



PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

October 23, 2017

Edward J Fraughton

Re: GRAMA Records Request received in the South Jordan Recorder's Office on October 20, 2017.

Request: Any records from October or November of 1973, pertaining to property located at 10353 S. 1300 W. South Jordan Utah, 84095 and the "RM" Zone.

Reply: **Approved – 1974 Conditional Use Application (7) pages**
Approved – 1973 Rezone Application (13) pages
Approved – City Council Meeting Minutes December 4, 1973 (4) pages
Approved – City Council Meeting Minutes October 2, 1973 (4) pages

If you have any questions, please feel free to contact me at (801) 253-5201 extension 1279.

Sincerely,

Cindy Valdez, CMC
Deputy City Recorder

CITY OF SOUTH JORDAN
GRAMA Record Request
Fax: 801-254-3393



The following form should be completely filled out and returned to the City Recorder's office. The City is allowed 10 business days in which to respond to your request. Presently, South Jordan City Charges .25¢ per page. The City may assess other fees for records compiled in a form other than that maintained. Research or Services Fee may be charged as provided by Utah Code 63G-2-203.

Requestor's Name: EDWARD J. FRAUGHTON
 Address: [REDACTED] City: So. Jordan State: UT Zip: 84095
 Phone: [REDACTED] Fax: [REDACTED] email: [REDACTED]
 Daytime

In accordance with the Governmental Records Access Management Act, I am seeking the following record(s) specifically described as:

IN OCTOBER OR NOVEMBER OF 1973, PRIOR TO MY PURCHASING THE OLD RED CHURCH AT THIS ADDRESS, THE CITY OF SOUTH JORDAN ZONED THE PROPERTY "RM" WHICH AT THE TIME I WAS TOLD IN SOUTH JORDAN MEANT "RURAL MIX" A MODIFICATION OF THE COUNTY RM TO ACT AS BUFFER BETWEEN AGRICULTURAL & RESIDENTIAL USE TO ACCOMMODATE VEGETABLE/FRUIT STANDS HORSE TRAINING & MY USE WHICH WAS AN ART STUDIO & OUR HOME. I NEED TO SEE PLANNING COMMISSION AND CITY COUNCIL RECORDS FOR OCT & NOV, & POSSIBLY DEC. OF 1973 & GET CERTIFIED COPIES TO SUBMIT TO COURT. MY DEADLINE IS OCT 23, MONDAY,
 which I believe are collected, filed and/or used by the City of South Jordan, 1600 W. Towne Center Drive, South Jordan, Utah 84095 (801) 254-3742. R-M Rural Mix Queen Orrin Beakstead - Mayor.

I would like to view/inspect the record(s).
 I would like to receive a copy of the record(s) described above. I understand that the City charges a fee for copies of records and the copies will be provided subject to fees being paid. I authorize cost of up to \$_____. If costs are greater than the amount I have specified, I further understand that the office will contact me and will not respond to a request for copies if I have not authorized adequate costs.
ONCE I SEE THE RECORD, I WILL PAY WHATEVER IS REQUIRED FOR COPIES

Edward J. Fraughton Signature Date 10/20/17

CITY'S RESPONSE TO RECORD REQUEST - FOR OFFICE USE ONLY

APPROVED - Requestor notified on: October 23, 2017
 DENIED - Written denial sent on: _____, 20____
 NO RECORDS ON FILE - Notice sent to requestor on: _____, 20____
 Requestor notified that this office does not maintain the record(s); and, if known, was also notified of the name and address of agency that does maintain the record(s) on: _____, 20____
 Extension of time for extraordinary circumstances. Required notice sent to requestor on: _____, 20____

COPY FEES: \$ 0 If waived, approved by: _____
Cynthia Valdez Signature Date _____

SOUTH JORDAN PLANNING COMMISSION
1451 West 10400 South
South Jordan, Utah 84065

November 15, 1973

Re: Application #SJ-31-73

Dear Property Owner:

Max Schmidt has filed an application for rezoning property located at 10353 South 1300 West from Residential Zone R-1-10 to Residential Zone R-M. The zoning change is requested so that Mr. Edward Fraughton, a noted sculptor, can create his art in the chapel area, and remodel and live in the adjoining area.

Should you desire to receive further information or record your opinion on this matter, please contact the Salt Lake County Planning Commission staff at 2033 South State Street (Phone 328-7461). Please feel free to let your neighbors know of this application if they have not been notified.

The South Jordan City Council will consider this matter at a public hearing at 8:00 P.M. in the South Jordan City Office, 1451 West 10400 South, Tuesday, December 4, 1973.

All interested parties are invited to attend.

