

The Old Mill Valley

IN THE SOUTHEAST SECTION

OF SALT LAKE COUNTY

BY

HARRY P. BLUHM



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CHAPTER 1:
THE DESERET AND GRANITE PAPER MILLS COMPANIES
THE DESERET PAPER MILL: 1884-1892

Beginnings

The beginnings of the Deseret Paper Mill were recorded in the minutes of the Deseret News Company's directors 3 Sept. 1880. Wendell J. Ashton (1950, 199-200) summarized the actions of the directors as follows:

The board of directors of the Deseret News met in the little adobe office building of President John Taylor between the Lion House and the Beehive House to [discuss] the possibility of building a new paper mill [to replace the outdated Sugar House mill]...

...The directors decided to appoint a two-man committee to investigate possible sites for a new mill in City Creek, Big Cottonwood, and Little Cottonwood streams. The men chosen were Angus M. Cannon, former News business manager and now vice-president of the company, and Thomas E. Taylor, News manager.

About six weeks later the report was made. City Creek had some advantages, but the committee wondered if sufficient water could be drawn without meeting legal troubles. In Little Cottonwood Canyon there was plenty of nearby granite stone for building purposes, and there was good spring water available. But there was some question as to whether there was sufficient water for power during the last six months of the year. (The committee showed that steam power would cost about three times as much as water power.)

The picture at Big Cottonwood was better. There was plenty of water for power as well as for washing. Leander Butler offered twenty acres of land, on which was a small house for eight hundred dollars. Philander Butler owned almost another eight acres of land, on which he had a number of frame buildings, including a brewery, which his bishop [Solomon J. Despain of the Granite Ward] had counseled him to close [Brigham Young evidently caused Philander to sell the brewery]. He would sell the entire plot, building and all, to the News for eight hundred dollars 'while to others his price was \$1,500'.

The News directors decided to purchase land and water rights in Big Cottonwood, about 13 miles southeast of the News offices and go ahead with a new paper mill. Thomas E. Taylor, Henry Grow, and Charles J. Lambert were asked to visit papermaking plants in the East for ideas. Nauvoo-born Charles

J. Lambert, the older brother of George C. Lambert, had been foreman of the Sugar House paper plant, and he was to be the first foreman of the new plant in Big Cottonwood.

Grow, appointed architect and builder for the new plant, was a Philadelphia-born bridge builder who had helped President Young and Architect William H. Folsom design the famed Salt Lake Tabernacle...

McGhie, Jr. Sells Water Rights to Deseret News Co.

William McGhie and wife Mary sold land to the Deseret News Company. \$200 was the purchase price. Later, on 8 December 1892, the Deseret News Company sold this property to the Granite Paper Mills Co. It included "all interest in water, springs on premises of William McGhie, Jr." (Recorder's Office, **17 March 1890** Abstract Book 5A: 73, 74)

Construction of and Equipment in the Deseret Paper Mill: 1881-1884

Ashton (1950, 200) wrote the following about the construction of the new paper mill as follows:

"...For nearly three years the stonewalled paper mill was under construction. Cement manufacturing in Utah was still some fifteen years away, so mortar for the walls was made from stone 'shavings' and clay. When the building was finished, it looked as formidable as a Spanish castle. Its main portion was three stories high, and it had an imposing elevator tower that lifted its ornate, gabled head a hundred feet in the air. The building was situated up against the towering Rock slopes.

"A fifteen hundred-foot race brought the water into the three iron-cased turbine wheels, and a cut-stone culvert carried the water back into the prancing, rock-lined canyon stream. Spring water for washing and modern machinery was installed.

The old paper machine from Sugar House was transferred and was soon turning out coarse wrapping paper from straw pulp...

"...A new one hundred-foot paper machine from Connecticut was installed for forming newsprint, book, and Manila papers, all made from rags. In about a half minute this intricate machine converted oozy pulp into satin-smooth sheets of paper."

The Finalized Deseret Paper Mill

The newly constructed Mill cost considerable money according to Ashton (Ibid):

"The mill cost nearly \$150,000 dollars - almost an astronomical figure in those days. Shortly after its opening, it was employing twenty-four workers, but in full operation it would employ fifty. The plant could yield five tons of paper a day."

According to the 4 October 1884 issue of the Deseret News Evening News:

The Deseret Paper Mill building was completed April 1884. "The building is granite, the main part three stories high with a basement; the machinery room one story and basement. The full length is 160 feet and width 85 feet, an addition of 35 feet is in progress [October 1884] making an extreme width of 120 feet...A tower for the elevator is 100 feet high and its dimensions 8 x 8 feet...The smoke stack is 75 feet high... The building has a machine room, engine room, rotary boiler room and an extension for chemical and cutting room. The total acreage for the mill was 110 acres."

Machines Housed in the Paper Mill

The Deseret Evening News, after a year or more of operation, reported the following:

"Three are two machines operated; one, the old machine used in the Sugarhouse Mill for many years, which now turns out coarse wrapping paper from straw pulp; the other, a splendid machine made by Smith, Windham and Company at South Windham, Connecticut. It is nearly one hundred feet in length, is of fine finish, and is one of the latest and most improved patterns. It takes a minute and a half for the liquid pulp to pass through this long and complicated machine and comes out as perfect paper. It moves like clock-work and works like magic."

Lockwood' Paper Trade Directory of 1883 lists the following equipment for the Deseret Paper Mill: "Six rag machines, one 36-inch Fourdrinier, making book, news and manila wrapping, five tons per 24 hours"

Plant superintendent, Lambert:

with the cooperation of the directors, brought the mechanical department of the newspaper a long step forward by installing a Bullock press ... Lambert obtained the press in 1890 at a bargain-counter price of eight thousand five hundred dollars from the Omaha Republican, after reliable old John Bull had viewed it and pronounced it 'good as new.' The Republican had paid fourteen thousand dollars for it five years before.

[The beauty of the Bullock press was its ability to print] both sides of the paper at once, and the newsprint was fed into it on a web from a roll. It also used stereotype plates (curved sheets of solid metal containing type impressions) rather than the actual type itself attached to a cylinder. The Bullock press could spin out fourteen thousand eight-page newspapers an hour -- a fantastic speed compared to its predecessors. (4 November 1890: Deseret News Company Minute Book; Ashton, 202-203).

A Local Description of the Mill Race

Estelle (Staker) Bowthorpe, daughter of Nathan Henry Staker the Granite mill foreman, in her manuscript, "The Old Paper Mill," (4) gave this description of the mill race:

"There was a large mill race built around the side of the mountain from Big Cottonwood Creek. This turned an enormous water wheel on the east side of the mill, which operated the machinery. The race, as we used to call it, was built higher than the mill and came down a ditch on the east side of the mill where it struck the water wheel. Then it came out under the road.

They also built four brick houses just across the creek and slightly east of the mill where some of the officials lived."

The Old Mill Water Tank

Grant Pedler (27 Oct. 1999 Interview), whose family lived south of the Old Mill in the mid 1920s and 1930s, recalled that the:

"Deseret Paper Mill built a cement water tank having a wooden roof that was filled with spring water. Its location was about a half mile south of the mill. Water from the tank fed the open ditch that ran north toward the paper mill. The water eventually went into a concrete head gate above the paper mill. Then it flowed downward in the 1500 hundred-foot race into the three iron-case turbine wheels. A pipe line replaced the open ditch to eliminate loss of water from seepage."

The concrete head-gate can still be seen above the Old Mill on the east side. Milton Pedler, brother to Grant, obtained permission to use water from the tank for home use. The tank, now gone, was still standing during the early 1950s.

The Work Force at the Paper Mill

It was reported that the Deseret Paper Mill:

now employs 24 hands, including Mr. John Bonner, the foreman, who is from Middleton, Ohio. When fully operational, it will employ 50 regular hands but this does not include incidental workers, such as rag gatherers and haulers of rags, straw, coal, and paper, who are quite numerous... Bonner replaced Mr. Charles John Lambert, who was foreman of the Sugar House Mill and the first foreman of Deseret Mill. The Mill averages 30 tons of paper per week or 5 tons a day. Daily expenses are about \$400.

Plans made by Henry Grow who superintended the work, while masons work was managed by Joseph Dover. Mr. T. E. Taylor was business manager of the company (4 October 1884. The Deseret Evening News).

Paper Making

Estelle Bowthorpe (n.d. "My Life, 1) wrote the following about paper making at the Deseret Paper Mill:

"The paper was made of straw and rags. The rags were sorted by girls and put through four kinds of machinery. First, they were put in a machine, which cut them into very small pieces. Then they were mixed with a thin liquid paste and allowed to dry for some time. These pasted rags were then put through a cold roller and rolled into small sheets. The sheets were then put through a steam roller and dried, ready to cut into sheets for the market."

The Hatfield Family History (n.d. 1) provided this information about paper making: "Various kinds of paper were made. Straw was first used; later quaking aspen trees were ground and mixed with rags. Rags were shipped in from as far as Denver, Colorado."

The Trials of Operating the Mill

1884-1890: According to Ashton (1950, 201), "The paper mill...was born in travail, and it lived through trial. For years it struggled. It lost money. Sometimes its paper jolted the printing presses because of its varying thickness. Paper manufacturing on a large scale was a complicated business, and it was difficult to obtain experienced and competent management."

THE DESERET NEWS CO. LEASES ITS PAPER MILL

"In 1890, the Deseret News Company leased the paper mill to a man named Skewes for two years at an annual fee of \$5,000. After a few weeks Skewes and his associates gave up the project. The mill again returned to the company" (Ashton, Ibid).

THE COMMUNITY SURROUNDING THE PAPER MILL

Clustered around the Deseret Paper Mill was a brewery operated by William McGhie, Jr., an ice pond and house, a sorghum mill and four rooming houses. Merlin Butler (1961, 38-40) cited this memory of the old ice pond and house:

"I remember very vividly the old ice pond about 1/2 mile upstream from the Old Mill, where ice was harvested two or three times during each winter. An ice house, made of stones and filled with sawdust, stood nearby, where the ice was stored for summer use by the entire community. Towns people would gather on harvest day, and the ice would be sawed in blocks about 2 feet square [which] sometimes would be frozen to a depth of one foot or more. A horse would be used to draw each block from the pond, where it would be packed in sawdust, and covered to get it ready for another block. Some winters were so cold and long, that three or four crops of ice would be stored in one winter. And sufficient ice on hand to last the entire community all summer...This ice harvesting was a necessity. Nearly every family had a home ice cream freezer, and cows to contribute their share of the ingredients for good old delicious home made ice cream."

THE GRANITE PAPER MILL: 1892-1895

Acquiring the Deseret Paper Mill

"Two years [after the failed 1890 lease agreement] a group of business men submitted a proposition to the News directors...to try operating the paper mill for four months, with an option to purchase it for a 'price not to exceed fifty thousand dollars.' Arrangements were made, and later in the year, 1892, the sale was completed. The group taking over was known as the Granite Paper Mills Co. Its president was W. H. Howe, pioneer shoe manufacturer" (Ashton, 1950, 201).

Salt Lake County Recorder's Office Records (Abstract Book B5).

19 August 1892: "William Rowe and Joseph W. Summerhays, Herbert Foulger, David Murdock [Trustees] To Whom It May Concern - Notice of Location. Purpose to give notice of location of all the waters of Big Cottonwood Creek as 'Granite Paper Mill site' for mining, milling purposes with other property and water rights to be held in trust and conveyed to Granite Paper Mills Co. after its incorporation."

11 October 1892: "The Deseret News Company (a corporation) to William C. Rowe in trust with other property rights to be held in trust and conveyance to Granite Paper Mill upon its consideration. William H. Rowe, Trustee to Granite Paper Mills purports to give notice of location of all the waters of Big Cottonwood Creek as Granite Paper Mill Site' for mining, milling purposes."

7 November 1892: "The Deseret News Company by George Q. Cannon, President, and John A. Evans, secretary for the Granite Paper Mills. To secure payment of future advance not to exceed \$30,000." The purpose of this agreement seems to be that the trustees of the Granite Paper Mills Co. would secure a loan to meet advance payments to the Deseret News Company.

3 December 1892: Two entries are recorded in Salt Lake County Recorder's Office that deal with officers of the Granite Paper Mills Co. securing "payment of future advances not to exceed \$30,000." The entry on page 73 identifies "H. Rowe, Pres. and David G. Murdock Sec. The third party is Cannon Grant & Co. a loan company.

The page 74 entry states, "Granite Paper Mills Co. by William H. Rowe and David Murdock sec., Richard W. Young trustee to Cannon Grant & Co. third party..." The intent is the same as the p. 73 entry.

Events Preceding, During and After the 1 April 1893 Fire

The Day Before the Fire. **31 March 1893:** "George C. Lambert [superintendent of the mill], after a month of almost constant watch at the paper mill...returned to the city [at 6 o'clock], no doubt feeling happy. The mill had just made its most successful run in its bumpy history. Brownish sheets of high quality paper had streamed from the big machines that day. It was the best Manila stock the mill had yet yielded -- and it cost less a unit than previous issues. The walls of the plant were almost bulging with four times the normal inventory. Bad roads had prevented hauling paper to the city.

"Lambert had told his some thirty workers they could have a long week end of rest. The plant would be closed Saturday for Arbor Day."

"...Today, being Arbor Day, the employees had expressed a wish to enjoy a holiday, and Mr. Lambert shut down the mill at 6 o'clock yesterday to gratify that desire. Work was to have resumed again on Monday" (1 April 1893 Deseret Evening News).

Estelle (Staker) Bowthorpe wrote this description of the Granite Paper Mill before it burned down. "It had a huge chimney at the back, the square tower on the front. Also the glass office room on the south side where the open air dance hall is now. Another thing that impressed me very much was the huge boiler and other pieces of machinery in the west end of the mill. I do remember a large roller through which the pulp was run and wound into large rolls.

"Also a huge tank where the coal oil was kept, of which I was terribly frightened. Perhaps, because I had so repeatedly been told to keep away from it."

The Fire. The report of the 1 April 1893 Deseret Evening News 5 o'clock edition had these headlines: "A Disastrous Fire" "One of Utah's Industries Devoured by Flames" "Granite Paper Mill Destroyed" "Property That Cost over \$100,000 [Actually \$150,000] Almost Totally Lost - The Insurance Only \$20,000"

"The safeguarding the premises [of the paper mill] were regarded as unusually complete. Owners felt no one would [torch] the place."

Fighting the Fire. **1 April 1893:** Deseret Evening News. "At 3 o'clock this morning Mr. Ayres [the night watchman] discovered that the rag room located on the second story of the building was on fire. Already the flames had gained considerable hold. A number of the mill hands reside in the vicinity of the building and these were quickly aroused. The mill was well supplied with water and there were plenty of pipes and hose on each floor. These were

brought into operation but the fire gained too much headway to be checked. The small force of men engaged in an effort to subdue the flames had to retire and by 5 o'clock the building was completely gutted. Where two hours before had stood a mill that had been erected at a cost of \$100,000 [\$150,000] there were only the charred and cracked granite walls [Destroyed was the roof and most of the machinery and interior of the mill.]

"About four times the usual stock stored at the mill was there when the disaster occurred. The bad roads have prevented hauling the paper to the city; so many tons were stored up until the weather would permit it to be removed. [Out of the entire lot not more than three or four tons of paper were saved.] The stock burned was worth about \$12,000 to \$15,000..."

"...From thirty to forty hands were employe, and considerable means was expended to get the mill into prosperous working condition. This point just seemed to be reached when the calamity occurred. Said W. H. Rowe, president of the company today: 'It does seem too bad. The sun was beginning to shine with us. We have been working under great difficulties and had just got into shape for pushing ahead, now almost the whole plant was swept away.' When asked as to whether they would start up again, Mr. Rowe replied: 'I cannot say. I do not know what we shall do. We will look over the ground and then decide as to the future...'"

"Residents in the Cottonwood section were aroused by the clamor of the fire department. The thirteen-mile trip from Salt Lake City to the mill at the attempted speed was too strenuous for one of the horses, which gave out before the department arrived."

The Aftermath of the Fire

The 2 April 1893 Salt Lake Herald had these headlines about the fire: "BURNED TO THE GROUND" "The Granite Paper Mill Now in Ruins" "Origin of the Fire" "The Total Loss \$95,000, with but \$20,000 Insurance"

George C. Lambert the business manager said the mill closed at 12 o'clock midnight after a three-week run and about 3 o'clock the watchman discovered a small blaze in the roof. The interior was filled with highly combustible and inflammable materials. Out of \$12,000 worth of material on hand, only \$250 worth of paper was saved."

Loss to the Building....	\$40,000
Machinery.....	35,000
Manufactured items.....	12,000
Raw material.....	8,000
	<hr/>
	95,000

"On the last payday, the company had twenty-four men on its payroll; and eight trains were employed in hauling coal from

Franklin, rags from the city, and straw from the country settlements."

"Heber J. Grant & Co. had the insurance."

The 2 April 1893 Report of The Deseret Evening News had these headlines about the fire: "From Burning Soot That is the Probable Origin of the Paper Mill Fire" "The Shingle Roof was First Burned -Thought the Alarm Was an April Fool Joke"

George Lambert the manager, said he was "satisfied the fire started with a soot fire in the chimney. When the mill closed down, there was probably some burning soot in the chimney, sparks of which settled on the shingle roof and ignited it.

"The engineer, [August] Steingruber, slept in the attic of the mill. Friday night and about 3 o'clock he was awakened by a crackling noise. On looking up, so he says, he saw a burning place about a foot square on the roof. The engineer, afraid of fire, jumped out of bed and did not dress but shot down the stairs shouting, 'FIRE' at the top of his voice. The watchman, Ayres, remarked, "Oh you can't April Fool Me.' The engineer said he was not fooling. So Ayres looked up from the outside and saw a blaze coming from the roof. He ran for Nathan Staker, the foreman, and woke him and several other employees; some of whom thought it as a Fools Joke.

"When [Nathan H.] Staker and the others got there, the whole roof was ablaze; and the fire had reached the lower stories. Efforts were directed toward saving the [paper] stock but only three and one-third tons could be got out. The rest and the machinery were a total loss. The walls of the building, too, are badly cracked."

Estelle (Staker) Bowthorpe provided these additional insights of her father's role in trying to salvage valuable paper and printed material at the burning mill:

"Father and others worked like demons to save what paper and books they could, but the roof soon fell in. Then father jumped into the 'pit' as they called it to save something. He stepped on a nail that went through his rubber boot into his foot. Every spring [thereafter] his foot would swell and become inflamed. Mother used to poultice it and everything she thought might help. Finally, after years a piece of rubber came out [where the nail had gone into the foot]. From then on he was never bothered again."

Theories as to the Cause of the Fire

As noted above, George Lambert was of the opinion that the fire started with a soot fire in the chimney. Locally, in the Butlerville community, two stories circulated as to how the fire started. Summarized by Estelle Bowthorpe they were:

"One story was that one of the employees, on leaving the night before, threw his greasy overalls and shirt into the firebox under a boiler, and a flash of fire went up the chimney, taking a piece of the burned clothing up with it and throwing it out on to the top of the building [roof]. After smoldering for some time, the shingles caught fire."

"The second story is that the night watchman tipped over his lantern while asleep on the top floor into a pile of rags. People of the [Butlerville] community who recall the night the mill burned, tell that the fire was of such force that it threw burning shingles clear up Wasatch Boulevard."

The 1 April 1893 Deseret News Weekly, had this to say about the possible cause of the fire: "...As the fire started in the rag sorting room, it may be that spontaneous combustion among the rags was the source of the trouble; though how this could be is not understood, as everything has been turned and sorted, and there was no known chance for such an occurrence. The safe-guards against the fire on the premises were regarded as unusually complete."

The cause of the fire was subject to considerable speculation. The conclusion seems to be that the cause was never definitely ascertained and possibly never would be.

Inadequate Fire Insurance

As noted above, the mill was insured for only \$20,000 of which \$16,000 was on the building and \$4,000 on the [paper] stock. "The insurance companies were Heber J. Grant & Company which represented the following companies: Liverpool, London & Globe, \$2,000; Home & Phoenix, \$4,000; Penn of Philadelphia, \$2,000; Home of Utah, \$2,000; German of America, \$1,000; America of Philadelphia, \$5,000." \$18,000 of the \$20,000 insurance was in foreign companies.

Should the Paper Mill Be Rebuilt?

The 3 April 1893 edition of The Salt Lake Tribune had this headline: "THE OLD MILL MUST BE REBUILT" The Tribune article endorsed the Deseret Evening News to raise funds for the paper mill. It went on to say, "This matter will be presented to the public. Those in favor will be asked to contribute funds. The owners' loss is the public's, who are also losers. A good many men will be idle and not likely to find employment until the mill is running again. Let us aid the scheme substantially and have the mill rebuilt without unnecessary delay."

The Demise of the Granite Paper Mill

The destroyed paper mill was not rebuilt, as the \$20,000 insurance failed to cover the costs. Also, the railroad made it cheaper to import quality paper than to manufacture it locally. Further, "a ready supply of rags was not always available, as the pioneer people could not readily afford to donate their clothing and replace it on a continuing basis."

Jack Goodman in the 23, February 1992 Salt Lake Tribune (p. E4) printing of his "City View" wrote, "This purpose-built mill operated for only a few short years -- falling victim not to quality control, but to reduced railroad freight rates. Local industry couldn't compete with the untaxed, free-trade, no-tariff barrier, imported paper in those latter territorial days when the rest of the burgeoning nation impinged upon no-longer isolated Deseret."

Kirkham & Lundstrom made this observation: "For thirty-four years the granite walls of the paper mill stood on the banks of the Cottonwood Creek near the mouth of Big Cottonwood Canyon, as a silent sentinel of the past."

26 May 1957: Deseret News, p. 27). "The Old Mill - turned out paper first, then turned to pleasure," by A.R. Mortensen, Director of Utah Historical Society.

"...The Old Mill, sometimes called the Granite Mill, still bears mute testimony to the last and greatest effort to make paper on a commercial basis in Utah. This structure, portions of which still remain, stands at the mouth of Big Cottonwood Canyon. It was built in the early 1880's expressly for the manufacturing of paper. It is said the granite blocks used in the building were quarried and hauled from Little Cottonwood Canyon, and were blocks discarded while hauling stones for the building of the temple. The mill operated for about ten years and produced first-grade paper, on which was printed Church publications and newspapers.

"In the early morning hours of April 1, 1893, fire was discovered in the rag room on the second floor of the building. In spite of valiant efforts by a small force of men, the fire could not be subdued, and by 5 a.m., the building was completely gutted. The disaster forced Utah out of the ranks of paper-making states, for the paper mill was never reconstructed..."

The Mill Owners in Probate Court

Settlement of the Granite Paper Mills Co. holdings occurred in Probate Court, Jacob B. Blair Judge. Five entries were recorded in Abstract Book 5A, Salt Lake County Recorder's Office. Actions of the Judge on these dates were: 19 January 1894 (p. 71, tax sale

\$22.50); 26 January 1894 (p. 74, tax sale \$28.40); 31 December 1894 (p. 73, "Deseret News Co. by collector, sale of an 8 rod strip running northwest Section 25 \$4.50); 3 June 1895 (p. 71, "County Treasurer to Granite Paper Mill Co. Receipt \$28.00)

Remembering The Deseret/Granite Paper Mills

10 June 1975: The Deseret News of this day printed a section entitled, "Newsprint Shortage: A Recurrent DesNews Placque" written by Douglas D. Palmer. On page 48 he wrote, "The Big Cottonwood Canyon paper mill, site of the last Utah produced paper used by the Deseret News, was marked as an historic site October 1, 1966 by the Daughters of Utah Pioneers."

DUP Marker No. 326. The Daughters of Utah Pioneers, in 1966, mounted their historic Old Mill marker on the granite wall just to the left of the entry door to the mill. To see it one goes down several steps. The marker reads:

COTTONWOOD PAPER MILL

In 1880 the Deseret News Corporation purchased a 28-acre mill site, including water rights. With Henry Grow, architect and builder, the \$150,000 Structure, made of granite from nearby quarries with mortar of clay and stone groundings, took three years to erect. The 1860 paper machine from Sugarhouse Mill and some new machinery was installed; A 1500-Ft. race brought water through the penstock to encased turbines. The plant could yield 5 tons of paper a day. Chas. J. Lambert, Manager, sold to Granite Paper Mills Co 1892; Destroyed by fire 1893; Restored 1927 as a recreational center.

Central Company

17 October 1999: A Gravestone at the Old Mill. How did a grave stone get placed by the lower floor entry door to the Old Mill? Was it an abandoned marker that was purposely left at the Old Mill? If not, was it a part of an Old Mill Halloween Spook Alley? Has anyone ever tried to claim it? Today, the grave stone can be seen on the concrete floor below the DUP marker. It reads:

FATHER
STEWART V. VANCE
OCT. 30 1895 SEPT. 18, 1924

Was Stewart V. Vance a real or fictional person? If the former, where was he born and originally buried? Will we ever know?

24 July 2000: The Stewart V. Vance headstone no longer resides by the lower floor entry to the Old Mill. It was removed by parties unknown some time after 17 October 1999.

A White Scroll, A Remnant of Yesteryear. Though the Deseret Paper Mill was ravaged by fire in 1893 a remnant of its construction is still intact 107 years later. It is a white scroll that can be seen to the north of the elevator tower between two windows to its right and left. Time has defaced most of the engravings. Still visible through binoculars are certain words. At the top of the scroll the words "[Praise?] to the Lord," may be seen. The words "DESERET NEWS COMPANY" faintly appear. On the next line are the words, "PAPER MILL."

At the bottom of the scroll are Roman numerals. Discernable are these letters - "MDC...CLX." The Roman numerals MDC equal 1600 years. The numerals CLX equal 160 years for a combined total of 1760 years. The Roman numerals defaced could conceivably be the equivalent of an additional 120 years making the year 1880 when the News bought the property to build the paper mill. The other possibility is that the missing Roman numerals would equal 1884 the year the mill became operational. Overall, the scroll is a marvelous remembrance of the dedicated Deseret Paper Mill builders.

CHAPTER 2:

BUTLERVILLE RESIDENTS WORKING AT OR LIVING NEAR THE DESERET/GRANITE PAPER MILL

MILL EMPLOYEES

Robert Hatfield (age 56) was "an expert at running a 'paper cutting machine.' Having learned this skill in England, he was asked to work at the Deseret Paper Mill. In fact, he helped to build the mill, which was constructed of "granite rock. The pieces that would not do for the temple were used."

Hatfield continued working for the paper mill until the fatal 1 April 1893 fire. While in the employ of the Deseret Paper Mill "tithing was taken out of his wages but he never complained."

His daughter, Francis, also worked at the paper mill.

Nathan Henry Staker was another employee of the paper mill. Previously, he had worked at the Sugarhouse Paper Mill. When the mill burned down April Fool's Day 1893, Staker was the foreman. His daughter, Estelle, also worked at the mill, presumably in the rag room.

August Steingruber, a bachelor, built a home on the bank of Little Cottonwood Creek, where he and his mother and sister lived. Employed at the Granite Mill as the engineer, Steingruber was the first to be aware that the roof of the mill was on fire. Jumping out of his attic bed he hurried down the stairs shouting at the top of his voice, "FIRE."

Earl Morton Wilkinson of Butlerville, when talking with an elderly resident (he couldn't recall her name), told him that at age 13 she worked for the Deseret Paper Mill. Her job in 1892 was sorting rags at \$1.00 per day.

Mark Hopward Bleazard, a carpenter, worked at the Deseret Mill. His diary which he kept from December 1886 to January 1896 contains some entries about his work at the mill. Two entries for 1887 were:

"Monday [23 February] I worked at the mill and James Harrop (a Butlerville resident) got his finger cut in the paper cutter and Mr. [Charles J.] Lambert took him to town to Dr. Anderson and had it sewed and fixed up.

Tuesday March 1st I worked at the mill making a step ladder and doing some other jobs and Joseph Steaker [Staker] (also a Butlerville resident) got his fingers in the calendars, and took some skin off."

Hyrum Covert and his brother James Solomon Covert. These

brothers worked at the paper mill. Further, **Leander Neri Butler** and **Neri Butler** were employees. The record is silent as to other Butler residents who may have worked at the Deseret or Granite Paper Mills. We do know, however, that many young women worked at the mill sorting rags, etc.

MILL EMPLOYEES AND DESERET NEWS CO. HOUSES

Four brick homes were built by the Deseret News Co. south of the mill for its employees. To begin with, **Charles J. Lambert**, the first foreman of the Deseret Paper Mill probably lived in one of the homes, as did other administrative personnel. Other occupants were **Robert Hatfield and family** and **Nathan Henry Staker's Family**.

Initially, Staker worked at the Sugarhouse Paper Mill. Upon completion of the Deseret Paper Mill he transferred to the new mill. Later, he became foreman of the Granite Paper Mill. Children born to Nathan H. and **Mathilda (Wagstaff) Staker** while living in the brick house were Hazel, Emma and Estelle. Rather than living in what was known as the "Hollow", Nathan H. desired to own property on the "Bench", which today is known as 7000 South or Fort Union Blvd. He purchased a land from a Mr. [Archibald] Livingston.

Uncertainty exists as to who leased the four homes to occupants after the fatal fire of 1893. Did the Granite Paper Mill owners still have possession of the houses? Clement Butler implied that the Utah Power and Light Company owned the houses. The company, however, was not incorporated until 1912.

On 2 January 1915, the company, due to a consolidated movement of several electrical companies, received the lease of their electrical properties to become part of an integrated system. Stephen L. Carr states that Utah Power and Light took over the Stairs and Granite Power Plants in 1911. This reporting, however, is not documented. The company, before 1920, owned both the Stairs (located about 6-7 miles up Big Cottonwood Canyon and Granite Power Plants. The latter plant was built at the mouth of the canyon.

When reading the account of individuals living in these homes from 1894 onward, one must realize that incomplete information makes it impossible to fully determine the time frame they resided in these homes.

BUTLERVILLE FAMILIES AND DESERET NEWS Co./UTAH POWER AND LIGHT COMPANY HOUSES

Clement Butler identified four families that lived in these homes. Going from south to north these families were Leander Neri Butler, James Harrop, Seth Park and Alonzo Green. The John Morton Wilkinson family also lived in one of these homes. The years these families resided in these homes, as noted above, is difficult to

determine. However, the dates children were born in each home shed some light. Also, U.S Census data of Butler Precinct No. 65 provide background on these families. Family histories, such as those of Neri Leander Butler and Alonzo Green, give us a better understanding of their family life.

Leander Neri Butler's Family

Leander Neri, the son of Leander and Eliza (Chugg) Butler, was born 24 December 1866 in South Cottonwood, Salt Lake County. When he became a teenager, he "worked with his father and uncles [Neri and Philander Butler] in Big Cottonwood Canyon getting logs out of the canyon to the sawmills they owned...When the paper mill was built...most of the residents had employment at the mill. He and others worked there until the year 1893 when the paper mill burned down."

At age 28, he married 23-year old Sally Efsabeth "Effie" Wagstaff "in the Salt Lake Temple 20 December 1893. They were among the first couples to enter the...Temple after it was [dedicated]." Their residence was "in one of the brick houses close to the mill. Neri found employment with Butlerville resident Edward C. Tucker on a farm and at mason work." Five of the children were born in the home, except Merlin. They were: Eva M. (1894), Gerald (1896), twins Clement and Clella (1904), and Henry Lavere (1908).

The family moved to Mendon, Utah in 1898, where Merlin was born 20 February 1900. Later that year, the family moved back to Butlerville and their same rental house. It was the furthest one east of the Deseret Paper Mill and closest to the mouth of Big Cottonwood Canyon.

According to Clement Butler, a son of Neri, as he was known, "had a little cabin built by the creek that was all screened in. In the hot of the summer, when he was working night shift at the 'stairs station' power plant, he would go out there in the day time and sleep...He had quite a few stands of honey bees. When he would come home at night, he would enjoy making bee boxes and working with the bees. He enjoyed fishing and would spend many a night after work fishing in the Big Cottonwood Creek in the back of our house. He and [son] Gerald would spend a good many hours together hunting and fishing."

Clement Butler also wrote about family animals, which enabled the family to have food on the table:

I remember father always raised a pig every year. We also had a milk cow. Every fall Ern[est] Green [who lived north of the Old Mill] would come around and kill our pig for us, so we would have meat for winter... Father also liked to raise chickens. We would always have our own eggs to eat and sold milk from our cow to the neighbors.

Life in those years was hard, as the family was poor. Living conditions were not as we have today. Some activities or events the Butler family experienced before the turn of the 20th Century were written by Clement Butler:

We had to pack all our water we used from the Big Cottonwood Creek, which was about a block away from our house. On Saturday night, we would heat water on the old wood stove, (as coal was scarce in those days). We had no water in our houses...On Saturday night we would all take turns bathing in the little old aluminum tub. We had what we called a pantry where we kept our drinking water. A bucket full of water with a dipper attached to the side of it.

Winters were severe with lots of snow and cold weather. When the family went anywhere, Neri would hitch up "Old Babe" to a "cutter", which was like a small sleigh with runners on it; and out we would go in the snow." More than once, when Neri finished his shift at the Stairs Power Plant, he would trudge down the canyon "wading in snow and breaking a track with snow higher than his waist."

Due to the severe winters, "Neri and his son, Gerald, and neighbor, James Harrop, would spend most summers down by the creek getting out wood for us to burn in the house. They would drag the logs up to our house and spend the fall sawing up logs."

During the summer, the Butler boys spent many an hour "playing around the old papermill, climbing hills, hunting and fishing, and swimming in what [they] called the 'old muddy pond' located about a mile northwest of [the family] home. [Many] a happy hour [was spent] swimming in this old pond. Boys would come from miles around to swim there. At night we would build a large bonfire and swim until about midnight.

"I'll never forget my brother, Gerald. He was a good marksman with an old Winchester 22. We would go out with him, about every Saturday, shooting Cottonwood Rabbits, which were plentiful in those days. Mother would always make us a rabbit pie when we got home... This was delicious."

The Accidental Death of Leander Neri

Leander Neri left the employ of Edward C. Tucker to become an employee of the Utah Power and Light Company. He was the operator at the Stairs Power Plant in the canyon. "While working there he was repairing something ...which caused a short circuit, and the flash burned his hands and face very badly. For a while, it looked as though he would lose the use of his hands entirely. But he recovered and went back to work again.

Recovering from an auto accident in the canyon, which crushed

his shin bone, required the use of crutches. A tragic accident occurred 12 August 1918. His wife, Effie, told the story:

While in this condition something went wrong with the lighting system at home. He and the superintendent of the powerhouse, Mr. Taylor, tried to locate the trouble when Neri received 6400 voltage of electricity. Having his right leg up off the ground, the electricity shot through his right arm, across and down through his heart, killing him instantly.

Witnesses to the tragedy were 14-year old, Clement, and 10-year old brother, Henry. Living away from the home were Gerald, in the army, Merlin, working for the road commission, and, Eva, who was living in North Logan with her husband, Victor Israelson. Eva holds the distinction of having her parents plant a tree near their residence close to the day of her birth. It still stands today in the Canyon Creek subdivision being nearly 105 years old.

Effie, who was two weeks shy of her 48th birthday, kept her family intact for eighteen months. She then became the second wife of Nathan Henry Staker, 15 October 1919. Nathan's first wife, Martha Wagstaff, was a sister to Effie, who died 25 June 1916.

Nathan lived on top of the hill, or the "bench", as it was known. He had a 15-acre farm where he grew fruit, which he peddled and sold in his grocery store, which was attached to his house. The site was about 3300 East 7000 South. He moved Effie and her three youngest children, Clement, Clella, and Henry Lavere, to his home.

The couple enjoyed almost sixteen years of marriage before Nathan died, 25 Jan 1932. Effie, a widow for fifteen years, kept busy. She "was well known as a maternity nurse in the Butlerville community and as an accomplished singer. She was survived by her three sons (Merlin A., Clement, and Henry L. Butler) and two daughters (Eva Israelson and Clella Barrella) and four stepsons (William Henry, Nathan, Ira, and Roscoe Melvin Staker; and three step daughters (Hazel, Emma McGhie, Estelle Bowthorpe, and Loraine Green)."

James Harrop and Family. James did not occupy one of the Old Mill brick homes until after 1900. The 1910 U.S. Census for Butler Precinct No. 65 notes that James Harrop was 63-years old and a widower. He stated he was a laborer doing "odd jobs." Living with him were his daughter, Mary W. (age 30), and a son, William (age 27). Mary, who was single, stated she held no job. Presumably, she performed the duties of a housewife. On occasion Owen, a brother to James, lived with the family.

The Seth Park Family. Seth Austin Park was the fifth child and third son of James Pollock and Sarah Ann (Pymm) Park, who had six children. He was born October 30, 1867 in the area that became known as Butlerville, according to family records. His family was

renting one of the brick homes based on the U.S. 1900 Census for Butler Precinct No. 65.

Seth (age 29) and wife Mary (age 23) (Bolliger) Park had been married eight years. The marriage date was August 5, 1892. They had three children, Allice (6 yrs.), Mary (5 yrs.), and Frank (2 yrs.). Seth's occupation was farming. September 10, 1910 the family moved from Butlerville to Sandy, Utah. The reason Seth moved to Sandy was due to his mother, Sarah Ann, having moved there in the month of December 1909.

On July 21, 1909 he and wife, Mary, received property, including water rights from his mother, Sarah Ann Sanford, who had married William Sanford in the year 1870. Sarah Ann previously had divorced James Pollock Park.

Seth Austin lived nearly twenty years in Sandy before his death January 20, 1930. His January 21 Deseret News obituary read: "At a local hospital, Seth Austin Park, 70, of Sandy died Monday of pneumonia. He is survived by his widow [Mary] and two sons, Frank, of Sandy, and Ralph, of Midvale; three daughters, Mrs. Earl Morris, Miss May Park, of Sandy, and Mrs. Andrew Hafeling, of Mill Creek; one sister, Mrs. Marion Covert, of Woodland, Wash., a half-sister, Mrs. Noe, of Idaho Falls; a half brother, William Sanford of Payson."

The Alonzo Green Family. Alonzo was nineteen years old when he married fifteen-year old, Henrietta Tangwall, 19 November 1904. That same month, they were successful in obtaining lodging in one of the homes built by the Deseret News Company for its employees. Here, their first six children were born: Ellen Alice (1905), Clifford L. (1906), Beldon Edward (2/1909 died 3/1909), Rex Velorus (1910), Vesta Margaret (1913), and Norma Fay (1915) (30).

Life of the Green Family Near the Old Mill. Ellen, the oldest daughter of the Green family, wrote these recollections about family life living near the Old Mill:

I remember playing among these ruins [of the Old Mill] and crawling through the old spillways, where the water had raced, scrambling over fallen rock walls from one level to another.

Our transportation was a horse and buggy, and we didn't get too far. My father would hitch up the old horse and take us to church part of the time. Mostly, we walked a distance of two miles. Occasionally, we got to Murray, and once in a while to Salt Lake.

When I was eight years old, I was baptized in the cold waters of Big Cottonwood Creek by my father's oldest brother, Rueben Green. He also had a large family, and we visited together a lot [at his Danish Road farm].

I remember there was a solicitor who came every Tuesday in his horse and buggy to take our grocery order. The next day, he delivered them. When the bill was paid each month, we got

a sack of hard candy, which was a treat we looked forward to. In one of the other houses was a family by the name of [Leander Neri and Effie] Butler. Mrs. Butler took care of my mother thru several of the births of the children. At that time, going to the hospital wasn't done. Babies were born at home, and mothers were kept in bed 10 days.

We had to carry our water from the creek which, in the spring was a stream that roared down with enough force to roll huge boulders with it. It was a distance of about a half city block from the house, and we carried water for all our needs, including laundry. We scrubbed clothes on a wash board and a large boiler, in which to boil the clothes for extra whiteness. We sometimes added some lye to help. There was always a sort of rivalry between neighbors to see who could have the whitest clothes on the line to dry.

When I was about ten years old, [1914-15] we got a washer. It was operated by turning a wheel (by hand) but a great improvement over the old washboard."

Alonzo's Employment in Big Cottonwood Canyon. Ellen also wrote this description about her father's employment in the canyon and how her mother and the children joined him each summer in the canyon:

My father worked on construction of roads, which never got beyond dirt or gravel. Also, he worked in the mines. He worked in the mines in the winter also; but at that time of year, we stayed in the valley. When I was about 5 or 6 [1910 or 1911], he was working at the Michigan Utah Mine in Mill F South Fork in Big Cottonwood Canyon. A snow slide roared out of the draw about four o'clock in the morning. He, with several other men, was buried for several hours. Three men were killed. It was late afternoon before they were all out and the dead bodies recovered. My mother said he was never the same again.

As soon as the snow was gone, sometime in June, we [the family] moved into the canyon...It would take us a whole day to get up the canyon to where we were to stay that summer. We weren't lucky enough to have a cabin; and anyway, we always stayed at a different place each summer. Dad would haul planks up and build a floor and about three feet of plank wall and the top would be a regular tent.

We had a wood stove and coal oil lamps. Our beds were often pine boughs, but mostly they took spring and mattresses, and Dad made wooden frames.

I can still hear the clear sound of wood being chopped in the clear, cool morning air, and smell the indescribable fresh pine scented air. We drank freely the water of the sparkling streams.

The Move to Bolliger Flat. Alonzo decided in 1915 to move from his Old Mill house to the flat, where his father Alvin W. Green had built a house before 1894. Doing so, would enable him to own his own home and be close to his widowed mother, Alice. Here three children were born - Maxine who died one year after she was born in 1916. Next were Wenona Bertha (1919) and Morris Lamar (1922).

The 2300 East Residence. By 1925 Henrietta fell heir to ten acres of land from her Uncle Billy McGhie's estate. Realizing this was an excellent opportunity to be closer to the Butlerville community, the couple sold their home on the Flat to Alonzo's sister, Francis Iva, and her husband, Joseph (Parley) Bolliger.

The last four children were born at the new house that was built at 6742 So. 2300 East. They were Mark Tangwall (1925), Leonard Zane (1928), Jennie Rae (1930), and Clayton Stuart (1932). The children who lived to adulthood numbered eleven.

Henrietta wrote these words about the hard times they had living in their new residence:

We had quite a few hard times raising our family, but the children seemed to understand we couldn't give them all the things they would like. They used to play a lot with toys of their own making. We had quite a time making ends meet.

My husband rode a bicycle to work lots of times, or a horse to Murray. He put in from eight to ten hours work for \$2.50 a day. He worked that way for a long time.

I remember once we didn't have any flour in the house, and I didn't know how we would get any before payday. I have thought many times it was the Lord who stepped in and helped us. A junk man came to the door and asked if I had any junk to sell. I sold enough junk to buy some flour and other things.

Then my husband got a job on the conduit [in Big Cottonwood Canyon], which was going to Salt Lake for the purpose of supplying water to the city. He got a little better wage on that job. Then World War I broke out, and wages went up to five and six dollars a day.

Permanent Employment. Alonzo eventually was hired by Jordan School District as a custodian. First, at the brick school, built by Butler School District No. 57. Next, at the Butler Elementary School, built in 1923. He continued working as a custodian for the District until his retirement.

Alonzo's Death. After a lingering illness, Alonzo, (69 yrs.) died at his residence 3 November 1954. His funeral was held 6 November at the Butler Ward Chapel. Conducting was Bishop Clyde V. Buxton. Speakers were Peter M. Mickelson (former principal of Butler Elementary) and Bishop Buxton. The internment was at the Murray City Cemetery. Jordan School District Superintendent, Arthur Peterson, offered the Graveside Prayer.

The John Morton Wilkinson Family. They lived in one of the red brick homes in early 1900. It was the birthplace of Earl Morton Wilkinson, born 20 March 1900.

John Morton, the father, was foreman of Silica Mine #1, now the site of the Holladay Gun Club. It opened in 1912 and was called the Utah Fireclay Silica Mine. From the rock, which had to be ground properly, expensive silica brick was made that lined the furnaces in smelters to melt ore. The mine petered out after six years.

John Morton, in 1918, was successful in discovering another mine about a mile north of the present gun club. The silica extracted from this mine was of a higher grade. The mine operated from 1918 till 1931.

THE OLD MILL CARETAKER'S HOUSE AND CARTER'S INN

The Caretaker's House

March 1947 Earl Morton Wilkinson and his wife Evelyn moved into the caretaker's residence across the road from the Old Mill. They were paid \$90.00 a month to tend the furnace and keep the floors clean. During the summer, they washed windows. J. B. Walker, who owned the Old Mill Tavern, hired their services.

Originally, two dances per week were held at the Old Mill. When W.W.II was over, Walker scaled back to one Saturday night dance per week. On New Year's Eve, the Old Mill was the scene of merry-making, as the New Year was rung in. "Also, a priesthood meeting for the whole East Jordan Stake was held on a Sunday morning."

A caretaker, prior to Earl Wilkinson, was Pharel Draper. Pharel, however, lived in his own place, further south of the Old Mill. He typically slept on a cot in the basement of the Old Mill. One night he was awakened by an intruder, who broke a window above the cot. Draper, alarmed, shot the man. Charges were brought against him for manslaughter. At his trial, the jury acquitted him.

One of the last, if not the last, caretaker of the Old Mill was Jerry Rose. He was hired by a member of the Walker family. He served in this capacity from 1973-1975. The white painted caretaker's house was secured by a latch. One evening, he was aroused when the entry door was smashed in. In the door was an inebriated man holding a Jack Daniel's bottle. He told Jerry he was the leader of a band that years previously had played for dances at the Old Mill. He and his cronies kept Jerry captive for two hours while they regaled him with stories about their experiences at the Old Mill. After their departure, Jerry was able to fix the latch so that he could bed down for the night. Today, Jerry is a resident of Cottonwood Heights.

Carter's Inn

Carter's Inn, like the caretaker's house, was located across from the Old Mill. The owners would set up shop by lifting up a folding door that exposed a counter. Sold to individuals, who wished to dance at the Old Mill Club in the late 1920s and early 1930s, were soft drinks, cracker jacks, candy bars, etc.

The Inn was still standing until the early 1990's, when it was torn down. A piece of history lost. During the 1960's and 1970's, a chained dog would bark at joggers and their dogs when approaching the house. The late 19th century structure was demolished when the Old Mill Estates subdivision was bustling with the sounds of new home construction.

Across the road from the Inn are mail boxes in a make-shift wooden holder, attached to a tree. The address shown on the box is 6430 South. An old mailbox found on the ground had these names, **Pedler, Fox, and Bolliger.** Fox may have been the last occupant of the former Inn. Charles Brady currently lives on Bolliger Flat.

CHAPTER 3: USES OF THE OLD MILL: 1887-1992

A Public Meeting Site

13 March 1887: The Deseret Paper Mill also served as a public meeting site for Butlerville residents. One such meeting occurred on this day when Apostle Franklin D. Richards of the Council of Twelve Apostles for the LDS Church reorganized the Granite Ward. Alva Butler was sustained as the new bishop succeeding Solomon J. Despain.

RENOVATION OF THE VACATED OLD MILL AND THE OLD MILL CLUB

Buying the Old Mill Property

J.B. Walker, through his incorporated Old Mill Tavern, Inc. became the owner of the Old Mill. He acquired land in the area from the Utah Light & Traction Co. 28 May 1927, 1 June 1927 and 24 August 1927. On 28 October 1927, another land parcel was purchased from George W. Peterson. On 2 November and 7 December 1927, two additional parcels of land were acquired from Emerette W. Peterson.

1927: The "Old Mill" lay in ruins until 1927, when J. B. Walker, an excavation and trucking contractor, bought and renovated the building. "The original frame structure was rebuilt with a hipped roof in 1927. Used for dancing, it was called the "Old Mill Club." Through the 1930s the building was used as a night club. In the 1940's, the Club was a popular gathering place for young people of Salt Lake County. "The Old Mill Club [was] open weekdays on application to caretaker next door."

Earl Wilkinson and his wife were caretakers of the Old Mill in the late 1940's. Earl reported that J.B. Walker spent \$80,000 [rather than the \$250,000] to remodel the Old Mill.

A. R. Mortensen's Account of the Old Mill Club

A. R. Mortensen wrote the following on page 27 of the 26 May 1957 Deseret News about the Old Mill Club:

In the spring of 1927, the Old Mill took on a new and, perhaps, its final role in history. The building and grounds were rehabilitated and placed in operation as a place of amusement, a dance hall and club. It has continued to operate intermittently as such for three decades; and, especially during the 1930s, was widely patronized and known as 'the romantic Old Mill.' In its picturesque setting at the mouth of the canyon near the foot of the Wasatch, surrounded by trees and shrubs, thousands have danced and played - perhaps

unaware of the original purpose for which the building was constructed so long ago. It is a far cry from papermaking to romance under the stars, but the old granite walls still stand, serving another purpose and another generation."

Jack Goodman's Accounts of the Old Mill Club

23 February 1986 The Salt Lake Tribune. City View, "Will the Old Mill, and its environs, survive?" by Jack Goodman, E9.

"Some graybeards, tottering about Salt Lake City or tending grandchildren out in the county, will tell you they remember it best in its guise as the Old Mill Club. That 'institution' was rumored to have functioned as a haven for young bloods who hankered after forbidden beverages during the latter days of the prohibition...

" [The Old Mill Club] was clobbered together back in 1927 from the still-standing walls of an adobe [granite] mill build in 1881...In addition to its role as a 'club' in the palmy days of the Prohibition, the Old Mill was a prime romantic setting for local dances. The burned-out east wing was paved [cement] as an outdoor dance floor from which coeds and their swains watched the moon rise over Mount Olympus or the Twin Peaks. The big bands and small combos of assorted periods played indoors or out."

23 February 1992: The Salt Lake Tribune, E4. Jack Goodman, the writer of "City View," also wrote another story about the Old Mill.

"The mill's fire blackened remnants were vacant until the palmy days of Prohibition, when it became apparent that even Saints drank bootleg booze sometimes. And, of course, dancing was never considered sinful...In 1927 or thereabouts, the burnt-out east wing was smoothly paved to provide an outdoor dance floor, from which one could see the moon rise in romantic fashion over Twin Peaks and Mt. Olympus. Dubbed the Old Mill Club, the building became the summer-season venue (although no one used that Olympiad word) of dance programs featuring big bands and small combos.

"Meantime, there were periodic efforts to make the still-sturdy west end of the building useable. Windows were replaced, draperies hung, chandeliers installed, carpeting laid, and all in all, or so old-timers report, the Old Mill Club 'became quite the place.'"

Ashton's Account of the Renovated Old Mill

"Thirty-four years later the gaunt walls of the old mill were to receive a new touch. The place, partly restored to its original lines, became a summer dancing rendezvous. The rhythmic roll of the drum and the swing of a saxophone's notes stirred the air,

where there was once the whirl of factory machines. White-shoed couples waltzed where sweating men had stacked paper; and starry-eyed lovers sat beside the stream that once pushed turbine wheels around. Life [returned] to the old mill. But not papermaking! It had ended in Utah on that April Fools morning when George Cannon Lambert heard a voice on the phone say, 'The paper mill is burned!'"

