867, and one of the original settlers on the north bench of Salt Lake City.

Anderson was born in Leith, Scotland on January 20, 1848. He joined the Mormon Church and moved to England at age fourteen.

Most likely the idea for the tower came from his life in Scotland and England where such towers, which were sometimes called “follies,” were common.

The towers were mostly built for purely ornamental purposes, but were sometimes used as hunting towers or observatories.

Anderson constructed the tower from the same grey granite used to construct the Salt Lake Temple.

The circular three-story structure was fifty-four feet high and twenty-five feet in diameter. Inside the austere tower was a winding stairway that led past numerous arched



Plaque today commemorates the site on A Street of former Anderson's Tower. Don't let the perspective fool you, this is not on the Capitol grounds. City Creek Canyon is in between, just beyond the tree.

windows to the observation platform equipped with a telescope.

Anderson charged a small fee for those who wished to climb to the top and view the local sites. The venture failed as visitors soon discovered that the view was almost the same from the ground as it was from the observation deck.

At that time the tower stood in an undeveloped area and could only be reached by walking up the steep hill or by carriage.

Mr. Anderson decided to open the tower free to the pub-



Can't tell exactly from which direction this shot was made. Anderson's Tower was of same stone as Salt Lake Temple. Anderson never made hoped-for revenue from admissions.

lic, but the tower was vandalized over the years and eventually had to be closed to visitors.

The tower was demolished in November of 1932 when the land was sold to J. H. Merrill to provide space for a group of homes to be built on the adjacent property.

Most of the granite blocks were simply thrown into City Creek Canyon where they were retrieved by members on the Canyon Rim Chapter of The Sons of the Utah Pioneers and Salt Lake North Company of the Daughters of Utah Pioneers and used to erect the monument base which stands approximately where the tower once stood (303 “A” Street).

The Anderson Tower Commemorative Monument was dedicated on July 17, 1993. —Linda Thatcher

The Agenda

Publisher's Statement

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GREATER AVENUES COMMUNITY COUNCIL

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FEBRUARY 1, 2012
7:00 P.M.
SWEET LIBRARY,
9TH AVE. AT F STREET

Dated material. Please deliver in-home by **January 28**.

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THE GACC THANKS OUR CONTRIBUTORS AND ENCOURAGES AVENUES RESIDENTS TO SUPPORT THESE LOCAL BUSINESSES.

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