Sincerely,

Clayne J. Ricks
Planning Director
Salt Lake County Planning Commission

William A. Marsh

William A. Marsh
Planner

WAM/ks
cc: Max Schmidt

*S Jordan
File*

Mr. and Mrs. Henry Nelson
10317 South 1300 West
Riverton, Utah 84065

Mr. and Mrs. T. Kent Fine
10282 South 1300 West
Riverton, Utah 84065

Mr. and Mrs. O. W. Beckstead
10302 South 1300 West
Riverton, Utah 84065

Mr. and Mrs. Elmo Turner
10342 South 1300 West
Riverton, Utah 84065

Mr. and Mrs. Albert Connor
10346 South 1300 West
Riverton, Utah 84065

Mr. and Mrs. Richard Brown
10393 South 1300 West
Riverton, Utah 84065

Mrs. Beckstead
10322 South 1300 West
Riverton, Utah 84065

Mr. and Mrs. Vernon Wind
10405 South 1300 West
Riverton, Utah 84065

Mr. and Mrs. Lawrence Holt
10363 South 1300 West
Riverton, Utah 84065

Principal
South Jordan Elementary
10364 South 1300 West
Riverton, Utah 84065

*7 Mrs. G. Schmidt
3601 So. State St.
City 84115*

A-5

R-1-21

A-5

#SJ-31-73
R-1-10 to
R-M

R-1-10

R-1-21

C-1



A-5

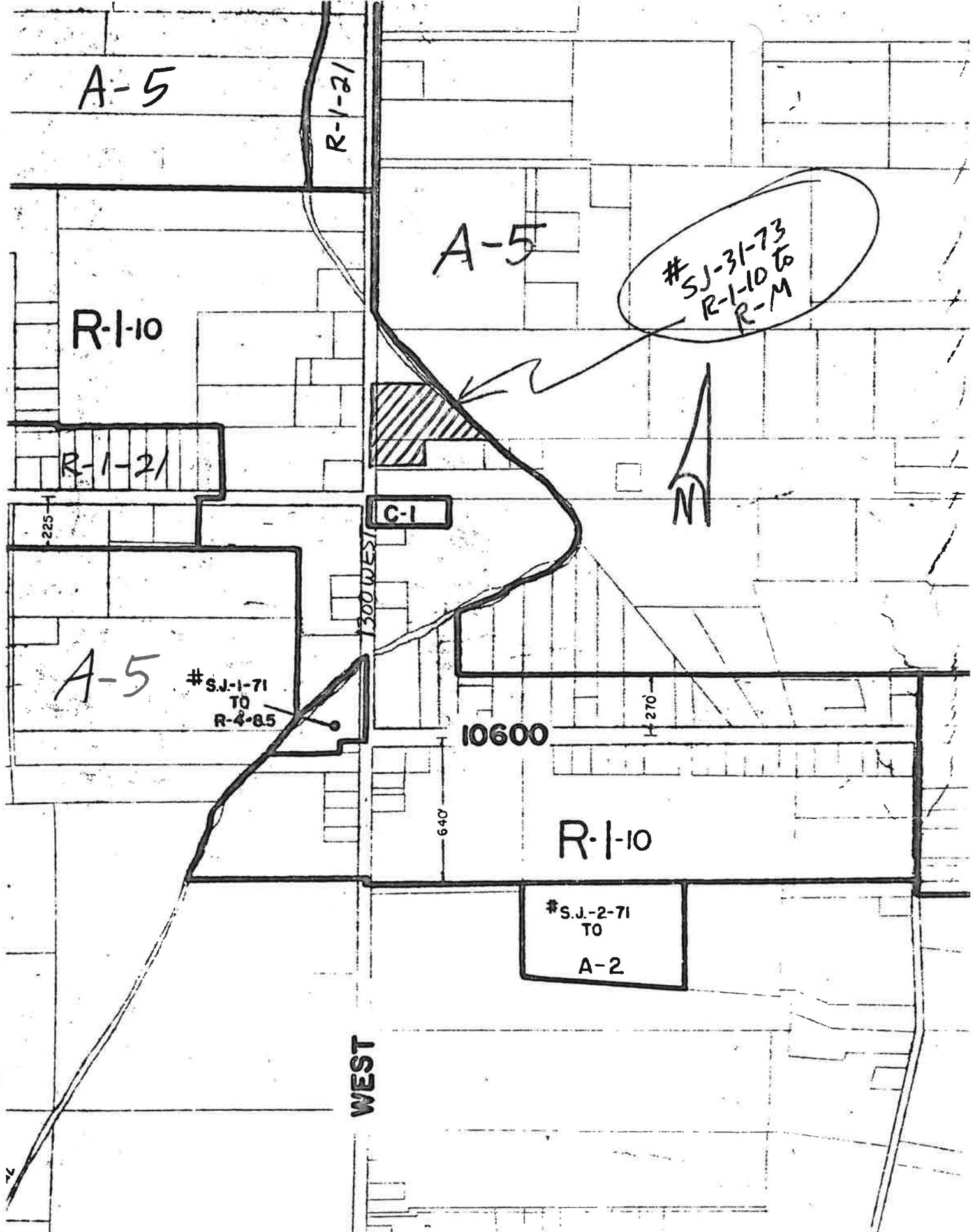
#SJ-1-71
TO
R-4-85

10600

R-1-10

#S.J.-2-71
TO
A-2

WEST



SOUTH JORDAN PLANNING COMMISSION
1451 West 10400 South
South Jordan, Utah 84065

October 25, 1973

Re: Application #SJ-31-73

Dear Property Owner:

Max G. Schmidt has filed an application for rezoning property located at 10353 South 1300 West from Residential Zone R-1-10 to Residential Zone R-M. The zoning change is requested so that Mr. Edward Fraughton, a noted sculptor, can create his art in the chapel area, remodel and live in the adjoining area.

Should you desire to receive further information or record your opinion on this matter, please contact the Salt Lake County Planning Commission Staff at 2033 South State Street (Telephone 328-7461). Please feel free to let your neighbors know of this application if they have not been notified.

The South Jordan Planning Commission will consider this matter at its meeting at 8:00 P.M. in the South Jordan City Office, 1451 West 10400 South, Tuesday, October 30, 1973.

All interested parties are invited to attend.

Sincerely,

Clayne J. Ricks
Planning Director
Salt Lake County Planning Commission

William A. Marsh

William A. Marsh
Planner

WAM/ks

cc: Max G. Schmidt

NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN OF a public hearing to be held in the South Jordan City Office at 1545 West 10400 South, South Jordan, Utah, on Tuesday, December 4, 1973, at 8:00 P.M. to consider the request for rezoning of the following described area in the City of South Jordan:

1. To amend the map of South Jordan City by reclassifying the following described property from Residential Zone R-1-10 to Residential Zone R-M as listed under Application SJ-31-73, filed By Max G. Schmidt, and located at 10353 South 1300 West:

Beginning 9 rods North of the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 3 South, Range 1 West; thence North 7 rods; thence East 245 feet; thence South 7 rods; thence West 245 feet to the point of beginning.

Commencing 16 rods North from the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 3 South, Range 1 West; thence North 14 rods; thence East 15.7 rods to West line of South Jordan Canal; along said West line of said Canal South $45^{\circ} 24''$ East 19.8 rods; thence West 29.8 rods to the center of the County Road and point of beginning.

Three copies of said Zoning Amendment and map are posted and available for public inspection at the City Offices and in two other public places within the City.

DATED THIS 9th day of November, 1973.

SOUTH JORDAN CITY COUNCIL
ORRIN W. BECKSTEAD, MAYOR

Attest:

Robert Schouten
City Recorder

G.J. file

S. J. J. J.
Oct. 16, 1973

FOR OFFICE USE ONLY

Application # SJ 31-73 Prop. Plat # _____
Receipt # 01898 Aerial Photo # _____
Planning District _____

APPLICATION FOR ZONING AMENDMENT

Applicant's Name: Mr. Max G. Schmidt
(Fee title Owner's Name)
Address: 3601 South State Street
Telephone: [REDACTED]

Mr. _____
Mrs. _____
Agents Name: Miss _____
Address: _____
Telephone: _____

Application is hereby made to the Board of County Commissioners of Salt Lake County, Utah to amend
the zoning map of Salt Lake County by reclassifying 2.5 Acres of property located at
10353 South 1300 West from R-1-10 zone to R-M zone.

Please complete the following: (Additional sheets may be used if necessary)

1. List the complete legal description of the property.
Beginning 9 rods North of the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 3 South, Range 1 West; thence North 7 Rods; thence East 245 feet; thence South 7 rods; thence West 245 feet to the point of beginning.

Commencing 16 rods North from the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 3 South, Range 1 West; thence North 14 rods; thence East 15.7 rods to West line of South Jordan Canal; along said West line of said Canal South 45° 24" East 19.8 rods; thence West 29.8 rods to the center of the County Road and point of Beginning.

2. What is intended to be done on or with the property?

This is the Old South Jordan L. D. S. Chapel and property. The zoning change is requested so that Mr. Edward Fraughton a noted Sculptor, can create his art in the chapel area, remodel and live in the adjoining area.

3. Why is the intended use necessary at this particular location? How will it provide a needed service to the community? Explain.

This individual is a noted Sculptor and the chapel area of the Ward House would make an ideal studio in which he might work.
He plans to use a portion of the building for display.

4. Explain fully the time table for development as well as financing available.

He would like to occupy and use this building as soon as possible.

No Development.

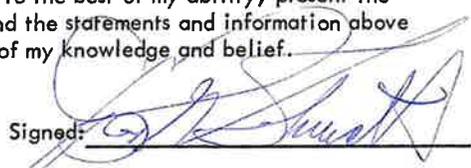
5. Will the property be developed by the applicant or someone else? Explain.

No Development.