Earl Wilkinson's Account: 1942-45

Wilkinson said that "During World War II [the Old Mill] had a lot of dances there for the soldiers. As soon as the war stopped, those dances stopped. About that time, when the dances stopped, we [as custodians] only had to prepare the [dance] floor one night a week. Saturday nights and... New Years' parties. My wife took care of a lot of the work...[I] more or less took care of the furnace."

The "King George" Singer

3 May 1996: George B. Catmull died on this date. He gave a lifetime of service to the Salt Lake community. He served as Superintendent of Salt Lake County Roads and Bridges. Independently, he was a general contractor. "He was known as 'King George,' a singer at the Old Mill and the Rainbow Rendezvous..."

Mickey Paramore and the Swingettes

28 May 2000: Mable (Mickey) Paramore on this date died. "She was an accomplished musician from the age of six, where she played for the silent movies. She formed an all-girl orchestra, Mickey Paramore and the Swingettes, where she will be remembered for performances at Saltair, Lagoon, Rainbow Rendezvous, and the Old Mill, where they broadcast over the radio and throughout the surrounding area...Mickey was a natural musician with the ability to play any musical instrument..."

Craig Wirth and the Old Mill

6 February 2000: KUTV 10:00 p.m. Newscast. Craig Wirth's Millennial Road Tour featured the Old Mill Club. The dance floor had fancy wooden beams. It operated during the Prohibition years. When a police raid occurred, people would jump out the windows. One could get the best food around. Later, it became a haunted house. It now stands as a landmark of the past.

OTHER USES OF THE OLD MILL

Weddings

24 March 1947: Donna Brady married Edwin O. Glenn in the Old Mill

9 September 1948: Delores and Kenneth Howard were married in the Old Mill, with a reception held afterward. Delores was the daughter of Earl and Evelyn Wilkinson, custodians of the Old Mill. Her parents lived convenient to the facility.

High School Seminary Dances

November 1956-57: Seminary students from Jordan High School held two formal dances at the Old Mill. The students danced to a full orchestra and enjoyed the refreshments. Joan Butler, whose roots were in the Old Mill area, had her first date with her future husband, William Jensen, at one of these dances.

Butler LDS Stake New Year's Eve Dances

31 December 1968: The Butler Stake, under President William. James Mortimer, held its first New Year's Eve Dance at the Old Mill. The theme was "1969 Ole." Those attending were served a Mexican dinner. Larry Kramer, Butler Stake Young Men's President, was in charge of the party and dance. High Councilor Robert Stewart, a ZCMI decorator and counselor to President Kramer, was in charge of the decorations.

31 December 1969: The second New Year's Eve Ball sponsored by the Butler Stake was held in the Old Mill. A large crowd was in attendance.

31 December 1971: The third New Year's Eve Ball sponsored by the Butler Stake was held in the Old Mill.

Rock Dances Denied

28 October 1970: The Deseret News. The fall of 1970, investigating health and fire officers closed the Old Mill after finding it unsafe. An entrepreneur, however, petitioned county officials to reopen it for Friday and Saturday night rock concerts. Due to concern over the presence of drug use on the site, the request was denied.

Cottonwood Heights "Old Milladays" Celebrations

20-21 June 1968: The Old Mill was the site of Cottonwood Heights' first "Old Milladays" community celebration on these dates. Working in collaboration with the Lion's Club and local churches, the event included a parade, carnival, and midway, food, games, and contests, and a dance and floor show inside the Old Mill. The Salt Lake Tribune reported the event with this caption, "Cottonwood Heights Chooses First 'Old Milladays' Queen.'"

Queen of the "Old Milladays" was "Dixie Boswell, 16, blond, green-eyed junior at Jordan High School... [She was crowned] at the Old Mill, 3300 E. 6900 South, at the mouth of Big Cottonwood Canyon. Named as princess was Deborah Ann Guest, 6 1/2, daughter of Mr. and Mrs. Wesley Guest, 7105--2870 East. Deborah, who has blue eyes and long brown hair, will begin first grade this fall. According to Mrs. Clair Anderson, chairperson of the queen contest, judging was based on poise, personality and appearance.

"Breakfast [was served] Saturday at 7 a.m., followed by a parade at 9:30 a.m. The CARNIVAL AND MIDWAY [was] opened at noon, and from 2-4 p.m. games, contests, and sporting events [were] held.

From 5:30 to 7:30 children of the community will be introduced to Kimbo the Clown, along with other carnival activities. The celebration [ended] with a dance scheduled at the old mill."

19-20 June 1969: The second annual "Old Milladays," celebration was conducted under the auspices of the Cottonwood Heights Community Council, Darld Long, Chairman.

German Immigration Event

21 August 1983: This was the final day of a three-day event in the Old Mill, commemorating German immigration to the United States.

A Halloween Haunted House

10 October 1984: The Salt Lake Tribune. "The Old Mill becomes a 'haunted house' during the Halloween season as part of a fund-raiser." A picture showing a Halloween-costumed male and female, had the caption, "Work Starts Early on Haunted Mill."

"**The Haunted Old Mill**, 6900 South Big Cottonwood Canyon Road (approximately 3500 East), Salt Lake City. Open Mondays through Thursdays 7 to 10 p.m., and Fridays and Saturdays, 7 to 11 p.m. Admission \$5. Benefits for the American Heart Association."

Jack Goodman in his Salt Lake Tribune City View Column wrote that:

In its time [the Old Mill] has been a paper factory, a restaurant, a disco, and even a Halloween 'Haunted House'...The three-story barn-like structure, presently standing, has been used for charitable purposes at Halloween, for art exhibits, handicraft displays, and occasional dances."

Goodman's **9 October 1992:** The Salt Lake Tribune article notes that "The Old Mill is oddly enough, easier to find in the dark o' night of Halloween, when a revolving searchlight guides you to this mill-turned-spook house."

Ghost Tales. Estelle (Staker) Bowthorpe remembered that "Some ghost tales have arisen surrounding the mill. These probably stem from the 'scary' atmosphere of the big tower with a circular staircase [going] all the way to the open top, which provided a haven for owls and bats."

CHAPTER 4:
OTHER EVENTS OCCURRING IN THE OLD MILL
VALLEY AREA: 1871-2000

Knudsen's Flour Mill

1871-76: "With financial backing from Charles Stuart Bagley, who owned part of the land previously purchased from Joseph Newman, and the water rights, [Knudsen's Flour Mill] was built...with lumber milled in Big Cottonwood Canyon...In 1892 a new addition was built onto the mill, and steel rolling machines replaced the stone burrs...These produced an even finer flour and were used until 1907, when the mill was shut down...The mill remained standing until the 1920's when it was torn down."

The Neilson's Deliver Food Commodities in Butlerville

1890-1920s: In Holladay, a large two-story brick general store was built in 1890 by Jim Neilson. He and his brother, Hyrum, worked together to boost business. Hyrum took "orders...delivering all over the upper part of the county, from East Mill Creek to Butlerville." Butler residents, such as Henrietta Green, who lived in the vicinity of the Old Mill, placed grocery orders with Hyrum.

Knudsen's Inn and the Heather and Tuscany Restaurants

1919: "...in 1919 Rudolph [Knudsen] built Knudsen's Inn on the southeast corner [of Holladay Blvd. and 62nd South], and ran it for several years. About 1925, it passed onto the Dyers. The Inn later burned to the ground, except the solid rock walls. The walls withstood the fire so well that the inn was rebuilt and [became] the Heather, another popular dining spot under the cool cottonwoods." Dyers sold the Inn to Mr. and Mrs. William Smith in 1946].

Summer 1995: Construction work was underway to expand the Heather. Former Jazz basketball center is the most visible owner. Renamed the Tuscany, it has become a popular Italian eating establishment. Under the direction of chef Michael Campbell, Tuscany's menu changes twice a year, in May and October.

Prime Development Land

10 December 1880: The U.S. government on this day "granted a choice 100 acres of Cottonwood land to one Edward Woods, a [black man]." The land ran "south and east from Knudsen's Corner to the big timber grove of oak, cottonwood, and willow, and to a full rush of Big Cottonwood Creek, even beyond the gravel pits."

"In about 1888, his land was sold for \$14.05 in back taxes." Where Edward and his wife, Annie, "went after their land was

sold...remains a mystery...the land remained to be bought and developed by a long list of familiar names -- Rudolph Knudsen, Herbert S. Auerbach, Church Castle, Munn Q. Cannon, and later, Fred Kessler and Royal Sims to name a few..."

The Progress Power Plant

1904: "...the first scoops of gravel for making concrete were taken out of the ground, at what is now the Southeast Sand and Gravel operation at 65th South on Holladay Blvd. That gravel was used in pouring the foundation of the little Progress Power Plant at Knudsen's Corner..."

22 May 1906: On this day, Rudolph Knudsen assigned in a warranty deed "80 acres of land near Knudsen's Corner to John P. Cahoon of the Progress Power Co. to build a small hydroelectric plant. This plant brought the first electric power to the area..."

Herding Cows

1913: Thirteen-year old, Earl Wilkinson, herded cows from the Butlerville area around the Old Mill, and around what today is the Holladay Gun Club, for 25 cents per day.

The Area's First Beer Tavern

1940's: The Tavern, that today is known as "The Hog Wallow Pub", originally began in the mid to late 1940's. Known as the Wagon Wheel Tavern, it served beer and sandwiches to residents in the area; and individuals traveling Big Cottonwood Canyon Road enroute to the canyon. The site is to the south of the present Old Mill Estates subdivision entrance. Other names were Demet's Beer Tavern and D. J. Beer Garden, since an outdoor garden eating place was completed. In the late 1990s the original owner, D. J. Demet, sold the "Garden" to its present owners, who after remodeling, named it "The Hog Wallow Pub."

3 March 1981: The American Legion is attempting to convert Demet's Beer Tavern, located by the Old Mill, to a private club. Among those opposed were Butler Stake President, Edwin Pond, and Reginald Grane, a landowner in the area. Individuals were invited to sign a petition drafted by President Pond, a lawyer, appealing the proposal to permit the tavern becoming a private club.

The Old Mill Park and Detention Pond

7 May 1984: Deseret News. Salt Lake County owns about ten acres for flood control east of the state DOT complex.

"The Old Mill Park and detention pond should be completed. Enlarging the park space surrounding the existing detention basin

would be possible by using property the state transportation department garages now own."

A spillway to control the flow of water released from the detention basin was built to control flooding residences down stream, that occurred from the heavy flow of water in the early 1980's.

March 1993: Big Cottonwood Creek and the detention basin were being dredged to enable more run-off water to collect in the basin. The Old Mill Estates subdivision is immediately south of the detention basin.

The Cottonwood Corporate Center

6 November 1992: Deseret News, M1, M2). "Wallace Associates has entered into a contract with Mielke Holdings of Pasadena, Calif., to buy and develop a 44-acre site near the intersection of I-215 and 3000 East."

"The development to be called the Cottonwood Corporate Center, would be a mix of low and mid-rise office buildings, suitable as corporate headquarters; high-tech research and development, computer software, biomedical and such...Total cost of all 12 buildings...constructed - totaling 930,000 square feet of space - would run \$90 million to \$100,000 million...If all regulatory approvals are gained, as expected, construction would begin in the spring...the parcel - formerly a gravel pit - [was bought from Savage Industries] for an undisclosed amount..."

6 August 1995: The Salt Lake Tribune. pp. F1, F4.

"...The corporate center will cost about \$150 million...As for amenities; the Wallace project includes a future 250 room hotels... [which] cannot be built until Wallace finishes the 11 office buildings it has planned. But that shouldn't take long, developers say..."

Cottonwood Corporate Center had a large billboard sign on its property that presented this information:

970,000 Square foot office park on 45 acres,
including ten office buildings, support
retail services, and a full service hotel.

ARCHITECT: Gilles Stransky
Brems Smith

Developer: Wallnet Investments
Broker: Wallace Associates

CONTRACTOR: Sahara Construction

Business Properties Grp.

OFFICE SPACE AVAILABLE 355-9120

4 September 1997: The Salt Lake Tribune, "County Greases Projects Skids, Cottonwood Corporate May Rise Faster Under Deal," p.C2.

"After a 2-1/2 year struggle, creators of the Cottonwood Corporate Center have won approval for an \$8.3 million economic-development deal...Under a proposal endorsed Wednesday by the Salt Lake County Commission, the money will be divided between developers, street crews, and housing officials...Wallnet Investments receives a \$1.7 million grant for public trails, water lines, sewer relocation, and other site improvements to the 44-acre business complex at 6580 S. 3000 East...The entire project is based on the premise that the \$1.7 million will allow Wallnet to build its eight office buildings, hotel and restaurant in five years instead of 12...Wallnet must also guarantee the creation of 230 jobs to qualify for the grant...However, developers offered no details of how the \$1.7 million will trigger an accelerated construction schedule and an additional \$21 million in property value..."

29 March 1998: The Salt Lake Tribune, "Regence BlueCross/BlueShield Open House." A full page advertisement, p. D2.

"Regence BlueCross/BlueShield of Utah [invited readers] to visit [their] new headquarters [two office buildings] at 2890 East Cottonwood Parkway (6580 South) in the Cottonwood Corporate Center...The offices will provide much needed space for the firm's 800 employees..."

8 August 1999: As of this date, five office buildings have been built by the Cottonwood Corporate Center. Two buildings were, as noted above, sold to Regence BlueCross/BlueShield at 2890 E. Cottonwood Parkway. Building 11 has the address 2855 East Cottonwood Parkway. The attached building immediately west is numbered 2825 East Cottonwood Parkway. The fifth building located west of 2825 East has the address 2795 East Cottonwood Parkway. A sixth office building is under construction by the Big D Construction Company. Also under construction is a Market Street Grill and Oyster Bar, which is near Big Cottonwood Creek on the right side of the Parkway, leading to the office buildings.

A Christmas Eve Fire

25 December 1993: Deseret News. "CHRISTMAS EVE FIRE DOES \$200,000 IN DAMAGE."

"Fire fighters respond to a blaze that caused more than \$200,000 damage to a Cottonwood Heights house [in the Old Mill Estates subdivision] Friday night. Fire officials believe a candle that was left burning started the fire. At 6:45 p.m., Salt Lake County fire-fighters arrived at 6769 S. Walker Mill Drive (3405

East) and found the house engulfed in heavy smoke and flames, said Larry Olsen, Salt Lake County battalion chief.

"The fire started with a candle in a back room that had burned down to a decorative wreath," Olsen said. Once it got started, the fire quickly spread out the room and up a 20-foot stairway and into the bedrooms.' Fire-fighters used ladders and tried to attack the fire from the roof. When the flames died down, a crew of seven was sent inside to investigate and douse hot spots. But heavy smoke hindered their work - as soon as one fire patch was doused, another flared up nearby.

"The fire was brought under control at 8:15 p.m., Olsen said. One fire-fighter suffered minor injuries when he fell through a window....The home's owner, Alan Rudd, and eight family members were having a Christmas get-together in the home when the fire broke out, Olsen said. They all escaped without injury."

The house was subsequently rebuilt.

"Touched by an Angel"

8 September 1994: Deseret News, "CONNECTION" (C-1) by Dennis Lythgoe, columnist, tells of being an extra for a day earning a "paltry \$50." "At 10:30 a.m. [he] showed up at the Old Mill Estates where filming was about to begin on several scenes for a new CBS TV series called 'Touched by and Angel.'" He "was shuttled to the set - a new house that belonged to a **real** news anchor - Channel 5's Ruth Todd, who showed up twice with little kids in tow, saying she felt 'slightly invaded.'"

The Health Rider Building

3 March 1995: Deseret News, "HealthRider Manufacturer Breaks Ground for Corporate Headquarters in Holladay," by Roger Pusey, p. B-8.

The Boyer Company "broke ground this morning on a 162,000 square-foot building located at 3000 East 6350 South that will allow consolidation of all corporate operations (excluding manufacturing) under one roof...At the center of the building will be a four story office section with a three story atrium. Two wings will extend from the center building that will be for offices and parking..."

"...The multi-million-dollar project will be finished in November..."

Boyer Company, the Contractor. The Boyer Company began excavation for building the Health Rider Office building. A sign posted on the corner of 3000 East and 6200 South provided the following information: 1) The Boyer Company - owner and developer, 2) Babcock Design Group - architects, and 3) Oakland Construction - contractors, Zion Bank - financing. (June 1995)

HealthRider Being Sold. "...Logan-based ICON Health & Fitness Inc. is buying Healthrider Inc. Its operation will be moved to Logan.

Teltrust Moves into Vacant HealthRider Building. Teltrust, Inc. has moved into the former Healthrider building. Teltrust went bankrupt in 2000, creating a real vacancy in the office building.

Today the Healthrider building is known as the Old Mill Corporate Center, located at 6322 South 2300 East. An Old Mill Corporate Office II building is under construction as of June 2001 creating more office space in the area.

A Crime Committed at the Old Mill

11 March 1995: The Salt Lake Tribune, "More Charges for Jekyll-Hyde --Police: Ex-Fire Fighter Led Good, Evil Life", B2.

Michael Scott Decorso "is charged [with] rape and forcible sodomy; On October 23, 1993, Decorso allegedly raped a woman at the Haunted Old Mill, [6900 S.] Big Cottonwood Road. Decorso, who was working as a volunteer EMT, and the 29-year old woman were closing up the building when Decorso attacked without warning, according to charges. He pinned the woman on a cot, removed her clothing, forced her to perform oral sex on him, and then raped her, charges say..."

The Boyer Company's Medical Center

June 1995: A sign on 3000 East announced that "The Boyer Company, owner/manager [has] 80,000 Sq. Ft. Office Site - BUILD to SUIT, 521-4781." Excavation has begun for the facility.

Today, this three-story building is known as the Old Mill Medical Center, located at 6360 South 3000 East. A new road immediately to the south of the building leads to the back parking lot. The road extends to Old Mill Corporate Center II office building currently under construction.

Widening the Big Cottonwood Creek Bridge on 3000 East

21 January 1997: The Salt Lake Tribune. NEWS BRIEFS "Big Cottonwood Creek Bridge Closed."

"Motorists are cautioned to avoid use of 3000 East from I-215 to 7000 South, due to work rebuilding the bridge over Big Cottonwood Creek. The road will be closed to traffic until February 25, as Miller Paving undertakes the [\$133,955] project." The project was done to facilitate the subsequent widening of 3000 East.

Widening the Big Cottonwood Creek Bridge Just South of the Old Mill

23 March 1996: An orange diagonal sign located south of the bridge over Big Cottonwood Creek by the Old Mill reads: "BRIDGE OUT - Road Closed Jan 16-Feb 15." Behind this sign was one from Salt Lake County, which indicated it was funding the project. Capital Funds totaled \$209,912. Work done under the auspices of the Salt Lake County Engineering Division. The project was finalized after the projected completion date.

Commercial Buildings Erected East of 3000 East and South of 6200 South

February 2000: Completed commercial buildings constructed (as of this date) on the east side of 3000 East and South of 6200 East are: **1)** The Old Mill Business Center Phase One, which houses the Rivers Restaurant and Brew Pub and Office and Medical Space, Phase 1. The facility contains 30,000 Square Feet of space. Between 2500-15,000 square feet was available for leasing as of August 1, 1998;

2) The Marriott Fairview Residence Inn. The 24 August 2000 Salt Lake Tribune reported that Marriott International, Inc. sold its "144-room Residence Inn to CNL Hospitality Corp. Marriott will continue to operate and manage the hotel through a long-term management agreement.); **3)** the Millpointe Office Condominiums, and **4)** the multi-floor Old Mill Business Center, Phase Two building located east of the Phase One building. Basically, it is an Office/Medical Building.

24 July 2000: The Millpointe Office Condominiums. A number of office condos have been purchased. On the first floor "Insight Group, Inc., A Financial Consulting Firm, has offices. Their former site was 4925 So. 900 E. Suite 100. A Dr. (Howard or Steven) Spurrier (specializing in orthodontics) has secured Suite 120.

On the second floor occupying Suite 250 is the Kaufman and Kaufman Insurance Co. They were formerly located at 4225 So. Wasatch Blvd.

Late Summer and Early Fall 2001. Work is in progress in the large diagonal made by elongating Big Cottonwood Canyon to go by the Millpointe Office Condominiums building. Currently, sewer and water pipes are being laid. The area will house retail offices. It is located within Holladay City.

Residents Want AT&T to Bury Cable Wires

18 February 2000: The Salt Lake Tribune, The "Rolly & Wells"

column, "Residents Want AT&T to Bury Cable Wires," B-2.

"Last November, TCI Cablevision, which is now AT&T Cable Services, ran an above-ground cable along the street for about a block at about 3000 East and Oakview Circle in Salt Lake County. After a few weeks of the cable lying along the street near the gutter, neighbors began calling the company, concerned about children playing with the cable, dogs chewing on it and cars running over it.

"One resident, Al Snyder, was transferred to several different customer-service representatives who told him the cable would soon be buried, once the company got the necessary permits from the city [county?].

"After persistent calls, Snyder received a note on his door from one work crew two weeks ago letting him know the work would begin on burying the cable by the following week. Still nothing has happened."

CHAPTER 5:
BUTLERVILLE RESIDENTS
LIVING ON OR OFF THE OLD MILL ROAD

WILLIAM MCGHIE, JR.

William McGhie, Jr. was a native of Scotland. He married Mary McBlane in 1850 at age twenty. A convert to Mormonism, William and Mary, and their two children, Wm. III (3 yrs.) and Alexander (5 months), immigrated to America in 1854. On October 1 of that year they arrived footsore in Great Salt Lake City. Brigham Young sent the family to the Mill Creek area. Here they took up squatter rights, building a log cabin, and cultivated the land. Staying only one year, the family journeyed to Provo so William might work in a sawmill. Enroute, their third child Mary was born.

After the summer, they returned to Mill Creek living there ten years. The year 1865 found the family living in Midway, UT. Once again, William was engaged in lumbering.

Evidently, hearing about the logging boom in Big Cottonwood Canyon, the family was once again uprooted. Going to the mouth of Big Cottonwood Canyon, William found ample water from seven springs, which were later named after him. He became a squatter on land that included the springs. The year was 1867. The Homestead Act signed by President Lincoln in 1862 did not take effect in the Territory of Utah until after the coming of the railroad in 1869.

The triangular site of McGhie Jr.'s land had as its south boundary 7000 South. The Old Mill Road was the northeast boundary. The apex of the triangle was the juncture of the Old Mill Road and Wasatch Boulevard. Totally, William and Mary owned 80 acres but sold a combined 41-1/2 acres to Charles Buehler and Hyrum Covert. These men married daughters of McGhie, Jr.

William probably was Butlerville's first settler. The 1870 Census noted that he and his oldest sons worked in the sawmills of Big Cottonwood Canyon.

About three-fourths of a mile south of the 1881-84 Deseret Paper Mill, William built a log cabin which became the family home. Natural springs on the property watered a "large garden and orchard of all kinds of fruit trees and berry bushes. There was a lush pasture for the cows and horses", and a large horse stable close to the house.

The residence with its rental horse stables became a way station for teamsters hauling lumber and ore from Big Cottonwood Canyon. It enabled them to rest and feed their horses and "obtain food before continuing their journey."

Miners called this way station "McGhie's Tavern" since McGhie, Jr. had purchased Philander Butler's brewery after Butler sold his property to the Deseret News Co. A Mr. Dexter A. Hawkins of New York on 28 August 1872 informed personnel of The Mining Journal that "McGhie's Tavern" had an elevation of 4,567 feet.

Real Estate Transactions of McGhie, Jr.

McGhie, Jr. was involved in a number of real estate transactions. On 3 April 1871, he sold to Archibald Livingston property for \$300 consideration and filed 15 June 1876 (Abstract Book A5). Two additional property sales were had with a Courtland C. Clements. The first occurred 21 January 1872 with William and wife, Mary, as Grantors, and Mr. Clements, Grantee for \$500 consideration. It was filed 10 March 1877 (Abstract Book A5). McGhie, Jr. was the Grantor on 27 July 1875, with Clement again the Grantee for property with a consideration of \$250. It was filed 31 July 1878 (Abstract Book A5).

McGhie Jr. was also anxious to acquire land that would not only extend his property but assure he had water rights. On July 19, 1889 William received from the Federal government a patent enabling him to homestead additional land (Abstract Book 5, p. 70). It was an extension of his original property. The north boundary was 7000 South with the east boundary being Wasatch Boulevard. The west boundary was Neri Butler's property.

William Jr. and wife Mary were instrumental in transferring land to their sons. On January 26 1892, land was transferred to Alexander and Thomas (Abstract Book 5, p. 70). Next, on 6 February 1892, John was the recipient of property (Abstract Book 5, p. 70). In each instance, this occurred for \$1.00 (11).

McGhie Jr., on 4 May 1899, received from Utah Power Co., a corporation, \$13.50 which granted the Company the right to erect and maintain poles and electric wires over his land (Abstract Book D-1, p. 107).

The McGhie Canal (Ditch). McGhie Jr. realized that ownership of water rights would reap rewards for him, his sons, and associates. Therefore, he began securing property that included water from Big Cottonwood Creek. His first step occurred 15 November 1889. On that date, McGhie, Jr. signed a ten-year (at \$10.00 per annum) lease with Alva Butler (Abstract Book 5, p.70). This entitled him to the use of Big Cottonwood Creek water. On 28 March 1894, William furthered his efforts to appropriate water from the Creek. From Elizabeth Livingston, a neighbor, he obtained land "bordering Big Cottonwood Creek with specified boundaries" (Abstract Book 5, p. 73).

William and his sons, John and Thomas, and son-in-law, Parley Hansen, (married daughter Henrietta), and Richard C. Whitney had filed to take water out of Big Cottonwood Creek. On 2 May 1894, the petitioners filed a "To Whom it May Concern Notice of Canal and water rights" (Abstract Book 5, p. 73). July 17, 18, 1894, the petitioners filed another entry that read, "Notice of Appropriation of water" (Abstract Book 5, p. 73).

"Their grant provided that water could only be taken from the stream 'during the high water season' at about 2800 East, and then taking the water west along irrigation ditches to 2400 East to water land lying north of 7000 South and one-half mile west to

2000 East, today's Highland Drive." John, Thomas, William III (Billie), Parley, and R. C. Whitney used this source to water the farm land they owned in this area.

The McGhie Ditch caused many farmers along 2300 East to seek shares in the ditch. Hyrum Covert was one of that number.

The McGhie Springs. Across the road east of McGhie Jr.'s place were seven large streams of pure mountain water coming out of the hillside. They became known as the McGhie Springs. The Springs proved to be valuable holdings for William and Mary.

On 15 April 1872 the "United States conveyed to William McGhie, Jr., by a patent the waters of these springs for irrigation, domestic and culinary purposes." Previous to 1872 the land and the springs were in the public domain. Since no one contested ownership of the springs, the ruling was that McGhie, Jr. was the rightful owner of the land and the springs that flowed from that land.

Water from the McGhie Springs not only watered McGhie, Jr.'s property, but also furnished water to Philander Butler's brewery, and three of the brick homes built by the Deseret Paper Mill.

Merlin Butler shared this memory of the McGhie Springs:

[It was] a beautiful stream of clear spring water that came out of the foothills...[near] the mouth of...[Big Cottonwood] Canyon, at what was called the forks in the road. About three second feet of water that ran in an open ditch, and was partially used in the irrigation of the old McGhie place...I remember as a boy, this stream, banks lined on both sides with watercress, and the water fairly seething with trout...

Private Sale of McGhie Springs. A number of real estate transactions occurred before Murray City in 1919 became the owners of the McGhie Springs. First, on 27 December 1894 Wm. McGhie, Jr. and wife, Mary, sold property, and 1/2 of their McGhie Springs water to Charles Buehler for \$450 (Abstract Book 5, p. 73). Buehler then owned the property just east of McGhie, Jr. (22)

Charles Buehler was born 21 June 1864 in Switzerland. On 23 December 1891, he married Jean McGhie (McGhie Jr.'s daughter) in Big Cottonwood Canyon. The 1900 U.S. Census for Butler Precinct No. 65 notes that Charles (age 34 yrs.), and his wife, Jean (27 yrs.), had five children, who were born between March 1893 and January 1900. In reality, six children were born, but the second child died two days after his birth.

Between 1891 and 1916 (25 yrs.), he and Jean resided in five locations - Butlerville and Park City, Utah; Baker, Oregon; Midway, Utah; back to Butlerville and lastly Raymond, Alberta Canada. Carpentry was his trade in Butlerville. Mining was his occupation at Park City and Baker, Oregon, where he worked at the Virginia Canyon Mine. At Midway, Utah, he may have worked in the lumbering business.

Thirteen children born were born to the couple, five in Canada, three in Butlerville, two each in Midway and Baker, Oregon, and one in Park City.

Charles died 2 February 1949, in Pleasant Grove, Utah. Jean also died in the same community, 3 December 1956. Both were buried in the city's cemetery.

Mary McGhie, a widow after the death of her husband 25 November 1902, concluded to sell property, and her 1/2 ownership of the McGhie Springs water, to **Hyrum Covert**, who lived immediately north of her. This occurred 17 April 1912, being recorded 19 April 1912 (Book '8-Y' of Deeds, p. 264, Document #293856). The sale probably made sense to her, since Hyrum had married her daughter, Agnes, who died the year of the sale.

Murray City Obtains the Springs. Mayor Erickson, and Gottlieb Berger, and James E. Clay, Board of Commissioners of Murray City, on June 24, 1919, mailed a pamphlet entitled, "To the Taxpayers of Murray City." Taxpayers were informed on page 1 that "the question of indebtedness to the amount of \$125,000.00 [was] for the purpose of supplying Murray City, through pipe lines, with water for culinary and domestic purposes"

"Options have been obtained upon all the waters of the McGhie Springs, and 40 acres of land, on which the springs are located... [The elevation of these springs [taxpayers were informed] is about 475 feet higher than the ground at Murray City Hall, and is located 5.4 miles from the east limits of Murray City on East Sixty-fourth South State Street, measuring along the most probable course for the pipe line." A map was enclosed in the pamphlet to enable taxpayers to see the proposed route of the water system.

Hyrum Covert was the first to express interest in selling his McGhie property, and 50 percent spring water rights, to Murray City. Three documents -- "Option for Sale of Water Rights," "Memorandum of Agreement," and Memo Agreement" -- tell the story. The first two documents were signed by Hyrum only. The last was signed by both Hyrum and his wife, Mary Ann Covert, and Murray City's Mayor, N. W. Erickson, and attested by the City Recorder.

The "Option" document, signed 13 March 1919, contains this statement:

All of my right, title and interest, in and to the water flowing from the springs, which rises on the lands East of my place, and which is now owned by Dr. W. T. Cannon, said interest consisting of an undivided one-half part thereof, for the sum of Six Thousand Eight Hundred and Fifty (\$6,850.00) Dollars; also nine and one-half acres of land, same being all my land in connection with said water rights.

The "Option" also makes provision that Hyrum is "entitled to receive water for culinary purposes at standard city rates, as full payment of purchase price of said water rights."

The "Memorandum of Agreement" document (signed the same day) constitutes a "modification of the terms of the said ['Option'] contract. It provides that Murray City "shall have the option to buy the following described property..." The last sentence of this property description reads:

Also right-of-way for a pipe line to be located by the City Engineer of Murray City with the right to enter for maintenance and repairs thereon, part of the property belonging to the undersigned.

The "Memo Agreement" was signed by the Coverts 10 September 1919. Deposited in the First National Bank of Murray was a warranty deed for the Covert land and water of \$500.00 "for the use of the Grantors [the Coverts], and upon the execution of this agreement, the receipt whereof is by the said Grantors hereby acknowledged; and \$4,650 on or before the 15th day of December 1919...[The agreement also required that the Coverts were to] "pay taxes for the year, 1919, and the Grantee, the taxes thereafter."

Rather than the \$6,800, the "Coverts were to receive" for the sale of property and water rights as stipulated in the "Option" document, the Coverts settled for \$5,150.00. No explanation is provided as to the reduced sale price.

Ownership of the Buehler/Cannon property (32 acres) and their 50 percent McGhie water rights materialized [date unknown but probably 1919]. It was titled, "Option and Agreement for Sale of Real Estate and Water Right." The document read:

In consideration of ninety dollars, the receipt whereof is hereby acknowledged, We hereby agree to give, and do give, Murray City...the right to buy the following described property and estate...together with an undivided One Half interest, of all of the water rights...designated as the McGhie Springs...said Murray City, shall have the right to close this option at anytime within ninety days from the date...upon execution of said [warranty deed], we shall be paid the sum of \$8,910.00 Dollars, as full payment of the purchase price of said property...

As Hyrum Covert noted in his 13 March 1919 "Options" document, Dr. W. T. Cannon owned the former Charles Buehler property. Cannon, therefore, would have been the party who signed the above document. The year he acquired the property, and 1/2 of the water rights of the McGhie Springs, is unknown.

Murray City Operates the Springs

Murray City did not begin to develop the McGhie Springs for local use until 1935. According to Pat Henderson, Supervisor of the water distribution system, the McGhie Springs have maintained a consistent flow over the years, and the water is pure and sweet. The City in 1998, he said, obtained 16 percent of its total water from the Springs at a cost of \$13.13 per acre foot, in contrast to \$100 per acre foot, from Utah Power and Light.

Two reservoirs were constructed to store water from the Springs. The first was located by the Santa Fe rental units on the south side of Ft. Union Blvd., just east of 1300 East. The 1953 reservoir (No. 4) is on the north side of Ft. Union Blvd. west of 2700 East.

As one drives Big Cottonwood Canyon Road toward the mouth of the canyon, Murray City's fenced property, enclosing the McGhie Springs property, can be seen on the left side of the road.

Community Service of William McGhie Jr. McGhie Jr. was Butlerville's first postmaster. The post office, which was in his home, handled mail delivered twice a week from Salt Lake City for the community and Big Cottonwood Canyon residents from 1892 until 1900 when a free rural delivery route from Sandy began. Horse and buggy was the mode of postal delivery until about 1920 when an automobile was used.

Once Butler Precinct #65 was created 15 December 1877. McGhie, Jr. became the community's first constable and road supervisor. He was also appointed 3 June 1879 as the presiding judge to supervise the election, or re-election, of Precinct officers for the next election. The other two judges were Leander and Philander Butler. Their term of office ended 31 May 1880.

Butler School District No. 57 was organized 4 January 1878. A three-person board of Trustees administered the school's building and curriculum program. During the 1890-91 school year, McGhie, Jr. served as a Trustee, along with Charles R. Wootton and Charles Colebrook.

The year 1884 found Wm. McGhie, Jr. serving as Justice of the Peace. He owned 66 acres of farm land that had a value of \$1,650.

WIDOW MARY MCBLANE MCGHIE'S FINAL YEARS

Mary became a widow when William died 25 November 1902, at age 72. She was a widow for 19 years, living until 11 May 1921. She died at age 89 in her Butlerville home, the result of cancer in the gland of her neck. For fifty-five years she lived in Butlerville.

Her physician stated that he "attended the deceased from December 31, 1920 to May 11, 1921 [which was the last day he] saw her alive and that death occurred, on [this date] at 4-p.m. The cause of death was carcinoma [cancerous] neck." The condition

lasted six months. Evidently, daughter Sarah (McGhie) Colebrook, was with her mother during her final hours.

Mary was buried by her husband, William, in the Murray City Cemetery.

Granddaughter, Mary Evalyn (McGhie) Butler, recalled that Mary "was a large woman. She had dark brown hair (parted in the middle - bobbed in the back), and blue eyes. She always wore dark clothes, wore a little black bonnet tied under her chin. Grandmother was a kind and happy woman - a good clean housekeeper. She always made us grandchildren welcome in her home and had some special treat for us. She was a good cook and made the best bread that I ever ate. For years she made yeast for the neighborhood. She 'sold' it, or more correct, exchanged it for a bit of sugar or flour. No matter what amount of these were brought to her, she always was most generous in the amount of yeast she gave in return. As an extra bonus to the children who came, she gave a large slice of her good bread and butter."

Mary was a caring mother of twelve children - five sons, (William III, Alexander, John, Joseph, and Thomas) and seven daughters, (Mary, Agnes, Elizabeth, Sara Jane, Henrietta, Jean and Margaret Annie).

Mary and Her Property

On 24 March 1902, seven months after William's death, his son William III, transferred his father's property, along the Old Mill Road, to his mother, Mary. It included "land up to Charles Buelher's property along the creek and water rights" (Abstract Book D-1, p. 108). Charles was a son-in-law to Mary and Wm. McGhie, Jr.

On 14 January 1905, the S.L. County Treasurer conducted a "Tax Sale" on a parcel of Mary's property. It was sold for \$18.92 because of delinquent 1905 taxes (Abstract Book D-1, p. 108).

Mary, on 3 June 1905, sold to "Martin E. Callahan for \$2,100.00", property that "includes water rights" (Abstract Book D-1, p. 108).

ALEXANDER "SANT" MCGHIE

Sant, the second child and son of Mary and William McGhie Jr., was born in 1853. At age sixteen, he and his father (age 40 yrs.) and older brother, William III, known as Billie, (age 18 yrs.) worked as laborers in a saw mill in Big Cottonwood Canyon. Ten years later Sant (age 26 yrs.) and his brother, John (21 yrs.), were working at a sawmill in the canyon. A native of Scotland, Sant became a citizen of the United States in 1878.

Emma Rowan, who captured the heart of the twenty-eight year old Sant, exchanged wedding vows 13 June 1881. From 1882 to 1896, seven children were born to the couple. They were Raymond

Alexander (1882), William Matthew (1884), Mary Evalyn (1886), James Bertram called Bert (1888), Oliver Calvin (1890), Florence Jane (1892) and Annie Carol (1896).

A decision was made by William McGhie, Jr.'s sons, William III (Billie), Alexander (Sant), John, Joseph, and Thomas, to seek employment in Park City mines. The prospect of greater earnings than their pay working in the sawmills of Big Cottonwood Canyon may have been the determining factor. The most prominent mines were the Silver King Coalition, and the Park City Consolidated. "By 1880 Park City was a good-sized town." Eventually the narrow gauge Salt Lake and Park City Railroad was built in the early 1880's.

The year Sant and Emma made the move was after the birth of their first four children. The year was probably 1889 after the birth of Bert, their fifth child. The next child, Oliver Calvin, was born in Park City, 16 August 1890. Children attending Park City's school were Raymond Alexander and Mary Evalyn.

The forepart of 1892 likely was the return of Sant and Emma's family to Butlerville. A factor in that decision was Sant's concern over the lead that affected his lungs while working as a miner. According to Clement Butler, Sant established a residence on the Old Mill Road one block south of his father's place. Here, the couple welcomed their sixth child, Florence Jane, into the family, 16 June 1892.

Sant became aware that R. M. Jones' Big Cottonwood Power Plant called the "Stairs" was under construction from 1893 to May 1896. It is likely that he may have been an employee helping to build the plant. If the Utah Power and Light Company in 1911 took over the Stairs and Granite Power plants, Sant became an employee, having a thirty-five year career.

During his career with the company, Sant held two positions. one was as a workman taking soundings of the deep reservoir in Big Cottonwood Canyon. The reservoir was just beyond today's Storm Mountain campground at what was once called "Jones Cut".

The reservoir was an integral part of the 1896 Stairs Power Plant. Its existence gave Butlerville farmers at the mouth of Big Cottonwood Canyon alarm "[as] they gained the impression that the big dam above the Stairs is unsafe, not being constituted strongly enough to resist the pressure of a sheet of water above, covering to the depth of 16 feet, eleven acres of ground."

Superintendent Jones of the Big Cottonwood Power Co. countered this claim, stating the dam was built by a competent engineer and that the power plant, located immediately below the reservoir, would be the first to "be swept off the earth in case of an accident."

Sant and his wife, Emma, lived in a small cabin by the reservoir. During the summers, he would sit on the porch smoking his pipe and fishing. Family members remember fish was frequently served when they visited him. During the winter months, he lived in one of the Granite Power Plant's houses.

His second responsibility was walking the water flume each day to check for leaks. He did this for twenty years. It was quite a distance, starting at the Stairs Power plant, to the Mill Creek area. Mr. Swan, supervisor of the power plant at the mouth of the canyon, would pick Sant up and drive him back to his canyon cabin.

Tragedy hit Sant when his beloved Emma suffered a stroke. She lingered on for some time, but eventually died 15 June 1915.

When Sant retired from the Utah Power and Light Company in 1928, he was given a diamond pin, which was on the lower part of a light globe. On the pin was the number of years he was employed at the company.

Sant's daughter, Florence Jane McHenry, fell heir to the pin after he died 9 June 1940. He had been living in Florence's home since 1928. Before Florence died 10 April 1973, she had the pin converted into a ring. Her son, Vere, then became owner of the ring. Unfortunately, it was stolen when his home was burglarized.

PHILANDER BUTLER

Philander (1841) was the oldest of the six Butler brothers (Leander, Alma, Alva, Neri and Eri), who immigrated to Great Salt Lake City with their father, Samuel, and sister, Miranda, in 1857. They left after the death of their mother, Hannah, coming from Winchester, Indiana. The next year, Samuel, and Miranda (4 yrs.), left Utah Territory for California. Each of the young brothers, whose ages ranged from seven to sixteen years, was left to fend for themselves. A number of families living in South Cottonwood befriended some of the young men. In Philander's case, he found lodging with a Richard B. Margette, a blacksmith, who resided in Salt Lake City's 19th Ward. Margette was instrumental in training Philander as a blacksmith.

Occupations

Blacksmith. The year 1868 Philander was working as a blacksmith with camps putting a railroad through Echo Canyon. The 1870 U.S. Census for Big Cottonwood Canyon noted that Philander was living in Big Cottonwood Canyon working as a blacksmith. He had \$200 in real estate wealth and \$200 in personal wealth.

Lumberman. Sawmill owner became his next occupation. Exposure to the logging industry in the canyon resulted in his becoming an independent entrepreneur. He became successful. First, he purchased the Mill a water-powered sawmill in 1870 from a Mr. Williams. Next, he acquired from Nelson Wheeler Whipple December 1872, his Mill G sawmill for \$3,000. When Philander moved to Oregon, he engaged in the lumber business.

Real Estate Buyer and Seller. This was another of Philander's entrepreneurial vocations. His first land purchase was eight acres in what early Butlerville residents called the "Hollow." Here he

erected buildings and operated a brewery. He sold his property and buildings to the Deseret News Company in 1880 for \$800, but the filing occurred 3 June 1881 (Abstract Book A5, p. 74).

Among his property sales were: 1) William Howard 4 August 1874 mortgage and consideration of \$5,400 (Abstract Book C, p. 174); 2) James Gibson for \$500 on 3 October 1877 (Abstract Book A5, p. 73); 3) Lorenzo Snow, Jr. 21 June 1879 "mortgage and debt and other considerations (Abstract Book A5, p. 73);" 4) Walter A. Atwood for \$100 on 1 June 1894 (Abstract Book B5, p. 265); and 5) John Mace (2/3) property and William Hatfield (1/3) for \$500 (Abstract Book 5B, p. 265).

Occasionally, Philander ran short of cash to pay his taxes. On January 31, 1885, a filing in Abstract Volume C, page 174, noted that Elias A. Smith, Judge of the Probate Court for taxes, mandated that a Sheriff's sale be held. The funds raised enabled Philander's school and county taxes to be paid. Another incident occurred 20 July 1893. The County Clerk sold some of Philander's property to pay his overdue \$20.19 taxes for 1884 (Abstract Book A5, p. 73).

Charlotte Birrell, Philander's second wife, divorced him 3 April 1883. To assure that her living children received an inheritance, Philander deeded land to these seven children. Philander, on 12 August 1885, was listed as the Grantor. Grantees were his surviving children by Charlotte Birrell: Mary Butler, Agnes L. Butler, Philander Butler, Jr., Miranda Butler, Cecil R. Butler, Margaret Butler, and Hilda Butler, all children of the first party for \$1.00 consideration. Each of the children was to have a voice in the management of the property when they reached the age of maturity (Abstract Book A5, p. 73).

Brewery Operator. As owner of property in the "Hollow", Philander began a brewery business. He evidently had a good trade which embarrassed Solomon Despain, the bishop of the Granite Ward. Despain urged that he sell the brewery. This occurred with additional prodding from President Brigham Young. William McGhie, Jr. became the new owner.

Farmer. The 1900 U.S. Census for Butler Precinct No.65 reported that Philander's occupation was farming with a mortgage on his farm. The boundaries of his property were: North - William McGhie, Jr.; East - Wasatch Boulevard; South - 7800 South; West - William Hatfield. The following description of the farm was provided by an unnamed family member:

Philander took up land on the hill [west of Wasatch Boulevard]. He cleared the sagebrush and brought water down from Ferguson Canyon [Butler Ditch] for irrigation, then planted an orchard. He built a two-story, white brick house and lived there for a number of years.

Irrigation water was essential for Philander to farm. The above quote states water came from Ferguson Canyon. Asa Bowthorpe, who researched irrigation companies utilizing water from Big

Cottonwood Canyon, states Philander filed a permit from the State Engineer in 1872 to irrigate 70 acres of land he owned south of the canyon.

The permit was granted, and the Butler Ditch was dug. It originated about a mile above the canyon. It provided water for land on the high bench - Wasatch Blvd. to 7800 South.

Water for irrigation began April 1 to October 1 of each year. The Ditch also irrigated the properties of the Winns, Hiltons, and Nathan H. Staker. Each family had a certain time of day allotted to shut off water from the main ditch and divert it to their personal irrigation ditches.

Grinder. This was Philander's last occupation. Having divested himself of all his Butlerville holdings, he was living in Salt Lake City. Polk's Salt Lake City Directories for the years 1901-1914 list Philander as a "grinder in a knife and scissor sharpening business, located at 367 South State Street."

Being engaged in many vocations attests to Philander's skills. A granddaughter, Maude Thomson, recalled her grandfather saying before his death "that he never worked for wages a single day of his life. He always managed to have a business of his own."

Marriages and Posterity

Philander had four marriages. The first was **Sylvia Slocum**, whom he married 3 January 1864 in Salt Lake City. They had one child, an infant. The record is silent as to the outcome of the marriage or the fate of the baby. The second marriage was to **Charlotte Birrell**, 15 April 1865. The couple had ten children born between 1865 and 1880. She divorced Philander, 3 April 1883. Marriage number three was to **Hilda Josephine Christena Chlarson**, 28 October 1880, at Salt Lake City. They had five children born between 1882 and 1888. The first two were born in Idaho, the last three in Oregon. Sometime between 1900-1903 Hilda divorced Philander.

The last marriage for Philander was to **Anna Thyrring**. The date was 28 May 1904. She was twenty years younger than Philander. Living with the couple were two children from Anna's previous marriage. The 1920 U.S. Census for Precinct 111 in Salt Lake City shows "Philander living in Salt Lake City with his wife Anna, owning his own home, free of mortgage and unemployed at age 78."

From his four wives, it was found that Philander had "884 direct descendants and 1,226 total descendants, including spouses."

Community Service

Election Judge. With the creation of Butler Precinct No. 65 15 December 1877, provision was made to elect certain officers, such as Justice of the Peace, Constable, and Road Supervisor. To

affect new elections, three election judges were appointed annually. For the 1878 year, the judges were Leander Butler (presiding), Philander Butler, and William C. Sanford. Philander's home was the site of the elections, which were held 22 August 1878. Philander was also appointed an election judge for the 31 May 1880 elections.

Establishing an Estray Pound. The section of the 15 May 1878 meeting of the Salt Lake County Court minutes read (74):

A section of Philander Butler and thirty others praying for the establishment of a Precinct Estray Pound for Butler Precinct was read; and, therefore, it is ordained by the court that a Precinct Estray Pound be and is hereby established and that Leander Butler be appointed Pound Keeper.

The duty of keeper of the pound was to

receive, brand, and take care of all stray or unruly animals driven to him, and keep a description, together with several certificates of appraisal and bills of damage and costs upon each animal, and shall be considered the owner thereof until the rightful owner shall appear, prove property, pay all damages and costs, and take them away. If no such owner shall appear and prove property within six months..., [it] shall be forfeited and sold, or disposed of by the pound keeper, to pay for the expense of taking up, damages, and costs...

...It shall be the duty of each pound keeper in each precinct to give twenty days' notice, by publication in a newspaper, or the posting up of bills in three of the most public places in the precinct, previous to making sale of any animal in his possession.

Demise

On 8 August 1925, Philander died in Salt Lake City, at his 132 Hawthorne Avenue residence. He was 84 years old. The cause - "unknown but natural causes." Philander was buried in the Murray City Cemetery. His demise ended the life of one of Salt Lake Valley's pioneers, and one of the first settlers in the area known as Butlerville.

LEANDER BUTLER

Leander Butler also owned property in the "Hollow" contiguous to his brother, Philander. He had, however, twenty acres with buildings that were sold to the Deseret News Company for erecting the Deseret Paper Mill (see p. 1). His life had a series of commonality to that of Philander. For example, the early years living in Winchester, Indiana; the 1857 trek west with their

father, brothers, and sister to the Salt Lake Valley; losing the companionship of their father and younger sister, Miranda in 1858; living with individuals who took them under their wing after being abandoned; working in Big Cottonwood Canyon; owning farm land in Butlerville; having plural wives; marrying Chlarson sisters; losing a wife by divorce; and being election judges in the beginning years of Butler Precinct No. 65;

Their lives varied, however, in that Leander's lifetime vocation was farming. He was a leader in the north branch of the Granite Ward after it was organized 1 July 1877 from the South Cottonwood Ward; having a shorter life span; being the pound keeper of the Estray Pound promoted by Philander; being the first Justice of the Peace after the creation of Butler Precinct No. 65; marrying only three wives, rather than four; having only one divorce; losing a wife in childbirth; living his married and farming life in Butlerville; having a larger posterity; spending the last years of his life with his daughter, Edith (Butler) Boyce.

Early Life

Leander, born in 1842, found life in Indiana fraught with disaster. Before the age of fifteen, he had "lost his mother, two sisters, and three brothers in death. Once he was in the Salt Lake Valley, he helped his father on the family's homestead, which was located on the east end of the valley. After the departure of his father, Samuel, to California in 1858, he was forced to find housing. Fortunately, a James Winchester provided him lodging. To help pay his way he worked as a farm laborer.

Marriages and Posterity

Leander had three marriages. The first was **Eliza Chugg**, whom he married 4 July 1864. She gave birth to nine children between the years 1865-1890. She died in 1890, giving birth to a daughter, Jane Eliza, who also died.

