



SUGAR HOUSE PARK

Sugar House Park Authority

6332 S. Airport Road, West Jordan, UT 84084
Ph: 385-468-7275 Fax: 385-468-1855
Email: parks@saltlakecounty.gov
sugarhousepark.org

Sugar House Park Authority | February 12, 2026, MINUTES

Date/Time: Thursday, February 12, 2026, 6:00 – 9:00 pm

Location: Online

Attendees	Anchor Location
<p>Board Members Present: Roxanne Christensen (President), Richard Layman (Vice President), Jacqueline Rosen, Siavash Ghaffari, Patrick Leary, Richard Layman, Kim Shelly, Max Stocking, Eric Forbush</p> <p>Board Members Absent:</p> <p>Staff Present: Jeniffer Goodman, Diane Booth, Robert Thompson</p> <p>Public Present: Megan Riddle, Eve Garry, Amber Sadlier, Eric & Sheldon, Leslie Orlovsky, Isaac Astill, Carrie Casillas</p>	<p>Sugar House Garden Center 1602 E. 2100 S. Salt Lake City, UT 84106</p> <p>If you have questions or require additional assistance, please contact Jeniffer Goodman at (385) 468-1800.</p>

Agendas, recordings, and meeting minutes can be accessed on the Utah Public Notice site at utah.gov/pmn/.

Call to Order

The meeting was called to order by President Roxanne Christensen at 6:00 PM.

Public Comment

President Roxanne Christensen opened the floor for public comments.

- Eric and Sheldon from Earth Wings told the board about their company, and hope for future collaboration.

Approval of Special Events

A motion was made to approve five special events that have been held for three or more consecutive years and do not require a representative to be present:

- Beehive Sports Kickball
- Salt Lake Gay Athletic Association
- Grassroots Shakespeare Company
- Liver Life Walk
- Odyssey House

Motion: Jacqueline Rosen

Second: Siavash Ghaffari
Vote: Unanimously Approved

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Event Approvals Table

Name/Organization/Event	Pavilion(s) or Field(s)	Document Reference	Reservation Date(s)	Board Decision
SLC Congenital Heart Walk	Big Fiel Pav & Field	Portfolio 1	10/3/2026	Motion: Siavash Ghaffari Second: Richard Layman Approved unanimously.
International Women’s Day Celebration	Parley’s Creek	Portfolio 2	3/7/2026	Motion: Siavash Ghaffari Second: Jacqueline Rosen Approved unanimously.
Lights on for Families 5K	Big Field	Portfolio 3	07/11/2026	Motion: Jaqueline Rosen Second: Roxanne Christensen Approved unanimously.
Phenomenal Hope Run/Walk	Fabian lakeside	Portfolio 4	6/6/2026	Motion: Siavash Ghaffari Second: Jacqueline Rosen Approved Unanimously
Tony Casillas Memorial 5K Race	Big Field	Portfolio 5	11/21/26	Motion: Eric Forbush Second: Richard Layman Approved Unanimously
*Beehive Sports Kickball	Big Field and Southeast Fields	Portfolio 6	4/1-10/31-202 6	Motion: Jacqueline Rosen Second: Siavash Ghaffari Approved Unanimously
*Salt Lake Gay Athletic Assoc	Backstop Grass	Portfolio 7	4/9-6/25/2026	Motion: Jacqueline Rosen Second: Siavash Ghaffari Approved Unanimously
*Grassroots Shakespeare Company	Sego Lily Grassy Area	Portfolio 8	6/15/2026	Motion: Jacqueline Rosen Second: Siavash Ghaffari Approved Unanimously
*Liver Life Walk	Sugar Beet	Portfolio 9	8/29/2026	Motion: Jacqueline Rosen Second: Siavash Ghaffari Approved Unanimously
*Odyssey House	Mt Olympus/Bac kstop Grass	Portfolio10	5/22, 7/2, 7/31, 9/11/2026	Motion: Jacqueline Rosen Second: Siavash Ghaffari Approved Unanimously

Presentation - Salt Lake County Flood Control

- Robert Thompson from Salt Lake County Watershed presented on their authority and water quality issues in Sugarhouse Park.
 - Authority: Flood control responsibilities in the park stem from Utah code, with Parley's Creek falling under the county's purview.
 - Detention Basin: The park was partly purchased to serve as a flood control detention basin. In a high water event, the pavilion and some parking lots would be underwater.
 - Water Quality Issues: Problems observed in Parley's Creek include poor stream bank stability, increased water temperature (likely due to the shallow pond), and high E. coli and turbidity violations below the pond.
 - Solutions & Future Plans: A holistic restoration approach focusing on native vegetative buffers is preferred over hard structures. E. coli sources include waterfowl and historical dog access upstream, which has been mitigated by fencing. The county and park plan to collaborate on growing riparian plants in the park's cold frames to support future restoration project.