APPLICANT'S AFFIDAVIT

State of Utah)
)
County of Salt Lake)

I, Max G. Schmidt, being duly sworn, depose and say that I am the owner of the
(print or type name in full)
property involved in this application. The foregoing statements and answers herein contained and the
answers in the attached plans and other exhibits thoroughly, to the best of my ability, present the
argument in behalf of the application herewith requested, and the statements and information above
referred to are, in all respects, true and correct to the best of my knowledge and belief.

Signed: 

Subscribed and sworn to before me this 16th day of October, 1973.

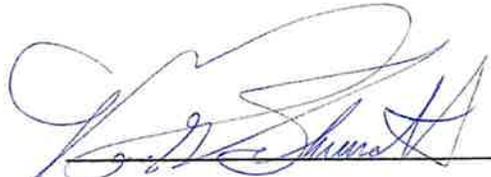

NOTARY PUBLIC

My commission expires:

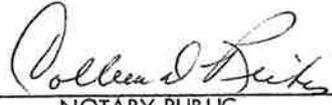
July 15 1975

STATE OF UTAH)
) ss
County of Salt Lake)

I, Max G. Schmidt, being first duly sworn, depose and say that the following list of names and addresses represent all of the property owners within 300 feet of the property located at 10353 South 1300 West.



Subscribed and sworn to before me this 16th day of October, 19 73



NOTARY PUBLIC
Residing in Salt Lake County, Utah

My commission expires:

July 15 1975

ORDINANCE

AN ORDINANCE AMENDING THE REVISED ORDINANCES OF SOUTH JORDAN, AS AMENDED, CHANGING THE ZONING MAP FROM RESIDENTIAL ZONE R-1-10 TO RESIDENTIAL ZONE R-M.

The South Jordan City Council, Salt Lake County, State of Utah, ordains as follows:

Section 1: Ordinance No. _____ entitled an ordinance adopting the Revised Ordinances of Salt Lake County, Utah, as the ordinance of the City of South Jordan is amended by amending the zoning map of the City of South Jordan as follows:

The property described in Application #SJ-31-73, filed by Max G. Schmidt, and located at 10353 South 1300 West, is hereby reclassified from Residential Zone R-1-10 to Residential Zone R-M, said property being described as follows:

Beginning 9 rods North of the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 3 South, Range 1 West; thence North 7 rods; thence East 245 feet; thence South 7 rods; thence West 245 feet to the point of beginning.

Commencing 16 rods North from the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 3 South, Range 1 West; thence North 14 rods; thence East 15.7 rods to West line of South Jordan Canal; along said West line of said Canal South 45° 24" East 19.8 rods; thence West 29.8 rods to the center of the County Road and point of beginning.

Section 2: The map showing such change shall be filed with the Salt Lake County Planning Commission in accordance with Section 22-8-2 of the Revised Ordinances of Salt Lake County, 1966, as amended.

Section 3: This ordinance shall become effective and in full force on the _____ day of _____, 1973.

IN WITNESS WHEREOF, the South Jordan City Council has approved, passed and adopted this ordinance this _____ day of _____, 1973.

SOUTH JORDAN CITY COUNCIL
OF SALT LAKE COUNTY

ORRIN W. BECKSTEAD, MAYOR

Attest:

Robert Schouten
City Recorder

NOTICE

OF PROPOSAL TO CHANGE ZONING CLASSIFICATION

1. To amend the map of SouthJordan City by reclassifying the following described property from Residential Zone R-1-10 to Residential Zone R-M as listed under Application SJ-31-73, filed By Max G. Schmidt, and located at 10353 South 1300 West:

Beginning 9 rods North of the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 3 South, Range 1 West; thence North 7 rods; thence East 245 feet; thence South 7 rods; thence West 245 feet to the point of beginning.

Commencing 16 rods North from the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 3 South, Range 1 West; thence North 14 rods; thence East 15.7 rods to West line of South Jordan Canal; along said West line of said Canal South $45^{\circ} 24''$ East 19.8 rods; thence West 29.8 rods to the center of the County Road and point of beginning.

DATED: NOVEMBER 9, 1973

ST-31-72

Application Number

Applicant: MAX SCHMIDT

Location: 10353 So 1300W

Existing Zone R-1-10

Proposed Zone R-M

Size 2.5 Ac

ANALYSIS:

The applicant proposes to use the old LDS chapel as a studio for his sculpturing profession. A "studio" use would fall into the same category as "business and professional offices" and would therefore be a conditional use in the R-M zone.

The building would not be appropriate for general commercial use and would be most suitable for conversion to a multiple-unit residential use or office-type use, such as that being proposed.

The alternative would be to remove the old chapel and use the property for single-family residential uses allowed under the present zoning.

PLANNING DISTRICT RECOMMENDATION:

Submitted: _____ Approved _____ Denied _____ No Response _____ As of _____

PLANNING COMMISSION RECOMMENDATION:

Approved: Denied: Date Oct 30 1973

Comments: Chairman Royall H. Beckstead

COUNTY COMMISSION ACTION:

Received at Commission Meeting _____

Date _____

Denied _____ Regular Meeting _____ Approved _____ Regular Meeting _____
Date _____ Public Hearing _____ Date _____ Public Hearing _____

Public Hearing _____ Amendment Effective _____
Hearing Advertised _____ Public Hearing _____
Newspaper _____ Hearing Advertised _____
Newspaper _____

Basis for Action: _____

COUNTY CLERK

51-31-73 Application No.

SITE REVIEW
Zoning - Conditional Use

Recorded Plat Attached #

Map Attached #

Date of Field Inspection - Staff 3/6/2007

Planning Commission

Other

ADJOINING ZONES (See attached Map)

PROPERTY IMPROVEMENTS AND GENERAL CONDITIONS

Structures sub. 6.5 imp.

Landscape lawn, shrubs, parking, etc.

Neighborhood Pattern - Stage of Development small residential tract

Nuisance Factors: cannot allow rear property line to be west in front.

TRAFFIC:

Street:	Existing Size and Use:	Future Size and Use:
<u>13th Street</u>	<u>60 ft. R.O.W.</u>	

PHYSICAL CHARACTERISTICS:

Drainage: _____
 Slope: _____
 Soils: _____
 Wind: _____
 Other: _____

PROXIMITY TO OTHER LAND USES:

Commercial: ~~nearby~~ gas station nearby
 Industrial: none
 Residential: adjacent
 Recreation & Open Space: _____
 Institutional: Elementary School: across street
 Junior High School: _____
 High School: _____
 Church and Other: new church about 2 blocks away

AVAILABILITY OF SERVICES: already there

EASEMENTS & OTHER ATTACHED PROPERTY RIGHTS: _____

PUBLIC RESPONSE: _____

COMMENTS: OK

The City Of South Jordan

ROUTE 3, RIVERTON, UTAH
1451 WEST 10400 SOUTH
PHONE 254-3742
84065

January 7, 1976

RECEIVED

JAN 10 1975

SALT LAKE COUNTY
PLANNING COMMISSION

MAYOR
ORRIN W. BECKSTEAD

CITY COUNCILMEN
GOLDEN RAY HOLT
MARTIN JENSEN
DONALD O. JEX
ELWOOD T. JONES
IVAN R. OAKESON

CLERK & RECORDER
ROBERT SCHOUTEN

CITY SECRETARY
VELMA MABEY

Calvin K. Schneller
Salt Lake County Planning Commission
2033 South State Street
Salt Lake City, Utah 84115

Dear Mr. Schneller:

This is to certify that the Conditional Use Application of Edward J. Fraughton, #SJ-5-74, was approved by the City of South Jordan Planning Commission on May 7, 1974.