Tecla Wilhemina ("Minnie") Johanna Chlarson, whom Leander married 9 April 1885, moved into the home to assist with Eliza's six living children. Totally, there were nine children, counting Minnie's three youngsters. Difficulties ensued, which were resolved by having Eliza's two youngest children live with their older siblings. Sarah Pearl, (4 yrs.), lived with brother Leander Neri's family. Stella (2 yrs.) found a home with sister Effie.

Prior to Leander's marriage to Telca, or Minnie, as she was called, he had married **Agnes Coult**. The marriage date was 27 September 1878. John Townsen, born 13 July 1881 in Park City, Utah, was their only child. Information about Agnes and her whereabouts is unknown. Son John seemed to have spent much of his life in Union, Salt Lake County.

Minnie gave birth to nine children, born between 1886-1902. It's interesting that on 16 March 1898, that Tecla, or Minnie, independently sold a piece of Butlerville property to John Mace for \$50 (Abstract Book D-1, p. 109).

In 1904 Minnie filed for divorce. The Salt Lake County Court, however, has no official record of the divorce. The 1910 U.S. Census records for Butler Precinct No. 65 notes that Leander and Minnie were heads of separate households. Minnie had taken responsibility for supporting her family. She stated her occupation was farming. Living with her were five sons and one daughter.

Later, she obtained employment as a janitor in Butler School District No.57. She held this position until her death of Hopkinson's Disease, 23 February 1917. She was buried in one of Leander's grave plots at the Murray City Cemetery.

Occupations

Molasses Mill Operator. According to Estelle (Staker) Bowthorpe, Leander not only farmed, but had a molasses mill. When the Deseret Paper Mill was operating, Merlin Butler stated that a molasses mill was an integral part of the community.

Teamster. U.S.Censuses for the period 1870 to 1910 provide information about Leander's occupations. The year 1870 Leander (28 yrs.) was employed as a teamster while working in Big Cottonwood Canyon. Living with him were his wife, Eliza Chugg, and one child, Leander Neri Butler (3 yrs.). His personal wealth was listed as \$200, as was his real estate wealth.

Farmer. Ten years later the 1880 Census lists him as living in Butler Precinct No. 65 with his wife, Eliza. Farming was his employment. Four children were in the household. The 1900 Census for Butler Precinct notes Leander is still farming. Wife Minnie is living with him caring for their seven children.

The 1910 census for the Butler Precinct notes Leander (67 yrs.) was living with Charles Boyce, his son-in-law, and daughter, Edith. He listed his occupation as "farm laborer at his "Home Farm."

Real Estate Ventures

Though Leander engaged in real estate transactions, he seemed motivated to help his brothers obtain land he owned. Doing so enabled him to accrue extra funds. Examples are: 1) a 20 February 1874 sale to his brother, Philander, for \$500 (Abstract Book A5, p. 74); 2) a sale 26 August 1884 to Silas S. Jones for \$250 (Abstract Book A5, p. 74); 3) a 17 January 1885 sale to brother Alva Butler for \$200 (Abstract Book A5, p. 74); 4) a 12 March 1888 sale to brother Neri Butler for \$250; 5) a sale to brother Eri Butler 24 October 1888 for \$100 (Abstract Book B-5, p. 74); 6) with his wife, Minnie, a sale to Philander Butler for \$100.80, including water rights; and 7) a sale to Emeline Hutchings Butler

and children 29 June 1894 by Leander and wife, Minnie, for \$250 (Abstract Book B-5, p. 265).

Presumably, this latter transaction was done to help Emeline, who was living alone with her six children, due to husband Neri's decision to live with his second polygamous wife, Mary McGhie. The 1890 manifesto stipulated that the husband could only live with one family. As Mary's children were younger than Emeline's, Neri felt obligated to live with Mary and her young children.

Demise

Leander's Death Certificate states that he died 31 May 1918 from the effects of diabetes. He was seen by his physician from December 1916 to the day of his death. He was 76 years old. As of 1996-97, Leander had 1622 direct descendants. Including spouses, the number of his descendants totaled 2,237.

Granddaughter, Eva May (Butler) Israelson (91), shared this memory of Leander:

Grandfather Leander's home was on the bench above our place [near the mouth of Big Cottonwood Canyon], and I can remember so well when he used to walk down to our place to visit. He walked with a cane. I have fond memories of his visits. As he left, he would always say, "Peace be unto this house."

THE WILLIAM RITTER FAMILY

William and his wife, Jeanette, were also settlers on the Old Mill Road. The exact location of their residence is unknown. Later, the family moved onto the "Bench" or 7000 South Street. It seems the Ritter property was on the north side of 7000 South. He had an eleven-acre farm, and orchard with irrigation water.

William was employed as a miner (age 46) in Big Cottonwood Canyon in 1870. The U.S. Census report notes that he was born in Alabama. Financially, he seemed to have done quite well, as his property wealth was worth \$150, and personal wealth \$100.

Living with him were his wife, Jeanette (age 37,) who was born in Scotland, and seven children: William C. (3 yrs.), Franklin (1 yr.), Charles (9 yrs.), Robert (11 yrs.), Adeline (10 yrs.), Kate (7 yrs.), and Jeannette (called Nettie) (13 yrs.).

Tragedy struck the family in 1875. William was one of five men who were killed when a huge snow slide slammed into the fork of the Prince of Wales mine, where he was working. Their bodies were "recovered but could be carried down only to the mouth of Silver Fork. They were buried in a little cemetery, which is still marked by a pile of rocks."

The 1880 U.S. census shows that widow Jeanette (47 yrs.), head of the household, was living in the Butler Precinct. She listed her occupation as "Farmer". She sought by this occupation to care for her eight children - Nettie (22 yrs.), who was a

dressmaker," Robert (21 yrs.), Charles (19 yrs.), Adeline (16 yrs.), William (12 yrs.), Frank (10 yrs.), and Mary (8 yrs.). Though Robert and Charles were of working age, they listed no occupation; though, presumably, they helped their mother as farm hands.

Though the Ritter family, according to the 1900 U.S. Census was not residing in Butler Precinct No. 65, Merlin Butler wrote that after the turn of the century daughter, Nettie (Ritter) Newcomer, operated a bakery out of her home located on 7000 South, across the street from a tithing house. Being a widow with three children to support, she sold bread for 5 cents a loaf and small cakes at 10 cents a dozen.

Ten years later, she is listed in the January 1910 U.S Census of the Butler Precinct as the "Head of the Household." Fifty-two years old, she is a widow. Farming was her occupation. Three children lived with her, Ferol S., a daughter age fourteen, Rita (12 yrs.), and William E. (10 yrs.). A divorced sister (41 yrs.) named Clays Delia, also lived in the residence.

By 1920, two Ritter families were living in the Butler Precinct. They were William C. and Nettie Ritter. William C. (50 yrs.) owned his own home. Other occupants were his wife Hannah T. (34 yrs) and two children, Kenneth K. (16 yrs.) and Lois A. (14 yrs.). William stated he was a farmer. It seems he earned his living raising chickens but worked periodically at the Utah Fireclay Silica Mine.

A picture of William C. with Leander Neri Butler has the date 1916 on it. Both men were employed at the Utah Fireclay Silica Mine No. 1, located where the Holladay Gun Club is. The mined rock was shipped to Murray, where silica brick was made to line smelter furnaces; which under high temperatures, melted ore, such as gold and copper.

From 1919 to 1926, William was a shareholder in the Brown and Sanford Irrigation Company, owning 25 5/7 shares. It appears that his shares were sold to J. W. Satter September 1926. Presumably, he sold his farm and moved to California.

Nettie (Ritter) Newcomer (61 yrs.), and a widow, owned her home in 1920. Living with her were Sister Clays Delia (55 yrs.) a widow; and brother, Frank (50 yrs.), a widower. His occupation was "metal miner".

ERNEST V. AND MARY ELIZABETH (BUTLER) GREEN

Ernest Valorus Green, the third son of Alvin W. and Alice (White) Green, and Mary Elizabeth Butler, daughter of Neri and Mary (McGhie) Butler, seemed fated to meet and marry each other. Mary, born February 1879, was one year older than Ernest, whose birthday was January 1880. The 1900 Census for the Butler Precinct notes that Ern was twenty years old. He was employed as a farm hand. Mary Elizabeth, that same year, listed her occupation as "House Servant."

Mary E., according to the 1910 Butler Precinct census was

thirty-one years. She had become head of a household. Living in the household were her niece, Della (4 yrs.), and nephew, Clive (3 yrs.) Tapp. They were the children of Henretta (Butler) Tapp, a sister to Mary E., who died 15 February 1907. Mary E. supported the family of three by working as a "Washer Woman".

Four years elapsed before Ernest and Mary E. exchanged marital vows, 12 November 1914. In the interim, they not only met but socialized together. Ernest became aware that Mary E. had responsibility for rearing Della and Clive. Should the marriage take place, Ernest must be willing to have the children be part of the new household. Agreement was reached, which resulted in the marriage.

Living Quarters

Rather than answering to Ernest V. Green, he was called Ern. Mary Elizabeth became known as Molly. Together, the couple owned property, starting a couple of city blocks north of the Old Mill, extending to 6200 South. They also owned property to the east beyond Wasatch Blvd. into Heughs Canyon.

Housing arrangements were on the Old Mill Road. Over time, three homes were built. Ern, a carpenter, likely was responsible for their construction, along with other help. The largest residence was a two-story log facility. Its external measurements were 35 ft. wide by 60 ft long. The lower floor had a kitchen, which led into a dance hall. One could exit the dance floor onto a veranda.

The upper story served as the living quarters for Ern, Molly, and the children, Della, and Clive. Access was by a steep staircase onto a porch and then into the kitchen. The space was divided into two large and one small bedroom, and a bathroom, living room, pantry, and storage room.

Exiting from the lower floor was a sidewalk that led into a cellar built into a mountain side. Stored there were milk, butter, and other perishable foods.

To the south were two structures. The first was a small box-car type residence, where Molly's father lived in his later life. Inside was a bed and small heating stove. Beyond Neri's residence was the Green House, so named because of its green paint. It included a kitchen and side panty, a bedroom and living room. Living in the Green House during the early 1930's was Clive George, and wife, Thora (Nielson) Tapp, and daughter, Renae.

Winter Dances

Molly and Ern during the winter months invited friends to dances they held in the lower floor of their large log house. It became a festive site, fondly remembered by old-timers, who enjoyed the dancing and singing.

The attraction of these weekly dances appealed to Brud Staker. Loving to dance and needing a partner, he would awaken

Connie Allgood, who was sleeping upstairs in the log house. Together, the two of them joined in the festivities.

The Virginia Reel and other group dances were highlights. Instruments played were the piano, guitar, and saxophone by the Hilton brothers. Leslie Butler also was a guitar player. The piano accordion featured Clement Butler.

Old time songs were sung with gusto. Connie Butler preserved many of them. Some titles were "In These Hard Times", "A Mormon Coon", "Just Plain Folks", "You're Going To Leave the Old Home, Jim", and "Dance With the Guy What Brung Me".

Dancing typically stopped about 11:00 p.m. Before the dancers left for their homes, socialization and eating took place.

Brighton, Big Cottonwood Canyon: Renting Horses

Ern and Molly began to acquire horses which became a central part of their lives. Together, they concluded that a market existed at Brighton to rent horses to tourists and locals. They were the forerunners of this venture.

Initially, a log cabin was built on the left side of the entry road into Brighton. Across the road, they built a barn and corral. Each summer thirty horses would be housed in the corral and barn.

Horse rentals were by the hour or day. For five consecutive years, Betty Morgan, granddaughter of the late New York financier J.P. Morgan, would come to Brighton. The favorite horse she rented from the Riding Academy was "Silver".

The couple made a good living from the business. After Ern's death, 4 April 1942, Molly carried on the business. As before, the horses were brought to Brighton each summer. Helping in this task were employees of the riding academy.

Her secure income became threatened when Salt Lake City undertook to build a water purification treatment plant at the mouth of the canyon. Completed about 1954, she was informed that horse rentals would be curtailed to protect the watershed. Permits, though, were granted for extenuating circumstances. Her business didn't qualify. The Brown and Sanford Irrigation Company did. The reason? Horses were needed to transport supplies and materials to repair, or check the company's dams, at Lake Blanch.

Molly persisted in bringing her horses to Brighton. One year, probably her last, Salt Lake City told her that she had to take her horses out of Brighton using the Guardsman Pass as long as the horses were not near city water. Knowing she was in a losing cause, Molly was forced to sell her horses.

Each week during the summers of 1934 to 1939, Connie Allgood, whose mother, Alta Mable (Butler) Allgood, was a niece of Ern, and Molly, would leave Garfield with her father to be caretakers of Ern's and Molly's Old Mill property. Their duties were to clean the house and care for the cows, horses, chickens, and honey bees; also, to churn butter along with milk, which was stored in the cellar.

Life With Ern

Ern and Molly were compatible business partners. Both were skilled in handling and riding horses. Hired help eased the burden of running the business. Jean (Butler) Poulson's son, Gale, was one of the employees who saddled horses for the riders.

The couple was successful in rearing Clive and Della Tapp to adulthood. They were present when Clive married Thora (Nielson), 21 June 1930. They were gracious in building the Green House for the newlyweds. Joining the Tapp family was a daughter, Renae, who was born in 1931. Needless to say, Ern and Molly, who had no children of their own, were delighted with Renae. It was like having their own grandchild.

Eventually, Clive, Thora, and Renae moved to Idaho. Clive became an employee of Phillips Petroleum Company, retiring after twenty-one years of service. Molly was pleased when Renae married William Burton, about 1952, in Salt Lake City. Two children graced the family, Russell (1953) and Kyle (1955).

Della eventually married Claudius Reynolds. The couple settled in Idaho. They had one child, Mary Lou.

As noted above, Ern and Molly enjoyed dancing and singing. This love resulted in the couple hosting dances at their log house. Another pleasure was card playing. Living close by were Leander Neri and Effie Butler. Molly and Leander Neri were cousins. The couples took turns playing at each other's house on given nights. Their favorite game was "High Five".

Ern's Sickness and Death. For twenty-six years, Ern and Molly were inseparable. One day Ern voiced concern to Molly about the severe stomach pains he was experiencing. It was agreed that he should see a doctor. The diagnosis was stomach cancer. Unfortunately, it was advanced. The pain was excruciating. Morphine was administered to lessen the pain. Suffering occurred over an extended period. Release came when he breathed his last 4 April 1942. Burial was at the Murray City Cemetery. Molly, now a widow, would live alone for over twenty years.

Molly's Last Years

Connie and Jack Butler helped ease Molly's loneliness. Many were the times they had Molly over for dinner. Jack installed indoor plumbing in the Green House. Since Molly didn't drive, Connie took her to Murray to deposit bank funds or pay bills.

Earl Wilkinson Rents From Molly. Two years after Ern's death, Molly concluded to rent the vacant Green House to Earl and Evelyn Wilkinson. By so doing, she felt Earl could put up the hay, feed the hogs, and tend the eighteen horses on the premises. She charged \$15.00 per month. Earl requested 50 cents per hour for doing the chores.

Leasing a Gravel Pit to Dan Vogel. After Ern's death, Molly leased her property south of 6200 South to Dan Vogel for \$1,000 per month. He and his partner started a new gravel pit, which was close to the Cook and Osborne holdings. It became the first gravel pit north of the Old Mill.

It seems that Molly, at one time, had cause to question Vogel's work at the gravel pit. She resolved to get even by not cashing several lease checks. To her detriment, her actions benefited Vogel to her loss.

Molly's Death. Molly was 84 years old when she died, 26 April 1963. Aging was the cause. Two years previously, she entered the hospital because of severe back pains. Before consenting to go, she sought help from someone to watch her place. Earl Wilkinson volunteered to do so. He stayed eight nights, at \$2.00 a day to take care of the home. He kept the house clean and took care of her parakeet. At that time, her livestock was gone.

Connie (Allgood) Butler was ever mindful of Molly. Periodically, she would visit Molly in the hospital and give her a permanent. Her visits did much to let Molly know that she was not alone.

Settling Molly's Estate

The logical executors of Molly's estate were her nephew, Clive George Tapp, and niece, Della (Tapp) Reynolds. This resulted from the close relationship they had with each other over the years.

The estate included all property owned, the houses on the Old Mill Road, the gravel pit by 6200 South, and the property her father Neri had deeded to her at his death. Presumably, the executors sold all the property. Regarding the Old Mill log home, it stood vacant and boarded up into the 1950's.

BUTLERVILLE RESIDENTS LIVING ON BOLLIGER'S FLAT

Bolliger's Flat is northeast of the Old Mill. Driving past the Old Mill, one will notice a dirt road that leaves Big Cottonwood Canyon Road and climbs northeast to a flat section of land. A road from the Flat originally wound its way to Wasatch Blvd. The address of the Flat is 6430 South Big Cottonwood Canyon Road. One can see this address on a mail box that is mounted on a wooden support stand, that is nailed to a tree. Its site is immediately past the Old Mill on the east side of the Big Cottonwood Canyon Road.

The first settler on the Flat was Alvin W. Green. Later, his sons, Alonzo and George Almon Green, built homes on the Flat. Joseph (Parley) Bolliger, for whom the Flat was named, lived on the west side of the Flat.

Alvin W. Green

Alvin Washington Green was the first settler north of the Deseret Paper Mill. His father, Alvin Greely, was born in New York State. A convert to the Mormon Church, he joined the Ira Eldredge Company to go west. The company arrived in the valley, 19 September 1847. He was one of fifty-six single and married men who located in the Big Cottonwood Camp, or Holladay Burg, in 1847-48.

Frances A. Gibson from South Cottonwood was the woman he married, 27 December 1850. A total of eight children eventually joined the family. George Washington was the third child born 19 November 1854.

Alvin W.'s father was an enterprising man. He was instrumental in bringing water out of Big Cottonwood Creek in 1848. It was known as the Green Ditch. His competency resulted in an appointment by the Salt Lake County Commission, 6 June 1852, to superintend all water running out of Big Cottonwood Canyon (Minute Book A. p. 105). He held this position for twenty years.

Alvin G. presumably took his son with him to Big Cottonwood Canyon, where he performed his duties as Water Master. This exposure evidently was a factor that motivated Alvin W. to eventually build a sawmill in the canyon.

Living in the Big Cottonwood settlement was Alice Mariah Jane White, who later married Alvin W. Green. Born 5 March 1859 in Boston, Massachusetts, she was fifteen months old when her L.D.S. parents, Thomas Phillip and Alice (Potts) White, crossed the plains in Nephi Johnson's company of 82 wagons. They arrived in the Salt Lake Valley 5 October 1860.

The family settled on what today is called Walker's Lane, named by Mormon Battalion member, Aaron F. Farr, who built one of the first adobe homes in the Burg.

A "fun-loving and high-spirited girl, Alice White was popular and had many boy friends. Of all her boy friends, [she chose Alvin W.] for her husband [age 20 yrs.], the boy least liked by her mother...It was a traumatic time for [Alice but] she finally went against the wishes of her parents. She climbed out a window one night and eloped [at age 17 years]...27 December 1875. [This] nearly broke her mother's heart."

Married Life

The newly weds settled on property in the foothills, near the site of what later became the Deseret Paper Mill. The area was flat but had a grove of scrub oak trees. Water was available from a stream that flowed from Heughs Canyon. In the late summer, the stream dried up. This necessitated [that] Alvin W. ... dig a cistern to store water for the year.

"This was done by digging a large round hole 15 or 20 feet deep. [Then] plastering it to hold water - putting [on] a cover and [installing] a pump to draw the water out...Sometimes the couple hauled water from Big Cottonwood Creek, which was down the

hollow a mile or so away."

Alice washed the family clothes by hand, using a wash board and big boiler to heat the water.

Occupations

Farmer. Alvin W. initially followed his father's occupation by becoming a farmer. Living as he did in Butler Precinct, the 1880 U.S. Census confirms this occupation. Alvin W. and wife, Alice, had three children. He continued that livelihood until he realized opportunities awaited him in Big Cottonwood Canyon. He concluded to be an independent sawmill operator.

Sawmill Operator. Using his building skills, Alvin W. proceeded to erect a water-powered sawmill. It was located on the north side of the creek, below Silver Fork, and near the Spruces. Asa Bowthorpe, who wrote a history of lumbering in Big Cottonwood Canyon, related the following about Alvin's sawmill:

[Alvin W.] obtained his logs from a basin, high on the north slope, [which later became] known as Green's Basin. He also rolled his logs to the bottom of the canyon and then had to drag them across the creek to his mill.

Income from the mill provided a better standard of living for Alvin W., Alice, and family. By hauling his lumber down the canyon and then to Salt Lake City for sale, he helped the growing housing industry. Another plus was having his family join him in the summers, where they could enjoy the cooler clime and nature's beauties.

Premature Death

Life seemed good to Alvin W. as he set out one brisk February morning to take a load of lumber to Salt Lake City. Traveling alone, he guided his horse drawn wagon full of lumber to the city. Having become skilled in negotiating, he was able to sell his lumber for \$40.00--a tidy sum for those days.

His route back to Butlerville went through Murray. Here he stopped for a drink at a tavern. A woman bartender prepared his drink, telling him what he owed. She noticed that he had a considerable sum of money. The thought went through her mind that she could obtain Alvin's money. All she had to do was put some knockout drops into his drink.

When Alvin W. consumed the drink, he keeled over dead. Since he was the only customer in the room, it was easy for her to pocket the money. As the breadwinner for a family of nine children, Alvin W. died in the prime of life, at age forty-one years. The date was 29 February 1896.

Word reached Alice of her husband's death. She was devastated. Since the incident occurred in a tavern, she would not allow charges to be pressed against the woman responsible for

Alvin's demise. Her desire was to restrict any publicity about the incident.

Widow Alice Seeks to Support Her Family

Alvin Washington Green was laid to rest in the Murray City Cemetery. Survivors were his widow, Alice, and children, Alvin Rueben (1877), Alberta Mae (1878), Ernest Valorus (1880), Thomas Sylvester (1882), Alonzo (1884), Alice Florence (1887), Francis Iva (1889), George Almon (1892), and Harriet Gladys (1895).

Alice was aware she had to shoulder a heavy burden. Nineteen years was the age of her oldest child, Alvin Rueben. The youngest, Harriet, was yet a baby. Alice's first decision was to continue operating the mill. To do so, she needed the help of the three oldest boys, Rueben, Thomas (16 yrs.), and Alonzo (12 yrs.). They worked hard to operate the mill, but it was a real task.

Alice and the family would journey to the mill. Enroute, she would sell eggs and milk to miners of the Maxfield mine. The efforts of the three boys to keep the mill took its toll on them. Alice had no alternative but to sell the mill.

The buyer was Julius Cook. Interestingly, in 1919-20, Cook hired Alvin W.'s son, "George A. Green, and wife, Loraine, to haul his logs down to the mill, where they sawed them into all sizes of lumber."

Alice and the children lived in the old homestead on Bolliger's Fla, which she had retained. To sustain life, eating vegetables were raised in a garden. The older boys helped by gathering dandelions and sego lily roots to add to the food supply. A cow was the source of milk and butter. A pig or hog provided winter meat.

Life was difficult, with the family suffering many hardships. Regardless, Alice was equal to the challenge. She successfully raised all nine of her children to be responsible members of the community. The oldest son, Alvin Rueben, filled an L.D.S. mission.

Alice's Last Days

"In [her] last years, [Alice] lived for a time with her daughter, Alice Florence Irving, in Salt Lake City. Then she went back to the old homestead on Bolliger's Flat. She was with her youngest son, George [whom they called Dord], and his wife, [Loraine], [when] she suffered a stroke and died, 28 December 1931, at age seventy-two. She is buried in the family plot in the Murray City Cemetery."

Alonzo Green

Alonzo, as mentioned above, left his Old Mill residence to

build a home on Bolliger's Flat. He lived there until 1925, when he moved his family to 2300 East.

Joseph (Parley) and Iva (Green) Bolliger

Alonzo sold the house to his sister, **Francis Iva Green Bolliger**. Her husband was **Joseph Paulis Bolliger**, typically known as **Parley**. The 1920 U.S. Census for Butler Precinct No. 65 notes that Parley (age 32 yrs.), and wife Iva "Ivy" (age 28 yrs.), lived in Butlerville. They had three children - Afton (7 yrs.), Preston Lee (5 yrs.), and Joseph Donald (3 yrs and nine months). Parley was employed as a "Miner."

He worked at Silica Mine #1, located north of the Holladay Gun Club, under foreman John Morton Wilkinson. Parley eventually succumbed from the mine dust that affected his lungs. Other children living with the widow, Iva, were Dee and Gem Bolliger. After the children departed, Iva remained in the home until her death in the early 1960's.

Milton Pedler

For a period of time Milton Pedler and his wife "Gem" Bolliger lived in the home of her mother, Francis Iva Bolliger, until they could find a place of their own.

George A. and Elva Loraine (Staker) Green

According to Clement Butler, George Almon "Dord" Green and his wife, Elva Loraine Staker, also built a home on Bolliger's Flat. It was on the east side, across from the small house, in which Alvin W. Green and his wife, Alice, lived.

George was born 7 September 1892. On 15 October 1919, he married Loraine Staker. Their children were Kendrick, and daughters, Carole and Iris.

George and wife, Loraine, as noted previously, were hired by Julius Cook in 1919-29 to help "haul logs down to [Cook's] mill [to be sawed of lumber." On a given pay day, Cook "went to pay George... [unable] to find his [Murray First National Bank] check book, he smoothed a small piece of aspen board and made out the entire check on it. George...had no trouble cashing the check at the [bank]."

George was a veteran of World War I. He retired in 1957 after working for Southeast Ready Mixed Concrete Company. He died (66 yrs.) in a hospital of a heart ailment, 26 February 1959. At the time of his death, he was still living on Bolliger's Flat. Pallbearers at his funeral were his sister Iva's sons, Dee and Donald Bolliger. Survivors were his wife Loraine, son Kendrick, daughters, Carole (Ronald P. Jones), and Iris (Kenneth E. McCleary), and sister Iva (Green) Bolliger.

BUTLERVILLE RESIDENTS LIVING IN THE OLD MILL GULCH

Hyrum Covert

This locale was close to Big Cottonwood Creek and surrounded by many trees. The Old Mill Road went by this site. The first settler was Hyrum Covert. He was born in 1858 at the lumbering site in Big Cottonwood Canyon, where his father, William, was a "dealer in lumber." The 1900 U.S. Census notes that Hyrum (age 41 yrs.) was living in the Butler Precinct. Agnes McGhie (age 42 yrs.) was his wife of eleven years. They had no children. His stated occupation of "lumberman" meant he had entered his father's trade.

The house, in which Hyrum and Alice lived, was two stories high. To some of the locals it looked like a "cracker box". The exterior paint was a pale green color. Ten years later, the couple was yet residing in their Butlerville home. Hyrum stated "farming" was his occupation. It is likely that Agnes' father, William McGhie Jr., was instrumental in having them homestead the land just to the north of her parents' residence.

Hyrum became a widower when Agnes died in 1912. Later that same year, on October 16, he married, at age 54, Mary Ann Harrop, who was 32 years old. Her father was James Harrop, who lived close by in one of the brick homes of the Utah Power and Light Company (originally a Deseret News Company home).

By 1920 Hyrum and Mary Ann had two children, Clarence Hyrum (6 yrs.) and Gilbert S. (4 5/12 yrs.). Hyrum had returned to his roots as a lumber man, citing his occupation as "Foreman of a sawmill" in Big Cottonwood Canyon. Four days shy of Hyrum's and Mary Ann's eighth wedding anniversary, Hyrum died, 12 October 1922, age 64 years.

Mary Ann continued to live in the Covert home with her two sons until she was placed in a rest home. The year probably was 1954. She died about 1955-56. Both Clarence Hyrum and Gilbert were given nicknames by their school chums. Gilbert's was "Feet" and Hyrum's was "Rum".

Gilbert fell heir to the family property since his older brother, Clarence Hyrum, had left the area; and his whereabouts was unknown. Years later, Gilbert, probably in 1945-46, built a brick home by Big Cottonwood Canyon Road (formerly the Old Mill Road) for his bride. Gilbert, who previously had been living in his parents' home, tore it down. His brick home still stands today. Some years later, Gilbert and family moved to West Jordan.

Gilbert died 13 May 1995. His wife, Donna Marie Jones, preceded him in death 9 March 1977. He was a Navy veteran of W. W. II. He retired from Sear Roebuck after twenty-seven years of service. He was survived by a daughter, Trena (Jorge) Melendez, four grandchildren, brother, Clarence Hyrum of Sandy, Utah, Nephew, Hyrum Covert of Missouri, and Smokey (Jody) Jones of Antioch, California.

Neri (Jack) Alexander Butler

Neri, who had a nickname "Jack," was a son of Neri and Mary (McGhie) Butler. Two birth dates are recorded for Neri. The one is 8 April 1875), while the other is April 1876. The latter month and year was given by young Neri's parents to the 1900 census enumerator, Alonzo Paddock on 7 June 1900. As a 24-year old male, Jack's occupation was "Farm Hand".

Jack married Sarah Nancy Jones, 27 March 1901, in Salt Lake City. She was born to her parents, Silas S. and Marie (Jensen) Jones, 4 December 1882. At age 17 years, she was enrolled "at school". The couple had seven children, who were born in Butlerville: Lavelle Alexander (1902), Elden Veloy (1903), Zelda Marie (1905), Luella Vay (1908), McBlaine (1909), Deliah May (1911), and Helen Virginia (1915). The family lived in Butlerville through 1915. A move subsequently was made to Tooele County.

Clement Butler wrote the following about a visit of "Jack" and his sons to the Uncle Leander Neri's home:

I remember when we lived down by the "Old Mill", Jack and Sarah Butler lived East of us by Hyrum Covert. Our place was a regular gathering place for the neighborhood kids on Saturday. Jack's boys [Lavelle Alexander and Elden Veloy] would come down to play. Their oldest boy was named LaVelle - they called him Bill. I will never forget Dad teasing him. He would always play until dark before he wanted to go home. Dad would always say, "Now be careful going home, Bill, or the "stub-legs" will get you." Bill would turn white with fear and would say, Uncle Neri, do you care if I stay all night?"

Jack died (44 yrs.) 3 November 1918 at Saldura, Tooele Co., Utah, probably from an accident. Saldura was a railroad siding eight miles from Wendover. Potash and salt were later mined in the area. Jack was buried in the Murray Cemetery. Sarah subsequently married James Solomon Covert, 27 January 1921. She died 7 July 1970 at Heber City, UT. Burial was by her husband in the Murray City Cemetery.

THE OLD MILL GULCH OFF BIG COTTONWOOD CANYON ROAD

Beginning in the early 1920s, three cabins were built in the area where Hyrum Covert once resided. The attraction seemed to be the nearness of Big Cottonwood Creek and the many trees which offered privacy and coolness from the canyon breeze. The cabins seemed to meet the need for a summer or week-end get-away. Individuals who bought property and built homes in this secluded place were William J. Pedler, Pharel Draper, Dr. W.T. Leonard, and the Maces.

William Joseph Pedler

William, "[in 1923] purchased two acres of rocky ground on the north side of Big Cottonwood Creek, about one-half mile east of the Old Mill... The property was bounded on the south by the creek and on the north by the almost vertical hill going up to Wasatch Blvd. "The only automobile access [to the cabin William built] was over a narrow dirt road through the Old Mill property...into the backyard [of the Pedlers]. At the entrance to the property [William] erected two cobble rock gate posts and a large swinging gate. The hand lettered sign on the gate advised all visitors that this haven was 'ROCKY ROOST'."

Grant Pedler, a son, noted that during the next two summers his "Dad built a large one-room cabin, with a long lean-to bedroom along the east side that included a bathroom. The bedroom accommodated three double beds, and since there were ten of us in all, two more double beds were placed in the corners of the main rooms. On the north wall was a large cobblestone fireplace."

The cabin was for week-end use. The Pedlers' permanent home was in Salt Lake City. Grant Pedler describes a typical journey to the cabin after school let out for the summer:

On the week-end after school let out, all ten Pedlers would pile into the Model 'T' Ford, with clothing, food and supplies strapped onto the running board and made the long arduous journey to the cabin. If none of the smaller kids got carsick, it was considered a successful trip. Once there, we would settle in for the summer, and Dad would commute daily to his job in town.

"Rocky Roast" was the site of three other cabins that adults used as a week-end retreat. One cabin was to the east of the Pedlers. Two other cabins were across the creek to the south. Today, permanent homes may be seen in the area that William Pedler called "ROCKY ROOST."

With the advent of the Great Depression of the 1930s and "William's declining health," a permanent move was made to "ROCKY ROOST" in 1935. "Two additional rooms were added to the cabin and other improvements, so it would be suitable as an all-season residence. And the remaining family (four older siblings who were married by this time) moved to Butlerville."

Grant Pedler described activities he, his siblings, and friends engaged in during the 1920s and 1930s:

During my childhood years, I felt I was the luckiest kid on earth to be able to spend my summers in 'the canyon', with hills to climb, a canyon stream in the front yard, squirrels, quail, cottontail rabbits, an occasional skunk, and yes, even rattlesnakes. It dawned on me rather gradually that part of my parents' plan was to provide us with a permanent ongoing work project. It was here that I learned to cut boards, drive nails, mix concrete, shovel dirt, haul rocks, shingle a roof,

tend a garden, and many other chores. My mentor was the most skilled craftsman I have ever been around, my Dad...

The Creek formed a natural barrier between our property and the community of Butlerville, there being no bridge between the old mill and Wasatch Boulevard. Usually by mid-July the stream flow subsided sufficiently that we could go 'rock hopping' to get to the other side...

...We younger kids didn't have any playmates other than each other. Dad built a large swing set and teeter totter. My brother, Milt and I, used to have contests to see who could soar the farthest, jumping from a high-swinging swing. A few years later, a family with children, (girls), bought the cabin across the creek from us; and after becoming acquainted with them, Dad built a sturdy foot bridge over the creek, which greatly facilitated our travels...

...[My friend, Lavere Butler, and I would] "meet at an irrigation tank at the east end of Butler bench. It captured the ice cold waters flowing from Ferguson canyon, and we used to go swimming there...

...Winter activities within the community were few, with the exception of sleigh riding. An occasional [Butler] ward dance being held, the music being provided by a local group consisting of guitar, banjo, and accordion. The annual ward show provided excitement, coupled with a lot of hard work. Since the wards in the [East Jordan Stake] were so far flung, it became something of a logistical nightmare, requiring two nights to complete. The first night we covered the outlying wards of Granite, Sandy, Crescent, and Draper. The next night we performed our act at Midvale and Union, with the finale in our own building...

...Sleigh riding and bob sledding were the sports of choice whenever conditions permitted. Skiing had not yet caught on to any great extent, and the available equipment was quite primitive. However, when Butler Hill was snowpacked, it attracted sleigh riders from all over the valley. A good Flexible Flyer could coast for well over a mile."

The construction of the Deer Creek pipeline in the early 1950s adversely affected Virginia Pedler, who lived in the Old Mill Gulch. Alarmed that her little boy, James, was missing she called Bishop William S. Ereksen. He informed her that a party of brethren would search for James. Shortly after they began their search, James showed up. He had been exploring in a series of the Deer Creek cement pipes. Seeing enough, he decided to back out of the partially installed cement pipes. He was then found. The searchers and Virginia were relieved James was safe.

Milton Pedler, another Old Mill Gulch resident "was sorely affected with an arthritis condition, for which he went to the hospital. His pain was so intense and any sudden movement of his spine or limbs would cause him to cry out. During a visit by the [Butler Ward bishopric] to Brother Pedler's bedside, he was given a priesthood blessing and promised he would yet live to stand in church and bear his testimony. The blessing was fulfilled, and he lived to marry a faithful woman and to serve many years as a ward clerk."

Pharel Draper

Pharel, who was a custodian at the Old Mill, built his house in the late 1920s across the creek from the Pedlers.

Dr. W.T. Leonard

In the early 1930s, Dr. Leonard [who purchased water rights and land from William McGhie, Jr.] had a home built on a new lot south of Big Cottonwood Creek. His house was plagued by rats. Anxious to be rid of them, he approached William Pedler's son Grant. For each rat caught, the young man would be paid 50 cents. Before long, Grant caught 13 rats. His reward would be \$6.50. When he informed Dr. Leonard of his success, the good Doctor was surprised. "I never believed there were that many. I'll give you \$2.00," he said, knowing that in those years \$6.50 was a goodly sum.

Disappointed, Grant told his father of Dr. Leonard's \$2.00 payment. William, upon hearing this, knew that the Doctor had set a bad example for his son by reneging on a mutual agreement. He proceeded to talk to Dr. Leonard about the shortcoming his son received. The outcome? The payment of the full \$6.50.

The Mace's and Pedlers

Over time, other individuals made this picturesque site their residence. Among them were the Mace's, who had a summer home. Lily Pedler later lived in the house. Across the bridge Milton Pedler, a brother to Grant Pedler, built a home. Today, some 10-13 families live in the Old Mill Gulch area.

Furnishing Water to the Residents

Another spring in the vicinity of the McGhie springs supplied water to the six residents of the small settlement beginning in the late 1930s. A water tank was built to provide pressure to the stored water.

A Confrontation With the Walker Brothers

Dust from the J.B. & R.E. Walker Sand and Gravel Company that operated across Wasatch Blvd. in the late 1940's aroused the ire of the homeowners. The Walker brothers had built a conveyer belt from their sand and gravel pit across Wasatch Blvd. to the area immediately north of the homeowners. Once the sand and gravel reached the end of the conveyer belt it plummeted to the ground below raising a cloud of dust. Needless to say, the homeowners were victims of the rising dust.

They appealed to the brothers to correct the nuisance problem. The appeal was fruitless, for the dumping continued. The next strategy was to take the brothers to court. The Walkers lost the case and were told to remedy the dust problem. Their solution in the early 1950s was to erect a high concrete wall. Further, they were required to water down the area.

The huge cement wall, which still stands today, had a negative side for the residents. Important was the loss of the cool canyon breeze that they once enjoyed. Secondly, the wall adversely affected their property value.

CHAPTER 6:
THE INTERMOUNTAIN CHRISTIAN SCHOOL/THE EVANGELICAL FREE CHURCH/
AND RECENT SUBDIVISIONS WITHIN THE OLD MILL VALLEY

THE INTERMOUNTAIN CHRISTIAN SCHOOL

22 December 1996: The Salt Lake Tribune. "Simple Building Illuminating Christmas Message," City View, by Jack Goodman, the Arts Section.

The Intermountain Christian School is located "at 6515 S. Lion Lane reached from the complex intersection of Holladay Boulevard, 6200 South and the I-215 belt route...

"...A principal member of the firm of Eaton & Mahoney, architect Mahoney recalls the time that a start was to be made on the unique school building about half-a-dozen years [1990?] ago. County planners protested that it occupied a portion of the site they had chosen for a new golf course. 'But we reminded the officials of the zoning department that they had already granted us a permit, a fact they seemingly forgot. So we built the school and they agreed to build the golf course across the [6200 So.] road,' he said.

"The Intermountain School, costing some \$1.6 million, accommodates 400 pupils from kindergarten through high school. The cruciform shape encloses 47,000 square feet of useful room with classrooms on two floors enclosed in concrete block walls. Indeed, concrete block is used inside and outside the structure. Its outer walls are rather dark reddish hue, with accents taking the form of horizontal stripes formed by dark, almost black, concrete blocks.

"The sole decoration of this long, low structure, is a tall white cross two stories in height accented by the triangular glass wall marking the school's central entrance...You might say it's as long as Noah's ark, two stories high -- two floors of classrooms. There's a clerestory ceiling three stories in height running through the arms of the cross, and a higher dome of transparent glass at its crossing...

The Evangelical Free Church. "...The school is directly linked nationally with the Evangelical Free Church of America, but since that religious faith has, at the present time, no South Lion Lane sanctuary or house of worship, it uses the school gymnasium. According to building architect, Don Mahoney, (himself a member of the Evangelical Free Church). 'We unroll a rug across the gym floor, a platform is pulled forth, the seated congregants, face towards Lone Peak, and the church services are held...'"

NOTE: With the creation of the Holladay-Cottonwood City that set its southern boundary at 6600 South (the dividing line between Granite School District and the Jordan School District) the school

is now part of Holladay City and within Granite School District.

RECENT SUBDIVISIONS WITHIN THE OLD MILL VALLEY

General Descriptions

29 June 1997: The Salt Lake Tribune, "Real Estate Section," (F1, F2). "New neighborhoods surround Old Mill."

"Unlike the Granite [Deseret] Paper Mill, which was constructed in 1882 [1881-1884] at the base of Big Cottonwood Canyon at the direction of Mormon leader Brigham Young [he died in 1877], the neighborhoods that surround the aging stone edifice -- Old Mill Estates, Old Mill Lane and Canyon Creek -- are anything but ancient..."

"The home builders of the Old Mill neighborhoods forsook the proverbial cookie-cutter look often employed by developers in this era of urban sprawl and cash cows, replacing it instead with a charm and character that speaks to traditionalists and modernists alike."

"...The location of the Old Mill neighborhoods, which offer easy access to downtown Salt Lake City via the Belt route, or to nearby canyons for a day of hiking or skiing, is a big attraction to potential home buyers. But let's be serious, such amenities don't come without a price..."

"...Of those homes listed, the average asking price is \$380,000...'Old Mill Lane is really a tight community.' [Robyn] Leigh explained. 'There are between 15 and 20 homes in the area, and most of the people who live there are young professionals with one or two children...'

"Old Mill Lane, which has the highest elevation of the three neighborhoods, offers striking views of the downtown city skyline and the nearby canyons to the east. Old Mill Estates and Canyon Creek, tucked away further south below the canyon, are secluded retreats that blend in nicely with the surrounding of the region."

15 November 1998, The Salt Lake Tribune, Sunday REAL ESTATE section, F-1, F-5)

"The Old Mill neighborhood is one of the more popular areas in the Salt Lake Valley for buyers interested in high-end contemporary homes. The neighborhood offers cohesive feel, and the yards are well-maintained and tended...'The Old Mill area is known as one of the most prestigious in the valley,' [said Mark] Ulrich, principal broker of Ulrich Realtors. 'The neighborhood is very attractive to business executives, or for those who want to live in an upscale area.'"

The Old Mill Estates

The Cornelius Corporation, located at 5250 South 300 West, Suite 200, Salt Lake City, Utah 84107, was the builder of the Old Mill Estates subdivision. Beginning in June 1989, Michael Marchbanks, Vice President of Cornelius, began negotiations with Walker Development Corporation, Murray City Corporation, and Big Hole Investments (an Idaho limited partnership of Teton County, Idaho) to acquire property rights for the proposed Old Mill Estates subdivision. The project had five plats designated A, B, C, D, and E. It was built in two phases. Phase II is on a ledge southwest of the main subdivision. Two houses were under construction by December 1992.

Cornelius placed its first sign advertising Phase I on Fort Union Blvd., where the road takes a turn to the right going toward the mouth of Big Cottonwood Canyon. It stood on a plot of land that was barren but today is the site of a tree farm. The sign read:

OLD MILL ESTATES
37 Incredible View Lots
HOME STARTS SEPT. '89
Call Mike CORNELIUS
266-4400 Development Corporation

A second marketing sign was placed the spring of 1992 on the site of the subdivision. It was an elaborate sign that provided interested parties much information. The picture below featured a drawing of the Old Mill with green trees behind it. Also, one sees a road leading into the subdivision.

The number of lots in plats B (19) and C (9) are shown. Interested buyers are told "be a part of a Masterpiece in the Making." A black and white sign hung below reading:

LOT & SUBDIVISION
INFORMATION
At Sales Office
944-4112
Weekdays 12 pm - Dusk

The houses erected were luxury residences. For example a two-story brick and stucco house having 4 bedrooms, 4 bathrooms, 3 car garage, central air, double furnace, and a 2x6 outside wall, Honeywell alarm system, had a list price of \$474,900 in February 1995.

It is interesting that Cornelius Development Corporation utilized the Walker name in two cul-de-sacs ("Walker Oaks Court" and "Walker Mills Court"). At the north end of the Plat B houses they named the east-west street that turns to the south "Walker Miller Drive." A total of fifteen homes are located in the Walker Courts and Walker Mill Drive.

Canyon Creek

Canyon Creek subdivision is located south of the Old Mill along Big Cottonwood Creek and east of the Big Cottonwood Canyon Road and the Old Mill Estates subdivision. Preliminary work on the subdivision began in early May 1993. As of 8 August 1993 the curved road that ends in a cul-de-sac had been roughed in with curb and gutter installation completed. Homes were awaiting construction, once sewer, water, electricity, gas, and paved roads were in place. The first house built as of October 10, 1993 was awaiting both exterior and interior work.

The developers were the Palmer Company (583-6116) and Walker Development (277-6519). The Walker firm is the owner of the Old Mill. Twenty-four lots were offered for sale.

July 31, 1999 there were eleven occupied houses in the subdivision. Thirteen lots (54.2%), however, remain unsold.

The entrance to the subdivision is Canyon Creek Drive at 3370 East off of Big Cottonwood Canyon Drive... One turns to the left onto Canyon Creek Circle (3385 East), which leads to the Cul-De-Sac at the extreme north near the south border of the Old Mill. The house at the northeast side of Canyon Creek Circle and Drive has the address 6997 South. It was the first house built in the subdivision.

The Old Mill Lane/Old Mill Circle

Work began on the Old Mill Lane [now known as the Old Mill Circle] subdivision the forepart of August 1993. A road was being carved out of the hilly area just south of the Intermountain Christian School. The billboard advertising the new subdivision listed the following: 1) 22 Beautiful Lots, 2) 1/4 to 1/2 acre lots, 3) Luxury Homes, 4) Quiet Cu-De-Sac, and Restrictive Covenants. The developer was Boone Kruckenberg Homes (268-8700). Financing was provided by Washington Federal Savings.

By March 1995, an advertisement for the Old Mill Lane subdivision noted it was "An Exclusive Community of New Luxury Homes by James Pack Construction." Selling points were: "Close to the New Old Mill Golf Course, Canyon Racquet Club, and world class recreation in the Cottonwood Canyons, Featuring spectacular mountain views!" Gump & Ayers Real Estate was the marketing agency.

Houses that Gump & Ayers listed were all over 5,000 sq. ft. The selling price for the four houses they listed ranged from \$399,900 to \$421,900. Another realtor, Probe Realtors, for the year 1995, listed a house at \$444,900. During August 1999, Mansell and Associates were offering a house (built in 1994) for \$446,000.

The Overlook at Old Mill/the Old Mill Overlook

Though not located in the vicinity of the Old Mill this subdivision does overlook the Old Mill area. A bill board advertising the subdivision (January 1995) read:

"The OVERLOOK AT OLD MILL
Prestigious Residential Community
1/4 - 1/3 acre lots
Developed and Marketed
by
Johansen Thackeray (Consolidated Real Estates Services)
& TCR, 487-6670."

A total of 65 lots were advertised for sale. The subdivision is located on the west side of 3000 East and north of Hollow Mill Drive. The property was formerly owned by Savage Rock Products, telephone 533-0302.

CRACAR Construction Co., General Contractors of Salt Lake City, began reshaping the land for the subdivision March 1995. This was necessitated by the extremely high shoulder bordering 3000 East. September 31, 1996 many houses of the subdivision had been built by different contractors. The name of the subdivision was later changed from the Overlook at Old Mill to "Old Mill Overlook."

NOTE: This subdivision is now within the boundaries of the South-East Cottonwood Community Council, which also includes the Cottonwood Corporate Center, and the park developed by the Cottonwood Heights Recreation Center, and Salt Lake County Parks and Recreation Department.

CHAPTER 7:
SALT LAKE COUNTY'S OLD MILL
GOLF COURSE: 1992-2000

17 October 1992: Deseret News, "S.L. County, COMMISSION MOVES TOWARD A NEW GOLF COURSE, End of gravel operations at site could pave way for Old Mill links by 1993," by Joe Costanzo, B1, B2.

"With their surprise decision this week to terminate private gravel operations at the 'East Pit' in Holladay, Salt Lake County commissioners took the first step toward developing a showcase golf course. 'This begins the process,' said Commissioner Randy Horiuchi, predicting a 1993 or 1994 ground breaking for the proposed Old Mill golf course...It also signals an end of years of gravel excavations on county property in the heart of one of the Salt Lake Valley's most exclusive residential neighborhoods. The digging at nearby private gravel pits will continue, however...

"Once the site of a county asphalt plant, the 135-acre parcel on Tolcate Lane, just below Wasatch Boulevard, has been leased in recent years to Harper Contracting Inc. and Geneva Rock Products Inc. This week, the County Commission sent Harper a 'notice of termination,' giving the firm 180 days to end operations at the pit. The county's contract with Harper wasn't due to expire until March 1994, but the county chose to exercise an escape clause.

"Lacking such a clause in its contract with Geneva, the county is trying to negotiate its way out of that agreement, which expires in July 1994.

"Roger B. Hillam, county property acquisition manager, said golf course architects recommended ending excavations to preserve the land's integrity. He also said the county is seeking an additional 25 acres for the Old Mill Course...Horiuchi said, 'We have to protect that land as much as possible, or we could end up having to haul fill back into it for the new golf course'...

Old Mill is one of three 18-hole golf courses in various stages of development...To fund the projects, the county plans to increase fee revenues at its three existing courses and the new ones by 18 percent in 1993, along with additional increments of 9 percent in 1995, 1997 and 1999...According to Horiuchi,..."[the] Old Mill will be the one by which we are judged. It will be one of the best."

29 December 1994: The Salt Lake Tribune, a Forum letter by Reed T. Smith as to the cost of the proposed Old Mill Golf Course.

19 January 1995: Salt Lake Tribune, a Forum letter by Glenn Lu. "Old Mill Golf Course Makes Financial, Environmental Sense." (This letter is in response to Reed T. Smith's Forum letter of 29 December 1994.)

Salt Lake County owns the property on which it proposed to build

the Old Mill Golf Course, and at this juncture, has two options: 1) retain ownership and develop it into a golf course, or 2) declare it excess and sell it -- which in reality means, it would probably be subdivided and quickly transformed into home sites.

If the county retains ownership of the property, it is obliged by direction of the Planning Commission to rehabilitate the former gravel pit by stabilizing the site, making it safe and revegetating the disturbed area, at a cost of \$4 million. A return on investment would come later, if it were converted to some other use.

The second side of scenario No. 1 is to proceed with plans to develop a golf course at an estimated cost of \$10 million, including: course construction, clubhouse, maintenance facilities and equipment -- again significantly less than the \$22 million quoted by Smith, especially since \$4 million would be spent rehabilitating the site without benefit of the course. Financing would come from the Golf Enterprise Fund, funds specifically designated for golf course development and maintenance, and paid only by golfers with no general fund allocations.