Presentation - Salt Lake City School District

- Garden Center Rental: Roxanne confirmed with land and water conservation that renting the garden center building and parking lot to the school district for construction parking/offices is non-compliant with the grant rules (must be for outdoor recreation). A motion to formally request a variance from the Land & Water Conservation Fund was approved by vote.
- Softball Field: SLCSO proposed converting the existing baseball field to a softball field, which is smaller and more user-friendly. Key discussion points included shared public use (required by the park), fencing (can be temporary during the season), and maintenance. A motion to continue discussions with the school district regarding the softball field use was approved.
- Sewer Line & Legal Counsel: SLCSO requested an irrevocable easement for a new sewer line due to a \$1 million infrastructure investment, which conflicts with the park's preference for a revocable license. A motion to hire independent legal and/or appraisal services for a cap of \$15,000 to assist the board with the MOU and all SLCSO interactions was approved.

Roll Call Vote for Variance:

- **Motion:** Siavash Ghaffari
- **Second:** Jacqueline Rosen
- Shehan Jaro - Aye
- Max Stocking - Aye
- Richard Layman -Nay
- Kim Shelly - Abstain
- Patrick Leary - Abstain
- Eric Forbush - Aye
- Roxanne Christensen – Nay

Roll Call Vote:

Utilize legal or appraisal services.

- **Motion:** Roxanne Christensen
- **Second:** Max Stocking
- Richard Layman -- Yes
- Jacqueline Rosen -- Yes
- Kim Shelly - Abstain
- Patrick Leary – Abstain
- Eric Forbush – Yes
- Shehan Jaro – Yes
- Siavash Ghaffari – Yes

Utah Trust Update - Roxanne Christensen

- Roxanne Christensen presented updates regarding the Utah Trust (the board's insurance provider).
- Asset Audit: A five-year mandatory survey was recently completed. Due to the construction of three new pavilions, the total asset value has increased, which will result in a minor hike in property and liability insurance rates.
- Workers' Compensation: The trust recommended adding a Workers' Comp policy to cover volunteers and board members (as the organization has no paid employees).
 - This covers board members during park business and community volunteers, such as members of the Unity Church who provide labor in exchange for rate adjustments.
 - Financial Impact: The annual premium for this addition is \$568.

Motion to Approve: Richard Layman

Second: Jacqueline Rosen

All Approved

Approval of Financial Statements

- The board began a retroactive review of financials covering:
 - October 2025
 - November 2025
 - December 2025
 - January 2026
- Expenses: Higher accounting costs were noted during this period, specifically attributed to audit preparation work and contract rates for the accountant.
- Procedure: The board agreed to Siv Ghaffari's suggestion to perform a quick recap of the late 2020 months before providing a more detailed summary of the most recent month's data.

Motion: Siavash Ghaffari

Second: Jacqueline Rosen

All Approved

Salt Lake County Update – Patrick Leary

- Patrick Leary provided an update on the pond dredging project, noting good progress despite the mud.
- Delays from a berm breach and rain.
- Project's contract deadline is April 1st.
- Heavy truck traffic has caused damage to the uphill road, which the county will remediate later.
- Culinary rate study is underway.

Salt Lake Public Lands Update – Kim Shelly

- Director of Salt Lake City Public Lands, Kim Shelly, introduced herself to the board. Filling in for the Parks Division Director.

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Motion to Approve: Richard Layman

Second: Jacqueline Rosen

All Approved

Ongoing Board items

- Siavash Ghaffari - will keep patrols at one per week.
- Jacqueline Rosen - no new updates on hotel project.
- Roxanne Christensen -
 - TreeUtah planning two tree plantings correlating with arboretum walks.
 - Garden Center online booking up and running.
 - Garden Club have removed their property.
 - New WIFI keypad on door.
 - RFP went out for management companies.

Garden Center Management - Shehan Jaro

The Board discusses management company options.
Action Real Estate LLC is recommended for approval.

Motion: Siavash Ghaffari

Second: Max Stocking

Richard layman - Aye

Eric Forbush - Aye

Shehan Jaro - Aye

Kim Shelly - Aye

Patrick Leary - abstains

Motion to Adjourn: Siavash Ghaffari

All Approve

Meeting Adjourned

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