Sincerely yours,

Orrin W. Beckstead
by Elwood T. Jones

Orrin W. Beckstead
Mayor

Royal V. Beckstead
Chairman, Planning Commission

Royal V. Beckstead

1974

Conditional Use

Application

The City Of South Jordan

ROUTE 3, RIVERTON, UTAH
1451 WEST 10400 SOUTH
PHONE 274-3742
84065

May 1, 1974

Re: #SJ-5-74

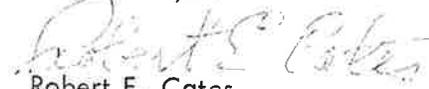
Dear Property Owner:

A conditional use application has been filed by Edward J. Fraughton for a professional office (studio) at 10353 South 1300 West.

Should you like to know more about this application or register your comments and attitudes about this use of the property, please contact the Planning Commission Staff at (Telephone 328-7461) on or before May 28, 1974, at which time the South Jordan Planning Commission will consider this matter at its regular meeting to be held at 8:00 P. M. in the South Jordan City Hall.

REC/jb
cc: Edward J. Fraughton

Respectfully,


Robert E. Cates
Planner

MAY 20 1974
MAYOR
CITY COUNCIL
CLERK & RECORDER
CITY SECRETARY

Mr. & Mrs. L. Holt
10363 So. 1300 West
Riverton, Utah 84065

Mr. & Mrs. Henry Nelson
10317 So. 1300 West
Riverton, Utah 84065

Mr. & Mrs. T. Kent Fine
10282 South 1300 West
Riverton, Utah 84065

Mr. & Mrs. O.W. Beckstead
10302 South 1300 West
Riverton, Utah 84065

Mr. & Mrs. Elmo Turner
10342 So. 1300 West
Riverton, Utah 84065

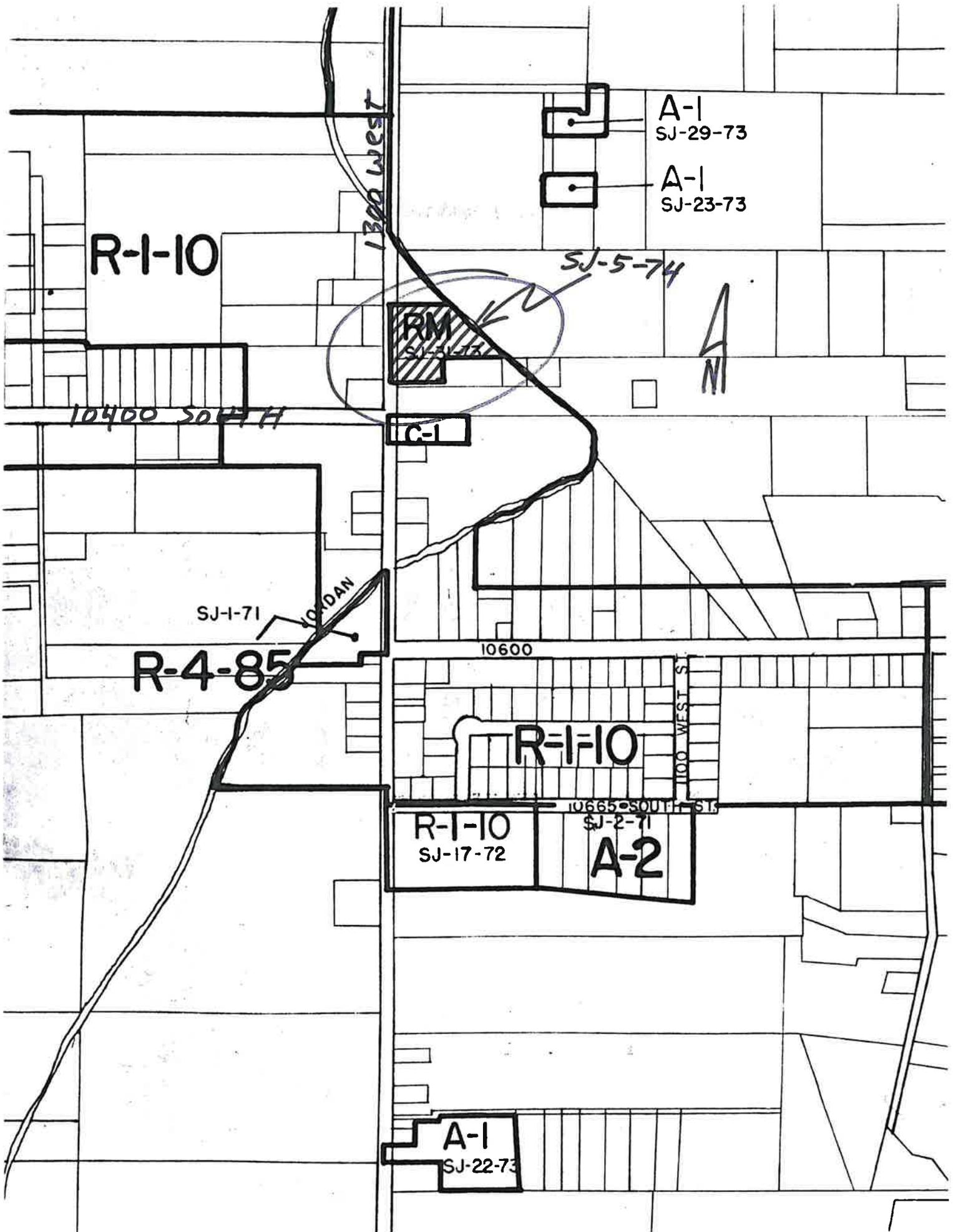
Mr. and Mrs. Albert Connor
10346 So. 1300 West
Riverton, Utah 84065

Mr. & Mrs. Richard Brown
10393 So. 1300 West
Riverton, Utah 84065

Mrs. Beckstead
10322 South 1300 West
Riverton, Utah 84065

Mr. & Mrs. Vernon Wind
10405 South 1300 West
Riverton, Utah 84065

Principal
South Jordan Elementary
10364 So. 1300 West
Riverton, Utah 84065



R-1-10

1300 West

A-1
SJ-29-73

A-1
SJ-23-73

SJ-5-74

RM
SJ-1-71



10400 South H

C-1

SJ-1-71

JORDAN

R-4-85

10600

R-1-10

1100 West S

10665 South St

R-1-10
SJ-17-72

A-2
SJ-2-71

A-1
SJ-22-73

Application No. SJ-5-7
P. U. D. No. _____
C.U. No. _____
Receipt No. 02704
Date Received _____

APPLICATION FOR PLANNED UNIT DEVELOPMENT
OR CONDITIONAL USE PERMIT

Applicant's Name Edward J. Fraughton Agent's Name _____
Address 10353 So. 1300 West South Jordan Address _____
Telephone 254-3303 Telephone _____

Application is hereby made to the Planning Commission of Salt Lake County, Utah, requesting that a
professional office be permitted as a (Planned Unit Development) (Conditional
(Type of Use)
on property located at 10353 South 1300 West
(Street Address)

Please Complete the Following:

All questions shall be answered fully, Please type or print. (Additional sheets may be used if Necessary.)