In the second scenario, the county would turn a handsome profit, but leave local residents potentially 155 acres poorer on green space in an area of the county already suffering from a dearth of open space and recreational facilities.

In complying with community sentiment to close down the gravel extraction operations on the site, the contemplated Old Mill Golf Course will bring a welcome amenity to the east bench of Salt Lake County, providing refreshment and recreation to a part of the valley that has long sought relief from the confinement of urbanization.

GLEN LU
Director
Salt Lake County Parks and
Recreation Division
Salt Lake City

2 February 1995 The Salt Lake Tribune, the Forum, "Costly Green at Old Mill" written by Dick Johnson of Magna, which is a response to Glen Lu's Forum letter of 19 January 1995.

Johnson raises the question, "What might the green fees be at the Old Mill to service that [golf course's] debt which [Reed T.] Smith's figure of \$22 million is the actual 'cost of debt?' Or would all the other golf courses have to pay that bill?" Johnson

advocates that "the county rehabilitate the gravel pit into a green space (park or wildlife refuge) and find a more reasonable site for a golf course at a reasonable cost for construction and with reasonable green fees?"

3 June 1995: The Salt Lake Tribune, the Forum, "Pouring Money Down 18 Holes," by Reed T. Smith, Salt Lake City."

"The power of the Salt Lake County Commission to use special revenue bonds for golf course construction and then require golfers to pay for such bonds is absolute. Commissioners can, without tax payer approval, special hearing, or advance public notice of intent, approve bonding as easily as approving travel vouchers for a trip to Provo.

"The county plans to issue bonds for \$10 million to build the Old Mill Golf Course on ground basically unsuitable for a golf course. With the average cost of a high quality golf course running at \$5 million and recognizing that such a heavy debt burden will lead to higher golf fees at all county courses, golfers have asked the county for a cost/benefit justification. Up until now, the county has stonewalled the request and denied golfers requests to use taxpayer-approved general obligation bonding for construction of the golf course. Perhaps the commission fears that voters would turn down the project as too costly, thus questioning their judgment.

"Since the commission will not deny itself its special revenue bonding power, and we have to live with the 'rascals' for at least another year and a half (or more), golfers and other interested citizens need to, at a minimum, let the commission know what they think of this unconscionable act of fiscal irresponsibility. Letters or phone calls might help give them the message that they do not always know what is best for the voter (golfer).

6 August 1995: The Salt Lake Tribune. "Utah Business Park Blooms." "...Salt Lake County is building an 18-hole golf course due for completion in 1998 [to be called the Old Mill Golf Course]."

27 October 1995: The "Official Ground Breaking Ceremony [of the] Future Site Old Mill Golf Course" was held at 11:00 a.m.

11 November 1995: The Salt Lake Tribune. "In Digging Up Smelling Dirt, Silt at Decker Lake, County Shows Its Green Thumb, Turns a Buck," by John Ure.

"Right now it smells like a giant cat-litter box, but mounds of bio-solids, sand, and silt at Decker Lake will save Salt Lake County some \$157,000...Instead of having to haul the 800,000 cubic yards of silt to the county land fill at \$19 a load, it will be

turned into topsoil headed for the Old Mill Golf Course and Cougar Park in Kearns..."

11 November 1995: KUTV Evening News. It was reported that Utah Power is running power lines through, or by, the Old Mill Golf course. One resident who said his view of the valley would be ruined by these poles indicated they should be under ground or rerouted. Linda Norton of the Holladay Community Council said the Council never heard of this proposal, and she had worked ten years on the proposed golf course. Officials from Salt Lake County Parks Division said they were in compliance with the law, having held open meetings on the proposal. The poles are expected to be installed within 4-6 weeks, and the only way to stop their installation will be to sue the county.

8 August 1996: The Salt Lake Tribune. "...The Old Mill [golf] course is under construction on 155 acres at 6102 S. Wasatch Boulevard that will cost some \$11.5 million."

November 1996: A new sign appeared across from the intersection of 3000 East and 6200 South. It read, "Old Mill Golf Course Under Construction." It noted that Gene Bates was the Golf Course Architect, CRS Consulting Engineers was the Golf Course Engineer, James R. Child Associates/John Williams & Associates were the Architects, Landmark Design was the Landscape Architect, Keller Construction was the Building Contractor and Valley Crest Landscape and Environmental Golf was the Golf Course Contractor.

26 October 1997: Notice Posted on Window of the Old Mill Golf Course Clubhouse: "The Pro Shop will open for retail sales, 1 November 1997. League and Corporate Tournaments: The Old Mill Golf Course accepting reservations for all corporation tournaments beginning January 1988. The Old Mill Golf Course is planning to host many leagues and associations, some including men and women associations, couples and junior leagues."

Also shown was a map, in color, of the golf course. These details were provided: "May 1, 1998, anticipated opening. Course is a par 71, for the 6750 yards. An 18-hole championship course. Putting green. Clubhouse has a restaurant and large banquet area. Devin Dehlin, the head professional. Gene Bates, architect."

April 1998: The Salt Lake Tribune. "Nearly Completed Old Mill Offers Big Attractions on Short Course," by Jay Drew, B6.

"...[Salt Lake County's new Old Mill Golf Course - set to open May 1 - looks like it will satisfy the most critical players. 'We are proud of what's here,' head professional Devin Dehlin said during a tour of the \$9.5 million course and its spacious \$2 million club house.

"The clubhouse - complete with its large banquet room,

reception facilities and spectacular view of the Salt Lake Valley -is already being used for parties and receptions. The...par 71 golf course is still in its final phases of maturation.

The course is relatively short - just 6,750 yards from the back tees - but Dehlin says, 'We can make it very difficult...or extremely easy,' with up to five tee boxes on every hole.

"Course designer Gene Bates...didn't have a lot of acreage available, and that's evident on the front nine. Many holes are rather close together, and several are close to the highways and streets that border the course. And hard hats may be in order on some holes with adjoining fairways, a la Murray Parkway.

"The par 4 fourth hole is [the] one...most commuters [will] see as they travel Interstate 215. Next spring, they could be seeing errant tee shots. But when golfers reach the latter half of the back nine, the course changes dramatically. Whereas the front nine is fairly open, holes 15 to 18 are hilly and cut out among the native oak brush.

"Holes 15 and 16 are especially memorable - Dehlin calls the par-5 15th his favorite - with their narrow fairways and sharp turns. Officials already are worried that the tough finishing holes will slow down play.

"The course also features large, undulating greens - a Bates trademark.

"The entrance won't be the one right off I 215. That's the maintenance shop entrance. Instead, the clubhouse entrance is above the course, off Wasatch Boulevard.

"Golfers can expect to pay around \$31.50 (18-hole green fees with a cart), a couple of bucks more than Riverbend charges. Carts won't be mandatory, but they will probably be recommended, since the course is hilly, and there are some lengthy walks between some holes."

6 December 1997: A notice on the Club House said, "Open House at the Club House [on this date] for those interested.

15 May 1998: The Old Mill Golf Course officially opened.

24 May 1998: The Salt Lake Tribune. "New Course Has Country Feel, Old Mill is Challenging Amid Spectacular Setting," by Kurt Kragthorpe, B12.

"The setting is spectacular, especially around the clubhouse. The price approaches upscale. The level of difficulty is just right. The Old Mill Golf Course, which opened May 15, has elements that speak more of 'Country club' than 'county course'.

"Salt Lake County's newest facility -- between Interstate 215 and Wasatch Boulevard, just north of the mouth of Big and Little Cottonwood Canyons -- is playable, memorable and almost walkable. These days, that's pretty much all a public-course golfer can ask. And if No. 15 were the last hole, Old Mill would be even better.

"The panoramic view from the clubhouse, the decorative flower Bed, and the downhill driving range give Old Mill a resort feel. That's not bad, considering it was built on a gravel pit, next to a freeway. Cost: \$11.5 million, including the clubhouse.

"The first thing you should know is there's more room to play than the view from the road would suggest. The fairways do run parallel to one another in many cases, but they are fairly well defined by mounds and blue wild flowers.

"The length of the course is manageable, at 6,303 yards from the second-longest set of tees. The wall-to-wall cart paths are not too obtrusive, and walking is possible -- but watch out for the hike between the eighth green and the ninth tee.

"Among Old Mill's features are big, deep, greens, ridges running across the fairways and elevated tees..."

The rest of the article tells about the fairways, bunkers, and the holes. Kragthorpe then states, "So Old Mill's finishing holes will subject themselves to variable reviews. They are 'challenging' to the golfer who hits three straight drives and 'unfair' to anybody who's a little tired and starts spraying the ball.

"With green fees starting at \$11 for nine holes, and carts just about required, Old Mill is creeping toward expensive, when compared with other public tracks in Salt Lake Valley. But viewed as a once-in-a-while, 'resort' kind of course, it's worth the price -- and watching the sunset from the clubhouse comes at no extra cost..."

The address of the Old Mill Golf Course is 6080 S. Wasatch Blvd./phone 424/1302. The course pro is Devlin Dehlin. Course "Description:" 18 holes, par 71 - 6654 yds. black, 6165 blue, 5653 white, 4780 red. "What's New": Only 2nd county course to open in 30 years. "Tee Times": Call Mon for Tues-Wed; call Wed. for Thur-Fri; Call Fri for Sat-Mon.

3 June 1998: The Salt Lake Tribune. Rolly & Wells column, B1. The news clip entitled "To Give or To Receive?"

"Rev. Frances Davis, pastor of the First Baptist Church in Salt Lake City, needs \$4 million to build a new church and was told that golf tournament fund-raisers are the way to go. He called U. of U. Vice President, Ron Coleman, Wellington President, Rick Humbert, Jazz sportscaster, Ron Boone, IHC's Scott Parker, Tribune Editor, Jay Shelledy, plus Rick Davis, and Stan Parish -- directors of the Salt Lake Visitors and Convention Bureau, and the Salt Lake Area of Commerce, respectfully.

"They set the tourney for the Old Mill Golf Course next Monday. Now there is a conflict. Especially for Parish. The chamber's golf tourney, June 15, was delayed because of construction at the Salt Lake County Club. The only day available:

next Monday.

"So golfers this week must decide whether to pay \$500 a foursome to raise money for a church, or pay \$1,500 to play with business leaders. Parish is taking reservations for both."

8 September 1998: The Salt Lake Tribune. The "Rolley & Wells" column. The news items title was "The Fickle Flame of Power".

"Salt Lake County Attorney, Doug Short, has his share of trials and tribulations during his 4-year term. Lawsuits between Short and the County Commission have cost taxpayers about \$300,000. He had half of his attorneys taken away by the commission, and he personally has been blamed by commissioners for their decision to do away with the county attorney positions this year.

"To add insult to injury, he can't even use his clout as an elected official to get funds from lobbyists.

"Short was hosting a fund-raising golf tournament August 19 at the Old Mill Golf Course for GOP County Commission candidate, Mark Shurtleff. It was cancelled for lack of interest."

31 March 1999: The Salt Lake Tribune, The "Rolly and Wells" column with the heading, "Some People Just Don't Appreciate Mary Callaghan."

"In January, we told you about Salt Lake County Commissioner Mary Callaghan's post-election luncheon, aimed at helping the Republican pay off a \$47,000 loan to herself. The event brought together the public works supervisors, now under Callaghan's control, with developers, highway engineers, construction materials manufacturers, and others who frequently do business with the county and were willing to pony up a \$100-a-plate contribution.

"Now Callaghan is holding a second fund-raiser, a golf tournament called 'Mary Callaghan Appreciation Day'. Two people who might show up are Terry Diehel, [who sought to obtain county commissioners' approval in late 1993 for a hotel, housing, etc. in the Old Mill area south of 6200 south and east of 3000 East. Not obtaining approval, he withdrew and became involved with his South Mountain Draper, Utah project] and Dee Christensen, co-owners of the \$15 million South Mountain golf course recently purchased by the county.

"During her first term, Callaghan scoffed at the idea of government-owned golf courses. When the county christened the Old Mill course last year, she said it would be the last. Diehl and Christensen and their company, Wasatch Pacific, gave Callaghan \$2,800 for her re-election campaign. She supported the South Mountain purchase."

10 April 2000: KTVX Channel 4 had a morning segment between 6:15 and 6:45 a.m., devoted to the Old Mill Golf Course. Dan Denenham, their roving reporter, interviewed Ryan Kartner, a teaching pro at the golf course. Each Monday Dan is featuring different golf courses in the valley.

Ryan, in the first segment, said the Old Mill Golf Course is the busiest course in the valley. Factors are its accessibility from I-215 and the "sprawling views of the valley".

Located at 6080 Wasatch Blvd., the course opened May 15, 1998. Golfers can play the course in 2-1/2 hours (9 holes) or no more than five hours (18 holes).

The second segment focused on fees and hours. The fee schedule is as follows:

\$18.00 for 18 holes if one walks

\$35.00 for 18 holes using a golf cart

\$100.00 for ten rounds of 9 holes

The Junior Program: \$50.00 for four one-hour classes.

Enrollment is limited to 16 kids a session.

Hours: From sunup to sundown, typically, at 7:45 a.m. for the first round, and 5:30- 6:30 for the last round.

1 September 2000: The Salt Lake Tribune, Rolly and Wells column, "He's a Beauty," B1. "Former Jazz forward, Adam Keefe, who was recently traded to the Golden State Warriors, returned to Salt Lake City on Monday, so he and his wife, Kristin, could again sponsor their annual Beauty & Beast Golf Tournament for the Utah Cancer Society..."

NOTE: With the successful 3 November 1999 incorporation vote creating the new Holladay City, the Old Mill Golf Course is now included in its boundaries.

CHAPTER 8:
DEVELOPMENT PROPOSALS FOR THE OLD MILL VALLEY

Various proposals have been formulated to upgrade the Old Mill for community use. Unfortunately, many of the proposals listed below are just that--proposals, with no action taken to implement them. Factors affecting the proposals are lack of funds, disagreement among various constituents, obtaining zoning rights, community councils disagreeing as to who has jurisdiction over the Old Mill area, and indecision over housing versus commercial development. Development, in the final analysis, seems to have won out, based on the number of office buildings erected, Marriott's Residence Inn, two restaurants -- the Rivers restaurant, and the Market Street Grill.

Premium housing resulted in the following subdivisions -- The Old Mill Estates, Canyon Creek, the Old Mill Lane, now called the Old Mill Circle, and The Overlook at Old Mill, or the Old Mill Overlook. The latter subdivision is located on the west side of 3000 East from the entrance, to the Cottonwood Corporate Center going north, to the Mill Hollow road, which is an entrance to the subdivision of the same name.

Listed below are proposals advanced from 1978 to 1990

THE COTTONWOOD HEIGHTS COMMUNITY COUNCIL
ENTERTAINS DEVELOPMENT OF THE OLD MILL AREA

9 March 1978; 11 February 1979; 8 March 1979: The Cottonwood Community Council entertained reports on 1) development of the Old Mill into a recreational site, 2) the impact a new historical zoning order might have on the Old Mill acreage, 3) the readiness of the Old Mill for public use, and 4) the date of final inspection for the proposed Old Mill construction.

T.E.M.P.O's PROPOSAL

13 September 1983: T.E.M.P.O (The Environmental Management Planning Organization), Proposal Re.: Master Land Use Plan of the Old Mill Area, Murray, UT. This document contains a letter dated, 13 September 1983, to Salt Lake County Administrative Services Dept. Re: "Master Land Use Plan of the Old Mill Area." Sections of the plan were: "Old Mill Area Map," p.4); "Issues and Concepts," p.6; "Implementation Concepts, #4 Historical and Land Mark Funding - Public and Private," p.8; "T.E.M.P.O Organizational Chart", showing the proposed involvement of the "Cottonwood Community and Cottonwood Heights Community Councils."

BOYER'S REAL ESTATE PROPOSAL

7 May 1984: The Deseret News. "County wants the 'right' plan to develop Old Mill area," by Judy Morton, B3.

"Several months ago, the Boyer Co. asked the Salt Lake County Planning Commission to consider rezoning some real estate near 30th East and 62nd South for a commercial real-estate development.

"Located adjacent to a proposed I-215 off ramp, the 21-acre lot would easily accommodate a suburban office, said H. Roger Boyer.

"But county planners tabled the Boyer Co. request, treating it like the other reasoning applications they've received for Old Mill sites over the past two years.

"Rather than rezone bit by bit, county officials want to develop a master plan for the entire area, says Jerold Barnes, county director for planning and research. The land is populated largely by gravel pits and forest, and it's one of the last wide-open eastside areas near Salt Lake City. It's ripe for development, and county planners want to make sure it's done right.

"Unfortunately, planners, developers, and nearby residents don't agree on the best way to improve the property, located southeast of the soon-to-be-completed Belt Route. The large undeveloped space extends roughly from 62nd South to 70th South, and from 23rd East to the Wasatch National Forest boundary, and the mouth of Big Cottonwood Canyon.

"Several Holladay and Cottonwood residents worry that a major commercial development might aggravate traffic along 62nd South, Holladay Boulevard, and Highland Drive. 'Those of us who live in the area hope the worst that happens is that it's turned into single-family residential lots,' says Barry Topham, president of the Holladay-Cottonwood Community Council.

"But says Boyer, the local residents may be reacting without knowing all the specifics. 'A lot of communities in the country have the highest-quality office space in the highest-priced residential area...'

"'We're not locked into what it specifically should be,' Boyer said, adding that he's willing to be flexible about the suburban office-park idea. 'If the study says that's not what should go there, then we would be willing to develop something else.'

"The romantic history and untamed nature of the area makes it an ideal addition to the woodsy sites that already make up much of the Cottonwood area," Topham says. At the very least, many nearby landowners want the old mill area zoned for one-acre lots to match the rest of Cottonwood. At the very most, they'd like to see it turned into a park, complete with golf course and equestrian trails. Indeed, Topham said, some residents are even talking about

incorporating Holladay, so they'll have more control over their neighborhood.

"The county is woefully inadequate in parks,' Topham said. 'They've shunted recreational facilities to the LDS Church and school districts, and the county has very few parks, compared to the population in this valley. What we really need is to have more park land instead of malls.'

"The problem, however, is money.

"In the Mill Valley area, the county owns only about 10 acres, which is used for flood control, Barnes said. He said the county commissioned the master plan so officials can make intelligent decisions on rezoning and development applications. But the chances of building a park on the property are not very good at this point, because 'no money is available for the county to buy any additional ground.'"

HOLLADAY COMMUNITY'S REQUEST TO CREATE A SPECIAL SERVICES AREA

"...In 1982, a group of Holladay residents asked the County Commission to create a special services district in Holladay to buy the land around the Old Mill to preserve the area. The commission denied the request because of strong opposition by area residents who didn't want higher taxes."

JAMES WEBSTER ASSOCIATES INC. STUDY

Deseret News, 7 May 1984. "County Wants the 'Right' Plan to Develop Old Mill Area," by Judy Moreton, B3.

"James Webster Associates Inc., contracted by the county to study the Old Mill area, has analyzed the geographics and is now meeting with community councils to find out what local homeowners want, company President James Webster said, "We're just trying to work with citizens' groups out there. We really want to get on with it and get finished.

"The master plan will probably be completed by mid-summer. It will allow for a proposed Utah transit authority park-and-ride lot, but won't be able to alter whether or not it will be constructed, Webster said. The lot has already been designed, he said, and could be constructed this spring...

"...Webster Associates has not made any decisions about the property yet, but has compiled a number of maps detailing the natural hazards, transportation corridors, slope and soil analyses and current ownership boundaries. A map of existing development shows that only the peripheral areas have been developed."

JACK GOODMAN'S APPRAISAL OF THE OLD MILL VALLEY

23 February 1986: The Salt Lake Tribune. City View, "Will the Old Mill, and its environs, survive?" by Jack Goodman, E9.

"Forgoing such things as sentiment, you might wander out to the Old Mill on Big Cottonwood Canyon road to inspect things, and do some thinking about what might, or might not happen down in the hidden, semi-rural little valley below 70th South and Wasatch Boulevard. Quite a few Holladay residents are hoping against hope the valley, its sagebrush, and the stretch below the gravel pits to old 'Knudsen's Corners' [site of today's Tuscany, formerly the Heather restaurant and the Cottonwood Bottom Inn, at 62nd South and Holladay Boulevard] can be preserved as a county park. There's even been talk of a small golf course on the lands surrounding the Old Mill.

"However, if you let your eyes do some exploring, you will note that the line of I-215, the Interstate Belt Route, swings through the little valley a short distance west of the Old Mill. The likelihood is that clover-leaves or some other forms of entry and exit to the Belt Route will wipe out the neglected old evergreens, cottonwoods, and lawns of the sizeable old estate west of the Old Mill. Meanwhile heavy gravel trucks rumble to and from the pits and plants above the one-time mill. An asphalt plant and the adjacent structures above the mill spew dust and smoke in the morning hours. The sounds of rifle fire crackles from the Holladay Gun Club on the bench above the gravel pits. Just around the flank of Mount Olympus [Canyon Cove], quite a few very substantial new homes are rising, while a similar batch of new houses has been built on bench land south [Prospector Hills] of the entry to Big Cottonwood.

"Will the Old Mill survive? Should it? Will the land in the depression below the gravel pits, land crossed by the Belt route survive perhaps as a neighborhood park?"

COTTONWOOD HEIGHTS AND HOLLADAY - COTTONWOOD COMMUNITY COUNCILS:
CONTESTING WHO HAS CLAIM OVER THE OLD MILL VALLEY

29 April 1990: The Salt Lake Tribune. "Two Community Councils Wrestling For Control of Old Mill Valley Area," by Stephanie Banchemo.

"For ten years, the Old Mill Valley has remained in a 'gray zone,' as sort of 'land without a leader'.

"The 625-acre plot, bounded by approximately 6200 South and 7000 South between Wasatch Boulevard and 2700 East, is nestled between the Holladay/Cottonwood and Cottonwood Heights community-council boundaries. For a decade, neither council took steps to gain ultimate control.

"But now the Old Mill Valley is embroiled in a bitter dispute between the two councils.

"When Salt Lake County decided to refine and update the 1972 Big Cottonwood master plan, both councils wanted a voice in the future development of the Old Mill valley. Now both are claiming control of the area.

"We contend the Old Mill Valley is already in our district, and we want it officially declared that way," said Nick Morgan, Cottonwood Heights representative. "We were concerned about the area and represented it long before anyone else cared."

"Not surprisingly, Holladay/Cottonwood representatives have the same argument.

"The point of fact is that we go as far back as 1940 in claiming the area in our boundaries," said Linda Norton, Holladay/Cottonwood representative. "We challenge the Cottonwood Heights people to come forth with any legal document that can prove they should have the Old Mill in their boundaries."

"And both have substantially different views on what growth means.

"Cottonwood Heights representatives support the county's plan D - calling for high density residential, office/research park, and commercial development.

"We don't want it to go totally commercial, but we recognize the future of the area rests on some commercial development," Mr. Morgan explained.

But Holladay/Cottonwood residents feel plan D is 'horrendously flawed' because traffic flow generated from commercial development would circulate in their boundaries.

"The only reason Cottonwood Heights wants the area declared in their area is because they want the tax base generated from huge commercial development," Mrs. Norton argued. "If they get their way, and the area goes commercial, we'd get the brunt of the heavy traffic flow. It would be all gain and no loss for Cottonwood Heights."

[Ironically, commercial development occurred in the Old Mill Valley, which benefited Holladay City when it was incorporated, 5 May 1999. Within the cities boundaries are the Old Mill Golf Course and the commercial development east of 3000 East and South of 6200 East. Further, the Deseret/Granite Paper Mill is not included in the boundaries of Holladay City as Norton implied.]

"Cottonwood/Holladay Council representatives advocate the proposal calling for low and very low residential, and zero commercial development.

"Right now, it's the most charged issue in the valley," said Jerry Barnes, Salt Lake County planner. "No one seems willing to give an inch, and it seems that we are at an impasse."

"The Salt Lake County code of Ordinances does not

specifically identify how to deal with gray areas, but a similar situation in Kearns prompted the proposal of an ordinance allowing landowners in gray areas to decide the matter by election.

"But the Old Mill area councils want the matter decided by the Salt Lake County commissioners and say the commission's inability to decide is a stall tactic.

"Let's face it, it's an election year, and the commissioners don't want to decide because they are concerned about losing votes,' Mrs. Norton explained.'They want us to decide because they're scared to make any sort of decision that might have negative consequences.'

"But county commissioners counter that they shouldn't have to shoulder the brunt of the decision.

"It's been a controversy ever since this master plan became an issue,' said Commissioner Tom Shimizu.'We're not about to walk into the valley and declare that it's in one area or another. We want to get both councils together and try to come to an agreement that makes everyone happy.'"

DID COTTONWOOD HEIGHTS HAVE A LEGAL CLAIM TO THE OLD MILL VALLEY?

At the time of the April 1990 meeting of the Cottonwood Heights and Holladay/Cottonwood Community Council with the Salt Lake County Commissioners regarding which Council had claim to the Old Mill Valley, representative Linda Norton, of the Holladay/Cottonwood Council, was quoted as saying, "... We go back as far as 1940 in claiming the area in our boundaries...We challenge the Cottonwood Heights people to come forth with any legal document that can prove they should have the Old Mill in their boundaries."

It's unfortunate that the Cottonwood Heights Community Council representative Nick Norton failed to challenge Linda Norton as to Holladay/Cottonwood having legal claim to the Old Mill. One must assume that the latter Council had no legal document of its own. Merely the statement that they went "back as far as 1940 in claiming the area in our boundaries..."

U.S. 1900 AND 1910 CENSUS FIGURES SHOW BUTLERVILLE/COTTONWOOD HEIGHTS HAD LEGAL CLAIM TO THE OLD MILL VALLEY

Unbeknown to Norton, and the Holladay/Cottonwood and Cottonwood Heights Community Councils, and Salt Lake County Commissioners, is that legal evidence exists in the Salt Lake County Recorder's Office and U.S 1900 and 1910 Census figures that document Knudsen's Corner on 6200 South was in Butler Precinct #65 that was organized 15 December 1877. Further, the land comprising the Old Mill was inhabited by Butlerville residents as early as 1870. Had this information been available to the Salt Lake Planning Commission and the County Commissioners in 1990 Holladay/Cottonwood might never have been incorporated.

This is speculative, but it is an interesting question.

Creation of Butler Precinct No.65 December 15, 1877. Butler Precinct #65 was created by the Salt Lake County Court. It set the Precinct boundaries as follows:

It was created out of portions of Big Cottonwood [Holladay] South Cottonwood [Murray], and Granite Precincts and is bounded on the north by Big Cottonwood and Mill Creek Precincts, south by Granite Precinct, and west by Union and South Cottonwood Precincts. It contains 17 square miles and mountain and valley country lying on both sides of Big Cottonwood Creek.

Two Butler Brothers in 1870 Settled in Old Mill Valley. Leander and Philander Butler were land owners in the Old Mill area as of 1870. The brothers sold their land to the Deseret News Company in 1880 for the building of the Deseret Paper Mill. The date of the Butler brothers' transaction with the Deseret News Company is recorded in the Salt Lake County's Recorder's Office.

Rasmus and Fred Knudsen Lived in Butler Precinct No. 65. Both the 1900 and 1910 U.S. Census records cite Knudsen family members living in Butler Precinct #65. The 1900 U.S. Census of Butler Precinct No. 65 conducted 7-8 May 1900 pages 6-7] records the names of Rasmus and Gertrude Knudsen. Rasmus (age 77) lists his occupation as "Millwright". Gertrude, his wife, is also age 77. They had seven children. Both were born in Denmark. Together they immigrated to the United States in 1864 and had lived in the U.S.A. 36 years.

The 1910 U.S. Census, Butler Precinct No. 65, conducted 5 May 1910, page 15A on line 6 (HEAD OF HOUSEHOLD) contains the name of Fred Knudsen (age 31) and his wife Mary (age 32) as living in the Butlerville area. They had been married five years and had no children. Fred lists his trade as "Miller" and the "General Nature [of his] business" as "Grist Mill".

Rasmus Christian Knudsen and his son Rudolph were the builders of the Big Cottonwood Flour Mill constructed in 1871-72. The actual site of the mill was 2715 East 6200 South. The flour mill operated for 40 years. Today that area is known as Knudsen's Corner.

HOLLADAY/COTTONWOOD COMMUNITY MASTER PLAN OF OCTOBER 1990

Prepared by the Salt Lake County Public Works Department Planning Division (D. Michael Stewart, Bart Barker and M. Tom Shimizu, county commissioners).

Parks and Recreation: An eighteen-hole golf course and a community park are planned for construction in "The Old Mill

Valley to supplement and connect with the existing Old Mill Park recently built..." (p. 68)

The Old Mill Valley: "It is recommended that the golf course access be located where 3000 East meets the connector road to create a four-way intersection..." (p. 69)

"Approximately 145 acres of land, located north of the freeway connector road (Highway 210) to Wasatch Boulevard, is dedicated for the Old Mill Valley Public Golf Course. Salt Lake County will develop and maintain the recreation facility. Salt Lake County is currently negotiating the purchase or trade of additional property to complete the golf course. The design of this recreational facility should incorporate equestrian, jogging, and bicycling trails around the golf course..." (p. 69)

"...The narrow plot of public property that is located between Wasatch Boulevard and Highway 210 is considered for a 'park and ride' lot. This facility should be well landscaped and limited in size" (p. 6).

Residential: "...Subdivision designs, similar to the Old Mill Estates project, would make best use of the limited access and difficult terrain. These residential lots would have access from Big Cottonwood Canyon Road [The Old Mill Lane subdivision]...The plan identifies a large area west of 3000 East at the base of the sloping hill as low density residential. The area of about 100 acres is presently excavated gravel pits to be recontoured and the hillside rehabilitated as subdivision development occurs [the Mill Hollow and Old Mill Overlook subdivisions]. These potential residential lots and subdivisions would have access from 3000 East, from 7000 South, at approximately 2700 East and also from street extensions from the existing subdivisions to the west of this area..." (pp. 69-70)

Recreation and Parks: "The Old Mill Park and detention pond should be completed. Enlarging the park space surrounding the existing detention basin would be possible by using property the state transportation department garages now occupy. Salt Lake County should work with the state to acquire this property. This park area shown on the land use plan continues west, across 3000 East into the area at the base of the slopping hillside...The park could include open play fields and use the natural slope as spectator viewing areas. The recreational opportunity for jogging, bicycling, equestrian, and pedestrian trails by combining park space could create a gateway to the mouth of Big Cottonwood Canyon and would be a positive asset to the entire Old Mill Valley" (p. 70).

Office/Research Park: "Office/research park uses are shown on the land use plan at the I-215 interchange, extending along the freeway collector road (Highway 210) to 3000 East. Additionally, the area extends to the south and west of Big Cottonwood Creek, with frontage to 3000 East and the I-215 freeway. The designation is also shown on the east side of 3000 East along the frontage of the Wasatch Boulevard connector road, as it curves and rises in elevation to Wasatch Boulevard. Office and research park type uses

adjacent to the I-215 entrance and along the heavily traveled connector road, allows a compatible use near the interchange and creates a buffer between the freeway interchange and residential uses to the south...

"...Development of the office/research center areas is subject to zoning conditions to be set when rezoning is considered. The development objective is to create an office/campus setting of low-rise structures, with interconnecting open spaces and abundant landscaping. Parking could be located underground to help increase open space. The design should be architecturally compatible with the area in bulk and mass to prevent obscuring mountain views. Exterior materials of masonry and other compatible material applications are recommended. A monument sign, and limiting the amount of exterior lighting, is recommended.

Traffic access to the properties would be located along 3000 East. Realignment of Big Cottonwood Canyon Road to create a T-intersection is encouraged. Holladay Boulevard should be terminated east of the underpass at I-215, so cut-through traffic is eliminated" (pp, 70-71).

Old Mill Historic District: "...The primary objective of this designation is to provide the opportunity for the Old Mill and its surroundings to develop, which would in turn insure its survival. The immediate problem is the physical condition of the structure and the substantial investment that would be needed to rehabilitate it. It is felt that some type of community function can be served by the structure. However, at this time there is no use foreseen for the building and its surroundings. The plan does suggest commercial or other uses and recommends that the future uses be of a nature to economically support restoration of the Old Mill and the existing environment that has developed." (p. 71)

13 June 1992: The Salt Lake Tribune. Both the Cottonwood Heights and Holladay-Cottonwood Community Councils have assessed plans involving the Old Mill. The last is to build an Old Mill golf course in the near future. The site is north of the Old Mill with the I-215 freeway being its west border.

CHRISTIANSEN CONSTRUCTION SERVICES, INC. PROPOSAL

6 April 1993: Dee W. Christiansen, representing the Christiansen Construction Services, Inc. submitted a letter dated "April 6, 1993 to the Holladay Community Counsel [sic]." It pertained to the development of a residential community east of Big Cottonwood Road and extending east to Wasatch Boulevard, with an extension to the south near the middle of the development and to the north bordering State Route 210.

The acreage for the project was 19.40 acres. Built would be 264 units, representing "a density of 13.6 dwelling units per acre." The three-bedroom town homes would "contain approximately

1,500 square feet per unit." Some two-bedroom units would be built reducing "some of the three bedroom units."

A HOLLADAY - COTTONWOOD COMMUNITY COUNCIL TOWN MEETING

14 April 1993: Flyer announcing a "Holladay/Cottonwood Community Council Town Meeting [held at the] Holladay Library [at] 7:00 p.m. Agenda Items to be Discussed" were:

I. "PROPOSED 264 CONDOMINIUM UNITS ON 19.4 ACRES (To be located at 6200 South at about 3100 East, this is just north of the new Free Evangelical Church School). The following items of concern should be noted:

1. The Proposed use is not consistent with the Holladay/Cottonwood master plan.
2. The planned use calls for two-story units with garages located beneath the dwelling units. This allows almost twice the number of units to be constructed on the property and will cause twice the amount of traffic (2,640 vehicles per day). This volume of traffic was not contemplated when the master plan for local streets was formulated.

II. THE OAKS INVESTMENT GROUP/HOLY CROSS HOSPITAL PROPOSAL, The proposal calls for a hospital/medical complex to be located at 6439 South at 3000 East. The following areas of concern should be noted:

- "1. The proposed use is not consistent with the Holladay/Cottonwood master plan.
2. The proposed three-story to six-story complex will create substantial additional traffic, both highway traffic and helicopter traffic, on a 24-hour basis.
3. The project is not consistent with the proposed surrounding properties.
4. There [is] some question as to whether a hospital complex should be located adjacent to a school.
5. Many citizens have concern about locating a tax exempt hospital in Holladay. If our community is ever forced to incorporate, the hospital would require substantial community services, but would not contribute property taxes to help pay for these services.
6. There is some concern as to whether another hospital should be built in Salt Lake County at this time, inasmuch as the occupancy rate for hospitals in Salt Lake County is only about 50% an[d] another hospital (FHP) is not yet completed.

"NOTE: The above plans for the defined areas were not approved.

CHAPTER 9:
ATTEMPTS TO INCORPORATE THE COTTONWOODS AS A CITY

7 February 1994: The Salt Lake Tribune, "Holladay Group Pushing For Incorporation as City," by Michael Nakoryakov, D3.

"At some point in the near future, 6,000 Holladay area residents may wake up to find they have moved to a city named, 'The Cottonwoods'."

Trisha Topham and about 40 other people launched an incorporation campaign last fall. About two weeks ago, Citizens for The Cottonwoods began to circulate a petition and quickly collected more than 400 signatures.

"We are doing all right; I'm sure we'll get the required 1,000 signatures soon," said Topham.

"If they do, the Salt Lake County Commission will be required to conduct a feasibility study and public hearings. Elections would finalize the process.

"We hope to celebrate the birthday of The Cottonwoods on July 1, 1995," said Topham's husband, E. Barry Topham.

"The residents cite numerous reasons why the area south of 4800 South, between Highland Drive and Interstate 215, should become a city: self-determination, fair taxation and adequate representation.

"Our destination should be determined by our friends and neighbors instead of a three-person commission responsible for governing close to 750,000 people," said Topham...

"...Despite the positive response to the petition so far, the incorporation is far from a done deal. And there is a precedent for failure: In 1985, an effort to create Holladay city in the same area was scuttled at the polls.

"They just couldn't get enough votes, that's all," said Gavin Anderson, an attorney for Salt Lake County...

"But citizens for The Cottonwoods say the county exercises hidden powers. They blame the 1985 defeat on a tough county campaign backed by powerful county developers. Residents also said the county didn't want to lose a good tax base...

"...According to Anderson, since 1978 Salt Lake County has had 12 city-incorporation elections, and only three -- Draper and Bluffdale in 1978 and West Valley City in 1980 -- succeeded."

18 May 1994: Deseret News, "County views incorporation drives warily, Push by Union and 2 other areas could cause conflict,

legal battles," by Joe Costanzo, B1, B2)

"With three incorporation drives [Union, The Cottonwoods, and Holladay] racing toward voters, Salt Lake County is beginning to raise some yellow flags. On Monday, a deputy county attorney warned county commissioners that two overlapping incorporation efforts in Holladay could cause conflicts and legal entanglements...

"...Meanwhile [other than Union], commissioners are also mulling over a legal opinion regarding the proposed incorporation of the Cottonwoods and Holladay communities. Deputy County Attorney Gavin J. Anderson noted that the proposed Cottonwoods and much larger Holladay cities have overlapping territory.

"When two proposed incorporations encompass the same geographical area, the potential for a conflict, including inconsistent results is obvious," Anderson said.

"According to Anderson, common law and case law decisions from other areas have held that the petition filed first should be the first acted upon and submitted to a vote.

"No other potential solution, such as simply letting both incorporations proceed on the hope that one or the other will fail or placing both questions on the same ballot with an alternative presented to the voters, seems permissible," Anderson wrote.

"The recommended 'first-in first-out approach' appears to give the edge to the Cottonwoods, which has submitted its petitions and, like Union, is awaiting the completion of a feasibility study by Fry Management Group.

"The Cottonwoods covers an area roughly from Highland Drive on the west to I-215 on the east, and from Murray-Holladay Road on the north to I-215 on the south. Holladay would cover an area from Salt Lake City to Sandy.

Cottonwoods' proponent, Trisha Topham, said Anderson's opinion makes sense. 'If our city passes, they (Holladay) could go ahead and act on what's left,' Topham said.

"According to Topham, the Cottonwoods organization drew up the smaller boundaries because 'people identify with the area where they live; they don't want to be sucked into some huge area.'

"She also predicted that the incorporation effort -- which could be put to a vote as early as September or October -- will succeed. 'It's an idea whose time has come,' Topham said.'"

1 June 1994: Private Eye Weekly, "Salt Lake County, Inc.? Incorporation may be the future," by Katherine Biele, 7.

"Jim Bradley gets philosophical when he talks about revolutions going on throughout Salt Lake County. There seem to be a lot of people unhappy with Big Brother county government these days.

"Interestingly, it's a government Bradley would like to see

get bigger and bolder, assimilating all those little cities and perhaps even dare we say it, Salt Lake City, for the good of the whole. Bradley, the commission chairman, likes to think of this intra-county unhappiness as a cyclical thing -- maybe something that happens every fourth full moon. But for the people looking to secede from the Union, the latest incorporation craze is symbolic of grave dissatisfaction.

"The general problem is that the county has been unresponsive to the needs and wishes of the community," says Richard Walsh, chairman of the incorporation drive in Union, an area of about 13,600. Barry Topham, who's helping push a similar move for the Cottonwood area, cuts through the rhetoric. "The county commission form of government is really un-American," he says...

"...And while these two areas [Union and the Cottonwoods] have formally submitted petitions to the county, at least four others -- Holladay, Magna, Taylorsville and Copper City in the Kearns area -- are considering the benefits of incorporation...

"Bradley chalks it up [Sandy's desire to annex Hermes Associates Family Center] to the strains that accompany significant growth periods. 'It's not about growth, but about the impact of growth on the quality of life, irrespective of the demands on housing,' he says. People have to live somewhere, and the county is running out of room, he says.

On a smaller scale, the incorporation movement has roots in the Utah mentality that spurns government control in an effort, no matter how misdirected, to preserve its rural lifestyle. 'In some sense, there's an aversion to any kind of government,' Bradley admits.

"Topham doesn't dispute that. 'This is a special place,' he says of the Cottonwood area. 'There's lots of water and lots of trees, and that's a real unusual thing, living in the desert like we do; but the county's decisions on land use have sold us down the river.'

"Cottonwood residents, in one form or another, have been fighting the county since 1951, when the specter of Interstate 215 first loomed. Eventually, the interstate would cut right through their residential neighborhood. Later, residents took part in a failed incorporation attempt in 1985 that arose over the high density development of Old Mill Valley.

"The latest independence drive has spawned a similar incorporation movement by Holladay residents who fear being left out of the Cottonwood revolution. Topham calls them spoil sports. No matter what, they join the ranks of the restless...

"...Bradley can see that further incorporation would diminish the need for a full-time commission, while a central government might actually preclude it. The one-big-government concept could include elected representatives from community councils, led by a county manager. 'But we can't jump to that from where we are now,' Bradly says, adding this apocalyptic caveat " 'We'll probably go to wall-to-wall cities; and after the problems, people will be

ready for one big government."

23 September 1994: The Salt Lake Tribune, "Public Forum" letter by Gene Carr, Holladay.

"Citizens of unincorporated Salt Lake County should rejoice that their county commissioners took bold and decisive action in denying a vote for the incorporation of the Cottonwoods.

"The petitioners had drawn a line around affluent areas of barely 6,800 people to form an ill-conceived municipality, whose boundaries included the Cottonwood Mall, to assure an adequate economic base. The Cottonwood Mall, classified as a regional mall, contains a million square feet of retail space which is supported by a population base of 150,000. It is the community center and tax base for many thousands of residents of the Millcreek, Holladay, and Cottonwood areas. These facts were somehow overlooked by the petitioners.

"Had this proposal been successful, it would have constituted the greatest rip-off of tax base in the history of Salt Lake County.

"There is understandably a strong desire among residents of the unincorporated area for local government that is closest to the citizen. In some areas there is fear of a takeover by a nearby municipality. The desire to retain an historic identity seems to be very strong motivation for incorporation or resistance to annexation. As the incorporated area shrinks, the county's tax base erodes, and the eventuality of wall-to-wall cities becomes increasingly realistic.

"The fact the proposed Cottonwoods incorporation suggests the desperate need for long-range planning in Salt Lake County. Regional planning should pursue such issues as: Are there areas that should logically be annexed to a nearby municipality? Are there unincorporated areas with a firm community identity, substantial population, and a supporting economic base that could survive a legitimate, functional, metropolitan city? Are there lands that are environmentally sensitive, or where agriculture is still functional, that should be protected. Are the cities and the county coordinating traffic circulation, service delivery, employment sites, regional centers, housing, open space?

It is perhaps naive to expect insightful regional planning to emerge spontaneously from scattered neighborhood groups or citizen associations who are motivated by fear or block-by-block issues.

"Salt Lake County is really one large community with many constituent parts, all of whom are mainly concerned about their own identity and survival. Strong leadership is needed to assure that the bewildering and selfish offspring don't destroy the family."

31 December 1994: The Salt Lake Tribune, "S.L. County Commission Gains Delay in Vote on Cottonwood Incorporation," by

Patty Henetz, D1.

"A judge has halted the vote on whether to incorporate an affluent area of Salt Lake County into a new city called the Cottonwoods to give the county time to argue its case against the proposal. Third District Judge Homer F. Wilkinson's ruling Friday stops the election, which would have taken place Wednesday, pending an appeal to the state Supreme Court.

"Earlier this month, Wilkinson had ordered the election to proceed, despite the county commission's unanimous decision in September that there should not be a vote on incorporation.

"The county then appealed Wilkinson's ruling. Meantime, county election officials proceeded with planning for the election by mailing out absentee ballots, hiring election judges, printing ballots and setting up two polling places covering their five precincts eligible to vote.

"We're planning for the election to take place," said Salt Lake County Clerk, Sherrie Swenson earlier this week.

"The proposed city's northern boundary would run along Murray-Holladay Road to Holladay Boulevard, Casto Lane to Interstate 215. The freeway would form the city's eastern boundary, with Highland Drive defining its western edge.

"A financial study completed after pro-incorporation forces gathered enough petition signatures to proceed found the proposed new city would have a \$1.2 million cash surplus during its first year.

"Incorporation proponents say they want to protect the area from further commercial encroachment that started with the Cottonwood Mall.

"But county commissioners and other opponents argued the organizers were robbing the county of a huge commercial base -- which includes the Cottonwood Mall -- to benefit some 7,000 people.

"Opponents also say the proposal would dismember the historic Holladay area."

24 October 1995: Deseret News, "More S.L. County areas join incorporation fight, Cottonwood Heights, Union and Holladay plans include some of the same land," by Zack Van Eyck, B1, B2.

The proposed incorporation of Holladay isn't going to stop another group seeking to incorporate the Cottonwood Heights and Union areas as a new Salt Lake County city that would have 66,000 residents. David Muir and Don Machin, organizers of the effort to incorporate a city tentatively called Cottonwood-Union said Tuesday that while Holladay residents may have been the first to deliver a signed petition to the Salt Lake County clerk, that doesn't mean the Cottonwood-Union effort is dead-- even though portions of the Holladay area are included in each of two Cottonwood-Union proposals now being circulated for signatures.

"'They don't want to share, I guess,' Muir said of the Holladay proposal filed Monday.'We weren't looking at this as anything other than, 'It's time to incorporate, what are the most logical boundaries and let's move forward.'

"After the success of Taylorsville-Bennion, Muir said it made sense to Cottonwood-Union organizers that a larger area would have a better shot at incorporation. That's why, he said, one of the two Cottonwood-Union proposals includes the area now proposed for incorporation as The Cottonwoods, as well as surrounding areas included in the Holladay proposal and the entire Cottonwood Heights and Union areas.

"Holladay residents, however, heard about the Cottonwood-Union drive and quickly gathered 1,000 signatures and filed their petition Monday. Organizers of that drive say the Holladay incorporation would be viable only if The Cottonwoods proposal, now tied up in the Utah Supreme Court, fails.

"Linda Norton, one of the Holladay incorporation organizers, said area residents were not notified by the Cottonwood Heights Community Council or anyone with the Cottonwood-Union proposal that it was to include The Cottonwoods and Holladay areas, which have a substantial commercial tax base.

"'They were trying to do a taking on us but that did not happen. Fortunately, our people, within 6-1/2 days, put this (incorporation drive) together,' Norton said Tuesday. 'We feel very badly that they never wanted to put commercial in their area in Cottonwood Heights, and that was their decision over the years. We've lived with our (decision) over the years. Our little Cottonwood Mall will only support so many people, and we are willing to annex in our community and those that are contiguous to us. However, they [Cottonwood Heights] are not contiguous to us.'

Muir said the first of two Cottonwood-Union proposals, known as petition A, would be viable only if both The Cottonwoods and the Holladay incorporation efforts fail. But if either succeeds, Plan B of the Cottonwood-Union proposal, which excludes The Cottonwoods and could not be amended to exclude all of Holladay, could still work, he said. The second option would include about 57,000 residents, Muir said.

Norton said if The Cottonwoods is incorporated, the area now included in the Holladay petition would be annexed into that city. If The Cottonwoods doesn't succeed, she predicted, the Holladay incorporation will."

25 February 1996: The Salt Lake Tribune, "Incorporation Backup Bill Gets Approval."

"Senate Judiciary Committee members on Thursday approved legislation intended as backup for a proposed incorporation law already pending in the House and sent incorporations proponents into a tizzy. 'We're trying to set up a meeting with the governor,' said Linda Norton, organizer of one of three

incorporation efforts in eastern Salt Lake County. 'We would prefer another year-long moratorium than have this bill go through.'

"Senator David Buhler, R-Salt Lake City, presented Senate Bill 249 on behalf of Salt Lake County leaders who fear a bill from Rep. Sue Lockman, R-Kearns, will stall in the house...

"...The Utah State Supreme Court threw out the old law's conflicting provisions 'entirely inoperable,' Without a new law, seven incorporations would be put on hold for another year. Petitions to incorporate have been filed for the Cottonwoods, Magna, Kearns, White City, two proposals from Holladay and Cottonwood/Union city."

23 April 1996: The Salt Lake Tribune, "Cottonwoods Willing to Give Up Mall," by Linda Fantin, B1.

"After three years of fighting with the Salt Lake County Commission and stacking up piles of legal paper work, Cottonwood incorporation leaders have decided to just let it go.

"The Cottonwood Mall, that is. Representing the Neighbors for The Cottonwoods, A. Tom Nelson on Monday told the commission that residents of the east-side community want to form a city even if it means deleting the tax-rich mall from their proposal. They are confident there is enough tax base without it to support their proposed city.

"And the commission is more than happy to oblige, even if it means it could be sued -- again. The first lawsuit came after the commission killed the Cottonwoods incorporation proposal in September 1994, reasoning the new city would take too much of the county's tax base for only 6,000 residents. The Cottonwood Mall generates about 7 percent of the point-of-sales tax revenue and could support a city of 50,000 people.

"Petitioners said state law required the county to put the matter to a vote. The ensuing court battle led to the Supreme Court, which ruled the state's municipal incorporation law unworkable. A new law, passed by legislators last month, takes effect next Monday.

"Before then, Nelson wants the commission to revive the old petition, adjust the incorporation boundaries and set an election.

"Incorporation leaders need the commission to act fast. When the new law takes effect, a township petition will be filed that covers The Cottonwoods. Residents then have just 90 days to get enough signatures to opt out of the township and go forward with the incorporation.

"And on Monday, the commissioners voted to set the election date -- despite warnings from the county attorney's office that it is probably illegal.

"County Attorney, Doug Short, said the petition was terminated by the commission 18 months ago, and called the effort to bring it back to life is 'bizarre'.

"'They can't come in now and revive something that has run its course,' he said.

"The petition is three years old, he added, and many people have moved in and out of the area since. With the mall out of the picture, a new feasibility study is needed. 'They should have to go out and do a new petition,' Short said.

"Commissioner Randy Horiuchi said the only thing standing between the incorporation and commission approval was the mall. Horiuchi said when the commission voted down the original proposal, they said if the incorporation were expanded to take in more residents, or if the mall were to be taken out, they would approve it.

"'We've eliminated the major concern, so it's our job to fulfill that agreement,' said Commissioner Mary Callaghan."

CHAPTER 10:
INCORPORATING HOLLADAY-COTTONWOOD CITY
AND ITS IMPACT ON THE OLD MILL VALLEY

3 September 1997: The Salt Lake Tribune. "Incorporation's Aim: Fairness.'Cottonwood Would Get Mall But Not the Corporate Center." By Linda Fantin.

"Three previous incorporation bids were scuttled, partly because the Salt Lake County Commission refused to part with the Cottonwood Mall's tax revenues. A new effort, which began this week, still includes the tax-rich mall, but this one may have the commission's tacit approval.