1. State in detail the nature of the intended development.

Sculpture Studio & HOME

11. Why is the proposed use necessary or desirable at this particular location. Explain how the proposed use will provide a service or facility which will contribute to the general well-being of the neighborhood or community.

The existing building has limited use appeal. But lends itself as a perfect setting for an art studio. The residents in this area are tremendously excited to see this building and ground used in this manner. It will also preserve this historical, old, well built building which would otherwise be torn down.

111. Explain how the proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

There is nothing in my work as a sculptor that is potentially harmful to the residents in this area as far as health, safety, or general welfare is concerned.

APPLICANT'S AFFIDAVIT

STATE OF UTAH)
)
County of Salt Lake)

I, (~~we~~) Edward J. Fraughton, being duly sworn, depose and say that
(print or type name in full)

I (we are) am the owner (authorized agent of the owner) of the property involved in this application and that the foregoing statements and answers herein contained and the answers in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed *Edward J. Fraughton*

Subscribed and sworn to before me this 29 day of APRIL, 1974

NOTARY PUBLIC
Residing in Salt Lake County, Utah

My commission expires:

Mountain Bell	Telephone Service	\$ 20.77
Universal Copiers	Stensils & ink	30.10
Evco House of Hose	Inv. 62163	7.91
Howard Newbold	Office rent	100.00
Orrin W. Beckstead	Salary & mileage	125.00
G. Ray Holt	Meetings	50.00
Martin L. Jensen	Meetings	50.00
Donald O. Jex	Meetings	50.00
Elwood T. Jones	Meetings	50.00
Ivan R. Oakeson	Meetings	50.00
Alma Holt	Salary	475.00
David E. Palmer	Salary	225.00
Robert L. Schouten	Salary	200.00
Velma M. Cain	Salary + 9 hrs overtime	225.00
Leona Beckstead	Cleaning office	10.00
Donel D. Cain	Opening & closing park	90.00
Koradine Schouten	Extra labor - 12 hrs.	30.00
Velma M. Cain	Mileage	17.00
Utah League of Cities & Towns	Group Ins.	.95
Carr Printing	Election supplies	118.73
Bob & Vern's Service	Tire repair & battery	25.70
Koradine Schouten	Mileage	3.00
Noland Const. Co.	Water line installation	71,000.00
Alma Holt	Rent for garage	240.00
Mountain Fuel Supply Co.	Office service	20.19
Webster's Inc.	Park supplies	23.64
Horace Gailey	Audit report	200.00
Jordan Valley Sentinel	Proof of publication	13.50
		<u>\$77,816.87</u>

Minutes of Regular Business Meeting held Dec. 4, 1973. Meeting began at 7:00 p.m. Those in attendance were: Mayor Orrin W. Beckstead, Councilmen Elwood T. Jones, Martin L. Jensen, G. Ray Holt, Ivan R. Oakeson, City Clerk Robert L. Schouten, citizens C. Russell Moyes, Frances Merrill, Kaye Bate-man, Kevin Kraft, Mike Varney, Wayne Beckstead, L. Earl Beckstead, Chuck Chamberlain, Sheldon Oakeson, Bex B. Garrett, Ed Fraughton, Max Schmidt, City Sec. Velma M. Cain.

Mayor Beckstead asked Robert L. Schouten to open with prayer. Mayor Beckstead asked if everyone had received copies of the last minutes. Robert Schouten mentioned that his name was not included in the attendance. This will be corrected. G. Ray Holt made a motion to accept minutes as mailed with the correction noted. Martin Jensen seconded, all in favor.

Mayor Beckstead had a letter from the Utah State Highway Dept. asking the City Council to review the map and relay revisions and incorporate boundries. The Council must sign the certification and resolution. This map will determine Class C. Road funds. G. Ray Holt suggested that Alma Holt look at the map and make sure it is okay. Ivan Oakeson will take the map and he and Alma Holt will make note of any changes. Mr. Oakeson will report back at the next meeting and the Council will sign the resolution and send it back to the County.

Mayor Beckstead had a letter from Gov. Calvin Rampton pertaining to the conservation of energy. Discussion was held about heating the office and putting up the Christmas lights. Elwood Jones made a motion that the City do not put up Christmas as we have in the past in as much as we have been asked by the Governor to conserve energy. Martin Jensen seconded, with all in favor. Discussion of heat for the office was held and it was decided that Mayor Beckstead will contact Howard Newbold to see if the furnace can be regulated at a more even temperature.

Mayor Beckstead had a letter from the Salt Lake County Mosquito Abatement Dist. stating that the term of office for Mayor Beckstead would terminate Dec. 30th this year and someone from the Council would have to be appointed to serve in his place. Martin Jensen made a motion to have Mayor

Beckstead appointed to another term on this board. Elwood Jones seconded with all in favor.

Mayor Beckstead stated at the last meeting one of the councilmen had brought up the need of police protection at night. Mayor Beckstead had called Sheriff Larsen and requested more protection. Sheriff Larsen promised the Mayor that there would be two men in this area day and night. The Council felt a letter of thanks should be sent to Sheriff Larsen as people have stated they see more officers in this area since our request.

Mayor Beckstead has received many calls about the better job being done about keeping the sidewalks cleaned of snow. G. Ray Holt asked why the sidewalks weren't cleaned off since the last snow. Mayor Beckstead will check this out.

Mayor Beckstead had received a telephone call from County Commissioner Kutulas telling him the County is going right ahead with the bridge project. The bids are being let out now and the job will be done by Spring. G. Ray Holt asked if there was some way that the sidewalk could be extended from the High School to Redwood Road. Someone should keep checking on the cross-walk situation.

Mayor Beckstead reported a lot of calls from people on 1300 West who are requesting gravel to fill in where the new water lines are being put in. Some gravel has been delivered and people are grateful for this service.

Martin Jensen reported that the cemetery property has been leased to Alma Beckstead. He doesn't want to farm it this year so Mr. Jensen contacted Dix McMullin to see if he wanted the land. The 4th Ward wants it for a church project so it will be decided between Mr. McMullin and the church who will farm this land. Mr. McMullin will let Mr. Jensen know his decision.

Citizen Russell Moyes asked the Council about his zone change needs. He is now in a R-1-10 area and has a business--veterinarian--therefore does he need a change. He called Councilman Elwood Jones and he was told there would be no problem as he was "non-conforming". Discussion was held as to what Mr. Moyes business should be zoned for. Mr. Moyes stated a real estate agent wanted some land for an office and there is a repair shop going up next to his business and why shouldn't the area be zoned "commercial". The R-1-43 isn't any good to him at this time. G. Ray Holt made a motion to give Mr. Moyes a variance so that he can have his business continue until this matter gets settled. Elwood Jones seconded, motion carried.

Mr. Rex B. Garrett reported to the Council about insurance coverage of the City during all the building of water lines. Discussion was held as to who would pay for damages in case of bodily injury or property injury. Robert Schouten has had two calls concerning insurances by the different State agencies. Mr. Garrett reported we are covered for \$500,000 bodily injury and \$50,000 for property damage--each occurrence. The trucks and tractors are covered in case something should happen to them--they would be covered by public liability. The employees are covered by workmen's compensation. Templeton, Linke and Alsup have coverage with each contractor working on the water lines so they are well covered. Mr. Garrett was excused.

Mayor Beckstead mentioned that a man had been killed on 1300 West in front of Vaughn Palmer's house and the tree that had been hit had to be pulled out. The City doesn't have equipment to pull it so he called the County to see if they would do it. They will do it if the insurance will pay for it. Mayor Beckstead will check this out.

G. Ray Holt stated that he has been working on getting the grant for the City Park. He has talked with the people at the Capitol and he was told that the City of South Jordan is on the border line as to being considered. Mayor Beckstead stated he will give Mr. Elliott a call to apply pressure to see that South Jordan is considered for a grant.

Councilman Holt stated that in regards to the City Park the City Council need to have better relations with the Riding Club, Little League

Baseball, Little League Football, Bobby Soxer Baseball etc. He suggested getting a meeting with officers of each organization and telling them the Park policy and getting the schedules set up for next summer to avoid hard feelings from any club.

Mr. Holt stated the Riding Club should be encouraged to fix up the sheds around the riding arena.

Mr. Holt stated that if we don't get the grant the Council should look at the budget to see what we could do about planting trees in the park. A decision about the grant should be coming this week.

Elwood Jones stated he is getting up a newsletter and asked for items to be included in it. First item would be to wish all residents a Merry Christmas, second, mention that there would be no Christmas lights this year, mention about the dog situation, encourage the people to support the sewer work. Elwood Jones will draft the letter and will ask the Council for any suggestion about information.

Martin Jensen mentioned that the Riding Club will take care of painting the old reviewing stand and the bottom of the stand will be used as a storage shed.

Citizens Max Schmidt and Ed Fraughton met with the Council to have the zone changed for the property Mr. Fraughton recently purchased. The change is from R-1-10 to RM. The property is the old L.D.S. Chapel on 1300 W. Mayor Beckstead stated the change has been advertised in the paper and three places in South Jordan. Elwood Jones stated the Planning Commission approved the change. G. Ray Holt made a motion to accept the Planning Commission recommendation of zone change. Elwood Jones seconded, all in favor.

Mr. Joseph Workman handed out copies of the Prospectus and Notice of Sale of bonds for the Sewage Improvement District. No action was taken by the Council.

Mr. Workman asked the Council if they had come to a decision about buying the land on 10400 South approximately 1600 West. The School District will sell this land to the City for the right price. Mr. Workman needs to know what terms can be worked out. Discussion was held and Elwood Jones made a motion to write a letter to the Jordan School District offering to buy the 7.789 acres for \$4,250.00 an acre for a total price of \$33,103.25. The letter should state that the City will pay \$18,103.25 down and \$15,000.00 in one year. The water rights will go with the land. Ivan Oakeson seconded, all in favor. Robert Schouten stated the first payment would be made Jan. 1, 1974 if the School Board approved the sale. G. Ray Holt stated the Council should give Joe Workman a special thanks for all his work and cooperation to help the City get this land.

Mayor Beckstead asked Mr. Workman to bring the Council up to date on the Sewer work. Mr. Workman told the Council each area that would receive sewer hookups. The contracts have been approved and subject to the sale of the bonds. Mayor Beckstead thanked Mr. Workman for his report. Mr. Workman was excused.

Robert L. Schouten passed out copies of the audit prepared by Horace Gailey for the year July 1, 1972 to June 30, 1973. This will be published in the Midvale Sentinel. Mr. Schouten stated the audit was alright as far as he was concerned. Mr. Gailey recommended billing be made quarterly rather than monthly. Mr. Schouten stated that the City needs more flow of money and suggested each account could be averaged. Mr. Gailey also suggested that meter deposits be increased to \$50.00 to reduce the chance of loss to the City. Elwood Jones noticed Mr. Gailey's recommendation of a more strict policy in collecting over due accounts. No action was taken on the recommendations of Mr. Gailey or Mr. Schouten. G. Ray Holt made a motion to accept the audit as prepared by Mr. Gailey. Martin Jensen seconded, with all in favor.

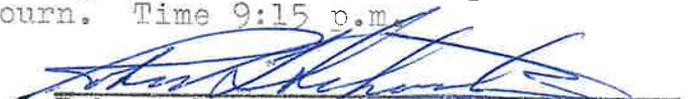
The deed of the park in the Beckstead Estates has been recorded.

This will be placed in the safety deposit box at Walker Bank in Sandy. Robert Schouten received a bill from Red Noland Construction Co. and he has checked with Larry Alsup of Templeton, Linke and Alsup and verified that Mr. Noland has completed all that he is charging the City for. The job is 11 percent completed. The bill is for \$70,616.56--this is for pipe and labor. This bill will be paid for from bond money.

Mr. Schouten submitted a list of bills to be approved asking that the bill to Noland Construction Co. be added along with Jordan Valley Sentinel for \$13.50, Horace Gailey for \$200.00, Webster's for \$23.64, Mountain Fuel Supply for \$20.19 and Alma Holt for garage rent--\$240.00. Elwood Jones made a motion to approve the bills as submitted. G. Ray Holt seconded, all in favor. G. Ray Holt made a motion to get someone to fix the thermostat. Mayor Beckstead will get someone to fix it.

Alma Holt made a progress report on the water lines. They have completed 1300 West and are now working east on 10600 So. to the top of the hill. Mr. Holt asked if there would be lights to hand up for Christmas this year. Utah Power and Light won't put them up.

G. Ray Holt made motion to adjourn. Time 9:15 p.m.


Robert L. Schouten, City Clerk

Bills approved by the City Council for the month of Dec. 1973.

Waterworks Equipment Co.	Meter supplies Inv. C2204	\$ 72.96
Century Equip. Co.	Fuse & light Inv. SL.21335	6.49
S.L. County Water Conserv. Dist.	26.11 acres feet water	1,436.05
MGH Investment Management	Waterbills printed 3 mo.	47.16
Winds Groc.	Misc. gas, paint, etc.	32.46
Utah League of Cities & Towns	Group Insurance	.95
Mountain States Waterworks	Water supplies Inv. 43518	62.48
Crane Supply Co.	Water supplies Inv. 887779	31.86
Utah Power & Light Co.	City Office	15.80
Websters Inc.	Water supplies R14914	7.97
Utah State Tax Commission	State w/h tax	62.68
1st Security Bank - West Jordan	Fed. w/h tax	212.27
Utah State Social Sec. Agency	FICA	408.92
Utah State Employees Retirement	Retirement	92.76
Mountain Bell	Telephone serv. + long Dist.	21.28
Orrin W. Beckstead	Salary & mileage	125.00
G. Ray Holt	Meetings	50.00
Martin L. Jensen	Meetings	50.00
Donald O. Jex	Meetings	50.00
Elwood T. Jones	Meetings	50.00
Ivan R. Oakeson	Meetings	50.00
Alma M. Holt	Salary	475.00
David E. Palmer	Salary	225.00
Robert L. Schouten	Salary	200.00
Velma M. Cain	Salary	200.00
Leona Beckstead	Cleaning Office	10.00
Velma M. Cain	Mileage	20.00
Howard Newbold	Rent	100.00
Holt's Service	Gas for truck 10/10 to 12/24	77.65
Walker Bank & Trust	Safety deposit rent	6.00
Jordan Valley Sentinel	Legal notice - busget	102.60
Wind's Grocery	Gas and oil	18.93
Waterworks Equip. Co.	Water Supplies	70.81
Hal Naylor	Welding repairs	42.50