"The reason? The county is clinging to another property tax prize: The new Cottonwood Corporate Center...

"...The new city would have a population of roughly 15,000, and extends roughly from 4500 South to Interstate 215, and Highland Drive to Wasatch Boulevard. By comparison, the 1993 incorporation proposal - The Cottonwoods - included 6,500 people and a third less land. However, commissioners refused to allow a vote on the proposal, claiming the new city took too much tax revenue and not enough residential property.

"At the time, county officials estimated the Cottonwood Mall generated about 7 percent of the county's point-of-sale tax revenue and could support a city of 50,000.

"Commissioner Randy Horiuchi said Tuesday the Holladay-Cottonwood group can have the mall as long as it takes a proportionate number of residents. He acknowledged the county's interest in keeping the Cottonwood Corporate Center - and the \$21 million in property taxes and \$13 million in sales taxes it is expected to generate during the next 12 years - but insisted it was not a bargaining chip for the mall...'The key is to establish a city that doesn't hurt the county and the remaining unincorporated residents'...Horiuchi said since the 1993 incorporation attempt, county and community leaders have built a level of trust. 'Our one caveat is that we all be fair about it,' he said."

A map of the proposed city drawn by Steve Baker shows that the proponents of the city included the commercial area south of 6200 South and east of 3000 East, which will eventually generate additional property and sales tax revenues. The south boundary on the east side extends to 6600 South that would include the Evangelical Free Church and its school.

8 December 1998: The Salt Lake Tribune. Our View The Salt Lake Tribune's Editorial Position: "COTTONWOOD CAPER".

"Some 15,000 people in Holladay-Cottonwood area of Salt Lake County soon will be asked whether they want to form a city. The

principal reason for doing so is unusual. It's a tax dodge.

"A feasibility study shows that if the new city were to buy all of its municipal services from Salt Lake County on a contract basis, Holladay-Cottonwood's budget would show a surplus of about \$1.3 million in its first year.

"If that surplus were translated into tax reductions, city residents could save up to \$133 on their property taxes for each \$100,000 of valuation. By contrast, the taxpayers left behind in the remainder of the unincorporated Salt Lake County could see their property rise about \$20 on each \$100,000 of valuation to make up for the loss of the Holladay-Cottonwood tax base.

"How is this possible?

"First, the Holladay-Cottonwood incorporation proponents were crafty enough to capture the Cottonwood Mall in their tax base. Second, the people who live on the country estates that make up the southern two-thirds of the proposed city pay hefty property tax bills. Many believe they have been subsidizing municipal services in the rest of the unincorporated county for years. Perhaps they have. But they can hardly argue that they are the only ones who shop and pay sales taxes at the Cottonwood Mall, and therefore should be the only beneficiaries of the businesses they generate.

"Of course, land grabs to capture tax-generating businesses are nothing new in Salt Lake County. They are a sport among municipal governments...The Holladay-Cottonwood incorporation folks didn't invent this game. They're just playing it with breathtaking cheek.

"The Legislature thought it had imposed a rule in 1997 that would keep this greed in check. It ordered that a study compare the tax revenues of an area proposed for incorporation or annexation against the cost of providing municipal services. Revenues must not exceed costs by more than 5 percent.

"Unfortunately, the law specifies that costs be determined on a start-up basis. It does not account for a city contracting with an adjoining government for those services at substantially lower costs, as Taylorville does and as Holladay does and as Holladay-Cottonwood likely would do.

"To address this inequity, the Legislature should revisit the law in the upcoming session.

"There's a larger question at stake, too. So long as local governments compete with each other for a tax base, land-use decisions will be distorted by economic opportunism. The Legislature and the Envision Utah planners ought to ponder that one."

19 December 1998: The Salt Lake Tribune, "When Is Vote for Holladay-Cottonwood Incorporation? Proponents of city insist it's Feb. 2, but Salt Lake County commissioners are considering May 4," by John Ure.

The outcome, released later, was that the commissioners set

May 4, 1999 as the voting date. The complaint was made that the May vote would give "county officials time to lobby the Legislature, which convenes next month. Some say current statutes are tilted against the counties, allowing incorporation backers to pluck valuable commercial properties for inclusion in a proposed city.

"In Holladay-Cottonwood, for example, the county would sorely miss the tax revenues from the Cottonwood Mall if the area incorporates. In fact, a feasibility study shows the new city would enjoy a \$1.3 million surplus in its first year."

19 January 1999: The Salt Lake Tribune. A Forum letter, "Salt Lake Zoramites?" submitted by Colleen Whitley of Salt Lake City reads:

"Recent stories about the plight of the Salt Lake County budget seem unfairly to ignore the root problem: Because cities can arbitrarily annex any piece of land they want, they pirate the tax-rich commercial areas, leaving the county to deal with residential areas which require tax consuming services. The immediate crisis is caused by Midvale's recent gobbling of Family Center, despite protests of the owners.

"Another crisis is looming as a few residents of Holladay prepare to create their own fiefdom around Cottonwood Mall, guaranteeing themselves the luxury of paying virtually no property tax while forcing enormous budgetary problems on their neighbors. Should they succeed in this land grab, I think they should follow the old Utah custom of naming their new city from the Book of Mormon, especially since it includes a city which so accurately reflects their own attitudes, Zoram. In that city, 'their hearts were set upon gold, and upon silver' and they thanked God 'for we are a chosen people ... while others perish' (Alma 31:24-28).

"As long as the cities are allowed to maintain their rape-and-run policies so irresponsibly, Salt Lake County will continue to face financial crises, and no one will be able [to] plan the essential services necessary for so large an urban area."

1 May 1999: The Salt Lake Tribune. "Vote set Tuesday in Holladay. Residents to finally decide on incorporation." By Alan Edwards.

"After 13 years of fit-and-start attempts to incorporate, voters in the Holladay-Cottonwood area are finally going to the polls to determine their municipal fate.

"Residents in the area bounded generally by I-215, 4500 South and Highland Drive, with a spur to the southeast, will go to the polls Tuesday to vote on whether they want to become a city...

"...There are 10,966 registered voters in the proposed city according to the Salt Lake County Clerk's office. A feasibility study on the proposed incorporation, done last year, estimated

15,000 residents. That number is probably low given the high number of registered voters...

"... [Vibert Kesler] said, "I think it's important that we determine what the future of our community should be."

"Incorporation proponents propose contracting with the county for municipal service delivery, which would result in a substantial municipal budget surplus. In fact, revenues would exceed costs by almost 30 percent, giving the new city a surplus of \$1.4 million in its first year, and more in subsequent years.

"That fact caught the attention of Rep. Lamond Tyler, R-Salt Lake, who proposed a bill in the last legislative session to force Holladay-Cottonwood to include more (tax poor) residential area in the incorporation proposal to make up for the Cottonwood Mall's heavy influx of taxes.

"After some wrangling, Tyler finally agreed to a watered-down version of the bill, not affecting Holladay-Cottonwood, after incorporation proponents agreed to annex more land immediately after becoming a city. The promise is not legally binding.

"Three questions will be on Tuesday's ballot: whether to incorporate, what should the city have (city council, council-mayor, council manager) and whether council members should be elected by district...

"...The Holladay-Cottonwood incorporation effort has been going on for a long time, getting caught in the crossfire of the abortive township legislation and other legal morasses. Proponents express unanimous relief at finally getting it on the ballot.

"We're very excited about this," Kesler said."

Eight polling places were listed. One is the Intermountain Christian School, 6515 S. Lion Lane."

2 May 1999: The Salt Lake Tribune. "New City? Work Just Beginning Hard realities awaiting Holladay-Cottonwood," by Phil Miller, B-3, C-8.

"...It's probably safe to say this city of 15,000 won't be a city of 15,000 for long...'Once our elected leaders are in place and they feel sure of finances and operations, I'm sure there will be many areas that will have to be addressed,' [said Fred Madsen, a retired congressional staffer who helped to organize the petition drives]...

"...[Former state Sen. Delphia Baird] advocates incorporating the entire central east side of Salt Lake Valley into one large municipality, much as West Valley City did in 1980. Fill in all the islands and peninsulas, and unite tax producers such as Cottonwood Mall with residents who don't deserve to be left stranded, she urges. Millcreek, Olympus Cove and Cottonwood Heights, for example, are logical fits for the new city..."

2 May 1999: The Salt Lake Tribune. A Forum letter by Joan Haven takes issue with the incorporating of Holladay-

Cottonwood. Her reason? "Citizens of the unincorporated county get to subsidize Holladay-Cottonwood (in sales taxes) and get nothing in return. Sales taxes that now pay for a new layer of city government. Our property taxes [in unincorporated areas] may need to be raised again, in order to continue our present level of service..."

2 May 1999: The Salt Lake Tribune. Another Forum letter by D. Troy Horton, also takes issue with the creation of a Holladay-Cottonwood City. Like Haven, he also takes issue with the loss of Cottonwood Mall sales taxes that would no longer be used to defray municipal costs in unincorporated areas of the county.

4 May 1999: The Salt Lake Tribune. Our View, Editorial Position "TODAY'S COTTONWOOD VOTE," A-12.

"Voters in the Holladay and Cottonwood neighborhoods of Salt Lake County will cast their ballots today on whether to create a new city of 15,000 people. Those who vote yes likely will give themselves a tidy tax break if the measure passes, but will do so at the expense of folks they will leave behind in unincorporated Salt Lake County. For that reason, public-spirited citizens will vote no.

"This vote comes down to raw self-interest. That's not unusual in electoral politics, but the line is drawn particularly bright in this election..."

"The net effect of these plays is to exacerbate the financial crisis of providing municipal services to the remaining unincorporated areas of the county. As tax-generating businesses are corralled for the benefit of a smaller constituency, the remaining property owners face tax hikes to make up the difference.

"A few gain. Many lose."

5 May 1999: The Salt Lake Tribune. "Incorporation - Holladay-Cottonwood residents create municipality ruled by mayor and council." By Phil Miller, B-1, B-5.

"They don't have a city hall, a police station or even an official name. But 15,000 of Salt Lake Valley's easternmost residents now have their own town.

"By an overwhelming margin, voters created Salt Lake County's 14th municipality on Tuesday, approving the incorporation of the Holladay-Cottonwood area 86 percent to 14 percent.

"The new town will elect a mayor and be ruled under a mayor-council form of government, voters also decided. Mayor-council form of government received 72 percent of the vote, to just 18 percent for a city council-only form and 10 percent for council-city manager form. And 95 percent of residents also voted to elect council members by districts to just 5 percent who favored at large voting.

"The town's first leaders, who must choose an official name, will be elected in November, and the town comes into existence in January [2000]

"The election was the final step in a five-year battle to create a town in the east valley, and may be the first step toward incorporating the entire valley. Salt Lake Commission Chairwoman Mary Callaghan hopes to create 'wall-to-wall' cities before the county changes its form of government in two years, and Holladay-Cottonwood organizers have already acknowledged they will likely annex more territory.

"The new town extends roughly from Highland Drive to Wasatch Boulevard and 4500 South to Interstate 215, and includes the Cottonwood Mall, one of the county's larger tax-revenue-producing businesses.

"The county resisted previous efforts to include the mall in a new city, and the Legislature's ill-fated creation of townships, which lasted only one year, derailed another incorporation effort...

"...Turnout reached 38 percent, unusually heavy for a May election..."

NOTE: (2 September 1999) With the creation of the Holladay-Cottonwood City, news reports constantly mentioned that the Cottonwood Mall was the jewel that would enable the city to have a \$1.3 or \$1.4 surplus once the city officially would begin operation January 2000.

It should be realized that Salt Lake County also relinquished its Old Mill Golf course and the commercial development east of 3000 East and south of 6200 south, which will enable the new city to have other tax revenue from these businesses. Unless the city annexes additional unincorporated areas in the easternmost section of the valley (which it is not obligated to do), Holladay-Cottonwood likely will have a surplus greater than \$1.4 million over time.

1 June 1999: The Salt Lake Tribune, "Incorporation Leader First to File for Holladay-Cottonwood Mayor," D-3.

"After enduring a road to incorporation 'that sometimes felt like the Donner Trail,' Holladay-Cottonwood founder Liane Stillman has decided to keep walking -- right onto the campaign trail.

"Stillman became the first mayoral candidate in the fledgling city's history on Friday when she filed for the Aug. 3 primary election that will select finalists for the top office and five City Council seats. Voters will choose their first city leaders Nov. 2...

"...Stillman, who has led the incorporation effort since 1993, knows that governing will be different than fighting for the city's creation.' Sometimes in the middle of the night I wonder

about that. Can you imagine all the work ahead?' She marveled. 'The city will have to establish policies and procedures, contract for services and get the community going on volunteer projects that really turn an area into a community.'

"She's convinced her experience makes a logical candidate for Holladay-Cottonwood's first mayor. 'I have the connections to get us up and running. I've been a player in the arena,' she said. "'I have practical knowledge of city and county government. And I completely believe in building a team and empowering people...'" "Stillman expects several other candidates to run for office..."

31 July 1999: The Salt Lake Tribune, "Voters May Take a 'Holladay' in First Primary," by Phil Miller, D-1.

"Residents will vote in favor of the five council districts on Tuesday. Polls will be open from 7 a.m. to 8 p.m."

"The candidates on Tuesday's primary election balance include:

*District 1: Shirley Cromary, Michael Frei, Barry Miller, Lewis Mousley, Grant Orton, Linda Kronstadt Roylance, Marjorie Smith and Ken Zenger.

*District 2: Delphia Baird, Ed Lunt and Abvram Martine.

*District 3: No primary

*District 4: Kim Kimbal, Steven Peterson and Michael Wolfe.

*District 5: Darell Davenport, Daniel Bay Gibbons, Danny Hawes and Leonard Wojcik.

23 November 1999: The Salt Lake Tribune, "Holladay-Cottonwood Ready to Go, Mayor-elect of new city wants to make it official on November 30," by Joe Baird.

"Holladay-Cottonwood plans to open for business Dec. 1; but where the new city's business will be conducted is up for grabs.

"Mayor Liane Stillman is aiming to have the city's incorporation documents signed Nov. 30 by Lt. Gov. Olene Walker. Stillman and the other city officials would be sworn in at 2:00pm that afternoon. That means the city would be up and running the next day.

"The catch: Holladay-Cottonwood still is looking for City Hall office space, both short-and long-term..."

"...The primary purpose of the quick incorporation is so Holladay-Cottonwood can snatch a share of the holiday-shopping sales tax revenue at Cottonwood Mall. But city Council chairman-elect, Ed Lunt, said that figure won't be nearly as high as originally thought, perhaps less than \$100,000..."

"...Holladay-Cottonwood has started to assemble a city staff. Stillman and the five-member council hired Shane Topham as city attorney. Dick Cornelius as planning and zoning director, and

Jerry Medina as recorder...Nelson Williams, who is retiring as Salt Lake County's budget director, will work part-time for Holladay-Cottonwood as a budget consultant.

"Holladay-Cottonwood has secured a \$75,000 grant from Salt Lake County as a part of a 'bridge' financing package to help the city get up and running...

"...Also on the to-do list: finalizing service contracts with the county and establishing ordinances..."

1 December 1999: The Salt Lake Tribune, "Holladay-Cottonwood Hits Ground Running - An hour after incorporation, elected leaders hold first meeting," by Joe Baird, D-1, D-2.

Holladay-Cottonwood leaders celebrated Tuesday after Lt. Gov. Olene Walker signed the articles of incorporation that transformed their east-side Salt Lake County community into a city.

"But the party didn't last long.

"Barely an hour after the state Capitol ceremony, newly sworn-in Mayor Liane Stillman and Holladay-Cottonwood's five City Council members held their first official council meeting. The realities of governance, it seemed were setting in already.

"We're going to go from being sworn in to being sworn at,' Stillman said.

"Still, Holladay-Cottonwood's elected officials clearly were savoring the moment. Many of them have worked for more than 15 years to achieve cityhood. There were more than a few defeats along the way -- most notably the failed incorporation drive of 1985; -- but that just made Tuesday's events all the sweeter...

"...Holladay-Cottonwood's successful push for incorporation traces back to 1993, when Community Council leaders reorganized their efforts after a long dormant period. Residents presented an incorporation petition to Salt Lake County in 1997; a feasibility study was completed last year. Voters approved the incorporation measure last May, and city officials were elected Nov. 2.

"Why did backers fight so long for incorporation? The reason remains unchanged from 15 years ago. Holladay-Cottonwood residents wanted to retain their identity as a leafy, upper-class community and believed the only way to do it was by gaining control over planning and zoning.

"It wasn't so much that the county was falling short as it was our wanting to control our own destiny,' said council member Steven Peterson.'As issues would come up, we would get increasingly frustrated because they were not given the time or importance that we thought they should get. As a community council we were often overridden.'

"Their biggest concern?

"We want to control commercial encroachment in our residential area and maintain the estate-like atmosphere of the community,' Peterson added.'We want to maintain our community identity and create a master plan that's driven by residents,

rather than by those living outside the area.'

"Access to city leaders was another concern.

"'With local control, we know the people are in charge,' said [Sandy] Thackeray. 'We know we can go right to the top.'

"And the top is now Stillman, a longtime community activist who defeated opponent, V.L. Kesler, in the mayoral race on Election Day.

"On Tuesday, she presided at a council meeting that included the official appointments of several city officials, approval of bonds and tentative adoption of a city budget. The city's first budget available for public inspection 10 days before that.

"Holladay-Cottonwood also has settled on a City Hall site. It's the same office space (4707 S. Holladay Blvd.) that the Holladay-Cottonwood transition group and the mayor-and council-elect have been using since September."

16 December 1999: The Salt Lake Tribune, "Newest City Whacks Its Name: From Now On, It's Just Holladay," by Joe Baird, C-1, C-3.

Holladay-Cottonwood is wasting little time reducing the size of its government. Salt Lake County's newest city has slashed its name -- by half.

"The City Council voted by the slimmest of margins to shorten Holladay-Cottonwood to Holladay, a move that is expected to make life a little less wordy for residents, city employees and anybody addressing an envelope to the east-side suburb.

"'We couldn't go on with it the way it was, 'said City Council Chairman Ed Lunt, who cast the deciding vote. 'We had 90 percent of the people say they wanted one name or the other, not both'...

"...Organizers settled on Holladay-Cottonwood during this year's successful incorporation effort, so as not to offend residents in either community.

"'It's been tough,' said council member Dan Gibbons, a Cottonwood proponent. 'We have two names with a 150-year history, but we had to pick one.'

With contracts to be signed and logos and letterheads to be designed, city officials decided to settle the issue sooner rather than later. A public hearing on the issue was held last week and attracted about 60 residents. The City Council voted on the name change Tuesday night.

"However, Holladay officials who braced for a fierce intra-city feud never really got one. The debate, while passionate, never became heated.

"'Everyone was pretty reasonable,' said Lunt.

"That might have been because of the inevitability of the vote, which broke down along predictable geographical lines. Council members Lunt, Sandy Thackeray, and Grant Orton reside in what traditionally has been known as Holladay and voted accordingly.

Gibbons and Steve Peterson, the council's other Cottonwood resident, voted for their community's name.

"Gibbons believes a vote by residents would have been much the same way because the majority of the city's 16,000 residents live in the Holladay area...

"...Gibbons said the city will try to retain the Cottonwood moniker through the creation of an historic district from 6200 South to Walker Lane (5450 South) and perhaps renaming 6200 South as Cottonwood Road...

"...The Holladay council also passed the city's first budget Tuesday, and was happy to see that the county's projected \$1.5 million surplus for the new city will be closer to \$100,000. That should ease pressures on Holladay by the county to annex surrounding areas in order to balance its budget.

"It puts us right on the edge and shows the county's feasibility study was way over blown," said Gibbons. "We're not going to be the cash cow everybody thought we were going to be."

15 May 2000: The Salt Lake Tribune, "Holladay Reaping Financial Benefits Of Incorporation, Overhead down as revenue flows in," by Joe Baird, B2.

"Only 6 months old, Holladay already is seeing the financial benefits of incorporation. Revenue is flowing pretty much as planned and overhead had been reduced significantly. [This finding seems to be in contrast to Council member Dan Gibbon's statement of December 16, 1999 reported in the Salt Lake Tribune of that date when he said, "We're not going to be the cash cow everybody thought we were going to be."]

"[Mayor] Stillman estimates the city is ahead by around \$100,000 per month between what residents used to pay into Salt Lake County's municipal services fund and what they dole out now to the county through services contrasts.

"And as expected, Holladay will make a nice haul from its decision to incorporate last Nov. 3- -- less than a month after its first general election. The county estimates that the new city captured \$203,000 in sales tax revenue during last December's holiday season. That figure probably will go up once Holladay officials finish tallying the numbers.

"The \$203,000, we think, is conservative, but we have to prove it to the county," says Holladay Budget Director Nelson Williams...

"...Williams notes the city will not begin to see the new revenue until later this year. Holladay is making do now with 'bridge financing' from the county and other sources.

"Once the money starts rolling in, Stillman says it will be directed toward infrastructure and a new city park. A new City Hall, located at 4770 Holladay Blvd., is scheduled to open June 10."

NOTE: LITTLE IS SAID BY HOLLADAY CITY ABOUT THE COMMODIOUS PROSWOOD OFFICE BUILDING ON WASATCH BLVD., THE OLD MILL GOLF COURSE AND THE COMMERCIAL BUILDINGS EAST OF 3000 EAST AND SOUTH OF 6200 SOUTH THAT WILL BRING REVENUE TO THE CITY -- PROPERTY AND SALES TAXES OVER AND ABOVE THE SALES REVENUE DERIVED FROM THE COTTONWOOD MALL

CHAPTER BIBLIOGRAPHIES

CHAPTER 1

THE DESERET AND GRANITE PAPER MILLS

The primary source of information about the Deseret and Granite Paper Mills was Wendell J. Ashton's 1950 book Voice in the West: Biography of a Pioneer Newspaper, chapter 7 pages 198-203. Another reference was the 1947 edited book by Francis W. Kirkham and Harold Lundstrom Tales of a Triumphant People: A History of Salt Lake County, Utah 1847-1900, chapter 2, under the subtitle "The Granite Paper Mill," pages 79-81.

Local Butlerville resident Estelle (Staker) Bowthorpe wrote her memories about the Granite Paper Mill. The unpublished manuscript was entitled "The Old Paper Mill." Her other unpublished manuscript, "My Life," told about her father, William Henry Staker, the foreman of the Granite Paper Mill who sought to save valuable paper and printed material at the burning mill.

The unpublished "Family History of Robert and Mary Ann (Mace) Hatfield" was the source that told about the various kinds of paper made at the Granite Mill. Merlin Butler's 1961, "A History of Butlerville," contained the story of the old ice pond and the harvesting of the ice.

Grant E. Pedler, a resident of Butlerville who was interviewed October 17, 1999, related the story of the "Old Mill Water Tank." The source of William McGhie, Jr. and wife, Mary, who sold land to the Deseret News Company and the subsequent sale of the property to Granite Paper Mill, Inc. was found at the Salt Lake County Recorder's Office. Specifically, the first transaction was recorded in Abstract Book 5A, March 17, 1890, p. 73. The second transaction was also found in Abstract Book 5A with the date and page being December 8, 1892, page 73.

Information about Granite Paper Mill, Inc. acquiring the Deseret News Co. mill property was derived from the Salt Lake County's Recorder's Office for the dates indicated. The Abstract Book in each case was 5A, pages 74, 75.

The story of the Deseret Paper Mill and the four homes they built, the mill's operation and eventual sale to the Granite Mill Inc. in 1892 is quoted from issues of the Deseret Evening News with the dates cited in the text. The Granite Paper Mill with an account of events preceding, during, and after the disastrous April Fool's Day fire are based on newspaper accounts of the Deseret Evening News, the Salt Lake Herald and the Salt Lake Tribune.

CHAPTER 2

BUTLERVILLE RESIDENTS WORKING AT OR LIVING NEAR THE DESERET/GRANITE PAPER MILL

The sources of Butlerville residents who worked at the Deseret/Granite Paper Mill were: 1) "The Family History of Robert and Mary Ann (Mace) Hatfield." 2) "The Old Mill" by Estelle (Staker) Bowthorpe. 3) Clement Butler's account of August Steingruber in his unpublished work, "Early Butlerville Settlers." 4) Mark Hopwood Bleazard's "Personal Diary 1886 - 1896 January." 5) Myrl Jones, Cottonwood Heights resident, in an interview November 8, 1999 about James Solomon Covert.

The two Butlerville mill employees residing in Deseret News Co. houses were derived from the Hatfield Family History and Estelle (Staker) Bowthorpe's unpublished "My Life."

Ownership of the four houses after the fire of 1893 is uncertain. Sources that advanced their opinion were: 1) Clement Butler's 1990 "Early Butler History;" 2) the 1937 Utah Power and Light Company History; and 3) Stephen L. Carr (Editor) of the 1976 Holladay - Cottonwood Places and Faces publication.

Sources about the families that lived in the four houses were **Leander Neri Butler**: Effie W. Butler's "A Short Sketch of the Life of Leander Neri Butler," Family records of Eva M. (Butler) Israelson, Clement Butler's 1976a, "My Life With Father As I Remember Him - Leander Neri Butler," Clement Butler's 1976b, "A Brief History of the Life of Clement Butler," Family Records of Nathan Henry Staker and Effie Wagstaff (Butler) Staker's Obituary.

The **Seth Park Family**: Copies of the family group sheets of James Pollock Park and wife, Sarah Ann (Pymm), and William and Sarah Ann (Pymm) Sanford, provided by Sandy Park. Property with water rights that Seth Austin Park received from his mother Sarah Ann Sanford came from the Abstract Book D-1, page 113 and Abstract Book K pages 528-29 that records deed transactions. Sandy Park in telephone interviews August 25 and September 6, 2000 shared information as to Sarah Ann Pymm's divorce from her first husband and the year of her marriage to William Sanford.

The **Alonzo Green Family**: Elaine (Green) Swenson's "My History," Henrietta Green's "My Life Story," and Alonzo Green's Obituary and funeral service program.

The **John Morton Wilkinson Family**: Earl Wilkinson's 1981 The Personal History of Earl Morton Wilkinson and Gregory Thompson and Alan Ainsworth, Personal Interview With Earl Wilkinson November 14, 1980.

Sources pertaining to the Old Mill's caretaker's house were Earl Morton Wilkinson's 1981 Personal History, an interview with Grant E. Pedler of Butlerville October 27, 1999 and an interview with Jerry Rose of Cottonwood Heights June 18, 2000.

Grant E. Pedler of Butlerville was the source of the story of Carter's Inn.

CHAPTER 3

USES OF THE OLD MILL: 1887-1992

Andrew Jenson's Historical Record Volume VI Nos. 9-12, December 1887, page 293 was the source of Alva Butler becoming Bishop of the Granite Ward at a meeting held in the Old Mill. The purchasing of Old Mill property by J. B. Walker came from Reginald Grane's abstract records of the Old Mill area. More detail about remodeling the Old Mill and its use came from the June 29, 1997 Salt Lake Tribune article "New Neighborhoods Surround Old Mill" found on page F1. The source indicating the cost of the remodeling was the interview with Earl M. Wilkinson by Greg Thompson and Allan Ainsworth November 14, 1980.

Accounts of the Old Mill were derived from newspaper articles as noted in the text and from Wendell J. Ashton's 1950 book Voice in the West: Biography of a Pioneer Newspaper. The November 14, 1980 interview with Earl M. Wilkinson was the source that told of his experience as a custodian of the Old Mill. Obituaries of George B. Catmull and Mable (Mickey) Paramore gave information as to their being performers at the Old Mill.

Sources about weddings performed at the Old Mill were interviews with Connie Butler February 7, 2000 and Dolly Howard October 20, 1999. The October 20, 1999 interview with Joan (Butler) Jenson told about high school seminary dances. The March 23, 2000 interview with Larry and Lynn Kramer provided information about the Butler Stake's New Year's Eve dances. Newspapers were the sources of information about rock dances being denied, the Cottonwood Heights "Old Milladays" celebrations and the Old Mill being the site of a Halloween Haunted House. Jack Goodman's two Salt Lake Tribune City View articles were "Will the Old Mill and its Environs Survive," dated February 23, 1986 page E9 and "Haunted houses in your neighborhood [at the Old Mill]" dated October 9, 1992 page E4. Also, on October 10, 1984 the Tribune printed an article titled "The Old Mill becomes a 'Haunted House.'" Ghost Tales about the Old Mill came from Estelle (Staker) Bowthorpe's unpublished paper, "The Old Paper Mill."

CHAPTER 4

OTHER EVENTS OCCURRING IN THE OLD MILL VALLEY AREA: 1871-2000

Editor Stephen L. Carr's 1976 book, Holladay-Cottonwood Places and Faces pages 23-26 tells the story of Knudsen's Flour Mill and Neilson's delivery of food commodities. Ellen Swenson related the story of her family receiving grocery orders in her unpublished autobiography, "History of Ellen (Green) Swenson."

The story of Knudsen's Inn was contained in Stephen L. Carr's

publication and that of Earl M. Wilkinson's 1981 autobiography Personal History of Earl Morton Wilkinson. The Heather becoming the Tuscany restaurant with Mark Eaton, an owner, with Michael Campbell as chef was printed in the February 23, 2000 Salt Lake Tribune under the title "Tuscany - Chef Worked his way to the Top with Good Taste," by Sandy Hobbs pages B-1, B-2. The Carr reference was the source of "Prime Development Land," and the "Progress Power Plant, pages 24, 32. Earl Morton Wilkinson's autobiography was the source of his herding cows in the Butlerville area.

Interviews, November 10, 1999 with Jean (Butler) Poulson and Kenneth M. Bluhm provided information about the beginning and ownership changes of what today is called the "Hog Wallow Pub." The source of the American Legion attempt in 1981 to convert the beer tavern into a private club was Harry P. Bluhm's personal journal.

The detention pond north of the Old Mill Estates subdivision was first proposed in the 1990 "Holladay-Cottonwood Master Plan for the Old Mill Area." Pictures taken by Harry P. Bluhm March 1993 showed the effort to dredge the pond to hold the spring run-off flow of water from Big Cottonwood Creek.

References that addressed the development of the Cottonwood Corporate Center in addition to the November 6, 1992 Deseret News article, were: The Salt Lake Tribune's August 6, 1995 article, "Utah Business Park Blooms," by John Ure, F1, F4; the September 4, 1997 Tribune article, "County Greases Projects Skids, Cottonwood Corporate Center May Rise Faster Under Deal," C2 and The Tribune's March 29, 1998 full-page advertisement, "Regence BlueCross/BlueShield Opening" at its new Cottonwood Corporate Center headquarters.

An unpublished document entitled Commercial Development West of 3000 East and South of 6200 South was compiled by Harry P. Bluhm, January 2000. It provides more detail on the development and building of the HealthRider Building, the Cottonwood Recreation Center, and the Boyer Medical Building.

Newspaper documented articles are quoted in the narrative for "A Christmas Eve Fire" and "Touched by an Angel" subsections. References about Boyer Company's HealthRider Building were: the March 3, 1995 Deseret News, "HealthRider Manufacturer Breaks Ground for Corporate Headquarters in Holladay," by Roger Pusey, B-8; the July 10, 1996 Tribune article, Tradewinds - "Meanwhile in Utah...ICON is Buying HealthRider, Inc.", B6 and The Salt Lake Tribune May 6, 1998 article "Teltrust, Inc. will sell 3.2 million shares to raise \$36 million...", by Steve Oberbeck. The columnist notes that Teltrust, Inc. moved into the HealthRider Building.

The January 21, 1997 Tribune article reported the widening of the 3000 East Big Cottonwood Creek. A Salt Lake County sign on big Cottonwood Canyon Road gave particulars about the widening of the bridge just south of the Old Mill.

The purchase of Marriott's Residence Inn by CNL Hospitality Corp. with the agreement that Marriott would continue to operate

and manage the Inn was reported in the August 24, 2000 issue of the Salt Lake Tribune in its business section.

Specifics about proposed development of the land located east of 3000 East and South of 6200 South may be found in the unpublished work compiled by Harry P. Bluhm. It is titled, Proposed and Completed Commercial Development East of 3000 East and South of 6200 South.

Documentation exists in the text as to "A Crime Committed at the Old Mill," "The Boyer Company's Medical Center," "Widening the Big Cottonwood Creek Bridge(s) on 3000 East and Just South of the Old Mill," and "Residents Want AT&T to Bury Cable Wires."

CHAPTER 5

BUTLERVILLE RESIDENTS LIVING ON OR OFF THE OLD MILL ROAD

The source about **William McGhie, Jr.'s** Scottish heritage, emigration to Utah and settling first in the Millcreek area was the unpublished "History of Mary McBlane McGhie- Husband: William McGhie, Jr." written by Mary (McGhie) Butler. Leonard J. Arrington's 1958 book, Great Basin Kingdom: Economic History of the Latter-day Saints, 1830-1900 page 269 told when the Homestead Act became effective in the Territory of Utah. McGhie, Jr. sold a combined 41-1/2 acres to sons-in-law, Charles Buehler and Hyrum Covert. Buehler's transaction was recorded in the Salt Lake County Recorder's Office, Abstract Book 5 December 29, 1894, p. 73. The sale to Hyrum Covert was April 17, 1912 and recorded on "the 19th day of April 1912 in Book '8-4' of Deeds, page 264, as Document #293856." Mary (McGhie) Butler's writing about the McGhie's told about the log cabin dwelling, garden, and orchard and the large horse stable close to the cabin.

Asa Bowthorpe's 1976 "Canyon Streams of Salt Lake County - The McGhie Ditch," p. 76 provided information about taking water from Big Cottonwood Creek to divert into the irrigation ditches.

The source about the patent McGhie, Jr. obtained giving him ownership of the McGhie Springs was Ogden Hiles' "Opinion in the Matter of the Right and Title to Certain Springs of water known as the McGhie Springs, in Salt Lake County. The "Opinion" paper was submitted to the Honorable Norman Erickson, Mayor Murray, Utah, July 5, 1919. Water serving other properties was derived from Asa Bowthorpe's "Canyon streams of Salt Lake County...", p. 125. Merlin Butler's description of the Springs came from his 1961 manuscript, "History of Butlerville, p. 15.

Charles Buehler's purchase of land and McGhie Springs' water rights is noted above on page 98. Information about Charles, his wife Jean and children, their five different residence locations and their death and burial place came from Family Group sheets of

the couple that are in the possession of Vere McHenry.

Page 98 above also records Hyrum Covert's buying McGhie land and water rights of the McGhie Springs. Documentation from the Murray City water department tells the story of how the city obtained the Springs. When Murray City began to operate the Springs, beginning in 1935, the Murray Eagle's January 29, 1999, page 2 published the story. Pat Henderson of the city's water department provided information in an interview November 11, 1999 about the percentage of the Springs' water that serves the city; also, about the two reservoirs that store the water.

The source that shed light on William McGhie's serving as postmaster and the changes in the mode of transportation was the unpublished article "Early Butlerville" by William C. Wootton. William was living in Butler Precinct No. 65 created by the Salt Lake County Court. Andrew Jenson's Historical Record Vol. VI. Nos. 9-12 for December 1887 cites the date of its creation on pages 272, 287.

His service as the first constable and road supervisor and as an appointed election judge is recorded in the Salt Lake County Court's minutes for ??? The organization of Butler School District No. 57 was found in ??? The Utah State Gazetteer and Business Directories 1889-1894 lists McGhie, Jr. as a school trustee. His term as Justice of Peace was found in Editor Robert W. Sloan's publication Utah Gazetteer and Directory of Logan, Ogden, Provo, and Salt Lake Cities for 1884.

Sources of **Mary (McBlane) McGhie's** final years were William and Mary's Family Group Sheet, her State of Utah Death Certificate No. 754 and Mary Evalyn (McGhie) Butler's unpublished "Memories of My Grandmother."

Occupations of **Alexander (Sant) McGhie** was derived from the 1870 and 1880 U.S. Censuses. The 1920 census reported the year he became a U.S. citizen. Sant's marriage to Emma Rowan and the children born from that marriage came from the family's history group sheet. The decision to work in the mines of Park City with his brothers was shared by Jean (Butler) Poulson in a December 20, 1999 interview. Information about Park City and the Salt Lake and Park City Railroad was derived from the 1941 book, Utah, A Guide to the State, America Guide Series, pages 378-379. Sant's decision to return to Butlerville due to lead affecting his lungs was the contribution of Jean (Butler) McGhie as noted previously. Clement Butler's 1990 "Early Butlerville settlers" was the source of Sant establishing a residence on the Old Mill Road.

Sant's thirty-five year career with the Utah Power and Light Company being responsible for taking soundings of the Stair's Power Plant reservoir and walking the water flume each day to check for leaks was shared by Jean (Butler) Poulson in the December 20, 1999 interview. The alarm Butlerville residents expressed about the safety of the big dam above the Stair's power plant was found in the February 26, 1896 issue of the Salt Lake Herald, page 8. Sant's residence in a small cabin by the reservoir

and one of the Granite power plant houses in the winter was once again Jean (Butler) Poulson's contributions. The death of Sant's beloved wife came from the family's history group sheet. Vere McHenry, a grandson of Sant, was the source that told the tale of the diamond retirement pin and its eventual loss due to a burglary. The interview occurred December 23, 1999.

The early life of **Philander Butler** was derived from the 1997 book The Bishops of Butler Ward 1901-1997, pages 17-20, authored by Harry P. Bluhm. The 1860 U.S. Census for the 19th Ward in Great Salt Lake City told of Philander's learning the blacksmith trade from Richard B. Margette. Philander's occupation as a lumberman came from Asa Bowthorpe's 1961 manuscript The History of Pioneer Sawmills and Local Canyons of Salt Lake Valley, page 9 and his obituary. Brewery operator sources were the Hogan and Hogan 1997 publication Descendants of Samuel Butler (1806-1879) page 102 and the interview with Jean (Butler) Poulson November 10, 1999. Information about the Butler Ditch came from Asa Bowthorpe's 1976 manuscript Canyon Streams of Salt Lake County pages 75, 105. The Hogan and Hogan 1997 book page 68 reported Philander's last occupation being a grinder. The quote by Maude Thomson about her grandfather, once again, came from the 1997 book by Hogan and Hogan pages 108-109.

Philander's community service as an election judge was found at the Utah State Archives' microfilm of the Salt Lake County Court for the years 1878 and 1880. As to the establishment of an Estray Pound the article "State of Deseret" found in the Utah Historical Quarterly Vol.?? No.?? pages 226-227 were the source. The 1997 Hogan and Hogan book page 111 has a photocopy of Philander's Death Certificate No. 1215. It contained information regarding his death by "natural causes."

Hogan and Hogan's 1997 book chapter on the life of **Leander Butler** pages 257-58 provided background on his early life. Information on his three marriages and posterity came from pages 258-263.

Regarding Leander's occupations, Estelle (Staker) Bowthorpe's unpublished manuscript "Early Settlers" and Merlin Butler's 1961 manuscript "Early Settlers" were the sources about his being a molasses mill operator.

Death Certificate No. 956, found in Hogan and Hogan page 265, cites the cause of Leander's death. Page 269 reported the number of Leander's posterity.

The William Ritter Family. Clement Butler's 1990 unpublished manuscript "Early Settlers," page 2, cited William's property on the "Bench" and its acreage. The source telling the story of William's death in a winter snow slide was ??? Cahoon's article "Big Cottonwood Canyon" printed in the 1957 DUP book, Treasures of Pioneer History, pages 390-394. Merlin Butler's 1961, story History of Butlerville, page 14 reported that the Ritter family was still living in Butlerville after 1900 though the U.S. census

for that year declared otherwise. William C. Ritter, son of William, was working as a silica miner and raising chickens for a living according to Clement Butler's 1990 "Early Settlers," manuscript page 3. Earl M. Wilkinson's, November 14, 1980 interview with Greg Thompson and Allan Ainsworth of the University of Utah's American West Center provided on page 4 information about how silica bricks were made to line Murray smelter furnaces which operated under high temperatures.

The Brown and Sanford Irrigation Company's "Minute Book" page 127 shows that William C. Ritter sold his shares to a J. W. Satter. The move to California was told by Clement Butler in his 1990 "Early Settlers," page 3.

Ernest and Mary Elizabeth (Butler) Green. The Hogan and Hogan book, page 915, tells the story of how the children of Henrietta (Butler) Tapp came to live with Mary Elizabeth Butler. The marriage date of Ernest and Mary E. was found on page 891 of the Hogan and Hogan book. The interview with Connie Butler January 3, 2000 told about the property the married couple owned. The interview with Harold Handley, March 19, 1998, provided the external measurements of the two-story log house. Details as to the living quarters of the log house and the two other structures on the property were obtained from the interview with Connie Butler, February 6, 2000.

Regarding the winter dances held by Ern and Molly as Mary E. became known, were from the interviews with Connie Butler, February 6, 2000, and Harold Handley, March 19, 1998.

Sources about the Riding Academy the couple operated in Brighton, Big Cottonwood Canyon were the interview with Jean (Butler) Poulson, January 5, 2000, as to the horse "Silver" and the Personal History of Earl Morton Wilkinson page 53 as to Molly's plight in renting her horses due to Salt Lake City's desire to protect the watershed and her how she was forced to sell her horses. Taking care of Molly and Ern houses while they were renting their horses at Brighton was told by Connie (Allgood) Butler in her February 7, 2000 interview.

The Hogan and Hogan book, page 915, provided information about Renae, the daughter of Clive and Thora (Nielson) Tapp. The source of Clive moving to Idaho and his employ was the February 26, 2000 interview with Connie Butler. The marriage of Renae to William Burton and the two children born to the couple was obtained from the Hogan and Hogan book, page 915. Also, this was the source about Della Tapp marrying Claudius Reynolds, and their child Mary Lou.

Clement Butler's 1976a My Life With Father As I Remember Him - Leander Neri Butler, page 2.

Connie Butler's February 24, 2000 interview told of the Ern's sickness and death. Also about Connie and Jack Butler easing Molly's loneliness. The Personal History of Earl Morton Wilkinson, page 52, relates the story of his renting Molly's vacant Green House. The Clayton Green interview of February 18, 2000 was the

source about Molly leasing her gravel pit near 6200 South to Dan Vogel and her questioning Vogels' work at the pit.

The interview with Earl Morton Wilkinson, November 14, 1980, by Gregory Thompson and Allan Ainsworth of the American West Center, page 26, told of Earl's caring for her place when she entered the hospital due to severe back pains.

Alvin Washington Green and Family. Information about the father of Alvin W. Green came from Esshom's 1913 book Pioneers and Prominent Men of Utah, page 85, and Stephen L. Carr's 1976 edited book Holladay-Cottonwood Places and Faces, page 11. The Esshom book, page 898, was the source about Frances A. Gibson, the mother of Alvin W. Esshom stated that the father of Alvin W. held the position to superintend the water running out of Big Cottonwood Canyon for twenty years.

Sources telling about **Alice Mariah Jane White's** birth and crossing the plains in 1860 was the short "History of Ellen (Green) Swenson," page 1. Andrew Jenson's section about "Big Cottonwood [Holladay]" in his 1941 Encyclopedic History of the Church of Jesus Christ of Latter-Day Saints, page 61, noted that the White family settled on Walker Lane. The story of the elopement of Alice and George W. is contained in the Ellen (Green) Swenson's account of "My Grandmother Alice Mariah Jane (White) Green," page 2. This same source told how Alvin W. dug a well to provide water for the couple at their home north west of the 1884 Deseret Paper Mill.

Alvin W. becoming a sawmill owner and operator was found in Asa Bowthorpe's 1961 publication "The Saw Mills of Big Cottonwood Canyon," page 6. The untimely death of Alvin W. was found on page 3 of Swenson's "My Grandmother...." Selling the sawmill to Julius Cook and years later hiring George A. Green and wife Loraine came from Asa Bowthorpe's 'The Sawmills of Big Cottonwood Canyon', page 6.

Widow Alice's striving to sustain life for herself and children, and the success she had in rearing them, was found in Swenson's "My Grandmother..." page 4. This was also the source for Alice's last days.

The December 16, 1999 interview with Clayton Green and Clement Butler's 1990 account of "Early Butler History," page 7 were the resources to tell about the lives of **Joseph (Parley) and Iva (Green) Bolliger**. The interview with Grant E. Pedler November 12, 1999, shed light about **Milton Pedler** and wife "**Gem**" **Bolliger** living on Bolliger's Flat.

Resources used to tell the story of **George A. and Elva Loraine (Staker) Green** were Clement Butler's 1990 "Early Butler History," p. 7, that told of the couple building a home on Bolliger Flat. The story of George receiving a pay check written on a "piece of aspen board" came from Asa Bowthorpe's 1961 "The Sawmills of Big Cottonwood Canyon," page 6. The Deseret News obituary and funeral program were the sources that provided details about George's military service, his occupation, death and

funeral.

References about the early life of **Hyrum Covert** came from the 1870 U.S. Census for Big Cottonwood Canyon. The 1900 U.S. Census for Butler Precinct No. 65 told of his marriage to Agnes and his trade of "lumberman". The December 15, 1999 interview with Jean (Butler) Poulson provided the description of Hyrum's green painted home. The source of his farming occupation was obtained from the 1910 U.S. Census for Butler Precinct. Following the death of Agnes the Family History of Hyrum stated that he married **Mary Ann Harrop**. The 1920 U.S. Census for the Butler Precinct recorded that Hyrum and Mary had two sons and Hyrum's employ as "Foreman of a sawmill". Widowed after Hyrum's death, Mary Ann continued to live in the family home until placed in a rest home. Her death occurred about 1955-56 according to an interview with Myrl Jones, November 8, 1999. Grant E. Pedler, interviewed November 4, 1999, cited the nicknames of the two sons. He also stated that Gilbert became heir to the family estate; and that after his marriage, he built a brick house near Big Cottonwood Canyon Road for him and his bride. Myrl Jones in her November 8, 1999 interview mentioned that Gilbert tore down the original Covert home and that years later moved to West Jordan. The June 9, 1995 Deseret News Obituary gave details about Gilbert's death, military service, occupation and his survivors.

Sources that told about **Neri (Jack) Alexander Butler** were the 1997 Hogan and Hogan book, page 881, and the 1910 U.S. Census that gave a different birth date for "Jack" than that cited in the Hogan and Hogan book, page 881.

Jack's marriage to Sarah, and the children born from the union, also came from Hogan & Hogan, page 881, as did the statement that the family moved to Tooele, Utah, page 882.

The quote of "Jack" and his sons visiting Leander Neri Butler's house came from Clement Butler's March 1976 story of "My Life With Father As I Remember Him" - Leander Neri Butler, page 1. "Jack's" death at Saldura is found on page 881 of the Hogan & Hogan book. Information about Saldura came from John W. VanCott's book, Utah Place Names, pages 325-26. Sarah's marriage after three years of widowhood and her eventual death came from Sarah's obituary.

The story of the Old Mill Gulch beginning in the early 1920s was told by Grant E. Pedler November 12, 1999. Regarding his father **William Joseph Pedler** Grant's 1998 account of "Growing Up in Butlerville," pages 1-3 and 5 were the sources of his experiences.

The story of **Pharel Draper** is limited to his tenure as a custodian of the Old Mill found in chapter 2 page 22.

Dr. Leonard and his new home south of Big Cottonwood Creek as well as the story of young Grant catching 13 rats and how his father held Dr. Leonard to his promise resulted from two interviews with Grant October 28 and November 6, 1999. Mr. Pedler's November 6, 1999 interview told about the water tank

furnishing water for residents living in the Old Mill Gulch and the confrontation with brothers J.B. & R.E. Walker.

CHAPTER 6

THE INTERMOUNTAIN CHRISTIAN SCHOOL/THE EVANGELICAL FREE CHURCH AND RECENT SUBDIVISIONS WITHIN THE OLD MILL VALLEY

Documentation about the Intermountain Christian School and Evangelical Free Church came from the December 22, 1996 Salt Lake Tribune which is shown in the text. General descriptions about the Old Mill subdivisions stem from two Salt Lake Tribune articles. The documentation is also contained in the text.

The acquisition of property in the Old Mill area by the Cornelius Corporation beginning in June 1998 was obtained from Reginald Grane's Title Company's record of land purchases surrounding the Old Mill. Grane was a property owner near the Old Mill.

Wardley's Better Homes publication, "Your Guide to Homes," page 2, was the source that gave an example of an Old Mill Estates house that had a list price of \$474,900.

The NOTE at the end of the chapter about the South-East Cottonwood Community Council came from the July 4, 1999 Salt Lake Tribune article, "Neighbors Want to Build Unincorporated Identity Seek Their Own Council, a say on Corporate Center," by Phil Miller, page B3.

CHAPTER 7

SALT LAKE COUNTY'S OLD MILL GOLF COURSE: 1992-2000

Information about the development and operation of the Old Mill Golf Course primarily came from twelve newspaper articles. The Deseret News issue of October 1992 was the first. The Salt Lake Tribune had eleven articles. Their first was dated December 24, 1994. The date of their last article was September 1, 2000.

A sign posted at the intersection of 6200 South and 3000 East gave the date of the ground breaking ceremony. The projected date of the opening of the Old Mill Golf Course was posted on a window of the club house.

The KTVX Channel 4 early morning telecast about the Old Mill Golf Course April 10, 2000 was summarized from their two-segment telecast by the compiler of the "Old Mill Valley."

CHAPTER 8

DEVELOPMENT PROPOSALS FOR THE OLD MILL VALLEY

The source of T.E.M.P.O.'S proposal was derived from the document, The Environmental Management Planning Organization's "Proposal Re: Master Land Use Plan of the Old Mill Area," Murray, Utah. A copy is housed in the University of Utah's Special Collections library.

Boyer's Real Estate Proposal was printed May 7, 1984 by the Deseret News. Written by Judy Morton, the title was "County wants the 'right' plan to develop Old Mill Area". The February 1989 issue of the Salt Lake Tribune under City View, written by Jack Goodman, p. E-9 had the title "Will the Old Mill and its environs survive?" It was the source about Holladay Community's request to create a special services area.

The James Webster Associates, Inc. Study came from the Deseret News' May 7, 1984 article, which is documented in the text. The "City View" article written by Jack Goodman listed above gave a complete account of his appraisal of the Old Mill Valley.

The Cottonwood Heights and Holladay-Community Councils' contesting who has claim over the Old Mill Valley came from the April 29, 1990 Salt Lake Tribune article written by Stephanie Banchemo. The complete documentation is included in the text.

The section titled "Did Cottonwood Heights Have a Legal Claim to the Old Mill Valley?" was written by the compiler/author of this manuscript. Information to substantiate this claim came from the 1900 and 1910 U.S. Census figures for Butlerville/Cottonwood Heights, which notes that Knudsen's Corner was in Butler Precinct No. 65, created December 15, 1877. Rasmus and Gertrude Knudsen were residing in the Butler Precinct for the year 1900. Son, Fred Knudsen, and wife, Mary, in 1910, were also a part of the Butler Precinct. The creation of the Butler Precinct is found in Andrew Jensen's Historical Record, Vol. VI, nos. 9-12, December 1877, and page 272.