Sandra Burton	Bowery rebate	10.00
Vaughn Price	Bowery rebate	10.00
So. Jordan 4th Ward	Bowery rebate	10.00
Secretary of State	Notary bond for RLS & VMC	10.00
Larry Perkins	Salary	100.00
Brent Thomas	Wages	24.00
So. Jordan 3rd Ward	Handbills	60.00
		<u>\$21,089.61</u>

Minutes of Regular Business Meeting held in City Office October 2, 1973. Those in attendance were: Mayor Orrin W. Beckstead, Councilmen Elwood T. Jones, Martin Jensen, G. Ray Holt, Ivan R. Oakeson and City Sec. Velma M. Cain. Citizens attending the meeting were: Tracy K. Holt, Rulon H. Parry, Mark M. Klotovich, Garn McMullin, Lindsey McMullin, Max G. Schmidt, Edward J. Fraughton, Marvin Golding, Larry Hutchings, Beverly Hutchings, Grant Afflec, Carvel R. Schaffer and Tom Rohovit.

Mayor Beckstead opened the meeting at 8:00 p.m. and asked Martin Jensen to open with prayer. Mayor Beckstead stated the first order of business was a zone change for Fern Holt asking for a change from R-1-10 to Commercial C-2. This is for a garage-repair shop. The application has passed the County requirements, the Planning Commission requirements and now needs to be passed by the Council. Mayor asked for a motion on this zone change. Elwood Jones made a motion to accept the change of zoning as requested, Martin Jensen seconded, all in favor. City Clerk & Recorder, Robert L. Schouten was absent and couldn't sign the forms so Mayor Beckstead to Mr. Holt to call him if the County had any questions about the zone change.

Mayor Beckstead told the Council the two young men in attendance were getting information for Boys Scouts.

Citizen Mark Klotovich who owns the property adjoining the Fern Holt property where the garage will be built, wanted more information about the plans. He wanted to sell land adjoining this property. Mrs. Holt will be approached about buying Mr. Klotovich's property so that his view will not be obstructed. Mr. Klotovich will contact Mrs. Holt to see what can be arranged. G. Ray Holt will have this property appraised.

Mr. Larry Hutchings met with the Council with question regarding the property that he is in the process of developing. He is now asking for a right-of-way for a private lane to get away from the appearance of a subdivision; he wants it to look like a country estate. He asked what he had to arrange for in the way of water, telephone and gas. The gas is no problem as gas is available. The Council told Mr. Hutchings that subdivisions require 6" water lines. Mr. Hutchings will not be dedicating this road to the County and will not expect services on it. Curbs and gutter requirements were discussed. Mr. Hutchings was told that when the third home is built he will have to get curb and gutter. He stated he didn't want to have curbs and gutter as he planned on planting grass along the land and bushes between the grass and rock fence. The fence will have lighted posts about every 30 feet. Mr. Hutchings asked if the new water lines going in on 2200 West could have a 6" tee installed to go to his home. He was told this could be arranged. Council members told Mr. Hutchings since the lane is not public the City of South Jordan must have a right-of-way so they can maintain the water lines. Mr. and Mrs. Hutchings were excused.

Mayor Beckstead introduced Mr. Ed Fraughton and Mr. Max G. Schmidt. Mayor Beckstead stated that Mr. Schmidt has a problem about the old church house on 1300 W. and 10400 So. Mr. Fraughton is an artist and he wants to live in the building and have part of it for a studio and part for gallery for public or private showings of his work. Mr. Fraughton is a sculptor, he showed photos of his works to the Council. Mr. Fraughton told the Council that he needs a place large enough for his works and a place close-by for security reasons. He asked the Council if a fence would be needed. He

stated his work would not create noise, or pollution even though an oven is needed to bake his statues. There is no need of a zone change. Mr. Fraughton stated that he might hire two to three people from time to time. The Council asked if there would be much increase in traffic. Mr. Fraughton stated that when he had showings for his work there would be an increase, but he didn't have many shows a year. G. Ray Holt stated that an art gallery would be a help to the school and this would help to make it a cultural area with the library close-by. Elwood Jones stated he thought the people of South Jordan would be in favor of this. Mayor Beckstead thought the neighbors should be contacted, and this probably should be zoned Commercial. Mayor Beckstead reminded Mr. Fraughton that the lawn would have to be maintained well. Elwood Jones suggested that Mr. Fraughton, Mr. Schmidt and the Mayor get together and talk to the neighbors about their plans. Mayor Beckstead will report back at the next meeting. Mr. Fraughton and Mr. Schmidt were excused.

Citizen Marvin Golding asked the Council when the political conventions were going to be held and who the judges were. Mayor Beckstead told Mr. Golding he had a list of Judges to be approved by the Council. No further action was taken.

Mr. Afflec, Mr. Schaffer and Mr. Rohovit met with the Council to discuss further needs of the AFCO Investment Co. with regards to the Westland Hills Golf Course. Mr. Afflec expressed he appreciated getting a meeting with the County. Mayor Beckstead had been helpful in getting the meeting. Mr. Afflec stated that he was to the meeting to get some reassurances from South Jordan that the Water Conservancy District would supply water to the subdivision he was building. Mayor Beckstead read a letter he had received from Templeton, Linke and Alsup who will be engineering the water lines. The letter had six items that must be approved and agreed to by the City of South Jordan. This will help put pressure on the Water Conservancy District to furnish South Jordan with enough water for this sub-division. Mr. Afflec took a letterhead from the office to copy the six items in a letter and Mayor Beckstead will sign it and mail it. Mr. Schaffer was interested in knowing what type of re-payment the people who live along the new water line going from 3200 West up to the subdivision would have to make. The Council stated that there would be no rebates within the subdivision, rebates only for those connecting between the subdivision and 3200 West. Mr. Schaffer also wanted to know if it would be alright with South Jordan to get water from West Jordan if South Jordan couldn't supply it. There was no objection to this from the Council. Mr. Schaffer asked the cost of water connections. He was told they were three hundred dollars but the Council felt that the condominium would require larger connections so there would have to be a larger charge made for these. No figure was stated for the larger connection. Mr. Schaffer also asked if the City of South Jordan could help paving the road on 40th West to the boundry. Discussion was held and South Jordan will work with the County to see if some of the B & C Road fund could be used on this. Mr. Afflec, Mr. Schaffer and Mr. Rohovit were excused.