Further information about the Knudsen Flour Mill may be found in Tales of a Triumphant People edited, by F.W. Kirkham and H. Lundstrom in the section titled "Big Cottonwood Camp," pages 74-74. Published by the Daughters of Utah Pioneers, Salt Lake County Company, 1947.

The transaction of Philander and Leander Butler selling their property to the Deseret News Co. to build a new paper mill is recorded in the Salt Lake County Records Office, Abstract Vol. A5, filing date June 3, 1881.

The Holladay/Cottonwood Community Master Plan of 1990 was made available by a member of the Community Council.

The source pertaining to the competing community councils' plans for the Old Mill were printed in the June 12, 1992 issue of the Salt Lake Tribune. The documents about "Christiansen Construction Services, Inc. Proposal" and the outcome of the "Holladay-Cottonwood Community Council Meeting" of April 14, 1993

were provided a Council member.

CHAPTER 9

ATTEMPTS TO INCORPORATE THE COTTONWOODS AS A CITY

Three articles from the Salt Lake Tribune and one each from the Deseret News and the Private Weekly provide insights into the Cottonwoods' seeking to gain a green light for incorporating. The Deseret News in its 1995 article addresses the issue of three competing incorporation efforts, due to all three proposals laying claim to some of the same land. Lastly, the Salt Lake Tribune in its two 1996 articles first focuses on legal issues and lastly, the Cottonwoods' withdrawing its incorporation efforts. Complete documentation of these eight articles is contained in the text.

CHAPTER 10

INCORPORATING HOLLADAY-COTTONWOOD CITY AND ITS IMPACT ON THE OLD MILL VALLEY

Articles quoted from the Salt Lake Tribune from September 3, 1997 and ending May 15, 2000, tell the story about the hurdles to incorporate and the eventual success in becoming a city. Two of these articles were dated December 1998. The majority, eleven articles, were printed in the year 1999. The last article of May 15, 2000 is titled, "Holladay Reaping Financial Benefits of Incorporation, Overhead down as revenue flows in." Complete documentation of these articles is contained in the text.

CHAPTER 11

WALL-TO WALL CITIES IN SALT LAKE COUNTY?

Salt Lake County Commissioner Mary Callaghan was the instigator for promoting wall-to-wall cities. Newspaper articles addressing this topic first began 6 December 1993. Reporting of the next meeting was 27 September 1998. Involvement of mayors and Salt Lake County officials occurred in 1999 when the outcome of two meetings was reported. A final reporting occurred 10 February 2000. Chapter 11 contains the complete reporting of these meetings.

Under the topic of "Other Options" the local newspapers reported the effort to eventually approve the creation of the South-East Community Council. It's boundaries include the Cottonwood Corporate Center, the Old Mill Overlook subdivision and the combined park administered by the Cottonwood Recreation Center and Salt Lake Parks and Recreation. It is located south of the Mill Hollow subdivision. The dates and the complete recording of these meetings are found under these dates: 1 July 1999, 3 August

1999, 6 October 1999 and 16 November 1999.

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CHAPTER 11

WALL- TO- WALL CITIES IN SALT LAKE COUNTY?

6 December 1992: Deseret News. "URBAN BRAWL", Not since divisive '70s unification-incorporation battles has county role generated such tension," by Joe Costanzo.

"The walls are closing in on unincorporated Salt Lake County. A shadow of its former self, the incredible shrinking county is by most estimates just a couple of annexations or incorporations away from fading away..."

This lengthy article deals with annexation where cities are carving pieces out of the county. The days of unincorporated areas in the county are disappearing. "Not since the divisive unification/incorporation battles of the 1970s have the role of the unincorporated county generated so much debate and tension among local government officials.

"The issue has provoked lawsuits, border skirmishes before the Boundary Commission (which arbitrates annexation disputes between cities), arguments at the Salt Lake Council of Governments, and now talk of taking the fight back to the Legislature.

"'We've won all of our annexation battles with the county, but it has been costly for everyone,' [Mayor Larry] Smith said. 'Maybe it's time for the county to just get out of the way...'

"...'The best solution is legislatively mandated wall-to-wall cities,' said Sandy planner George Shaw. "That's what Houston did. ...The public deserves something better than this patchwork quilt of cities and unincorporated area and islands that we have now.'

"Shaw says the current approach fosters costly conflicts, inequitable tax burdens, and inefficient service delivery.

"Sandy's mayor concurs with that assessment, observing, 'It's bizarre out there right now. You're ending up with maps that don't make any sense and that don't have clear lines'...

"...Absent a compromise, cities will continue to annex tax-generating commercial areas of the county and leave behind the tax draining residential area, said West Jordan Mayor Kenneth A. Miller" 'If this is going to continue, we ought to look at wall-to-wall cities and be doing it in a cooperative manner that makes sense for everyone,' Miller added.

"[Sandy Mayor Larry] Smith believes the wall-to wall cities' option will require a 'few more complications' in addition to the planned annexations. The areas most often mentioned as potential cities are Taylorsville-Bennion, Union, Holladay-Cottonwood and Magna...

"...County government could still play an important, albeit a diminished role, under wall-to-wall cities", [Terry] Holzworth said. "Human services, flood control, tax collection,

transportation, some public operations, and, perhaps, libraries, parks and recreation, and public safety (police and fire) might be suitable countywide functions", he said.

"The valley's cities and townships could contract with the county for the level of services they can afford, thus controlling their own tax burdens", Holzworth suggested.

"[County Commissioner Jim] Bradley said, "Such economies of scale are already at work in the county. For example, we provide police services at the lowest cost per capita in the county. We can continue to do that and maintain our other levels of services, as long as we preserve our tax base.

"'Wall-to-wall cities is a good second choice,' Bradley said, 'but it's not the best choice.'"

A map with the title, "Neighborhoods in the 'un-city" shows the unincorporated Salt Lake County." Listed with numbers ranging from 1-15 are the areas of the county that are unincorporated. Along side the map is a description of each of these fifteen locales. For Cottonwood Heights its size is listed as "7 square miles. Population: 28,766." For Holladay-Cottonwood Size: 7 square miles. Population: 14,095."

A graph is also shown that is titled, "Cost of municipal services per household." Ranging from high to low they are: Salt Lake City (\$350), West Jordan (\$226), West Valley City (\$185), South Jordan (\$179), Sandy (\$172), Unincorporated County (\$170), Riverton (\$148), Midvale (\$132), Murray (\$112) and South Salt Lake (\$85).

27 September 1998: Deseret News, "Unincorporated area should join cities, cut costs," by Jay Evensen.

Evensen notes that "Last month the county outlined its terms to the roughly 250,000 people in unincorporated areas. Submit to a \$12 million tax increase, at a cost of \$104 per year to the average homeowner, or see a significant cut in the type of services you've come to count on...

"In this age of outrage over IRS abuses and bullying tactics, shouldn't taxpayers be just as upset about this assault on their collective conscience? Why do governments never approach these situations by saying, 'If you don't accept a tax increase, we'll have to reduce our bloated staffs and take a cut in pay'?

"The answer may have as much to do with human nature as anything else ...but the fact is the day of reckoning is coming closer and closer for the unincorporated areas. The county's warning that it may raise taxes at the end of the year is only the beginning.

"The time is coming for the type of leadership that will push all these areas into cities. Otherwise, the county will strain harder and harder to act as a city to far-flung unincorporated neighborhoods, like a boatman trying to keep one foot on the dock and the other in a boat drifting without a tether. Sooner or

later, everything's going to be under water.

"Consider this: Between 1994 and 1998, the number of households served in the unincorporated county decreased by 17 percent, from 99,018 to 81,693. Some of those people formed the city of Taylorsville; others were annexed into Midvale. That trend promises to get only worse as the cost benefits of remaining unincorporated dwindle.

"But that isn't obviously the only story. During that same four-year period, the county's municipal services budget (which pays for police, fire and other unincorporated services) grew by a whopping 53 percent, from \$54 million to \$83 million.

"County leaders say they had to beef up areas that were woefully under funded. They say they are also in a bind because it has to pay up front to build sidewalks and roads for new developments, only to have those areas eventually become absorbed by cities.

"The public simply has to take their word for it...but they don't have to sit still when county leaders begin threatening massive cuts to vital services when they defy common sense...But really, why should unincorporated residents have to keep scrambling for pieces of a smaller, more expensive pie?

"But let's examine some solutions. The ultimate one would be to consolidate the entire county into one government, avoiding all the expensive duplications that come from having several police and fire departments. But that isn't likely to happen for reasons ranging from politics to civic pride. The next best solution is for everyone to join a city. That's where leadership comes in.

"Left on its own, the county's unincorporated areas will fall prey to municipal Darwinism. The fittest areas -- those with some commercial businesses nearby, will find their way into cities. The rest -- Olympus Cove and Kearns to name two -- will be left like orphaned stepchildren.

"Few people realize it, but the cities in the county already have mapped out their claims to territory in the unincorporated areas. All that remains is for a leader, preferably a county commissioner, to broker a deal that persuades the cities to put the plan into action.

"It's no use fighting the inevitable, unless those of you in unincorporated areas want to keep hearing about the dire need for cuts to your services year after year -- claims made by people who weren't elected to represent the interests of your neighborhood. Not that I want to scare you or anything."

20 June 1999: The Salt Lake Tribune. "Tale of New Cities: Facts or Fancy? Plan could plop Olympus Cove in Taylorsville." By Rebecca Walsh, C-1, C-8.

On page C-8 a map shows the areas that would be included in the proposed "Greater Taylorsville: Big Idea, Little Support" which is the caption at the head of the map. Next, this statement

appears below the caption: "The push for wall-to-wall cities in Salt Lake County is picking up steam. One plan for eliminating much of the valley's unincorporated communities calls for a 'Greater Taylorsville' which would stretch from Magna on the west to the canyons on the east."

Communities and canyons that would be added to the "Proposed Greater Taylorsville" besides Magna are Copperton, Kearns, open land west of Herriman and Bluffdale, Millcreek, South Cottonwood, Cottonwood Heights, Granite, Emigration Canyon, Parleys Canyon, Mount Olympus, Big Cottonwood Canyon and Little Cottonwood Canyon excluding Alta.

"...Facing the prospect of having their communities split up and spliced into existing cities, some residents of unincorporated Salt Lake County are throwing out alternatives, no matter how wild.

"A so-called Greater Taylorsville, stretching from Magna on the west to the canyons on the east is just one.

"Feeling excluded from a countywide wall-to-wall cities feasibility study, members of the Association of Community Councils together (ACCT) sent county commissioners a letter suggesting a bigger Taylorsville two weeks ago.

"We finally got their attention," says Joyce Smith, ACCT president and Cottonwood Heights resident.

"For weeks, the feasibility study has been directed by Commissioner Mary Callaghan, who is pushing to eliminate unincorporated communities.

"Last week, Commissioners Brent Overson and Mark Shurtleff got involved, adding more representatives in Callaghan's steering committee and instructing the consultant to expand the options.

"We were excluding things from the contract," Shurtleff says. "It's been handled piecemeal and without a lot of involvement. People feel left out."

"Last month, Salt Lake County hired Nesbitt Planning & Management to study how annexation or incorporation can achieve wall-to-wall cities in the valley, and the costs and benefits associated with such dramatic change. Each city is supposed to pay for part of the \$59,000 study. Callaghan, commission staffers and consultants are directing the study.

"As a result, residents of communities such as Millcreek, Kearns, and Granite fear the Nesbitt study, expected to be released in August, will represent only the interest of the cities.

"Behind-the-scenes machinations don't calm their concerns... Although a wall-to-wall cities bill failed in the Legislature this year, Salt Lake County may become all municipalities without it...

"...For those left in the unincorporated county, threats of annexation are resurfacing.

"Salt Lake City's 20-year old policy declaration extends south to Creek Road (about 8000 South) and from 1300 East to the foothills. City Council members and Mayor Deedee Corradini are toying with the idea of annexing the whole thing to protect the

city's water infrastructure. Murray is interested in some of the same territory, as are South Salt Lake and Midvale.

"Looking at the possibilities, Smith figures east-side residents would accept annexation into Taylorsville before being divvied up. 'It's a valid option,' Smith says. And legal...

"Taylorsville Mayor Janice Auger dismisses the notion quickly... [she] says community identity is as important as financial viability. And her city isn't interested in overseeing unrelated neighborhoods. "Nobody believes there will be a Greater Taylorsville," she says...

"...Auger says community identity is as important for a successful city as financial viability. And her city isn't interested in overseeing unrelated neighborhoods. 'Nobody believes there will be a Greater Taylorsville,' she says.

"Still, the threat was enough to make commissioners jump. Overson and Shurtleff voted to expand the feasibility steering committee to include a city representative - and an unincorporated representative -Smith [of Cottonwood Heights].

"Shurtleff plans to push for even more this week: another unincorporated county resident and representatives from the Sheriff's Office, the Utah Public Employees Association and the county's Public Works Department. If the county does not continue providing services to new and expanded cities, many of those county employees could lose their jobs when the unincorporated county disappears. Shurtleff says they deserve to be involved."

1999: "Fact Sheet - Proposed Incorporation of Cottonwood Heights." This "Fact Sheet," which was distributed to community members attending a special meeting sponsored by the Cottonwood Community Council is included in this section for reference purposes. Basically, the tenor of the "Fact Sheet" is that Cottonwood Heights should seek to incorporate. The proposed communities to be part of an incorporated city are: Cottonwood Heights (34,750 people), Granite (3,675 people), Little Cottonwood Creek (5,976 people) and South Cottonwood (19,562 people) which totals 63,562 people.

25 August 1999: The Salt Lake Tribune. "East Valley City's Yearning to be Born." "Area wants annexation-proofing; foes say idea is fear-motivated." "East Valley City Latest to Line Up For Incorporation." By Joe Baird, D-1, D-4.

"...Now there is a new city wannabe in Salt Lake County. Concerned about the recent spate of incorporations, annexations and tax hikes in the county, residents of the east valley are taking first steps toward forming their own city.

"'It has kind of snowballed,' said Joan Carmen, chairwoman of the Cottonwood Heights Community Council. 'We're all concerned about the erosion of the tax base because of all of the incorporations that have already taken place. Rather than just

watch it happen, or be broken up piecemeal by other cities, we want to see if we can maintain ourselves as a community.'

"If successful, the incorporation effort could transfer the area into the county's 16th municipality and the state's second largest city.

"The proposed 'East Valley City' would sprawl south from Salt Lake City to Sandy, and west from the canyons to South Salt Lake, Murray and Midvale. With an estimated population of 120,000, it would be bigger than every Utah city except Salt Lake City (population 175,000). And it would contain tax-revenue-rich commercial areas along Highland Drive, 33000 South and 7000 south, not to mention the new Cottonwood Corporate Center along Interstate 215 at Knudsen's Corner.

"The preliminary numbers show a substantial tax base,' said County Commissioner Mary Callaghan.

"Talk of the new city began at area community councils in the past year. The effort gained steam in the wake of the Holladay-Cottonwood incorporation vote in May and proposals by Salt Lake City, Murray and Sandy to annex parts of the area. There has been discussion of creating a 'Greater Taylorsville', stretching from Magna on the west to the canyons on the east.

"The fear is, those prime commercial areas will be picked off by other cities, and what gets left won't really be viable,' said Jeff Silvestrini, head of the Mount Olympus Community Council.' 'Holladay-Cottonwood cut the heart of the tax base out of the east side of the county. If we lose anymore, we'll have a real hard time paying for municipal services.'

"Given the trend toward incorporation and the county's wall-to-wall cities initiative, the climate appears ripe for hatching another city. But there are still hurdles residents must overcome.

"To enlist the county for a feasibility study, proponents must gather the signatures of residents who own 10 percent of the area's land and 7 percent of the value of the land. If incorporation is found to be possible, residents then must undertake another, larger signing petition, with the aim of putting the measure on the ballot by next summer.

"And everything can be done, County Clerk Sherrie Swenson says, the county must reverse a policy that prohibits it from reviewing incorporation proposals until after petitions are done - a policy introduced by former County Attorney Doug Short. Swenson said it hindered Holladay-Cottonwood in its petition drive. 'It's ludicrous to send these people out to get signatures, and then find out something is wrong,' she said.

"This isn't like Magna or Kearns, places with an identity and a history,' said county Commissioner Mark Shurtleff, ticking off the names of two unincorporated communities that are also considering incorporation.' This is a group that, under most circumstances, would never talk about coming together as a city. The only reason they're doing this is because they're running scared. They're afraid of the alternative.'

"That would be annexation. But Salt Lake City Council member

Keith Christensen hopes to persuade east-side residents that it is not a dirty word.

"The proposed East Valley incorporation area has been part of Salt Lake City's annexation declaration for the past twenty years, at least in part to protect the city's water-distribution network, which runs through and services the area.

"It's not a significant issue," Christensen said. "But overall, it's a total service issue. It doesn't make sense for them to incur various layers of overhead that we already have. We should be pro-active in at least inviting a discussion about it. It's something that has to work for both sides, but something that can work if properly structured."

2 October 1999: The Salt Lake Tribune. "Wall-to Wall Cities Plan is Back, Officials set town meetings this month on county annexation issues." by Joe Baird, D-4.

Salt Lake County Commissioner Mary Callaghan and state Senator Mont Evans...announced plans Friday to hold a series of town meetings this month in hopes of reviving a plan to eliminate most of the county's remaining unincorporated areas. The eventual goal: Reintroduce a bill during the next legislative session that will smooth a city's ability to annex adjacent unincorporated areas, speeding up the wall-to-wall concept.

"The bill died in the 1999 Legislature, mostly out of fears that residents were being cut out of the process and that county employees could lose jobs...Callaghan and Evans, who argue that wall-to-wall cities remain the best way to being in the climbing costs of delivering services to residents in unincorporated communities.

"All people have to do is look at their tax notices to see what's happening," said Callaghan, citing the steep hikes unincorporated residents absorbed this year. With wall-to-wall cities, "all political entities, including the state, can better plan resources. The correct service will respond, and duplication will be eliminated. The most efficient entity will deliver services and the costs will be reduced."

"Callaghan and Evans, R-Riverton, will hold three meetings in the coming weeks, the first on Wednesday [Oct. 6] at Butler Junior High School auditorium, 7530 S. 2700 East, from 6-8 p.m. The others will be held October 13, at Kearns High School auditorium, 5525 Cougar Lane (4800 West), 7-9 p.m.; and Oct. 18, at Olympus High School's cafeteria, 4055 S. 2300 East, 7-9 p.m...

"...Some unincorporated residents remain convinced that wall-to-wall cities will mean higher taxes...

"...But under the failed Senate Bill 52, which Evans introduced in the 1999 Legislature, Salt Lake County municipalities would be given the right to initiate an annexation -- though voter approval would be needed to finalize it. Evans argues it is the only way to ensure that the less desirable

unincorporated areas find a municipal home.

"The bill wasn't a panacea," he said. "But it was a tool that allowed county and city leaders to come together, discuss the issue, come up with a plan, and then give the voters the opportunity to decide how to proceed."

11 November 1999: Minutes of the Association of Community Councils (ACCT) meeting. "Discussion relative to the proposed east side [Valley] city revolved around the ordinance change pushed by Carl Durling [Cottonwood Heights] and the proponents to perfect the maps and descriptions prior to hitting the streets for signatures. This ordinance passed and the eastside city petition has been perfected over the months and is officially ready for signatures."

3 December 1999: The Salt Lake Tribune. "Wall-to-Wall Study Slammed, Cost projections off, critics say," by Joe Baird, D-1, D-9, D-10, D-12. (Rebecca Walsh contributed to this story)

"The Salt Lake County Council of Governments' long-awaited wall-to-wall cities study took six months to complete.

"Critics needed only a couple of days to start blasting away at it.

"COG's study, released this week, lays out more than two dozen incorporation and annexation scenarios involving 10 of the county's remaining unincorporated areas. The study, conducted by a Seattle consulting firm, offers no conclusions and makes only a few general recommendations. But it does provide cost-revenue projections for each scenario, providing a guide for officials and residents weighing annexation or incorporations.

"The concept of wall-to-wall cities has become a hot political topic as the unincorporated areas have shriveled in recent years from 40 percent to 20 percent of the county. That has eroded the country's commercial tax base and left areas that are widely dispersed, increasing the county's cost of delivering municipal services.

"With wall-to-wall cities, proponents argue, the county no longer would be at the whim of annexations and incorporations, improving cost certainty and the delivery of services, and easing tax burden.

"The report, which will be presented to COG members Wednesday, will serve as an important tool toward that end, said Salt Lake County Commissioner Mary Callaghan.

"What we want to provide are objective measurements that mayors and councils and citizens can use," said Callaghan, who is president of COG and a driving force behind the push for wall-to-wall cities. "Now we have data that everybody can rely on. That's never been done before."

And it still hasn't, according to several county and city

officials.

"Salt Lake County Sheriff Aaron Kennard calls the report 'inaccurate, at best.' and urged it be sent back to COG's steering committee and the consultant for further polishing.

"County Commissioner Mark Shurtleff concurs.

"I've gone through it, and I'm alarmed that this is the final study,' he said. 'It's seriously flawed, and that's putting it charitably.'

"Shurtleff gives the report high marks for its depiction of revenues but says many of the cost numbers are way off, skewing the overall picture.

"The purpose of this was to provide very accurate information on this wall-to-wall cities thing,' he said. 'Instead, there's information that's misleading and inaccurate, meaning there is no way the people making the decisions can place their trust in it.'

"City officials have their doubts, too.

"We could tell there were going to be holes in it. There were going to be gaps,' said Salt Lake City finance analyst Susi Kontgis. 'We knew it was going to look at information we needed to know to make an informed decision. The report is questionable.'

"Callaghan argues that the study is to be used more as a starting point for discussions, than as something to base budget projections on. Indeed, the consultant, Nesbitt Planning and Management, Inc., argues that the 'feasibility scenarios are not cost-of-services studies.'

"Callaghan said, 'It doesn't address the quality of service, or the decisions and methodology of mayors, councils or managers; so, of course, you're going to see differences in cost comparisons. But this provides a framework from which to work. It's not a strict comparison. It's a ballpark comparison.'

"But even that analogy doesn't square with critics, such as Salt Lake County Deputy Sheriff Jade Pusey, who calls the difference in numbers so vast 'they're not even in the same country.'

"The problem with the report is that the Sheriff's department never came to an agreement with COG about how to determine costs, said Pusey, a member of the steering committee.

"The result, he argues, is gaping errors. Example? Pusey said Taylorsville, with its population of 56,000 pays the county \$2.1 million annually for police services. The COG study projects the yearly cost of policing neighboring Kearns (population 44,000) at \$4.8 million -- a number that surely would discourage Taylorsville, or any city, from annexing the area, or Kearns from incorporating.

"COG's study also miscalculates the number of officers needed to patrol unincorporated areas, according to the deputy. 'If we were to staff the Sheriff's office as the study recommends, we would need 79 more patrol officers at the cost of \$7.6 million [per year],' he said. 'Are we shorthanded? Sure, but not 79 short in those areas.'

"County Commissioner Brent Overson, who has not waded through the whole report, was noncommittal about its findings, but said he was 'intrigued' by the report's recommendations, including the county making annual projections of the local-revenues portion. The county, the study says, should make annual projections of the revenues from each incorporated area.

"The study's author, Thomas Nesbitt, is unfazed by the criticisms. 'My response is come to the presentation Wednesday and talk about it. We want this to be a sourcebook for all points of view. The source data is good. It did not come out of thin air. It's solid.'

"Still foes, such as Shurtleff, may view the study's \$70,000 cost. 'This stuff can be resolved, and should have been,' he said. 'If the report isn't accurate, then why did we spend the money to do this thing?'"

3 December 1999: Deseret News. "Report on wall-to-wall cities is 'out of whack', critics say. The Analysis used improper cost figures, they say," by Alan Edwards.

"...The data is there, with a vengeance, in an inch-thick report by Seattle-based Nesbitt Planning and Management. But some question its accuracy.

"'It's not a question of liking it or not liking it,' said deputy sheriff Jade Pusey. 'I just don't know if we have anything that's usable yet.'

Pusey and others, including Callaghan's colleague on the commission, Mark Shurtleff, says the cost of the analysis used improper assumptions and inconsistent procedures, resulting in figures that are so out of whack as to be unusable...

"..Callaghan said the figures were never meant to be exact, but merely estimates to guide cities in their decisions. 'There are going to be many different ways to analyze the cost,' she said.

"But Shurtleff said that's no excuse.

"'The costs are just flat-out wrong,' he said. 'It makes the whole report useless. What they're telling me is it can be worked out, and it will be worked out, but that should have been done before the final report came out. If it's bad enough, which I think it is, it will have to be redone.'

"Only eight of the 28 scenarios, ranging from South Cottonwood being annexed into Murray to Knudsen's Corner being annexed into Holladay-Cottonwood, show a financial benefit. Eight of the 10 unincorporated areas studied show only one alternative that would be financially feasible, and two, Magna and Knudsen's Corner, show none -- both the incorporation and annexation into West Valley City Magna options show a loss, as well as Knudsen's Corner's annexation into Holladay-Cottonwood.

"Except for Granite and Knudsen's Corner, all the east-side areas studied -- Imperial/Canyon Rim, Millcreek, East Millcreek,

Mount Olympus, South Cottonwood, and Cottonwood Heights/Little Cottonwood Creek Valley -- show a financial benefit only by annexing into Salt Lake City...."

7 December 1999: Memorandum from Mark Shurtleff, Salt Lake County Commissioner, to All COG Members, Regarding "COG Feasibility Study."

Commissioner Shurtleff cites examples of "Police, Fire, Road and Animal services" which seem inconsistent. "...the range of cost [differences in the cost comparisons by city] further illustrates that the range of costs varies so widely as to lack credibility."

Regarding road cost differences (p. 71) he notes that the difference between Murray City spending \$22,402 per lane to Sandy's cost of \$6,344, is a "difference of **three and a half times**. Common sense and reason must play a part in any analysis, and both suggest that these numbers cannot be correct.

"The bottom line is if the numbers on page 71 are wrong, the whole report will be wrong. These costs are important in that they are the basis for the cost comparisons between pages 76-95, which are the core of the report. When these numbers are multiplied by the consultant's recommended levels of service, the projections make even less sense than the base data from which they are drawn..."

Commissioner Shurtleff's concluding remarks were:

I appreciate the effort that has been put into this report and acknowledge it contains some valuable information, but I believe the costing portion is so inaccurate as to be unusable. These are errors that could have been fixed. The Commission has tried to provide you with a meaningful steering committee to see that the report was done right. However, I am concerned that the committee's directions have been minimized and therefore they have had little meaningful impact on the final product. I base this on my understanding that the full COG approved steering committee has only met face to face with the consultant one time, and that these errors persist regardless of input from the committee.

I have always fully supported the concept and proposal for a comprehensive feasibility study, and have only intervened in the process with the goal of producing a final report that is credible, and therefore, useable. I sincerely hope this is possible.

NOTE: Commissioner Shurtleff's memorandum was written to "All COG Members" since he was in Washington DC on County business" which would prevent him from being "able to be part of [the December 8] discussion."

7 December 1999: Memorandum from Sheriff Aaron D. Kennard to "ALL COG MEMBERS" regarding "Feasibility Study." The salutation reads, "Dear Mayors, City Council Members, Commissioners and other COG members."

The substance of Sheriff Kennard's memorandum is the inaccuracy of police services to cities/proposed cities. His first paragraph reads:

I take this opportunity to express to you a few of my concerns with the final report. I direct you to section XVIII in the appendices. On page XVIII-4 is a list of concerns I expressed to the consultant and asked to be included as footnotes. Rather than include them in the body of the report, they are buried in the appendices. They are significant when trying to understand the county's contract costs for providing police services.

I am concerned that readers of the report understand the County's contract costs for police services are grossly overstated in the study. I refer you to page XI-1 in the appendices, which is a copy of the actual contract for Taylorsville City for the years in question. This methodology of costing has been certified by the County Auditor as fully costing the service rendered. It has been employed in contracts for many years and has always been supported by the Commission. Notice that the contract costs for the city were \$2,104,494 for a population of approximately 55,000...

...The first draft of the report suggested that a contract for police services would cost the citizens of Cottonwood Heights \$1,797,709. This number changed in the final report to \$4,614,592. The reason? Several different methodologies of costing have been applied, and none of them have been an "apples to apples" comparison.

Several drafts of the report suggested that the Sheriff's Office was the cheapest provider of law enforcement services in the valley. While I feel I have an efficient and effective agency that is second to none, I could not in good conscience allow a report to be published which did not use a reasonable methodology in comparing costs. I instructed my representative on the Steering Committee to ensure that the report represented the Sheriff's Office accurately and fairly and did not take advantage of a poorly conceived costing method.

There have been other problems with the report. In October a draft with the words "Final Review draft" was printed on the bottom of nearly every page, was circulated to members of the Utah Legislature. On page 69 of that report, it was suggested that

Midvale was the largest police department in the County, and that they had one and a half times the number of patrol officers that Salt Lake City employed. Further, by multiplying the number of 24 hour units used (2()) by 5.5, which is the number of employees to staff a 24-hour car, and dividing that number into the patrol budget, the report suggested they could put an officer on the street for just over \$14,000.

Sheriff Kennard showed the arithmetic to compute the "number of employees needed to staff a 24-hr. car." The number of total patrol officers was 159.5. Next he divided the patrol budget of \$2,266,913 by the number of patrol officers (159.5). The outcome was a \$14,212.62 cost per officer. He then drew this conclusion:

Had decisions been based upon this draft, the consequences would have been disastrous. The full steering committee has not met with the consultant since this draft was circulated, yet there are entirely new methods of costing applied to the various methods of costing applied to the various areas.

These are but a few of my concerns with this report, and I would ask that the cities who contract with the county for services and the citizens of the unincorporated County disregard the cost comparisons in this report. It is not accurate and does not convey the realities of providing services.

9 December 1999: The Salt Lake Tribune. "Leaders Criticize Study on Wall-to-Wall Cities," by Rebecca Walsh, D-1, D-3.

"After spending thousands of dollars and waiting nearly a year for Salt Lake County's wall-to-wall cities study, city and unincorporated community leaders are disappointed with the results.

"Consultant, Tom Nesbitt, tried Wednesday to defend his inch-thick tome to an angry crowd of naysayers who have had a week to stew over his work.

"He quickly tried to lower expectations. 'It's not a plan on where to go, or how fast, what's appropriate or who should serve whom,' Nesbitt said.

"Nesbitt's \$70,000 report, commissioned by the Salt Lake Council of Governments, details 28 scenarios for annexing or incorporating 10 unincorporated areas, including Imperial-Canyon Rim, Kearns, Magna and Millcreek.

Each proposal analyzes revenues and expected expenses associated with annexation or incorporation. The study is meant to guide the inevitable transition from patchy municipalities to wall-to-wall cities. But only to a point.

"Commissioner Mary Callaghan, who is pushing the wall-to-wall cities idea, called the study figures a 'base-line.'

"Even Nesbitt acknowledged his document was incomplete. He said he merely did what he was asked.

"This is not a cost-of-services study. This is not a study of service contracts,' Nesbitt said. 'Don't compare these numbers and consider them a thumbs up or thumbs down on incorporation.'

"But apparently that's what city leaders and county residents wanted and expected.

"Taylorsville Mayor Janice Auger panned the study Wednesday. 'What we now have, instead of apples and oranges, is apples and bananas. We have data that doesn't make sense,' Auger said.

"Critics say Nesbitt used faulty accounting procedures and misguided assumptions. Only eight of the 28 schemes show a financial surplus. And for eight of 10 unincorporated areas in the study, only one annexation would be financially feasible...

"...County Sheriff Aaron Kennard also questioned Nesbitt's work, challenging the suggestion that police service in a new Kearns city will total \$4.8 million, more than twice the cost of his \$2.1 million contract with more populous Taylorsville.

"Callaghan and her staff tried to soften the blow by explaining the study may use different accounting methods, cannot account for differences in service quality and does not include all city revenue sources.

"For example, they noted that, in the public safety analysis, Nesbitt assumed a ratio of 1.15 officers per 1,000 people. Taylorsville, in contrast, has an officer-to-person ratio of 0.44 to 1,000. And part of the city officers assigned to Taylorsville is paid by a federal grant. Administrative Assistant Sam Klemm called the sheriff's protest a 'red herring'.

"This is not a feasibility study as provided for in state statute,' Callaghan cautioned.

Auger questioned why the study was done at all.

"I realize this is not an incorporation study. And I realize this is not a level-of-service study,' she said. 'But I was hoping to get something in my community that would take us to the next step. We are just back to square one.'"

10 February 2000: The Salt Lake Tribune, "S.L. City Plans New Study on Services Costs."

"Salt Lake County's \$70,000 'wall-to-wall cities' study completed last year left Salt Lake City Council members unsatisfied. So they are going to spend \$115,000 on their own.

"Tuesday night, City council members decided to hire Colorado consultant Rick Giardina to balance sales and property- tax revenues against the cost of providing additional services to additional residents.

"Salt Lake City's 20-year old annexation declaration extends from the city's southern boundary through the unincorporated communities of Canyon Rim, Millcreek and Cottonwood [also Cottonwood Heights] to Sandy. That declaration was dormant until

the successful incorporation of Holladay.

"Now, Salt Lake City leaders fear incorporations, or annexations from other cities, could threaten the city's water infrastructure. Much of Salt Lake City's waterworks -- canals, treatment plants, and wells -- are in unincorporated eastern Salt Lake County. The city currently provides water to about 400,000 Salt Lake County residents."

17 February 2000 The Salt Lake Tribune. "Heard on the Hill" and "Today's [Legislative] Agenda," A8.

"The Natural Resources/Ag/Environment Committee. Today's agenda includes HCR6 - County Annexation in Room 303 Time 8 a.m."

OTHER OPTIONS

1 July 1999: The Salt Lake Tribune, "NEIGHBORS WANT TO BUILD UNINCORPORATED IDENTITY - Seek Their Own Council, a Say On Corporate Center," by Phil Miller, B3.

"As one of the few remaining tax-generating complexes in unincorporated Salt Lake County, the Cottonwood Corporate Center is a tempting plum for several nearby cities.

"Its neighbors intend to make sure they have a say in its future.

"We're the ones who have to look at it. We should have a voice," said Frank Lewis, who asked the Salt Lake County Commission on Tuesday to create a new east-side community council between Interstate 215 and 6600 South.

The council area, extending from 2000 East, is along the southern border of Holladay-Cottonwood, which will become an incorporated city next year. But the area was only part of the current community council not invited to join in the new city's incorporation efforts, and Lewis said his spurned neighbors are not interested in annexing.

"If they didn't want us then, we don't want them now," he said. "We have to look out for our own interests.

"That means linking their future as much as possible with the Cottonwood Corporate Center. A community council is a good start, said resident Dale Howells, who also addressed the commission. Community councils act as planning commissions in unincorporated areas, reviewing residential and commercial plans and making recommendations to the county commission.

"The council would also be consulted about annexation plans, should any of the area's several potential suitors -- Sandy, Cottonwood-Holladay, Salt Lake City and even Taylorsville have been rumored -- decide to swallow up the corporate center. 'Everybody wants the commercial area, It's the cherry on top,' said Lewis. 'But nobody wants the people. We want to make sure we have a say in what happens.'

"Public hearings will likely be held before the commission takes any action, and Commission Chairwoman Mary Callaghan expressed reservations about creating a council that represents only 1,000 people.

"The proposed borders exclude a residential pocket south of 6600 South that is in the current council area. Howells said that was done because the boundary between Jordan and Granite school districts is on 6600 South, so the southern area maybe more logically served by joining the Cottonwood Heights Community Council."

3 August 1999: Salt Lake County "Notice of Public Hearings." A letter from the County announced that

A public meeting is scheduled before the Board of Commissioners of Salt Lake County to consider amending the boundaries of the Holladay-Cottonwood Community Council. This change proposal is an outgrowth of the Holladay-Cottonwood incorporation.

The Board of County Commissioners of Salt Lake County will consider a proposed boundary modification at its regularly scheduled meeting, Wednesday, October 6, at 10:00 a.m., in the COMMISSION CHAMBERS, Room #N-1100, 2001 South State Street. You are invited to participate in the meeting.

Boundaries

The proposed community council boundary alteration addresses the current portion of the Holladay-Cottonwood Council area not taken as part of the proposed Holladay-Cottonwood City Incorporation. Attached is a legal description and map of the proposed boundary change.

Information

Should you desire more information or wish to record your opinion on this matter, please contact Kara Trevino, Intergovernmental Relations Manager, Salt Lake County, 2001 South State street, #N-4100, Salt Lake City, Utah, 84190, or telephone 468-3376.

All interested parties are cordially invited to attend all public meetings. Written comments are encouraged.

6 October 1999: The Board of County Commissioners of Salt Lake County conducted its 10:00 a.m. public meeting to consider the proposed boundary modification of the Holladay/Cottonwood Community Council.

The Commission approved the proposed boundary modification of the Holladay/Cottonwood Community Council. The new boundaries of

the Council include the Overlook at the Old Mill subdivision, the Mill Hollow Park developed by the Cottonwood Heights Recreation Center and the Salt Lake County Parks and Recreation Department and Brighton Hill No. 5 subdivision.

Overall, the new Council contains an area of approximately 210.5 acres (0.32 sq. mi.). Included is the Cottonwood Corporate Center. See the map which shows the total area. The original boundaries for the Council generally followed voting precinct 4298.

16 November 1999: The official name of the new council, approved by the Salt Lake County Commissioners, is the South East Cottonwood Community Council.

COMMERCIAL DEVELOPMENT WEST of 3000 EAST
AND SOUTH OF 6200 SOUTH
Compiled by Harry P. Bluhm
January 2000

Property south of 6200 South and west of 3000 East became the site of three commercial projects. First, was the HealthRider building, beginning in 1995, followed by a three-story Medical Office building. They were built by the Boyer Company. The last project was a \$179 million office complex undertaken in 1994-95 by Wallace Associates. It was named the Cottonwood Corporate Center.

THE BOYER COMPANY: THE HEALTH RIDER FACILITY

3 March 1995: Deseret News. HEALTH RIDER MANUFACTURER BREAKS GROUND FOR CORPORATE HEADQUARTERS IN HOLLADAY, by Roger Pusey, B-8.

"Three years ago, ExerHealth Inc., manufacturer of Health Rider and AEROBICRider home exercise machines, had seven employees in Utah. Its because of that growth the company broke ground Friday morning [3/3/95] on a 162,000 square-foot building at 3000 E. 6350 South that will allow consolidation of all corporate operations (excluding manufacturing) under one roof. The company currently is located at 1276 S. 500 West.

"At the center of the building will be a four-story office section with a three-story atrium. Two wings will extend from the center building that will be for offices and parking. The 14-acre site will feature a landscaped park with walking trails along a creek, which runs through the property.

"Helen Smith, vice-president, said the new building will allow for consolidation of the telemarketing, customer service, commercial and kiosk divisions, which are now housed in three separate locations. Manufacturing of the machines is done in Phoenix, AZ, and other Utah locations.

"The Boyer Co. is the land developer. The Babcock Design Group designed the building, and Oakland Construction will be the contractor..."

6 August 1995: The Salt Lake Tribune. "Utah Business Park Blooms," by John Ure, F1, F4.

"...the Boyer Company's steel work at 3000 East will be the 162,000 square-foot corporate headquarters for Health Rider, Inc. as part of a 14-acre site...Helen Smith, Health Rider's executive vice president, says its multi-million-dollar project will be finished in November..."

A sign posted on the corner of 3000 East and 6200 South gave the following information: 1) The Boyer Company - owner and developer, 2) Babcock Design Group - architects, and Oakland Construction - contractors. Zion Bank - financing.

1 November 1995: Letter from Ken Jones, Director Development Services Division, to Scott Verharren, the Boyer Company, 127 S. 500 E. Suite 310, SLC, UT 84102 , Regarding realignment costs and contributions for Big Cottonwood Canyon Road.

Ken wrote, "When the Planning Commission approved the conditional use for the Healthrider building condition 12 is: 'Pay the pro-rated cost of traffic improvements that are necessary for efficient operation of 3000 East. Pro-rate based on the traffic generation.'

"The traffic improvement to participate in the realignment of Big Cottonwood Road. Based on the projected generation, as determined by the Lochner Traffic study dated December 27, 1994, the pro-rated costs are:

1. Acquisition of a 66 foot right-of-way	\$32,880
\$120,000 per acre - 180x66'	= 11,800
square feet.	

2. Construction of the road \$235/lineal foot	\$58,750	=
250 feet.		

Total: \$91,150

Wallace Associates 58%	\$52,867
Parcel "A" (east side) 16%	\$14,584
Boyer-Healthrider (14%)	\$12,761
Salt Lake County12%	\$10,938

Total \$91,150

"The cost estimates are without benefit of working drawings or final land settlements. It is the intent to proceed with the estimate costs and make adjustments as the final costs are developed. Any money paid in excess of the final costs will be refunded.

"The payment for the road realignment and the traffic signal will be due before the Occupancy Permit is issued for the building. The money may be paid to the Highway Fund in this office. When the parcel on the east that will use the same intersection for access is developed and money is collected, one half of the cost of the signal will be returned to Healthrider.

"SIGNAL--\$100,000..."

10 July 1996: The Salt Lake Tribune, Tradewinds, B-6, "Meanwhile, in Utah...ICON IS BUYING HEALTHRIDER INC."

"A deal has been reached allowing Logan-based ICON Health & Fitness Inc. to acquire the assets of HealthRider Inc. Terms of the settlement were not disclosed and it is subject to regulatory approvals, company officials said Tuesday [7/9/96].

HealthRider, founded by Gary and Helen Smith, manufactures the HealthRider, AerobicRider and SportRider exercise products.

"ICON was founded in 1977 by Scott Waterson and Gary Stevenson. Originally known as Weslo, its product line includes exercise bikes, treadmills and other fitness products. For its fiscal year ended May 31, ICON had revenues of \$747.5 million. The company has manufacturing plants in Logan, Smithfield and Clearfield; Garland, Texas, and Denver. HealthRider operates about 300 retail outlets worldwide. It reported revenues of \$288 million for fiscal 1995."

20 August 1996: The Salt Lake Tribune: "Meanwhile, in Utah...HEALTHRIDER LAYS OFF 114 IN S.L."

"Icon Fitness Corp., the Logan based exercise equipment manufacturer, has capped its acquisition of HealthRider Corp. by laying off 114 HealthRider employees in Salt Lake City.

"Lynn Brenchley, Icon business development vice president, said the layoffs took effect Friday [8/16/96] when Icon completed the merger. They affected 8% of HealthRider's 1,425 employees working primarily in customer service and telemarketing. 'All are in areas where there was a duplication of services,' Brenchley said.

"He added that another 20-30 employees may be laid off in October if Icon decides to relocate a call center in Logan from Salt Lake City. If the center is moved, employees who work there will be given the option of moving to Logan or being laid off."

11 August 1997: At 10:30 a.m. a number of fire trucks (one from Sandy) and 4-5 Salt Lake County Sheriff cars were parked along 3000 East. Many employees of the facility and firemen were in the rear parking lot. The 6:00 p.m. KSL TV newscast reported that the building had to be evacuated due to a natural gas leak which affected many employees. Mt. Fuel personnel were unable to locate any leak in its pipes. The suspicion was that someone expended a gas cylinder causing the problem.

6 May 1998: The Salt Lake Tribune. "Teltrust Inc. will sell 3.2 million shares to raise \$36 million, capitalize on phone regulation" by Steven Oberbeck. (Note: Teltrust moved into the vacated HealthRider Building.) The "3.2 million shares [are to be sold] for \$14 to \$17 each, raising around \$36 million. Some of the 700,000 shares the company plans to sell will come from Teltrust principals. Teltrust, which was founded in 1986 as an independent pay-telephone provider, is among a growing number of small companies that hope to cash in on the growing deregulation of the communications industry."

"...Teltrust reported it had a loss of \$2.5 million for the 1997 fiscal year ending Dec. 31. Still its revenues rose to \$57 million for the year compared with \$41 million in 1996. It went on to indicate in the filing that it was profitable and had positive

cash flows for the first quarter of 1998..."

7 May 1998: The Salt Lake Tribune. Corrections & Clarifications. "Teltrust Inc., a wholesale provider of telecommunications services, is no longer in the pay telephone business. A story in Tuesday's Salt Lake Tribune indicated otherwise."

18 July 1998: The Salt Lake Tribune. "Teltrust Inc., a Salt Lake City provider of telecommunications services, has secured an additional \$10 million revolving credit from Fleet Bank. First Union Capital Markets also has signed on with Fleet Bank as a participating lender. The increased credit line enables Teletrust to continue funding its growth, according to Marc Cohen, president and chief executive officer of Teltrust. Earlier this year, the company opened a third call center and relocated to a larger administrative facility [at the Health Rider building-. It will open a fourth calling center before the end of the third quarter."

8 August 1999: Today the HealthRider building is known as the Old Mill Corporate Center located at 6322 South 3000 East. Besides Teltrust the occupants are: 1) Hewlett Packard, 2) East Coast Subs, 3) Critical Path, 4) em Ware, Any Design any Network, 5) Beckstrand & Associates, 6) National Dealer Services, 7) HighGate Funding, PHC Mortgage, and 8) The Training Zone, Team Timz Fitness Systemz.

10 September 1999: To facilitate having two east bound lanes on 6200 South, work on two new right turn lanes off of 6200 South and onto 3000 East has begun. Cars making the inside right-hand turn will be on a new 3000 East lane that will speed their entry to the Old Mill Corporate parking lot and the Cottonwood Corporate Center office buildings. Land to do this construction resulted from an agreement between the Old Mill Corporate Center and Salt Lake County. These new right turn lanes became operational December 1999.

THE BOYER OFFICE BUILDING

June 1995: A sign on 3000 East announces that "The Boyer Company, owner/manager [has] 80,000 Sq. Ft. Office Site - BUILD to SUIT, 521-4781." Evacuation work had already begun for the facility.

8 August 1999: Today, this three-story building is known as the Old Mill Medical Center located at 6360 South 3000 East. An occupant of the building is Foothill Family Clinic South, which is open 6 days a week. Office hours from Monday to Friday are 8:00 a.m. to 9:00 p.m. Saturday the hours are from 9:00 a.m. to 12:00 noon. The clinic's phone number is 365-1032.

On 3000 East a Coldwell Banker Commercial sign reads that "up to 30,000 square feet of space [of the 80,000 sq.ft. originally built] is available for leasing."

20 November 1999: Occupants of the Old Mill Medical Center by floor are:

First Floor: Foothill Family Clinic South which includes Comprehensive Psychological Services room 100, Canyon Rim Physical Therapy room 125.

Second Floor: Moran Vision Center, University of Utah room 200, Columbia Utah Network room 210, St. Marks Hospital Business Office room 240 and Universal Business Insurance room 205.

Third Floor: Mountain West Gastroenterology PC room 300, Mountain West Healthcare LLC room 300, Mountain West Gastroenterology room 310, Utah Heart Clinic room 310, Mountain West Gastroenterology Center room 320, Old Mill Family Dental room 330, Huntsman Packaging room 330 and Alpine Pain Clinic room 360.

14 December 1999: "Salt Lake Planning Commission [Meeting] Agenda." Item 6.4, p. 2, pertains to the Boyer Company. It reads, "18136 - BOYER COMPANY - 6360 S. 3000 EAST - MONUMENT SIGN AND FLAT SIGN - R-D ZONE - SOUTHEAST COTTONWOOD."

THE COTTONWOOD CORPORATE CENTER: 1992-1999

10 August 1992: The Deseret News, "Arson suspected in warehouse fire." [NOTE: The Cottonwood Corporation Center bought the Savage Brothers land for a business office complex.]

"Smoke and flames engulf the Savage Bros. gravel operation at 3000 E. 6600 South Sunday evening. The fire may have been started by juvenile arsonists. The blaze destroyed the large, empty warehouse and caused \$30,000 damages but no injuries. It started about 6 p.m. in some old tires inside the steel building and then spread into the structure's insulation, said Salt Lake County Fire Battalion Chief Dale J. McMillan. Sixteen fire fighters with three engines, a ladder truck, and water tanker responded. Although hampered by lack of water, they managed to extinguish the blaze within 20 minutes. Investigators want to question two teenagers who were spotted running from the scene. One of the boys was wearing a cowboy hat, witnesses said."

6 November 1994: Deseret News, "S.L. firm marks 'new era' with corporate center," by Max B. Knudson, M1, M2.

"Terming the site in the Knudsen Corner area of the county 'one of the best locations left in the valley for this kind of development,' Wallace Associates has entered into a contract with Mielke Holdings of Pasadena, Calif., to buy and develop a 44-acre site near the intersection of I-215 and 3000 East.

"The development, to be called the Cottonwood Corporate Center, would be a mix of low-and mid-rise office buildings suitable as corporate headquarters, high-tech research and development, computer software, biomedical and such, John L. West, president of Wallace Investments, a newly formed subsidiary of Wallace Associates, a 35-year old commercial real estate firm based in Salt Lake City.

"Total cost of all 12 buildings in the master plan is constructed - totaling 930,000 square feet of space - would run \$90 million to \$100 million said West. If all regulatory approvals are gained, as expected, construction would begin in the spring.

"West said Wallace and Mielke are buying the parcel - formerly a gravel pit - from Savage Industries for an undisclosed price.

"Wallace intends to develop the site in line with the existing zoning ordinances and with particular sensitivity to the historical and neighborhood character of the area," said West.

"The Salt Lake County Planning Commission also has to approve the project. West said he hopes to have that approval by November 22. 'We want people to know we are doing this,' he said. 'We don't anticipate any problems. We are highly confident.'

"The site is currently zoned for office, research and development properties, but the neighborhood is also highly residential. For that reason, West said he has been meeting with neighborhood councils to allay concerns.

While five of the buildings would be one-and two-story structures, West said the project would not be 'economically viable' without some larger, mid-rise buildings.

"He said those buildings, up to six stories, would be built along the edge of the property that fronts I-215, but any buildings higher than two stories would require a conditional-use permit from the county.

"West said the plan is for 50-foot setbacks for all buildings and heavy landscaping throughout, particularly the entry off 3000 East. The plan also calls for 30 percent open space throughout the complex.

"We want to be sensitive to the concerns of the people living in the area," he said. 'This is a very high-end project. To use this land for retail would create horrendous traffic problems, and we believe it is too close to I-215 for residential development. With our plan, you would have traffic only twice a day with people coming and leaving work. At night it would be dead. No noise. No traffic. No people.'