G. Ray Holt made a motion to accept minutes as mailed and bills as presented. Elwood Jones seconded and added the bill to the 3rd Ward was for \$50.00, not \$60.00 and stated that the Ward had done a good job in getting the handbills to every home. Mrs. Cain stated that she had failed to make a note of the 280 signatures from citizens in South Jordan objecting to the boys home. Also 49 businessmen from Riverton had signed a petition against the home. These will be added to the minutes as corrections. Martin Jensen made a motion to add these to the minutes mailed out and Ivan Oakeson seconded.

Mayor Beckstead reported that the Planning Commission had met with the neighbors close to the boys home and there had been a meeting set up. No one showed up for the meeting to support the home. The home will not go in South Jordan.

Mayor Beckstead stated that he wanted to get something definite from the County regarding the bridge on 10400 So. and 1700 West. The water will be going out of the canal by the 15th of October. Mayor Beckstead has received drawings of the bridge installation and the County will put the sewer and water lines under the bridge. The County will fix up the roads after the sewer and water lines are in.

Mayor Beckstead reported that South Jordan had received a Collector Road check in the amount of \$19,368.51. We will deposit in the Walker Bank and we can draw interest on it.

Mayor Beckstead reported that the Sewer District had met with Gov. Rampton to get additional funds to get started on the sewer lines. Gov. Rampton has applied for \$250,000.00 to go along with whatever the Federal Government can put up. The Sewer District needs one-million dollars.

Mayor Beckstead reported Mr. Keith Mattson is building a home in So. Jordan and wanted to live in a house trailer until his home is finished. Mayor Beckstead told him of the recent requests that the City had turned down. Mayor Beckstead told Mr. Mattson about a home that is for rent on 10600 So. The home has been purchased by the State for the dam on the Provo Parkway Project. Mayor Beckstead found out the State is charging \$250.00 for the house and he told the State it was too much rent and the home would go empty and be destroyed by vandals. The man from the State told the mayor he would reconsider and let the mayor know of his decision.

Elwood Jones stated he had gone to see Mr. Renfroe who has a house trailer to live in while he builds his home. Mr. Renfroe has an agreement with South Jordan to be out by the end of October. Mr. Renfroe told Mr. Jones he couldn't be in the house until Christmas. Mr. Jones stated that the City Council should get with Mr. Renfroe and put pressure on him to finish the house. Mr. Jones also warned Mr. Renfroe about his dog running loose.

Mayor Beckstead reported that he and City Clerk, Robert Schouten had signed the contracts for the water system.

Mayor Beckstead had a list of names for judges for the election. Four voting places are required by law. Discussion of places to hold the election was held. Suggestions were: School, City Office, Church, Stake House, and Clyde Green's home. The names of judges were:

458 Greta Metcalf, Joyce Bouck, Effie Maynard, Alternate, Della Holt.
458-A Muriel Perschon, Hadene Pedersen, Elenor Arnold, Alternate, Merle Burton.

459 Myrna Emmett, Remola Worth, Linda Hovey, Alternate, Della Workman
459-A Elaine Spencer, Marie Holt, Shirley Thomas, Alternate, Cleo Anderson

Ivan Oakeson reported he had written a letter to Ron Flynn of the County Engineering Dept. asking to meet with him. If Mr. Flynn couldn't come out in the daytime he would meet with Mayor Beckstead, Mr. Oakeson could meet with Mr. Flynn at night.

G. Ray Holt made a motion to adjourn. Martin Jensen seconded, all in favor.


Robert L. Schouten, City Clerk

Bills approved for the month of October, 1973

Templeton, Linke & Alsup	Engineering Services	\$21,960.00
Salt Lake Co. Finance Dept.	Sales tax coll. 6/1/-8/31/73	913.06
Mountain Fuel Supply	Service to 9/26/73	2.19
Utah Power & Light	Cemetery light	2.70
Utah Power & Light	Office service	12.98
Alma Holt	Salary	475.00
David E. Palmer	Salary	225.00
Robert L. Schouten	Salary	200.00
Velma M. Cain	Salary & 9 hrs overtime	222.50

Larry Perkins	Wages 8 hrs. @\$2.50	20.00
Winds Groc.	Gas & oil for truck	33.41
Salt Lake Co. Water Cons. Dist.	Water	2,486.55
Jordan Valley Sentinel	Proof of publication	69.20
Waterworks Equip. Co.	Meter parts Inv. C1783	18.30
Safeguard Business System	Ledger sheets Inv. 485316	94.10
Pembroke's	Office supplies	4.39
Mountain States Waterworks	Meters & Supplies Inv. 42108	545.10
Pioneer Incorp.	Setting markers	20.00
Pembroke's	Office supplies Inv. 26253,26956-9.70	
Mountain Bell	Telephone serice	20.77
Salt Lake Stamp	Notary Seal	11.80
Utah Salt Lake Canal Co.	Water assessment	22.50
Utah State Employees Retirement	Retirement fund	104.50
Utah League of Cities & Towns	Group Insurance	.95
Orrin W. Beckstead	Salary & mileage	125.00
Ivan R. Oakeson	Meetings	50.00
Martin L. Jensen	Meetings	50.00
G. Ray Holt	Meetings	50.00
Elwood T. Jones	Meetings	50.00
Donald O. Jex	Meetings	50.00
Mountain States Waterworks	Meters & parts Inv. 42620	261.23
Leona Beckstead	Cleaning office	10.00
Velma M. Cain	Mileage	20.00
Howard Newbold	Office rent	100.00
Charles Wilson	Bowery rebate	10.00
Greta Metcalf	Election judge	30.00
Joyce Bouck	Election judge	30.00
Effie Maynard	Election judge	30.00
Halene Pedersen	Election judge	30.00
Muriel Perschon	Election judge	30.00
Elinor Arnold	Election judge	30.00
Myrna Emmett	Election judge	30.00
Linda Hovey	Election judge	30.00
Della Workman	Election judge	30.00
Aleen Spencer	Election judge	30.00
Marie Holt	Election judge	30.00
Shirley Thomas	Election judge	30.00
Randy Price	Opening & closing cemetary	90.00
Donel Cain	Opening & closing park	90.00
Charles Christopherson	Rent deposit rebate	11.00
		<hr/>
		\$28,801.93

Minutes of Non-Partisan Convention held in City Office on October 9, 1973. Those in attendance were: Kent Fine, Judy Fine, Melvin Lloyd, I. R. Oakeson, Alta Oakeson, Della Workman, Joseph A. Workman, James C. Hansen, Roy Naylor, Martin Jensen, Richard L. Fisher, R. A. Naylor, Lamont Beecroft, Donald O. Jex, Paul Pilcher, Peggy Pilcher, Vance J. Spencer, Aleen M. Spencer, Larry Perkins, David L. Clifford, Noell Clifford, Marie Holt, Orrin W. Beckstead, Robert L. Schouten and Sec. Velma Cain.

Chairman James Hansen called the meeting to order at 8:00 p.m. He stated the purpose of the meeting was to take nominations for the office of Mayor and two Councilmen.

Chairman Hansen stated the first order of business would be to open nominations for the position of Mayor of South Jordan. Mr. Richard Fisher made a motion to place the name of Orrin Beckstead for mayor of South Jordan. He felt that Mayor Beckstead has done a fine job in the past and felt Mayor Beckstead is a man who has the time, our interests at heart; and connections with the County to continue the fine job he has been doing in the past. Mr. Joseph Workman seconded the motion