"West said the objective is for Wallace Investments and Mielke Holding to build, own, lease and manage as much of the space as possible.

"West joined Wallace Associates in June from Chicago where he worked for the past 10 years as senior vice president with Balcro/American Express and more recently as managing partner of Zenistar Partners. West had done previous joint ventures with Mielke, so it was a natural connection to make the Salt Lake deal

a joint venture.

"The Cottonwood Corporate Center would be the second Wallace/Mielke project. The first, completed earlier this year, was a joint purchase of a 16-story office building in Dallas. Mielke has developed 45 projects throughout the western United States including shopping centers in Sandy and Orem. West said Mielke's restoration and redevelopment of the historic Huntington Hotel - in Pasadena 'established Mielke Holdings as a developer sensitive to the environment and committed to creating value for the community.'

"The Cottonwood Corporate Center marks a 'new era' for Wallace Associates, said West, involving the expertise of every Wallace division, including design, development, financing, marketing, leading and managing.

"Best known for its consulting work, West said Wallace Associates wants to build a higher profile for the company through increasing the numbers of properties under its management.

"Mormon pioneers settled the area around the development site in the 1850s. Knudsen's Corner was named for the flour mill that Rasmus Knudsen built along Big Cottonwood Creek in 1871.

"In 1882, pioneers built the Granite Paper Mill, which produced paper for the Deseret News and locally published books. The Mill was destroyed by fire in 1893, and survives in name as the Old Mill, located just east of the Wallace site."

10 January 1995: Memo from the Salt Lake County engineering Division. "TO: Salt Lake Planning Commission Members; FROM: Ann T. Bowers, Assistant Transportation Engineer; SUBJECT: PL 94-2265 - NHI Wallace-Cottonwood Corporate Centre - Office Research & Development Park; DATE: January 10, 1995."

Ms. Bowers recommended "approval of PL 94-2265 subject" to seven provisions. Among them were these four: a) "Curb, gutter, and sidewalk to be installed at the new alignment on 3000 East (8' concrete adjacent to Type M-1 curb and gutter;" b) "For efficient operation of 3000 East, the proposed access should be modified as follows: Elimination of the planted median island at the entrance. The median can begin past the access to the hotel (approximately 100')...;" c) "Intersection radii on-site where bus traffic is expected must be a minimum of 35';" d) "The developer should pay his share of the pro-rated cost of improvements to 3000 East (future signalization of proposed access, re-alignment of the old Big Cottonwood Road, etc.) The pro-rated cost will be determined by the Engineering Division and the funds to be deposited into the Highway Fund."

The memo noted that "The requirements listed above must be completed prior to occupancy of any office building."

3 February 1995: Letter from Ken Jones, Division Director of Public Works Department, Salt Lake County to James W. Taylor, Wallace Associates, 165 S. Main St. Suite 500, SLC, UT 84111. RE:

"PL-94-2265 - Office of Research & Development at 6580 S. 3000 E."

The letter has this preface: "THIS IS NOT A CONDITIONAL USE PERMIT. Upon completion of the following conditions you will receive the conditional use permit which consists of a letter of final approval with an approved site plan." The letter begins as follows:

"On January 10, 1995, the Salt Lake Planning Commission granted preliminary approval of your request, subject to the following conditions:"

Among the fifteen conditions were: "No. 4 Submit three copies of a planting and sprinkling plan showing types, sizes and placement of plant material and a sign and lighting plan to the staff for review and approval for each final building plan. "No. 6 Install curb, gutter and sidewalk on all public streets at the correct alignment. "No. 11 Designate a minimum of four bus stops for buses and show radius on the road to accommodate buses." "No. 12 A minimum of 300,000 sq. ft. of building construction to be underway in the O-R-D zone before the hotel is allowed to be built." "No. 14 Grading of the 50' perimeter areas including the trails with the first building." and "No. 15 "Convey easements for a maximum of 12.5 feet of the subject property for public use of the trails."

Following the fifteen conditions was a note and a statement as to whom Taylor should work with as follows:

"Note: The conditional approval expires 24 months from the date of Planning Commission approval unless you first obtain final conditional use and a building permit prior to expiration date."

"Work with Warren Reynolds to complete the above conditions. When completed, a letter of final approval will be issued. If you have any questions call Warren Reynolds at 468-2000."

6 August 1995: The Salt Lake Tribune, "Utah Business Park Blooms," by Jon Ure, F1, F4)

"...when Interstate I-215 was completed in 1988, it left a swath of barren dusty moonscape little different from the gravel pits that have chewed up the area's mountainsides.

"Large parts of the area are now subdivisions but some 60 acres at the confluence of I-215, 6200 South and 3000 East will be home to what is usually an urban development - a business complex.

"Neighbors were included in this reclamation of scarred land destined to be a modern campus-style business park. About 40% of the land will be meandering through structures up to six stories and to a 250-room hotel expected in the next few years.

"The developers say they have abandoned ostentation and promise the project will nestle comfortably with surrounding housing. They also say they could hardly believe the area was not snatched up for development sooner...

"...To the south [of the HealthRider building], Wallace

Associates is grading its 44-acre site that will be the Cottonwood Corporate Center -- 860,000 square feet of office space.

"Preserving their majestic views was the chief concern of neighbors. One of them, Kim Davis, has lived two years in her new home adjacent to the Wallace project. She was assured her view to the north will not be obstructed.

"'But we really won't know until they're finished, I guess,' Davis said glancing nervously at the huge earth-movers rumbling toward her back yard.

"Relax, advises Salt Lake County Commission Chairman Brent Overson. The builders promised no skyscrapers. Instead, low office buildings will be discretely tucked into landscaped areas. Parking will be hidden by buildings and landscape. Executives will park underground.

"Developers say this is the first fully planned business community in Utah, and chief among its attractions is an airy workplace, plenty of parking and a central location for most white-collar workers...

"...The corporate center will cost about \$150 million, says John West, Wallace's investment group president.

'We were, frankly, surprised that it hadn't been developed.' When Wallace looked at the property 18 months ago, he saw unencumbered freeway access and favorable market dynamics. 'We plan to build the highest quality project in the state.

"As for amenities, the Wallace project includes a future 250 room hotel, and Salt Lake County is building an 18-hole golf course due for completion in 1998. Housing is springing up to the south [Old Mill Overlook subdivision], and Boyer may put up another office structure to the east...

Brent Overson says the projects are 'a replication of the Fort Union area, In fact, it will be higher quality and better planned. We're excited about the growth [at Knudsen's Corner] and the jobs it brings.'

"What's more, he says, neighbors helped to conceive the master plan governing all developments at the confluence of Interstate 215, 6200 South and 3000 East. There is nothing comparable to this in the valley,' Overson adds...The idea of placing business and family living in the same neighborhood was inevitable, the builders say..."

"...The 250-room hotel cannot be built until Wallace finishes the 11 office buildings it has planned.

"But that shouldn't take long, developers say. They predict success and boast of being Utah's premier planned business campus that others will emulate. Since business and commerce are already migrating south, many of their white-collar employees will also be their neighbors."

5 January 1996: The Salt Lake Tribune, "Developer Seeks County Tax Funds to Enhance Site, Subsidy Would Improve Streets, Clear Land for Office Park, Hotel." By Jay Baltezore, C2

"A property management-development firm plans to construct an office park and hotel near the south end of Interstate 215 in eastern Salt Lake County- claiming it will attract thousands of new jobs.

"The catch: the firm wants county tax money to help clear the land and make street improvements. But some officials already are raising questions about where the tax money will come from, how it will be used--and who might get hurt.

"'I don't like to see what some term 'welfare' for developers.' said Larry Newton, a tax specialist with the Utah Board of education. 'If there are extraordinary costs, then OK. But if not, I can't support it. And I don't want to harm Utah's school children.'

"But school children may take the biggest immediate hit if Wallace Associates moves ahead with its proposed \$170 million Cottonwood Corporate Center. The company, through its subsidiary Wallnet Investments, would transform 44 acres of vacant land between Interstate 215 and 3000 East into a corporate campus of 10 office buildings and a 250-room hotel.

"A county-sponsored study produced a list of public agencies that would lose up to \$4 million in property tax revenue if the tax subsidy were approved for Wallnet. Nearly half the money, \$1.8 million, would come from tax money dedicated to the Granite School District.

"Wallnet, which co-owns the land, says it needs help from the county to clear out debris left over from years of gravel mining, level the land and install sewer and water lines.

"Last spring, it asked the county to create an economic development area project, which is similar to a redevelopment area project in that it can offer tax incentives, such as property tax forgiveness. However, EDAs, unlike RDAs, have no authority to blight or condemn property.

"The report paints a bright picture for the piece of vacant property: The hotel and office development would produce as many as 3,600 jobs by 2002 and hundreds of thousands of tax dollars in sales and property tax revenue.

"Officials from Wallnet did not return phone calls on Thursday. But the report's figures raise a few concerns, especially the near \$2 million that would be diverted away from the Granite School District coffers during a period of 12 to 20 years.

"In a meeting this week with representatives of Wallnet, Salt Lake County and the school district, Newton proposed that the county redevelopment agency and Wallnet scale back the size of the tax layout - by at least \$1 million - and reduce the length of time the subsidy is paid to Wallnet to three years.

"Lynn Davidson, a Granite District School board member, questions as much as \$1 million earmarked for curb, gutter and sidewalk improvements on 3000 East. 'They're talking about improving a mile of road at the expense of school children,' says Davidson. 'This project will improve the tax base of the area, but

the question is, should the road improvements come out of the tax increment? I have to be convinced that this is the best approach.'

"Newton wants the county to consider what other firms would benefit from the road improvements, rather than absorbing the cost in one development."

'Directly across the street there is potential land development, so [street improvements] maybe should be paid by those developers too,' he says. 'Or the RDA could encumber the cost to future developments and pay it back to the RDA fund.'

"Newton's and Davidson's concerns could be pivotal in the success of the EDA because they sit on the taxing agencies committee that must approve the Wallnet financing plan.

"Jerold Barnes, Salt Lake County RDA director, says his agency will wait until the public hearing, which could be held next month, to decide if it should pare the project costs. But there are advantages, he says, to combining all the proposed road improvements along 3000 East.

"Putting them within the [Wallnet] project financing allows you to complete the improvements faster,' he says. 'The retaining wall near 7000 South is a dangerous situation. It needs curbs and sidewalks on both sides of the street.'

"Wallnet's estimates of new jobs also have raised some questions.

"One proposed tenant of the Cottonwood Corporate Center would be Blue Cross and Blue Shield of Utah, which currently employs about 750 people at its offices on Parleys Way in Salt Lake City.

"That shift to south Salt Lake County would comprise about 20% of the total projected jobs to the business park.

"How many [others] will be transfers from other places in the Salt Lake Valley?' Newton asks. 'I've got to be convinced there will be a net increase in new jobs, not just moving them from one county to another or from one school district to another.'"

6 January 1996: The Salt Lake Tribune, "Corrections & Clarifications."

"The proposed Cottonwood Corporate Center between Interstate 215 and 3000 East in Salt Lake County would generate approximately \$45.7 million in property tax over 20 years if the entire project were completed. A story Friday in the Tribune understated that figure."

March 1996: Cottonwood Corporate Center had a large billboard sign on its property that presented this information:

970,000 Square foot office park on 45 acres,
including ten office buildings, support
retail services, and a full service hotel.

ARCHITECT: Gilles Stransky Developer: Wallnet Investments

16 April 1996: The Salt Lake Tribune. Short vs. Overson - Again," by Linda Fantin, D-4.

"The Salt Lake County attorney and the County Commission chairman were at each other's throats again Monday. This time it was about economic development subsidies. And this time they are going to court.

"In an acrimonious public hearing Monday, Doug Short and Brent Overson traded shouted accusations and threats over a proposed \$3.5 million in tax subsidies for a \$170 million office and hotel complex.

"The hearing was convened to take official and public comment on the feasibility of the 44-acre Cottonwood Corporate Center near the HealthRider complex at Interstate 215 and 3000 East. But the issue took a back seat to the ongoing rivalry between the two elected officials, which has impeded county business since December.

"Short claims the project will not create any new jobs. He says the analysis of economic benefits uses inflated numbers to determine the project's worth.

"But Overson said Short's legal advice is clouded by his obvious bias against redevelopment projects, and the commission will hire an outside attorney to give it competent counsel.

"But Overson went one step further on Monday, berating Deputy County Attorney Patrick Holden for not keeping the commission in the communication loop.

"That was too much for Short, who stepped to the microphone and let Overson have it.

"'I find it reprehensible that you would publicly attack one of my employees and I will not have it,' Short yelled.

"That's when a sheriff's deputy began to move in on Short, ready to escort him from the commission chambers...

"...Wallnet, the firm proposing to build the Cottonwood center, claims the subsidy is necessary to overcome extraordinary costs to build on the site, which used to be a gravel pit. The tax break would allow developers to build a better project faster, thereby increasing the tax revenues to the county, they claim.

"But Short said even, if the project met guidelines it doesn't - taking taxes assessed from the site and funneling them back to repay development costs appear to violate tax code.

"'You can't use the tax increment to assist one developer over another,' Short said. 'That provides an unfair advantage.'

"Commissioners insist Short is just grandstanding and they want another opinion. Short said he won't approve payment for another attorney.

"'They can't shop around for an attorney who will tell them

what they want to hear,' he said.

"Overson said taxpayers won't foot the legal bill, the developers will - as a condition of the project's approval.

"Short said that would be a conflict of interest and doubts that an attorney with any ethics would accept such a proposal.

"As for further communication problems between Short and the commission on the project, Overson told Short: 'Talk to my attorney.'"

18 April 1996: The Salt Lake Tribune. "Cottonwood [Corporate Center] Subsidy is Unfair, Says Developers."

28 April 1996: The Salt Lake Tribune's Editorial Position on "Subsidizing Development."

"As developer wars heat up in Salt Lake County's suburbs, public officials are being asked why public money should subsidize a booming business. It's a valid question...

"...the revised... Neighborhood Development Act...allow[s] local communities to attract new business projects with property tax incentives. The law apparently assumes the subsidy is needed to ensure the projects will be built, create new jobs and enlarge the tax base.

"As major recipients of county property tax income, school districts have been skeptical of, if not opposed to, these kinds of arrangements. That's because much of the development subsidy comes out of tax revenues they would have received from the higher property values. Meanwhile, the schools must cope with additional students if the project brings new workers to the area.

"Few Utah communities have used this law for economic development, but Salt Lake County now is considering rebating \$3.5 million in taxes to Wallnet Investments...

"...Commissioners are eager to replace the former gravel pit with an attractive complex of well-paid workers, while Short wonders whether Wallnet could create enough new jobs and taxes fast enough to justify a subsidy. Another suburban developer, Tom Lloyd of Union Park Center, contends Wallnet is exaggerating its development costs and could succeed without incentives.

"Salt Lake County commissioners undoubtedly can find enough leeway in the redevelopment law to grant Wallnet the tax increment. The project would benefit the county in many ways besides increasing tax income, such as cleaning up an eyesore and providing revenue for low-income housing. Commissioners could maximize the benefits by tying the increment to Wallnet's performance, including its payment of taxes and completion of facilities within certain conditions.

"But the larger question is whether public money is now needed for development projects in Salt Lake County or elsewhere - and whether school districts should be denied the revenue they need for current enrollment growth. With the current economic boom and shortage of suburban office space, private investors may well

proceed without tax rebates.

"While the Wallnet request seems to comply with the requirements and purpose of the subsidy, the objections it has provoked puts the larger question in play. County commissioners ought to weight it, too, as they ponder their decision."

6 August 1996: The Salt Lake Tribune. "Utah Business Park Blooms" by Jon Ure, p. F-1, F-4).

"Large parts of the area near [Knudsen's Corner] are now subdivisions but some 60 acres at the confluence of I-215, 6200 South and 3000 East will be home to what is usually an urban development - a business complex.

"Neighbors were included in this reclamation of scarred land [former sand and gravel projects], destined to be a modern, campus-style business park. About 40% of the land will be manicured open green space with paths meandering through structures up to six stories and to a 250-room hotel expected in the next few years.

"The developers say they have abandoned ostentation and promise the project will nestle comfortably with the surrounding housing. They also say they could hardly believe the area was not snatched up for development sooner.

"With excellent access from I-215 and 6200 South, the Boyer Company's steel work at 3000 East will be the 162,000 square-foot corporate headquarters for HealthRider Inc as part of a 14-acre site. To the south, Wallace Associates is grading its 44-acre site that will be the Cottonwood Corporate Center - 860,000 square feet of office space.

"Preserving their majestic views was the chief concern of neighbors. One of them, Kim Davis, has lived two years in her new home adjacent to the Wallace project. She was assured her view to the north will not be obstructed. 'But we really won't know until they are finished, I guess,' Davis said, glancing nervously at the huge earth movers rumbling toward her back yard.

"Relax, advises Salt Lake County Commission Chairman Brent Overson. The builders promised no skyscrapers. Instead, low office buildings will be discretely tucked into landscaped areas. Parking will be hidden by buildings and landscape. Executives will park underground.

"Developers say this is the first fully planned business community in Utah, and chief among the attractions is an airy work place, plenty of parking and a central location for most white-collar workers.

Helen Smith, HealthRider's executive vice president, says its multimillion-dollar project will be finished in November. Since HealthRider was founded in 1991, it has grown from seven employees to 350. Three will be no warehousing and manufacture of the exercise machines at the new site.

"'We were excited to find the property,' Smith says. 'It is perfect - right between [access to] two ski resorts, large enough

for a campus and great access.'

"The corporate center will cost about \$150 million says John West, Wallace's investment group president...When Wallace looked at the property 18 months ago, he saw unencumbered freeway access and favorable market dynamics. 'We plan to build the highest quality project in the state.'

"As for amenities, the Wallace project includes a future 250-room hotel, and Salt Lake County is building an 18-hole golf course due for completion in 1998. Housing is springing up to the south, and Boyer may put another office structure to the east.

The county's Overson says he is confident the projects will succeed, noting there will be more than a million square feet of office space. 'The way I look at it is, this is a replication of the Fort Union area,' says Overson. 'In fact, it will be higher quality and better planned. We're excited about the growth [at Knudsen Corners] and the jobs it brings.'

"What's more, he says, neighbors helped conceive the master plan governing all development at the confluence of Interstate 215, 6200 South and 3000 East. "There is nothing comparable to this in the valley,' Overson adds. "And when we get the golf course done there, what a beautiful area of the county that will be.'

"The idea of placing business and family living in the same neighborhood was inevitable, the builders say...

"...The 250-room hotel cannot be built until Wallace finishes the 11 office buildings it has planned. But that shouldn't take long, developers say. They predict success and boast of being Utah's premier planned business campus that others will emulate. Since business and commerce are already migrating south, many of their white-collar employees will also be their neighbors."

NOTE: The map that illustrates the "Planned East Bench business District," states that the area south of 6200 South and east of 3000 East is "Zoned Commercial."

27 August 1996: Four billboard signs are located on the south side of the entrance to the Cottonwood Corporate Center. Three signs, arranged from top to bottom, read, "BIG-D CONSTRUCTION (a color rendition of a steel worker with the statement, "Planning, Designing and Constructing a New Tomorrow,") is the top sign. Below it is a large horizontal depiction of the new "Blue Cross Blue Shield Corporate Headquarters" two buildings. At the extreme bottom is a small sign that reads, "WELCOME, Partners in Safety, Big D Construction Company." To the left of these billboard signs is one that reads, "SHARA Construction" the firm that is erecting Building 11 of the Cottonwood Corporate Center.

20 October 1996: The Salt Lake Tribune. "Company Revives Bid for Subsidy," by Linda Fantin, C4.

Dormant for the past six months, a developer's request for \$3.5 million in tax subsidies from Salt Lake County has been

revived.

Commissioners have scheduled a public hearing for November 20 to discuss if the county should fund improvements on Wallnet Investments \$170 million office and hotel complex...

"...While negotiations with the county were suspended in April, construction was not, and critics say that is proof Wallnet does not need the county's help with the project.

"That is prime, ripe-for-development property with freeway access, probably the only remaining office site on the county's east bench," said Joel Madsen, a rival developer. "It's a \$170 million project and \$3.5 million obviously won't make or break this deal. The evidence of that is the three high-rise buildings already under construction."

"Two of those buildings belong to Blue Cross/Blue Shield, which in January, bought a third [14.52 acres] of the 44-acre project site known as the Cottonwood Corporate Center. The other, nearby complete building visible from the interstate belongs to Wallnet. Developers also have done landscaping on the site which used to be a gravel pit.

"Those improvements should not be held against the developer, said Wallnet attorney Bruce Jones. Private loans and other contractual obligations required developers to continue construction.

"It's not whether the project can be built without [the subsidy], it's the kind of project that will be built," said Jones. And he insists another office building would be under construction if commissioners had approved the subsidy last spring.

Instead the project was tabled after the commission clashed with County Attorney Dog Short over the legalities of the deal. Short said a county sponsored economic study, overstated the financial benefit, then estimated at \$10.1 million in additional tax revenue. He also questioned the constitutionality of giving one developer a competitive advantage over others...

"...On Wednesday, Jones urged commissioners to pick up where they left off in April, that is, hold one more public meeting and make a decision.

"But so much time has lapsed, Wade and Short said, it might be best to restart the entire process, which includes at least four meetings.

"Barring any significant delays a final decision could come in about four months."

20 November 1996: The Salt Lake County Commissioners held a public hearing whether Wallnet Investments should be the recipient of a \$3.5 million tax subsidy.

24 November 1996: The Salt Lake Tribune. "City View" by Jack Goodman. "That's Progress: The Changing Face of Cottonwood." (Sunday Arts section)

Referring to his sketch Goodman writes, "...Then, low-lying

but broad, is the nearly completed steel frame of Building No. 11. That is to say, it is to be the 11th building of a group of office structures -- the other 10 not rising as of this date, but seemingly sure to come, and soon.

"The overall project bears the name Cottonwood Corporation Center, with Building 11, all 110,000 square feet of it, due for occupancy by mid-spring. The 223,000-square foot BlueCross/Blue Shield of Utah offices should be surrounded by a swarm of moving vans by the end of 1997. Golf addicts should be riding carts up hill and down dale on the Old Mill Golf Course by 1998.

"The name of the major hotel and restaurant to occupy a tract between Big Cottonwood Creek and 3000 East has not been made public as yet -- but John West, Walker Wallace and their associates in the Business Properties Group bearing his name seem confident that guests will come [as of May 1999 no hotel has been built. With a Marriott hotel across 3000 East nearing completion, the building of a hotel on Cottonwood Corporate Center property seems far away. Also, on the east side of 3000 East a Rivers Restaurant is nearing completion]...

"...Likewise, the investment folks seem equally confident their projected pair of six-story office buildings, pair of five-story office buildings, and a quartet of office buildings a mere two stories in height will be built, completed and rented by the time the next century arrives [The Cottonwood Corporate Center has put on hold the building of other office buildings. A factor influencing this decision is that the Boyer building yet has space unoccupied as does the Health Rider Building, due to Health Rider being bought by Icon of Logan, Utah.]"

The architectural firm of Gillis Stransky Brems Smith designed the office buildings with Sahara Construction Co. being the general contractor.

"...[The] Cottonwood Corporate Center has -- to say the least -- the look of a city. As its advertising points out, the site is a prime location just off the I-215 interchange. It should provide 'quick access to residential areas, key business centers, restaurants, shopping and the airport.' Not to mention golf.

"Unfortunately, this columnist seems always to feel a need to quibble. To begin with, is a new office-oriented business center really needed at 6500 S. 3000 East? In the past half dozen years, a new city of similar size has risen at about 7200 S. 900 East, a sizable group of glass boxes surrounded by tract houses ad-infinitum. This growth has, with its neighbors, helped cause significant traffic problems on 900 East, Highland Drive, I-15 and just about every one of the other traffic arteries in the area.

"Won't this new city do the same? The exits from I-215 to 6200 South and Holladay Boulevard are already overcrowded during morning and evening rush hours. New residences already [The Old Mill Overlook, The Old Mill Lane, Old Mill Estates and Canyon Creek] fill much of the landscape between 7200 South [Ft. Union Blvd.] and the Cottonwood Corporate Center site. If inhabitants of the existing residences walked or biked or even drove to the new

office buildings, all would be fine. But they already commute, in large numbers, to jobs downtown Salt Lake City, or Sugarhouse, or the Fort Union area, or the big malls along I-215.

"White-collar or blue-collar workers, or even top executives, find employment where they can, not in mom-and-pop stores around the corner, that no longer exist in large numbers. If new homeowners are attracted to the companies renting space in the new office buildings, those new residents will have children who will already crowd into the already near-the-limit or over-the-limit schools in Draper, Granite, Jordan, Holladay or Cottonwood...

"...It is, of course, hard to oppose 'progress,'...There will be new tax revenues for Salt Lake County and adjacent communities. There will be new bus routes and new vacancies in downtown Salt Lake City's heart. New occupants to new office buildings are not always permanent -- part of the workforce at HealthRider has already been sent to Logan or 'released...'

"...As other sages have said, 'Progress is inevitable.' One would be happier if one could be assured the new construction work out south of the I-215 interchange at 6200 South would prove to be a new, bright, 'city on a hill' or an 'alabaster city gleaming undimmed by human tears.' Or fears. It seems to me too many homes are already being built higher and higher up on Wasatch hillsides at the mouth of Big Cottonwood Canyon. Of course, one would rather see construction on the valley's lower lands than up on those possibly unstable benches. And, of course, one prefers a golf course to a gravel pit.

"When this columnist last chatted with Walker Wallace about the Cottonwood Corporate Center, I ventured the thought, 'One guesses its development was inevitable.' And I incautiously promised to 'take a positive approach to the project.' Unfortunately, one always has second thoughts. Seems to me the site is awfully close to the signs marking the Great Wasatch Fault near the mouth of Big Cottonwood. Is the site part of the terminal moraine? Will the buildings be earthquake-proof? In the other direction, what happened to the old BlueCross/BlueShield office on 2100 South? Will it be vacant -- and for how long?

20 December 1996: The Salt Lake Tribune. "Wallace 'Family' Breakup, Founder is Selling off Pieces of His Premier Real Estate Company," by Steven Oberbeck, B-1.

"M. Walker Wallace has spent decades building up Wallace Associates in real estate consulting sales and investment. And now, one of the last things the 73-year old Wallace is doing before his retirement is breaking it up...

"...Along with longtime partner and minority shareholder Alan F. Holbrook, Wallace has sold or is selling the company's divergent operations to three new corporations, each set up by company managers who have overseen the various business arms in the past...

"...John L. West, chief executive officer of Wallace Associates,

and Robert J. Axley, chief executive at Glenhurst Investments, Inc. of Dallas, have organized Cottonwood Realty Services Inc. as an investment, management and development services firm.

"Cottonwood has acquired Wallace Development Services, Wallace Investment Inc. and Wallace Associates Management, which will continue under the direction of Reid T. Brinton as president.

"Cottonwood will be managing and developing a portfolio with more than 5-million square-feet of commercial property in five states. Included in that package is an interest in the 44-acre Cottonwood Corporate Center near Interstate 215, 6200 South and 3000 East in Salt Lake County..."

December 1996: "MISSION STATEMENT FOR 30th EAST." Petition to the Salt Lake County Commissioners by the Cottonwood Heights Community Citizens." (For the December 23, 1996 hearing date)

"SUMMARY: 30th East is a terminus street into the heart of a solidly residential Cottonwood Heights neighborhood, NOT a boulevard or thoroughfare to places elsewhere! It is a well established, vibrant, single-family neighborhood with many children. Quality of life shall continue to be preserved. As we pleaded with the County Commissioners in October 1993, '**We want our neighborhoods back at night.**' The safety of our children is a primary concern, particularly for convenient access to the trails and park systems planned/under construction for the Old Mill Valley and Mill Hollow subdivision. 30th East, from the Cottonwood Corporate Center access, on up the hill through the residential neighborhood, should **remain one lane in either direction, with a center turn lane** where appropriate, with **bike lanes, full park strips**, with **trees**, and with 4-6' wide **sidewalks**. The lower, north portion of 30th East should **encourage access northward, and towards I-215 and Wasatch Blvd. (via 6200 South).**

"We should recognize that we have a **business segment** of 30th East and a **residential segment** of 30th East. We must address the needs of both and work hard to minimize the impact of these ORD developments on the residents above Cottonwood Corporate center and on the 30th East corridor."

"GUIDING PRINCIPLES: #3 **Finish 30th East in the Spirit and intent envisioned**, 30th East needs to be completed, we all agree. When the ORD Zone was created 3 years ago, we referred to the University of Utah Research Park and a 'campus-like' setting. In harmony with this concept, the 30th East corridor completion should include -- *a. **Park strips** on the residential portion of 30th East, planted with trees lining the whole segment from 6200 South to 7000 South. *b. **Ample-width sidewalks (5-6 feet)** to allow our children to safely access the parks/trails. (30th East is the ONLY access for children from up above). *c. **Bike Lanes** on both sides to facilitate park/trails access and OTHER OPEN SPACES planned for the lower part of 30th East. *d. Open, park-like spaces (not parking lots) for **trail access**. *e. **Trees and**

landscaping along the whole of 30th East to mitigate the developments expected w/ORD (campus-like). *f. An earnest desire to provide **buffers to minimize the impacts** upon adjacent neighborhoods from the developments & 30th East....

"...We need a commitment from the county to come to the table and achieve a win-win for everyone. We accepted 3 years ago ORD Zoning could work for our area. With significant development in progress, **NOW is the time to put EDA money into completing the commitments, and to finish off 30th East in the spirit and intent envisioned by the Master Plan and residents and citizens of Cottonwood Heights and Holladay-Cottonwood neighborhoods!**

23 December 1996: The Salt Lake Tribune. Hearing date of the Economic Development Area for 3000 East at the Salt Lake County offices.

24 December 1996: The Salt Lake Tribune. "Development Revisits Review Process" by Jon Ure, p. B2)

"Developers of the \$179 million Cottonwood Corporate Center at the southeast end of Interstate 215 in Salt Lake County started the whole process over again after a county review of the project.

"...starting over will address concerns in more detail and ensure policies and procedures are followed she [Mary Callaghan] said.

"Wallace Associates has again asked the county to establish a \$3.5 million economic development agreement (EDA), a tax-incentive plan that would pay for infrastructure and other improvements to the 44-acre parcel of land between I-215 and 3000 East near the mouth of Big Cottonwood Canyon...

"...opponents of the project turned out in force at the county's Redevelopment Agency meeting. Most of the residents, who fear increased traffic along 3000 East will endanger their children, create unacceptable traffic congestion and affect their quality of life and their property values. They renewed their efforts to deny the developer any tax relief.

"'This is a strip mining of our tax base,' said Claire Geddes of United We Stand America, a taxpayer watchdog group. She called the EDA's 'welfare to the rich.' And with a 2 percent vacancy rate of office space along the Wasatch Front, the center will have no difficulty finding tenants, she said.

"Wallace Associates' John West said the project will be an economic boon to the county, creating new jobs and adding to the county's tax base. The project would generate \$1.3 million in sales tax, \$4 million in franchise, licensing, lodging, car rental and restaurant taxes and fees, and will maintain a \$2.4 billion payroll, he said.

"West said the EDA urgently is needed since out-of-area corporations are anxious to move in. He added that the developers

will work closely with residents to allay their fears.

"'And this project will help us keep our children here,' West said.

"With EDAs, the developer pays for public improvements. Wallace officials say they will be investing \$179 million in office and commercial space. As taxes are generated, increments of those paid by the developer are reimbursed over a time period, usually 12 years or 20 years."

6 January 1997: "Old Mill Area - Knudsen's Corner Traffic Study," Ballofett * Associates. Exhibit A No. 15 of the Cottonwood Corporate Center EDA Preliminary Plan dated January 1997.

Under "Study Objectives, the report read, "The primary objective of the Old Mill Area Traffic Study is to evaluate existing and future traffic conditions for the I-215/6200 South Interchange combined with the surrounding local roadway network. The analysis includes a simulation of existing and future traffic conditions. It is also the intent of the analysis and simulation to determine if the proposed roadway geometrics and traffic control will accommodate developments proposals with accepted levels of service while providing safe and efficient ingress and egress for area residents and regional travelers...

"...Development-generated traffic forecasts were based on site-specific traffic impact analyses and proposed land uses for vacant parcels in the study area.

"Forecast volumes generated from proposed development were based on existing traffic impact analyses. Where traffic studies did not exist, the 5th Edition of the ITE Trip Generation Manual was used to develop peak hour trips based on proposed land use."

Ballofett & Associates identified five proposed developments [these sites are all east of 3000 East and south of 6200 South]:

- * "Forest Service - The United States Forest Service has proposed to build its new Salt Lake Office building on the southeast corner of SR 190 and 3000 East. The Parcel of land is approximately 4 acres in size and the Forest service plans to provide office space for 150 to 200 employees. For purposes of this study, access was assumed to be off 3000 East directly across from the HealthRider access

- * Solitude - Directly south of the proposed Forest Service building, the Solitude Ski Resort Corporation has proposed development that would encompass approximately 150,000 square feet of mixed retail/office and a 150,000 square foot courtyard-type hotel. Access was assumed to be shared with the Forest Service access to 3000 East.

- * Columbia Bancorp - On the vacant land directly south and east of the Solitude proposal, Columbia Bancorp has proposed approximately 200,000 square feet of Office Research and Development. For purposes of this study, access was assumed to be a realigned Old Big Cottonwood Canyon Road.

- * "Commercial - A vacant parcel of ground currently zoned for

commercial use exists further south on 3000 East. The triangular shaped parcel is bounded by 3000 East to the west, Old Cottonwood Road to the east, and the UDOT maintenance yard to the south. Access to the parcel was assumed to be off the Old Big Cottonwood Canyon Road.

- * Office - Directly south of the HealthRider Complex is additional vacant land proposed for approximately 40,000 square feet of office use [the Boyer office building?]. Access was assumed to be shared with the existing HealthRider to 3000 East."

Among recommendations made were these:

- * "The existing westbound double left turn on 6200 South to southbound I-215 will need to be lengthened to accommodate the projected left turn volumes. The recommended minimum length is 500 feet per lane.

- * "The HealthRider access should be modified to accommodate three egress lanes - two exclusive left turn lanes and one shared through/right turn lane.

- * "The Cottonwood Corporate Center access should be striped for three egress lanes: two exclusive left turn lanes and one shared through/right turn lane...

"The proposed improvements for 3000 East north of Cottonwood Corporate Center include two south bound lanes, two north bound lanes, and auxiliary turn lanes at the intersections. South of Hollow Mill Drive the dual northbound and southbound through lanes merge to one lane southbound, one lane northbound and a center two-way left turn lane..."

8 January 1997: "Cottonwood Heights Community Council HEARING 30th East Widening. Wednesday, January 8th, 1997 6:30 p.m. Butler Middle School Band Room."

"The Salt Lake County commissioners have re-launched the EDA (Economic Development Agency) 3000 East widening project, to accommodate the Cottonwood Corporate Center, and are determined to get it underway soon.

"A 6-lane wide bridge is scheduled to begin construction in a few short weeks at the bottom of 30th East. The first public hearing before the County Commission was already held on December 23, 1996, conveniently 2 days before Christmas. Now, come to your Community Council meeting-get updated from County staff.

"YOUR PRESENCE IS IMPORTANT! We have several issues we want to our Council to a position on concerning 30th East -- including finishing the **residential** segment with sidewalks, bike lanes, trees, park strips; not turning the upper residential segment into a 4-lane boulevard through our neighborhood --leave it 1 lane north, 1 lane south, with a middle turn lane; & addressing Hollow Mill Drive traffic hazards & sidewalk improvements.

"WHY SHOULD I CARE? WHY DO I NEED TO BE INVOLVED? Because the present plans for the County involve making 30th East 4 lanes or

more wide on the upper, residential part of 30th East (6-8 lanes wide near 6200 South)!! While the lower, northern commercial part leading into the Cottonwood Corporate Center will be beautifully landscaped, our residential part is scheduled to be an urban concrete jungle, with huge, 'decorative concrete retaining walls' and no park strip, with a sidewalk right next to the newly-widened boulevard. In 1 year, our children will be using Mill Hollow Park and this sidewalk is the only way to get access to the Park for them. It is a SAFETY issue. THERE IS NO JUSTIFIABLE REASON TO REPLACE BUFFERING PARK STRIPS PLANTED WITH TREES WITH A 4th LANE GOING UP THE HILL.

"THIS ISSUE IS ABOUT BROKEN PROMISES, AND PREFERENTIAL TREATMENT TO A BUSINESS DEVELOPER (WHO SEEKS \$1.5 MILLION TAXPAYER SUBSIDY FROM THIS EDA PROJECT). We want fairness, not the raw end of the deal. We are not against the development (it was already approved last year, based upon a flawed traffic study). Now we have to fight to make the best of it."

NOTE: Attached to the flyer was a double-sided "Mission Statement for 30th East" which was a "Petition to the Salt Lake County Commissioners by the Cottonwood Heights Community Citizens" dated December 1996. The front sheet boxed off had a " SUMMARY of the citizens concerns. This was followed by three "Guiding Principles: 1. 30th East is NOT to become a boulevard on the upper residential segment. 2. Suggestions for 30th East business segment. 3. Finish 30th East in the Spirit and intent envisioned. 4. Address Hollow Mill Drive Concerns."

15 January 1997: Letter submitted by Lynn J. Feveryear, Jr., Manager Community Development Housing to Mr. Calvin K. Schneller, Executive Director, Redevelopment Agency of Salt Lake County.

Mr. Feveryear's letter is a follow-up of a "recent public hearing on the creation of Economic Development District for Cottonwood Corporate Center." He supports the creation of the District as follows:

"The Salt Lake County Division of Economic Development & Job Training is very support[ive] of the Cottonwood Corporate Center. The creation of the District will go a long ways in furthering the development of this portion of the County. It will provide an increased tax base to the County and will create jobs that will be needed as this County continues to grow. In addition, we would like to emphasis the importance of taking into account the 20 percent set aside of the increment for affordable housing.

"As you are aware, affordable housing is almost non-existent in the Salt Lake Valley. The use of the allowable set aside funds could be used by the County to assist in meeting the housing needs of the lower income families in Salt Lake County. The amount of money provided by the set aside is at about the same level as the amount of money Salt Lake County is required to provide each year

from the General fund for the match portion of its HOME Program.

"We urge the creation of the Cottonwood District and the approval of the 20 percent set aside for affordable housing activities."

18 January 1997: The Salt Lake Tribune. "Office Buildings Sprout in S.L. Suburbs" by Lesley Mitchell, p. B-10.

"... 'The suburbs are doing great.' said Frank Matheson of Business Properties Group. 'It's now less expensive to move outside the central business district,' Matheson said. 'For many companies, it's an issue of parking and access...'"

"... Matheson said that many of the suburban complexes scheduled for completion this year already have a significant portion of space pre-leased. They include:

"*Cottonwood Corporate Center will be the first of eleven buildings planned at 30 [30th] E. 6400 South in Murray [Holladay-Cottonwood]. It will have 110,000 square feet of space."

21 January 1997: The Salt Lake Tribune. NEWS BRIEFS "Big Cottonwood Creek Bridge Closed."

"Motorists are cautioned to avoid use of 3000 East from I-215 to 7000 south due to work rebuilding the bridge over Big Cottonwood Creek. The road will be closed to through traffic until February 25 as Miller Paving undertakes the \$134,000 project. Salt Lake County officials recommended that motorists use alternative routes of Wasatch Boulevard, 2300 East and 2000 East while the work is underway."

13 February 1997: Work was underway of the "Salt Lake County Project, BIG COTTONWOOD CREEK BRIDGE" at 3000 East. The budgeted funds for this project were \$133,955. The contractor was Miller Paving (262-5922). The project's purpose was to facilitate the subsequent widening of 3000 East.

20 February 1997: COTTONWOOD CORPORATE CENTER, Preliminary Plan, Proposed Economic Development Project, As Amended, Salt Lake County Redevelopment Agency, 2001 So. State Street #N3700, Salt Lake City, Utah 84190-4200.

Under the heading, "Development Purposes and Objectives" the following was written: "The proposed project [EDA] is a joint economic development project. It combines both public improvements (3000 East) and private development (office and other facilities) to benefit the state and community. It provides a place for local and out-of-state employers to create additional jobs within the area and the state. The proposed project accomplishes the purposes of the Utah Neighborhood Development Act in furthering economic development in...[12] ways." Among these ways were the following:

No. 2. "Strengthen the tax base and the economic health of

the Holladay Cottonwood area, the County, and the entire State of Utah."

- No. 3. "Provide quality standards for new development to ensure the long-term physical and economic vitality of the Holladay Cottonwood Community and the Cottonwood Corporate Center."
- No. 5. "Provide rehabilitation of a gravel and fill site and return the vacated site to useful activity through improved drainage, relocation of utilities, etc."
- No. 6. "Improve neighborhood traffic circulation through needed infrastructure improvements to 3000 East."
- No. 7. "Reduce traffic hazards through appropriate site access along 3000 East."
- No. 8. "Plan project parking, signage and pedestrian site circulation to reduce vehicle/pedestrian conflict."
- No. 9. "Plan and construct trails and other amenities within the community to improve access to and encourage recreational uses of the neighborhood open space."
- No. 10. "Provide landscaped buffers between the project and existing residential areas to ensure privacy of the residential uses."
- No. 11. "Reduce area traffic congestion by encouraging the use of mass transportation service to access the project area."

20 February 1997: COTTONWOOD CORPORATE CENTER, Report On The Economic Development Plan, As Amended," Redevelopment Agency of Salt Lake County, 2001 South State Street #N2100, Salt Lake City, Utah 84190-1000. The amended report contains 41 pages. The "Preliminary Plan," in contrast had 20 pages plus Exhibit "A" dated January 24, 1997. It listed 19 "documents [that] support the statements and findings incorporated in the Cottonwood Corporate Center Redevelopment Plan."

The Introduction to the plan reads: "The following report ("Report") on the proposed project area economic development plan entitled "Cottonwood Corporate Center - Economic Development" (Economic Development") dated May 1997, as amended, is submitted in accordance with the provisions of [no.] 1220 of the Utah Neighborhood Development Act ("Act"). The terms used in this report have the same meaning as those defined in Section III of the Economic Development Plan.

"Note that the original "Report" document, dated February 20, 1997, as amended, has been enlarged and expanded, as directed by the Salt Lake County Attorney, to include backup and support detail to the conclusions outlined in the February 20 report. This includes a more detailed explanation of project financing (section 6.0) and job creation (section 11.0) as well as clarification of

numerous details by adding backup data throughout the report. Although the final report is larger and more detailed, none of the additions have changed the original concept of the conclusions of the original report."

Page 32 Section 10.2 lists the "Public and Secondary Anticipated Public Benefit to be Derived from the Economic Development Project."

10.2.1 "The total number of jobs the Proposed Development is anticipated to generate up to 2,262 direct new jobs with over \$429,702,000 net present value of payroll paid."

10.2.2 "The Proposed Development would help provide local jobs for the Holladay Cottonwood population and demand for support services in the immediate area. Over 8,800 indirect new jobs may be created by the Cottonwood Corporate Center, with over \$2.2 billion of net present value of payroll paid."

10.2.3 "Over \$148 million of new incremental property tax value will be created by the Cottonwood Corporate Center, with over \$ 14 million of net present value in property taxes paid. In addition, more personal property tax revenue and State and local option sales tax revenue will be generated from within the project area.

"Properties on the East side of 3000 East will also benefit from planned street improvements. Up front costs to developers for street improvements would be lower due to a lower interest rate for public versus private financing. Also, the total cost for improvements would be less through economies of scale in installing improvements up front, as one large project, rather than later as several small projects..."

17 March 1997: Local letter from residents and neighbors of Cottonwood Heights addressed to County Commissioner Chair Mary Callaghan on postcard size yellow paper but to be mailed to Commissioner Brent Overson. The local sender of the card provides his/her name and address. Major points of the letter were:

"...We have come a long way in the past few weeks in recognizing and addressing one another's needs. Just before the hearing, though, it is appropriate to reiterate 4 major concerns we have:

*The upper, residential part of 30th East should remain one lane up, one lane down, with a middle turn lane where appropriate; including-

*Park strips with trees, lighting & landscaping extending along both sides of 30th East, facilitating safe access to the parks/trails below for our children & everyone;

*Bike lanes along both sides, the full length of 30th East;

*Hollow Mill Drive traffic-calming measures; and

*No right-hand turn-on-red up-the-hill, out of the Cottonwood Center -- creating pauses in traffic, allowing egress from Pine View Drive onto 30th East.

"...We emphasize that we can support the EDA and earnestly plead with you to forge a win-win for our Community by reflecting solutions to our concerns (explained above and also in the last hearing) in your final approval of the plan. We strongly urge you to expeditiously move this EDA process along light of the impending I-15 reconstruction and the imminent opening of the Cottonwood Corporate center. We're counting on you!"

17 March 1997: The Salt Lake Tribune. "Residents Cry Foul Over Development" by Lindin Fantin, pp. D-1, D-3.

A box in this article with the heading, "Knudsen Corner Traffic Mess," includes a map that identifies by number **two** developments under construction (the Old Mill Golf Course and the Cottonwood Corporate Center), **two** existing buildings (Boyer Company's Health Rider Building and the Evangelical Free Church), and **six** proposed developments (Boyer Company's medical building, the site for a new Forest Service building, a Wallnet Hotel, Oaks investment's Chasebrook Retail Shopping Center, and the Columbia Bancor Office Complex. Combined, these projects total ten.

Below the "Knudsen Corner Traffic Mess" headline is this statement: "It was touted as Utah's first fully planned business community, but rapid development at 6200 S. 3000 East has residents screaming about the lack of planning. Freeway ramps are jammed at rush hour, yet the county is poised to approve a total of 1.5 million square feet of office space, retail shops and hotels."

Linda Fantin begins her article by writing, "Developers described their plans for Knudsen's Corner at the base of Big Cottonwood Canyon as a campus: low-level office buildings amid trees, trails and grassy knolls. Residents say they are ending up with a traffic school...And there is a lesson being taught at this crowded intersection in Salt Lake County, angry residents say: the relationship between campaign contributions and bureaucratic blessings.

" 'This is nothing like we thought it would be,' says Barbara Slaymaker, a former planning commissioner. 'Yes, we wanted some businesses. Maybe a few food services. But we certainly didn't foresee hotels. And every time I go by there, I see a new group of houses. It just boggles my mind to see how much they have crammed into that area.'...somewhere in that mix will be a 2,000 car-park and ride-lot.

"Nevertheless, upgrading 3000 East and nearby streets is not even on the county's five-year to-do list, nor is the Interstate 215 interchange a priority for the Utah Department of Transportation. County traffic boss Neil Stack says there is a \$150 million backlog of transportation projects, and all available money is slated for areas far worse than Knudsen's Corner.

But some suspect the problem has less to do with traffic funds than with campaign accounts.

"Records show commissioners received more than \$40,000 in campaign donations from developers, real estate agents, land owners and lawyers associated with various residential and commercial development proposals at Knudsen Corner.

"The biggest benefactor is Commissioner Brent Overson, who received nearly \$30,000, including \$10,000 in advertising from the Boyer Co., \$1,450 from OMD Development, \$8,000 from Capital Park Development (whose president also owns OMN), \$5,300 from Fidelity Investments, \$2,500 from Solitude owner Gary DeSeelhorst and \$1,000 from Wallace Associates.

"DeSeelhorst donated \$4,000 to Commissioner Randy Horiuchi's campaign. Boyer added \$3,500, Johansen Thackery and Company gave 42,500 and OMN gave an undisclosed amount, which Horiuchi estimated at \$1,000.

"Mary Callaghan got \$2,000 from Frank Switter, whose law firm represents Wallace Associates and \$500 from OMN. In addition, Ron Fox, lobbyist for Wallace Associates, also worked on Overson's 1996 re-election campaign.

"'I've got nothing against developers making money, but these people are all millionaires and here sits my community in tatters,' says Linda Norton, a member of the Holladay-Cottonwood Community Council. 'We have been totally betrayed by the county.'

"Commissioners insist developers received no favors for the contributions. Horiuchi and Overson said supporters donated money long before they expressed interest in developing 3000 East. Others divested themselves of property before making contributions, Overson said...Some planners confide they occasionally are pressured by developers and county officials to push through projects prematurely, a contention commissioners dismiss. But Development Services Director Cal Schneller acknowledged in a January meeting that county commissioners were anxious for the Cottonwood Corporate project to proceed.

"'I know planning staff is under a lot of pressure,' says former planning commissioner Slaymaker. 'They are told to make it all look right, even if it doesn't.'

"Planners [For example, the proposed Chasebrook Retail Shopping Center on property bordered by 3000 E. on the west and Big Cottonwood Canyon Road on the east] are so confident, they erected signs announcing their new office and retail complexes even before the zoning changes were approved [it never was approved]...

"...Still, new traffic studies predict doom for Knudsen Corner...Officials are counting on a redevelopment plan to bail them out of the traffic predicament. Wallnet has requested \$4.5 million in tax breaks from the county for its \$170,000 Cottonwood Corporate Center. Tied to the tax subsidy is \$2.6 million for roads, bridges [the bridge over Big Cottonwood Creek on 3000 E.] and traffic signals [a new traffic light was installed at the entrance and exit of the Cottonwood Corporate Center]...

"...developers are the biggest winners. Instead of paying for the road improvements themselves, the money will come from taxpayers.

"It's gotten out of hand," said Old Mill area resident and former Planning Commissioner Henry Hance. "The commissioners seem more intent in giving developers what they want than in keeping with the original plan for what was once a very desirable area."

26 March 1997: The Salt Lake Tribune. "County Agrees to Subsidy for Office Development" by Linda Fantin, p. D3.

On Monday 24 March 1997, John West, general manager of Wallnet Investments, "convinced Salt Lake County's Redevelopment Agency (RDA) the only way for [Cottonwood Corporate Center's office building project] to happen is through a 44.1 million grant from county taxpayers. West said the money is needed to construct the kind of office buildings that attract high-paying jobs.

"Three buildings are near completion at the 6850 South 3000 East site, leading rival developers to question the need for any subsidy. But neighbors and county commissioners, who serve on the RDA board, believe the economic-development deal offers something for everyone. The housing authority gets money for affordable housing, residents get their streets fixed and county officials get off the hook for neglecting those needs.

"During a five-year period, Wallnet will get \$1.7 million for site costs on the 44-acre lot and another \$2.4 million to widen 3000 East and construct curbs, gutters, sidewalks and bridges. Another \$4.23 million in housing funds will be dispersed over 12 years.

"The source of the funds will be property-tax revenues generated by the project. Normally, those revenues are collected by the county and then dispersed to other taxing agencies, such as Granite School District...The School district and other taxing agencies must sign off on the plan before developers receive any money.

"Developers argue the schools will receive less money at first, but more in the long run. Their theory: The money developers save from the site improvements can be invested in the project, allowing them to construct fancier buildings faster, thereby increasing property taxes sooner.

"The grant will spur an additional \$21 million in property taxes over 12 years, more than enough to pay for the subsidy and leave the county with healthy profit, Wallnet predicted.

"Tom Lloyd didn't buy it. He owns a similar size office park in Union and said Utah's economy is so hot that Wallnet will have no trouble attracting high-quality businesses to relocate here.

"Investing another \$1.7 million in the Cottonwood Corporate Center, he insisted, would not make any difference in the \$170 million project.

"Economic consultant Bob Springmeyer acknowledged that the RDA board was taking the developers' word on the additional tax

revenue created by the subsidy. He said if the tax increment does not materialize, the county commissioners should not have to honor the subsidy agreement.

"They should put that in the final contract," said Springmeyer, who prepared the economic analysis on Wallnet's proposal. "They should protect themselves and their investment."

Claire Geddes, head of the watch dog group United We Stand, said it is wrong to build roads with money earmarked for schools that already are hurting for funds.

"What we have is a cat chasing its tail," Geddes said. "We give tax breaks to fuel development, and then search for funds to pay for the infrastructure. We should only grow to the degree we can support that growth."

"Most neighbors, however, support Wallnet's proposal. Steve Peterson, head of the Holladay/Cottonwood Community Council, said residents had no choice. 'The traffic isn't coming, it's already there,' he said.

The area has attracted several developers other than Wallnet. Solitude Ski Resort plans to relocate its administrative offices to 6200 South 3000 East. Columbia Bancor wants to build an office/retail park next door and Chasebrook has proposed a small shopping center. In all, 1.5 million square feet of new development will occur at the intersection in the next few years.

"Despite the rapid development, the area is not even on the county's five-year list of road projects. Yet Commissioner Randy Horiuchi said residents should blame themselves. Horiuchi said he wanted the area to remain residential with some commercial, but neighbors insisted on rezoning the area for office parks."

1 April 1997: The Salt Lake Tribune. "'Short Warns County Again: Don't Approve Tax Subsidy" by Linda Fantin, pp. B-1, B-4.

"Doug Short has been lying low since the Salt Lake County Commission hired a team of investigators to check up on him. But the county attorney has let commissioners know he hasn't stopped paying attention.

"Short fired off a letter Friday warning commissioners that if they approve a controversial tax subsidy for developers of the Cottonwood Corporate Center, they could risk being sued by rival developers -- or Short himself.

"In the letter, Short questions the legality of an \$8.37 million subsidy to Wallnet Investments and its \$170 million office complex near the base of Big Cottonwood Canyon.

"Short's letter was short on details, however. So what else is new, retorted Commissioner Mary Callaghan on Monday.

"Once again he has accused us of doing something illegal, but failed to point out what the problems are," said Callaghan. "This is just typical Doug Short..."

"...I have told them my interpretation," said Short. "They don't agree with it because it makes it too hard to give away money."

"Commissioners said Monday that they won't let Short disrupt the economic deal at this time either. They voted to postpone final approval of the Wallnet subsidy, but only until they confirm with another attorney that their actions are legal.

"We're going to proceed with county business in spite of Doug Short," said Commissioner Brent Overson.

"Fine," said Short, "but do so at your own risk..."

3 April 1997: The Salt Lake Tribune. Editorial, "Controls in County."

"Undaunted by lawsuits, citizen petitions for townships and legislative threats to change county government, Salt Lake County commissioners continue to court developers. If constituents hope to preserve their community they must demand limits on county largess.

"In recent years commissioners have approved controversial tax subsidies for the expansion of the Fort Union Family Center -- a decision overturned by the Utah Supreme Court. They have overruled their Planning Commission to keep alive a housing proposal [from the Boyer Company] with inadequate road access at the mouth of Big Cottonwood Canyon.

"And now, despite warnings they tread on thin legal ground, commissioners insist on giving \$8.37 million in tax incentives to Wallnet Investments, the developer of a \$170 million office complex near the base of Big Cottonwood Canyon...

"...as Salt Lake County becomes more crowded and economically vibrant, residents naturally expect county priorities to shift from unbridled growth to controls that will protect their quality of life.

"The Wallnet project, welcomed by community residents as an improvement over the gravel pit it replaces, would proceed even without public subsidies, though perhaps at a slightly lower pace. So why should the developers keep any of the new taxes generated by the emergent complex, reducing revenue available for other growth-related needs...

"...But as long as the county remains attractive for business, there is no need to dilute public assets - financial, physical and social - with subsidies to selected companies...

"...Residents upset with Salt Lake County meddling in private markets and preferences for new development have options. Besides voicing their views at public hearings, they can get behind the current movement to redesign county government, and they can vote in future elections for candidates committed to balancing business interests against the needs of existing neighborhoods."

4 April 1997: The Salt Lake Tribune. "Clarification" of the 3 April 1997 editorial.

"Contrary to Thursday's editorial concerning Salt Lake County support of private developers, Wallnet Investments would receive only \$4.1 million from tax increments, \$2.4 million for road

improvements along 3000 East between 6200 and 7200 South, and \$1.7 million for infrastructure within the 44-acre, \$170 million Cottonwood Corporate Center. Another \$4.2 million in tax increments would be appropriated for affordable housing elsewhere in the county."

11 April 1997: "Letter from Lynn J. Feveryear, Jr. Regarding investment of county funds and job creation." Listed as Supporting Document No. 17., p. 22 of EXHIBIT "A" Of the Cottonwood Corporate Center Redevelopment Plan, Cottonwood Corporate Center, EDA, Preliminary.

Feveryear wrote that, "In the Salt Lake County program, we require the creation of one eligible job for each \$20,000 loaned to a business...It is our opinion that the \$20,000 figure is about right for the Salt Lake County economy."

16 April 1997: The Salt Lake Tribune. "SHORT VS. OVERSON - AGAIN," by Linda Fantin, D-4.

"The Salt Lake County attorney and the County Commission chairman were at each others throat again Monday. This time it was about economic development subsidies. And this time they are going to court.

"In an acrimonious public hearing Monday, Doug Short and Brent Overson traded shouted accusations and threats over a proposed \$3.5 million in tax subsidies for a \$170 million office and hotel complex.

"The hearing was convened to take official and public comment on the feasibility of the 44-acre Cottonwood Corporate Center near the Health Rider complex at Interstate 215 and 3000 East. But the issue took a back seat to the ongoing rivalry between the two elected officials, which has impeded county business since December.

"Short claims the project will not create any new jobs. He says the analysis of economic benefits uses inflated numbers to determine the project's worth.

But Overson said Short's legal advice is clouded by his obvious bias against redevelopment projects, and the commission will hire an outside attorney to give it competent counsel...

"...The public outbursts and behind-the-scenes mudslinging threaten to obscure the issue of whether it is legal to give developers financial assistance.

"Wallnet, the firm proposing to build the Cottonwood center, claims the subsidy is necessary to overcome extraordinary costs to build on the site, which used to be a gravel pit. The tax break will allow developers to build a better project faster, thereby increasing the tax revenues to the county, they claim.

"But Short said even if the project met the guidelines -- and he claims it doesn't -- taking taxes assessed from the site and funneling them back to the site to repay development costs appears to violate Utah tax code.

"'You can't use the tax increment to assist one developer over another,' Short said. 'That provides an unfair advantage.'

"Commissioners insist Short is just grandstanding and they want another opinion. Short said he won't approve payment for another attorney..."

11 July 1997: A letter submitted by John L. West, Managing Director Wallnet Investments, L.C. to Mr. Cal Schneller, Redevelopment Agency of Salt Lake County. Re: Cottonwood Corporate Center - EDA. The report was typed on the stationary of REAL ESTATE INVESTMENT, DEVELOPMENT, MANAGEMENT & BROKERAGE located at 2855 East Cottonwood Parkway, Suite 560, Salt Lake City, UT 841221. Telephone 801 365-6200, FAX 801 365-6201. The report contains the "Cottonwood Corporate Center Proposal, Cottonwood Corporate Center, L.L.C. & Wallnet L.C. The proposal was listed as supporting EXHIBIT "A" - 16, p. 22 of the Cottonwood Corporate Center Redevelopment Plan of the Cottonwood Corporate Center EDA, Preliminary Plan dated February 20, 1997.

"This letter is to clarify in one document our proposal for the development of a 45 acre parcel, located at 6580 south and 3000 East in Salt Lake County, known as the Cottonwood Corporate Center. Furthermore, this letter isolates the source of information that has been given to Salt Lake County and to Salt Lake County's consultant Mr. Robert Springmeyer. there has been some confusion as to the amount and sue of tax increment subsidy and our proposal for development of the project. It is important to note that our projections for the development of the project have not changed from those contained in Mr. Springmeyer's earlier report, including the timing and building costs. The information provided by the Developer upon which Mr. Springmeyer has based his report continues to be the most accurate and reliable available and is herein summarized as follows:

1. Amount and Uses of Tax Increment

"The Developer is "requesting a tax increment subsidy in the amount of \$1,750,000 for reimbursement of the following extraordinary costs:

Landscaping of Public Trails	\$213,700
Sanitary Sewer Relocation	\$383,940
Storm Sewer	\$91,949
Grading & Fill	\$519,409
Tunnel Seal & Closure	\$108,072
Retaining Walls	\$91,845
Water Lines	\$208,443
Canal Relocation & Creek Rechanneling	\$132,480
Total	<u>\$1,749,077</u>

West then justifies the EDA as follows: "There is approximately 529,600 square feet of buildings in the Cottonwood Corporate Center, whose final designs are yet to be determined, depending on the economy and how we move forward with EDA. We believe a balance has been struck in the request to Salt Lake County for an ED to develop the Cottonwood Corporate Center. The \$1.7 million increment in vies of the total investment is a small amount. However, decisions regarding starting new buildings are made in the light of the equity required to fund them, and the \$1.7 million is a substantial amount when viewed in that light. In the big picture considering the full-bail-out of the project, this is a ratio of 88 to 1 private to public investment.

"In addition to an increased tax base and more property taxes sooner, additional important benefits that will accrue to the County include the improvement of 30th East and the potential for compounded benefits for County low-income housing. No other method for financing the construction of improvements to 30th East combines all the benefits to all of the residents of Salt Lake County and the neighbors to this project as would accrue from the approval of this EDA. We believe that this proposal meets both the letter and the spirit of the law. It is different from any other project in the County because (i) its size affords an opportunity for expanding businesses that heretofore have passed over Utah or moved out of state, (ii) its quality attracts businesses of the type that are both expanding and offering higher paying employment, (iii) its location contributes to the decrease in traffic otherwise headed downtown, (iv) its improvement of an existing gravel pit includes extraordinary costs not present with other developments, and (v) its potential for providing the improvements of 30th East and for substantial low-income housing is not otherwise duplicated and resolves two major concerns which Salt Lake County currently have not budgeted for, and would otherwise have to be alternatively funded. There simply is no other project of this size, quality and type in the County. Without a project of this size, type, and quality, some employers would simply pass over the State of Utah. There is no other project within Salt Lake County that can provide these benefits.

"In summary, the But-For Schedules represent the Developer's anticipated construction schedule and costs with and without the EDA. This represents the projection of what Salt Lake County will receive in return for approval of the EDA. The projections set forth above represents the most accurate and complete information available concerning our proposal. The developer has submitted these projections in anticipation that the EDA process will now move forward without delay." (pp. 6-7)

Section 4 (pp. 5-6) "Efforts to Maximize Private Investment" provides "a historical account of how Cottonwood Corporate Center came about and our efforts to maximize private investment" as follows:

"The Cottonwood Corporate Center was then owned [early 1990s]

by the Savage Companies. It was a 45 acre parcel operating as a gravel pit and in the process of closing down its production. It had been inspected by several local real estate developers - John Price of JP Realty had an option on the property for a significant period of time, but let the options go; Tom Lloyd of Terra Industries was shown the property at a \$3.00 per square foot sale price, but passed, deciding that there was no existing commercial development in the area and it was too risky to proceed. John L. West and Larry J. Mielke began examining the property, after having studied nation-wide trends, and saw the site as a suitable location for a long-term, corporate office development.

"The acquisition of the property from the Savage Companies was rather lengthy, taking nearly nine months to complete with a written contract. There were certain stipulations required in purchasing the property. A land purchase of this size required financing in the range of just under \$6 million, and that amount of money taken together with a historically very soft real estate market was not considered prudent. In addition to the purchase price, nearly \$6.5 million would be required to improve the property so as to accommodate development of buildings.

"A design/build team, estimating costs to convert the existing gravel pit to an office park was assembled, simultaneously with the process of development plan approval, in which the design and configuration of the park were being worked out with the current zoning of the property.

"To fund the development, a joint venture arrangement with EsNet, Ltd., a partnership comprised of the former executive officers of WordPerfect, was negotiated. They agreed to invest the risk capital in the project. However, the development plan required that some land sales would be needed to completely fund the project as it was being developed. The incentives required to get institutionally large investors to fund raw land development are very high, with a majority of the benefits accruing to the financial partners.

"Prior to the closing in 1995, an application was made for an EDA [Economic Development Area] to recover some of the extraordinary and unusual site development costs. An attempt was made to negotiate with Savage Companies to delay until the EDA was in effect. Our attempts were unsuccessful, and we proceeded with the project under the belief that we would be successful in obtaining the EDA. Two of the Salt Lake County Commissioners were in support, the third Commissioner was not in support until the project area was expanded to include the improvement and widening of 3000 East.

"Feeling assured after the Blue Cross Blue Shield sale, and confident that we would obtain the EDA funding, we elected to proceed with Building 11, the existing building, at an unparalleled level of construction cost and quality, not yet seen in the Utah office market. Building 10 is soon to commence construction, and will be a twin to Building 11 with nearly identical costs, etc. As you will note, these buildings are on

target, as though we were proceeding with the EDA..." (pp. 5-6)

Mr. West, under heading number 3 "Creation of Jobs Anticipated as a result of the Economic Development," Sub title A, "Present Leasing Experience and Industry Standards," reports [p. 3] that "the tax increment subsidy at the Cottonwood Corporate Center should be expected to generate at least 119 new jobs. Even under the most conservative of estimates, more than 119 new jobs will be created at the...Center. The Developer has separately proposed to make payment of the tax increment subsidy to the Developer contingent upon the creation of at least 130 jobs."

Regarding leasing of Building 11, West states it is "approximately 50 percent leased. At least 20 new jobs will be created when these tenants have all moved in, with the same tenants expected to create a significant number of additional jobs during the first year. This correlates to approximately one 'new' job per 2,500 square feet of space. Based upon this actual experience, it may reasonably be projected that the remainder of the project would produce more than 200 new jobs..."

"...An estimate of total employment at the...Center is made as follows:

"860,000 SF divided by 200 = 4,300 total jobs in the Cottonwood Corporate Center.

"Most new jobs are created in small growing businesses. The growth Utah is experiencing is no different. Several examples are the following prospective and existing tenants [building 11] at the Cottonwood Corporate Center.

- "(i) Sears Industrial Loan Company - a newly founded company that expects to have 50 employees within three months of its occupancy at the...Center.
- "(ii) CMG Funding Corporation - a company founded in 1997 who just recently moved into 14,000 square feet at the...Center in order to accommodate its growth. It employs approximately 60 people in this location.
- "(iii) Zuka Juice Corporation - a company founded in 1996 which currently employs 14 people and is proposing to have 10,000 square feet so as to accommodate the additional 25 personnel they need to hire."

Subtitle "B" Net Absorption and Historical Analysis" [p.5] provides more information about new jobs, West writes: With the EDA, the Cottonwood Corporate Center is projected to generate for [from] between 515 and 835 new jobs per year, respectively. without the EDA, the absorption schedule would more likely conform with the estimate used in the "But For" analysis labeled 'No EDA'.

"We believe that a substantial majority of the new jobs created in Cottonwood Corporate Center will be 'quality jobs' as

defined by the economic Development Corporation of Utah as jobs which pay at least 120% of the local average wage. Our marketing efforts and leasing experience indicate that this project is drawing from industries like security brokers, communication companies, legal, finance and accounting and real estate. These are all industries that pay wages that meet or exceed the 'quality jobs' threshold."

16 July 1997: Letter from Karen Wikstrom of Wikstrom Economic & Planning Consultants to Jim Taylor, Cottonwood Realty Corporation, 2855 East Cottonwood Parkway, Ste. 500, SLC, UT 841221.

Wikstrom writes to Jim that, "You asked that I review the issue of wage scales and types of jobs that will potentially be occupied in the Cottonwood Corporate Center EDA: We are essentially in agreement with preliminary analysis prepared by Bonneville Research in prior studies prepared by that firm and would suggest the following scenario:

"Assumptions:

1. There will be roughly 4,000 total employees housed in the center;
2. Between 30 percent and 50 percent of these jobs are support staff and the balance (between 50 and 70 percent) is professional staff;
3. The professional staff will earn average wage levels for targeted industries;
4. The industries targeted in leasing activities are as follows and will occur in roughly equal proportions within the project:

<u>Wages</u>	<u>Industry</u>	<u>Avg. Monthly</u>
	Security and commodity Brokers	\$5,666
	Communication	\$3,359
	Legal Services	\$3,326
	Transportation, Communications & Public Works	\$2,755
	Engineering, Accounting & Related Services	\$2,532
	Average of above:	\$3,369
	Average for Total Utah Non Ag Employment	\$1,958

"Given that the statewide average monthly wage is \$1,958 and the projected average monthly wage for CCC is 172 percent of the state wide average, these jobs should qualify as 'quality' jobs as defined by the Economic Development Corporation of Utah (with wages greater than 125 percent of the state average..."

18 July 1997: "Letter James W. Taylor, Clarifying proposed

quality jobs." A supporting document No. 18, p. 22 of the Cottonwood Corporate Center Development Plan, EXHIBITS "A", Cottonwood Corporate Plan EDA, Preliminary Plan.

23 July, 1997: Letter submitted by Robert L. Springmeyer, President of Bonneville Research to Mr. Calvin K. Schneller, Executive Director, Redevelopment Agency of Salt Lake County, 2001 South State street, Suite N3700, Salt Lake City, Utah 84109. SUBJECT: EVALUATION OF THE COTTONWOOD CORPORATE CENTER ECONOMIC DEVELOPMENT PROJECT. It is listed as Exhibit "A" -- 6 under supporting documents of Salt Lake County's "Cottonwood Corporate EDA, Preliminary Plan."

Robert L. Springmeyer, President of Bonneville Research, was a consultant to the County regarding the proposed EDA request of the Cottonwood Corporate Center's developers. His first report to County Commissioners was entitled, "Economic Benefit Analysis of the Proposed Cottonwood Corporate Center Development Project expanded Study Area, December 1995."

In his July 23, 1997 report, Mr. Springmeyer wrote: "Bonneville Research was asked to prepare an updated and enhanced evaluation of the Cottonwood Corporate Center Development to determine the following:

- "1.Does the Cottonwood Corporate Center meet the Economic development Policy and Goals of the Redevelopment Agency of Salt Lake County.
- "2.Does the Cottonwood Corporate Center meet the requirements as set forth in Section 17A-2-1220, Utah Code annotated 1953 as amended, which was enacted to encourage economic growth and eliminate blight.
- "3.Does the Cottonwood Corporate Center meet the detailed Benefit Analysis requirements as set forth in Section 17A-2-1220, Utah Code Annotated 1953 as amended."

Under "General Background," Springmeyer notes that the "Approved Size" of the development is "859,000 sq. ft. office development, 111,000 sq. ft. hotel development (250 rooms)" for a total of "970,000 sq. ft." Gov't Approvals were: "Existing zoning is ORD; Conditional Use Application is #PL-94-2265."

"Current Development Status," Building #1 Sold to BlueCross/Blue Shield, Building #11 50% leased, Building #10 building permit in process."

Under Section A-4, "Improve the tax base in Salt Lake County," Springmeyer provides these figures:

"Total	Property	Tax	Increment	12	yrs.	with	EDA:
\$21,144,279							

NVP	@	5.5%
\$14,714,588		

"Net increase due to EDA grant:	\$9,666.258
NPV @ 5.5%	\$7,007,524

Section B-2, "Planning, financing and development of public improvements" contains the following:

"The following public improvements are planned to be provided using tax increment financing. They are necessary for road, highway, sidewalk and other public improvements required to reduce traffic congestion, support area development and provide improved pedestrian and vehicular safety.

* Public Trail	\$105,000
* 3000 East Improvements	\$2,225,305
* Big Cottonwood Road Alignment	\$264,500
* RDA Planning/Administration	\$80,000

Total Public Improvement Costs	\$2,674,805
(Less) Developer bonds and other contributions	(280,408)

Total Public Improvements Costs	\$2,394,397
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Under Section B-4, "Loans, grants, equity participation and other forms of gap financing to encourage private investment and quality jobs;" the "Expected Private Investment" by the Cottonwood Corporate Center was given as follows:

Property Acquisition	\$5,750,000
Site Improvements (\$5,000,000)	
less the \$1,750,000 grant)	3,250,000
Buildings and improvements	142,124,245

Total private investment	\$151,124,245
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Section C-1 "An evaluation of the reasonableness economic development redevelopment cost," first presents "Proposed Economic Costs" as follows:

Proposed Development Grant	\$1,750,000
Proposed Net Public Development Costs	\$2,395,379

Total	<u>\$4,144,379</u>
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Bonneville Research cites five examples as to why "The Proposed Developer Grant does not appear to be reasonable." They center on "1) Cost per New Job, 2) Land Acquisition and Improvement Costs, 3) Costs Associated with ORD Zone, 4) Comparable Land Cost, and 5) Cottonwood Corporate Center Economic Development Grant."

Three reasons were given as to why "The proposed improvement costs appear to be reasonable" as follows:

"1. Traditionally Salt Lake County requires developers to provide only 1/2 of the cost of frontage improvements. The Cottonwood Corporate Center Development is unique in that while it represents 44 acres and developers 58% of the peak traffic area it presents only a minimal 160 ft. frontage on 30th East and none on Big Cottonwood Canyon Road.

"2. Adjacent improvements will be required to pay 30% of the public infrastructure costs as a condition of receiving building permits. Salt Lake County will reimburse the Redevelopment Agency these payments as received.

- "3. Public safety will be improved with the following:
- * Sidewalks to be provided on 30th East and Big Cottonwood Road.
 - * Improved intersection at 30th East and Big Cottonwood Road.
 - * Reduced traffic flows through residential areas.

Section C-2 "Efforts to maximize private investment" cites four ways this will occur as follows:

- * "Other developers rejected development on the site similar to those accepted by Wallnet..."
- * "Wallnet secured risk capital investment in the project subject to initial land sales."
- * "Wallnet claims to have invested \$12,250,000 to date in the Cottonwood Corporate Center Development."
- * "Wallnet will invest another \$138,874 to complete the Cottonwood Corporate Center project."

Section C-4 "An estimate of the total amount and length of time that the tax increment financing will be extended in undertaking economic development or redevelopment" we read that the 'Proposed tax increment to the redevelopment agency is \$4,144,379."

Contributing to this cost are districts taxed under "Property Tax District #18/22." They are: Granite School District (\$1,906,414 accounting for 46% of the total), Salt Lake County (including Municipal Services District) (\$1,782,083 or 43% of the total) and Other improvement Districts (\$455,882 or 11% of the total).

Added to the total of \$4,144,379 will be \$466,569. Section 17A-2-1220, Utah Code Annotated 1953, as amended, provides up to 20% of the tax increment may be set aside for housing." Thus, the grand total becomes \$4,241,536.

Section C-6 "A description of the associated business and economic activity likely to be stimulated by the economic and development or redevelopment project" lists four ways "Associated business and economic activity estimated to be created by the Cottonwood Corporate Center" may occur as follows:

"Net New Taxable Retail Sales	\$150,000,000
"Net Sales Taxes to Salt Lake County	\$13,000,000
"Other Direct Taxes and Fees	\$22,500,000
"Indirect Taxes and Fees	\$34,000,000

Section C-10 "Analysis to include amortization schedules showing whether or not these bonds, loans, etc. may be repaid from 'new' taxes generated within the economic development area" concludes that "The Cottonwood Corporate Center will generate sufficient 'new' taxes or tax increment to pay back the public investment." The break-even year is year five of the twelve year project.

Bonneville Research's "Conclusion of [the] Benefit Analysis cites two reasons why the Cottonwood Corporate Center meets the "Economic Development Policy and Goals of the Redevelopment Agency of Salt Lake County." Summarized they are that the development project 1) meets "the Economic Development Policy and Goals of the Redevelopment Agency" and 2) will "encourage economic growth and eliminate blight."

One exception was advanced as to why the Development Project does not meet the "Economic Development Policy and Goals of the Redevelopment Agency. It is that "The economic development costs and specifically the proposed Economic Development Grant to the Developer is not reasonable given the number of new jobs (130) Wallnet is willing to guarantee."

5 August 1997: The Salt Lake Tribune. "Public Hearing on Tax Subsidy."

"Salt Lake commissioners will hold a public hearing Sept. 3 on a proposed subsidy for developers of the Cottonwood Corporate Center.

"Wallnet Investments has asked the county for an \$8.37 million tax subsidy for its \$170 million office complex at 6580 S. 3000 East near the mouth of Big Cottonwood Canyon. The developer wants the money for site improvements and road repairs.

"County Attorney Doug Short has questioned the legality of the subsidy. State law allows developers to receive such assistance but they must prove the project would not be built in the near future without the subsidy. Short argues that the law does not sanction giving a subsidy to a developer if the project is going to move forward anyway.

"The public hearing will be at the County Government Center, 2001 S. State. A time has yet to be set."

9 August 1997: The Salt Lake Tribune. "Subsidy Hearing Set."

"A public hearing on a request by Wallace Associates for a \$1.7 million subsidy for its proposed Cottonwood Corporate Center at the mouth of Big Cottonwood Canyon will be held Sept. 3 at 10:15 a.m. at the Salt Lake County Government Center, 2001 S. State St.

"The developers say they need the subsidy for landscaping of public trails, sewer relocation, storm sewers and other site improvements.

"Anyone interested in the proposal may review reports in the Salt Lake County Planning Office, Room N3700, of the government center."

11 August 1997: James Whitehead, a Cottonwood Heights resident, who has been following the Cottonwood Corporate Center development, reported the results of the Monday Salt Lake County Commission meeting. The Commission denied the petition of the Center to build a restaurant. The developers justified their petition that since their building offices would be closed in the evening, traffic would not be a problem.

29 August 1997: The Salt Lake Tribune, Forum Letters.

"Jogging Trails Needed."

"Last month while my friend and I were jogging on the side of a country road, a car accidentally struck and seriously injured her. She was airlifted from the scene and is slowly recuperating from her injuries. Ironically, my friend was very careful to jog outside the marked traffic lanes, and she was still hurt. We are grateful to the emergency medical team and the police who helped her. Unfortunately, this accident did not need to happen.

"This accident occurred in Cottonwood Heights, where the county has allowed many new office buildings and large increases in traffic. This development follows a county master plan for the area. Unfortunately, the county has not followed up and developed the recommended jogging and bike trails from the same master plan.

Therefore, the streets are full of fast moving vehicles, but the shoulders are typically so narrow that anyone who walks, jogs or bikes is in danger. My friends injuries are a graphic result of this dangerous situation.

"We appeal to the county leaders to quickly develop safe and necessary jogging and biking pathways. Otherwise, these accidents will continue to happen."

Joye Shiozawa, Salt Lake City

4 September 1997: The Salt Lake Tribune. "County Greases Project's Skids, Cottonwood Corporate Center May Rise Faster Under Deal," by Linda Fantin, C2.

After a 2-1/2 year struggle, creators of the Cottonwood

Corporate Center have won approval for an \$8.3 million economic-development deal. Under a proposal endorsed Wednesday by the Salt Lake County Commission, the money will be divided between developers, street crews and housing officials.

* "Wallnet Investments receives a \$1.7 million grant for public trails, water lines, sewer relocation, and other site improvements to the 44-acre business complex at 6580 S. 3000 East.

* "Salt Lake County will spend \$2.4 million to modify area roads, especially 3000 East, which will get curbs, gutters, sidewalks, a new bridge [over Big Cottonwood Creek] and will be widened to handle traffic from Cottonwood Corporate Center and nearby commercial and housing projects.

* "The remaining \$4.2 million will go toward low-to moderate income housing projects in the unincorporated county.

"The entire plan is based on the premise that the \$1.7 million will allow Wallnet to build its eight office buildings, hotel and restaurant in five years instead of 12. As a result, property values will increase faster and produce more taxes for the county and other taxing agencies during a shorter period.

"This pool of tax revenue -- called the tax increment -- is where the county will get \$8.3 million. More than half the funds will be siphoned from the Granite School District.

"The district and other taxing entities still must approve the economic-development deal.

"County Redevelopment Agency Director Claire Hardman says it is a good investment with little risk. If developers fail to complete the project in five years, they will not receive the \$1.7 million. Wallnet also must guarantee the creation of 230 jobs to qualify for the grant.

"However, developers offered no details of how the \$1.7 million will trigger an accelerated construction schedule and an additional \$21 million in property value.

"Mark Lloyd, who developed a similar-sized office park in the Union area, said the fact that three buildings already are completed and work on a fourth has started is evidence Wallnet does not need the grant to complete the project. Lloyd said the demand for such office space will drive the construction schedule regardless of the tax subsidy.

"He also objected to using school tax money for road, housing and site improvements.

"'You call it an investment, I call it gambling with our children's future,' Lloyd said.

"But neighbors praised the commission's ruling. Jim Whitehead said the arduous 2 1/2 year negotiations helped residents earn much needed road improvements for their neighborhood."

12 December 1997: The Salt Lake Tribune. "Fort Union Businessman Sues to Prevent Subsidy," by Linda Fantin.

"The owner of a Fort Union business park is suing to stop the Salt Lake County Commission from giving \$1.7 million in tax

kickbacks to a rival developer.

"Tom Lloyd alleges the county's economic development agreement with Wallnet Investments is illegal, and that the company's Cottonwood Corporate office complex does not require public money.

"In a lawsuit filed Tuesday in 3rd District Court, Lloyd accused the county of conducting inadequate public hearings and not following proper procedures in approving the subsidy. Lloyd, owner of Union Park Center Associates, also claims the deal violated federal antitrust laws.

"That's about all the detail offered in the three-page complaint. 'We just don't have our act together to be more precise,' said Lloyd, who barely drafted the suit before the 60-day statutory period expired Wednesday.

"Wallnet President John West did not return phone messages seeking comment. But Commission Chairwoman Mary Callaghan said the county followed the law and even went through the approval process twice.

"Lloyd has been a vocal critic of the tax-incentive plan that, after 2 1/2 years of haggling was approved by the commission in September...

"...County officials argued the money would allow them to widen 3000 East all at once, thereby speeding development of the property east of the Cottonwood Corporate Center and generating even more tax revenue [With the creation of the Holladay-Cottonwood city, the development east of 3000 East is now within the boundaries of that city. Salt Lake County will not receive any tax revenues from the new development.]. The contract will insist that Wallnet adhere to the estimated tax revenue before the company receives any money.

"That was enough to convince the Granite School District and other taxing agencies that it was worthwhile to give up the \$8.3 million in exchange for the promise of more tax revenue later.

"But Lloyd, who built a similar-sized office complex in the Fort Union area without public money, said Wallnet developers have hoodwinked the county and schools. The \$1.7 million will do little to increase the value of a project that big, he said.

"'They just want the money, and they'll say anything to get it,' Lloyd said

"State redevelopment laws were designed to entice new business to Utah, he said, not assist projects that would occur anyway. Lloyd noted that nearly four of Wallnet's eight office buildings were finished before the county approved the economic agreement, evidence that the project would be built in the foreseeable future without a tax subsidy."

29 March 1998: The Salt Lake Tribune. Regence BlueCross BlueShield of Utah placed a full page ad, p. D12, in the Tribune. At the top of the page was a color picture of its new building. Below the picture in large letters one reads: "This May Look Like

a NEW BUILDING. It's Really EASIER ACCESS, More Efficient CLAIMS SERVICE and a COMMITMENT to the Future."

Readers were invited to visit the new headquarters at 2890 East Cottonwood Parkway (6580 South) in the Cottonwood Corporate Center. The "offices will provide much needed space for the firms 800 employees" as well as the ability to "grow and accommodate increasing business well into the next century.". A map shows how one can find the new facility.

7 April 1998: The Salt Lake Tribune. Forum letter, "A Poor Site" by Fran Haycock," Salt Lake City.

"I was wondering who the pea brains were that decided a traffic light was needed to be installed at 6580 S. 3000 East. This also is a route for the entrance to the freeway, where large corporate offices have been and are now being built. What could they have been thinking?

"Apparently thy have never tried to stop when descending that hill in the snow and ice, nor have they tried to ascend that hill after a snowstorm when cars are sliding all over trying to make it. Having to stop at the bottom for a red light and a few cars going either way, up or down, is plain ridiculous. Try it sometime in the middle of winter."

24 April 1998: The Salt Lake Tribune. "Rolly [Paul] & Wells [Joann Jacobsen]" column, p. D1. "Hidden Strategy"

"Salt Lake County Attorney Doug Short recently wrote a letter opposing a motion to dismiss a lawsuit against his own client, the county.

"Developer Tom Lloyd's lawsuit in 3rd District Court challenges the county's plan to provide subsidies for a commercial development [the Cottonwood Corporate center] near 3000 East and 6200 South.

"Gavin Anderson, the county's designated attorney for the commission, filed a motion to dismiss the suit. Anderson then received a scathing letter from Short, telling him he is not authorized to file a motion and ordering him to withdraw it.

"Lloyd recently amended his suit to remove the commission as a defendant. Some interpret that to mean that commissioners, not being defendants, cannot seek outside counsel. So Short would be in control of the case.

"Short appeared at a commission staff meeting Monday and announced that only he represents the county. He brought a tape recorder to ensure an accurate record of the meeting.

" The commission and its staff then went into a closed session on the grounds it was discussing litigation. They excluded Short."

1 July 1999: The Salt Lake Tribune, "Neighbors Want to Build Unincorporated Identity Seek their own council, a say on corporate center," by Phil Miller, B3.

"As one of the few remaining tax-generating complexes in unincorporated Salt Lake County, the Cottonwood Corporate Center is a tempting plum for several nearby cities.

"Its neighbors intended to make sure they have a say in its future. 'We're the ones who have to look at it. We should have a voice,' said Frank Lewis, who asked the Salt Lake County Commission on Tuesday to create a new east-side community council between Interstate 215 and 6600 South.

The council area, extending from 2000 East to 3000 East, is along the southern border of Holladay-Cottonwood, which will become an incorporated city early next year. But the area was the only part of the current community council not invited to join the new city's incorporated efforts, and Lewis said his spurned neighbors are not interested in annexing.

"If they didn't want us then, we don't want them now,' he said. 'We have to look after our own interests.'

"That means linking their future as much as possible with the Cottonwood Corporate Center. A community council is a good start, said resident Dale Howells, who also addressed the commission. Community councils act as planning commissions in unincorporated areas, reviewing residential and commercial plans to the county commission.

"The council would also be consulted about annexation plans, should any of the area's several potential suitors -- Sandy, Cottonwood-Holladay, Salt Lake City and even Taylorsville have been rumored -- decide to swallow up the corporate center. 'Everybody wants the commercial area, it's the cherry on top,' said Lewis. 'But nobody wants the people. We want to make sure we have a say in what happens.'

"Public hearings will likely be held before the commission takes any action and Commission Chairwoman Mary Callaghan expressed reservations about creating a council that represents only 1,000 people.

"The proposed borders exclude a residential pocket south of 6600 South that is in the current area. Howells said that was done because the boundary between Jordan and Granite schools districts is on 6600 South, so the southern area may be more logically served by joining the Cottonwood Community Council."

2 July 1999: "Salt Lake County Department of Public Works, Engineering Division: 3000 East Street Roadway Construction Fort Union Blvd. to 6200 South Street [document]." This 105 page document was prepared by the RB&G Engineering Inc. of Provo, Utah, located at 1435 West 820 North 84601-1343. On 4-16-99 it was signed by the Directors of the County Engineering and Public Works Divisions and Mary Callaghan, Chairperson of the Salt Lake County Commission. The project number is CJ - 97 - 0180. The breakdown of the project which was underway July 2, 1999 is as follows:

- C1 3000 East Street Survey Control
- C2 3000 East Street Survey Control
- C3 3000 East Street Project Overview which shows specifications for
 - a) 6200 South (Additive Alternate No. 1) from Healthrider Complex.
 - b) East access Road (additive Alternate No. 3) from north side of new commercial buildings on east side of 3000 East.
 - c) New entry/exit from 3000 East for Big Cottonwood Canyon Road. It goes past Lion Lane [leading to the Evangelical Church] and just shy of Old Mill Lane subdivision road.
 - d) Work to be done between Hollow Mill Drive and Pineview Drive on the south end of 3000 East.

SD1- SD9 "Storm Drain and Irrigation, 3000 East Storm Drain."

SD10 "West Access Road Storm Drain."

SD11-SD12 "Big Cottonwood Road Storm Drain."

SD13-SD14 "Plan "C-Line" 6200 South."

PP1-PP16 "Profile, 3000 East Street Roadway Reconstruction."

PP17-PP20 "Plan 'A-Line' West Access Road."

PP21-PP24 "Plan 'B-Line' Big Cottonwood Canyon Road." [Vehicles may, after crossing 3000 East, take the road designated "A-Line" West Access.]

PP25-PP30 "Plan 'C-Line' 6200 South Street."

PP31-PP32 "Plan 'D-Line' Lion Lane."

PP33=PP34 "E-Line" East Access Road [east side of 3000 East onto 6200 South].

PP35-PP36 "F-Line," Hollow Mill Drive.

PP37 "Medical Center Parking Lot Removals and Relocations."

PP38 "Medical Center Parking Lot Layout."

PP39 "Medical Center Striping & Landscaping."

RW1 "Plan & Profile 3000 East Street West Retaining Wall, [between Hollow Mill Dr. and Pine View Street]."

RW2 Plan & Profile 3000 East Street East Retaining Wall [between Hollow Mill Road Dr. and Pine View Dr.]."

RW3-RW6 "Retaining Wall Details."

SG1 "Big Cottonwood Canyon Road Traffic Signal."

SG2 "Traffic Signal Circuit Plan."

SG3 "Traffic Signal Detector Circuit Plan."

SG4 "6200 South Traffic Signal [at the end of 3000 East]."

SG5 "Traffic Signal Circuit Plan."

SG6 "Traffic Signal Detector Circuit Plan."

SG7 "Traffic Signal Existing Features."

SG8 "Plan 'C-Line,' I-215 off Ramp Traffic Signal."

SG9 "Plan, Fiber Optic Cable [on 3000 East]."
SG10 "Plan, Signal Optic Cable."
SG11 "Plan 'C-Line,' Signal Fiber Optic Cable."
SG12 "Plan Signal Fiber Optic Trench Detail."

SS1-SS4 "Plan 3000 East Street Signing and Striping."
SS5 "Plan 'A-Line,' West Access Road Signing and Striping."
SS6 "Plan 'B-Line,' Big Cottonwood Canyon Road Signing and Striping."
SS7 "Plan 'C-Line,' 6200 South Street Signing and Striping."
SS8 "Plan 'C-Line,' 6200 South Street East Access Road Signing and Striping."
SS9 "Plan 'D-Line,' Lion Lane Signing and Striping."

L-1.1-L-1.2 "Landscape Planting Plan Hollow Mill Drive."
L-1.3 "Landscape Planting Plan 3000 East Street West Retaining Wall."
L-2.1 "Sprinkler Irrigation Plan 3000 East Street West Retaining Wall."
L-2.2-L-2.3 "Sprinkler Irrigation Plan Hollow Mill Drive."
L-2.4 "Sprinkler Details Plan Hollow Mill Drive."

22 July 1999: The west wall on 3000 East is nearing completion. Preliminary work has already been done on the Big Cottonwood Canyon Road. Work is progressing on the storm drain on 3000 East. Miller Paving, which has the contract, seems to be on schedule.

8 August 1999: Five buildings have been built by the Cottonwood Corporate Center as of this date. Two buildings were sold to Regence BlueCross/BlueShield with the address 2890 East Cottonwood Parkway 84121. Building 11 has the address 2855 East Cottonwood Parkway. Occupants as of this date are: 1) PNC Mortgage, 2) ADVENT, 3) Mrs. Fields, 4) Cottonwood Realty Services, 5) Prudential, and 6) Pretzel Time.

The building immediately west of 2855 is numbered 2825 Cottonwood Parkway. Its occupants are: 1) First American Title Insurance Company, 2) da Vinci Executive Office Suites, 3) COMPAQ, 4) PSOMAS, 5) ANPS, 6) and 7) Smith Barney. Within the building is a deli called Maxi's Deli. Totally, fourteen firms are housed in buildings 2855 and 2825 Cottonwood Parkway.

The fifth Cottonwood Corporate Center owned building (located west of building 2825 East Cottonwood Parkway) has the address 2795 Cottonwood Parkway. Currently, it is yet unoccupied by any firm. Currently, A sixth office building is under construction by the Big D Construction Company. Also under construction is Market Street's Grill and Oyster Bar which is near Big Cottonwood Creek to the east of the office buildings.

17 August 1999: Work is underway on the east side of 3000 East south of the Hollow Mill Road. As of 24 August 1999 preparatory work is underway to pour concrete into the molds for the east walls. The east wall was completed before the end of October.

27 November 1999: The Salt Lake Tribune Business Section, "Sonic Innovations Moves," B-1.

"Sonic Innovations, Inc. said it has relocated its corporate headquarters to a large site in Salt Lake County and has opened a new 12,000-square foot manufacturing facility in Egan, Minn.

"The company, which makes digital hearing aids, moved its headquarters to a 50,000 square-foot facility at 2795 E. Cottonwood Parkway. The relocation enables Sonic to consolidate business functions, including management, finance, and administration, sales and marketing, quality assurance and research and development..."

The **26 December 1999** issue of The Salt Lake Tribune had an article entitled, "Colleges Cash In on Brainpower, Research yields lucrative royalties," by Brooke Adams, C-1, C-11. It informs the reader that "A digital hearing aid company, Sonic Innovations, started by two BYU electrical engineering professors. First-year sales for 1998-99 totaled \$30 million, making Sonic Innovations the fastest growing hearing aid company in the country" (C-1)

Page C-11 has a picture with this caption: "Sonic Innovations executives from left Orlando Rodrigues, vice president for marketing; Andy Raguskus, CEO; and Gregory Koskovich, vice president for marketing, stand in front of a layout for the BYU developed chip that powers the company's Natural hearing aid."

12 December 1999: Cottonwood Corporate Center. Occupants of the 2795 South Cottonwood Way office building are: United Health Care, Sonic Innovations, Extra Space Storing, Unilever, and Found.Com

The address of the latest Cottonwood Corporate Center's Office being built is 2755 E. 6580 South according to a posted sign.

14 December 1999: SALT LAKE COUNTY PLANNING COMMISSION [MEETING] AGENDA. Item 6.4 pertains to Wallnet Investments. It reads, "1898 - WALLNET INVESTMENTS, LLC - 3000 E. 6400 SOUTH - OFFICE/RESTAURANT - O-R-D ZONE -SOUTHEAST COTTONWOOD - CONTINUE TO 1/11/2000 AT APPLICANT'S REQUEST."

18 December 1999: The Salt Lake Tribune. Business Section, "Utah Web Business a Hit With Big Inventory, Deals," by Vince Horiuchi, E-1, E-2.

"If there is one thing Overstock. com has a surplus of, it is customers.

"This Salt Lake County-based online shopping center is one of the fastest-growing Internet sites in the world. And in the second week of December, Overstock.com had the biggest increase of visitors to its home page of any e-commerce site in the country, according to Media Metrix, a New York City firm that measures Internet audiences.

"We're growing so fast, I told the buyers to quintuple their buying because I wanted to be fat on inventory by the Christmas season,' said Overstock.com's president, Patrick Byrne. "Our sales are growing so explosively that it's hard to catch up.'

"The company, which has its headquarters at 2855 E. Cottonwood Parkway (6580 South) buys surplus inventory from manufacturers ranging from home furnishing to electronics, then sells them on the Internet for as much as 60 percent off the suggested manufacturer's retail price. It is one of a handful of similar sites on the Net and the only one in Utah.

"It has about 300 different items in stock in a Portland warehouse maintained by another company contracted by Overstock.com.

"We can't keep it on the site fast enough,' Byrne said. 'We're buying hand over fist all over the country trying to build up to 500 products.'

"Items include cameras and portable televisions from Panasonic and RCA, McCulloch lawn equipment, comforters and Miksasa crystal. The products for sale on the site change daily. The only item they do not concentrate on selling is clothing.

"The company first began as what is known as a 'jobber,' a kind of middle company that buys excess inventory from manufacturers and sells it to liquidation stores. A year ago, the company moved to the Internet, and it was taken over in April by Byrne, an entrepreneur based in Park City...

"...Overstock.com... provides an average discount of about 52 percent. Overstock has a team of five buyers with more than a hundred manufacturers.

"Their Web site had about 173,000 visitors in the second week of December, a 175 percent growth from the average number of the three previous weeks, according to Media Metrix.

"PC Data, a research firm that tracks software and hardware sales and Internet traffic, showed that Overstock.com had 178 percent growth from October to November, making them the 238th fastest growing Internet site in the world out of the top 2,500 sites.

"We have then increasing their user base by 50 percent over the past week,' said Cameron Meierhofer, PC Data Internet analyst. 'It looks like Overstock has been very successful.'

"Byrne, who has a doctorate in philosophy from Stanford and also teaches Chinese history, believes the Internet had broken down a lot of barriers for bargain shoppers who previously were limited because of their pocketbooks..."

6 October 1999: Salt Lake County Meeting Agenda. The Agenda under the heading "CONTRACT AND PROCUREMENT MATTERS" include item 3.6 which read:

Renewal of agreements between Salt Lake County Services Contract between Salt Lake County, for its Engineering Division and EWP Engineering, Inc. for design of Park and Ride Lot 6200 South and Wasatch Boulevard; Salt Lake County, Project No. C J94011; UDOT Proj. No. CM-2188 (1)0;PC 7044C.

PROPOSED AND CONSTRUCTED COMMERCIAL DEVELOPMENT
EAST OF 30TH EAST AND SOUTH OF 6200 SOUTH
Complied by Harry P. Bluhm, Year 2000

TERRY DIEHL'S COMMERCIAL PROPOSAL: Actions of Salt Lake County Officials

November 1993: The County Planning Commission turned down developer Terry Diehl's proposal for an Old Mill Center south of 6200 South and east of 3000 east. Concern over increased traffic and too ambitious a project were factors in turning down the project.

20 January 1994: The Salt Lake Tribune. "S.L. County Officials Delay Decision on Old Mill Center. Developer Was Shot Down in Fall, Gets Little Support at Hearing...the County Planning Commission turned down the proposal in November [1993], citing the potential for high auto traffic. It suggested scaling back the project...County Commission Chairman Jim Bradley ordered the decision delayed until Feb. 2, so commission members can tour the proposed site."

"On Tuesday, Old Mill Limited Liability Co. appealed to the County Commission. Developer Terry Diehl described the three-story apartments as 'high end...not designed for daily ski rentals.' 'Diehl, however, received little support during the hearing. Nearly a dozen nearby residents stepped to the podium to take issue with certain parts of the project or another..."

9 March 1994: The Salt Lake Tribune. "Kennecott Moves Closer to Expanding Tailings Ponds." "...In another matter, The Planning Commission approved the controversial Old Mill Center project, at 6200 South and 3000 East. When it came before the commission Tuesday, the 40-acre development included 117 lots for single family homes, two office buildings, a restaurant, a hotel, and a large LDS stake center. But the agency ordered the developer to drop plans for a hotel and restaurant and increase home-lot size to 10,000 square feet, which would reduce the number of homes from 117-70.

"Developer Terry Diehl said he now intends to propose a project with fewer single-family homes and a combination hotel-restaurant in the same building. But even that plan may not suit the three-member panel. Commissioner Brent Overson said last month that the commission intended Old Mill to be reserved for research parks."

NOTE: Terry Diehl's hopes of obtaining Salt Lake County Commissioner's approval fell through. Diehl wound up in Draper where he was successful in his real estate development. He didn't encounter the type of problems he had with the county in working with Draper City.

Forest Service Plans to Build Offices

21 March 1994: The Salt Lake Tribune. "Forest Service Abandons Plan to Build Near U."

"...The University of Utah, the Forest Service and Salt Lake County officials are working out a land swap that will allow the agency to build offices on 6200 South at Interstate 215 off-ramp...Now the 6200 South site will house only the ranger district office...[Richard Kline] does not expect neighbors in the Big Cottonwood Canyon area to fight the agency's plans for offices. 'The community council on a preliminary basis has given us a positive not,' Kline said. 'We want to make sure that the community feels we'll be acceptable neighbors.'

"Council member Kirk says the pending land swap arrangement did not come together until the university became involved. She had formed an Open Space Committee and invited a U, representative to be member...

"...The land swap is not a done deal yet. Tom Nycum, U vice-president for administrative services, said the school is getting appraisals on the two sites. It is too soon for price tags and timetables.

"But Kline is optimistic the end of the controversy is near. If all goes according to plan, he said, a ground breaking for the 6200 South facility could come next year.

"[Gary] Paxton [chairman of the University Neighborhood Alliance], who helped his neighbors fight development for many years dares to hope their battle is over. But he is cautious. 'We've been through so much, I'm not going to break any wine bottlenecks until I see a 'Cat' pushing over that Forest Service property.'"

16 April 1998: The Salt Lake Tribune. "After Waiting Nearly 10 Years, Forest Service and University of Utah Complete Land Swap."

"The U.S. Forest Service and the University of Utah on Wednesday [4/15/1998] officially traded deeds in a land exchange that no one dreamed would be this complicated.

"Here's the deal:

The Forest Service gets a U.-owned, 4-acre parcel of land at 6200 South and 3000 East in exchange for a 5-acre piece of Forest Service property on Guardsman Way near the U.

"Sounds easy but it wasn't...

"...It all began in the early 1980s when the Wasatch-Cache's Salt Lake Ranger District decided to move from downtown Salt Lake City to property the Forest Service owned on Guardsman Way...Salt Lake County offered to sell to the U. four acres of land at 6200 S. 3000 East. That deal fell through, and the county sold an

option for the land to a developer.

"Then that deal fell through, and the U. purchased the property for \$800,000 from the county in 1997. But the property was worth more than the Guardsman Way land, forcing the Forest Service to find an additional \$100,000 to pay the U.

"Senator Bob Bennett, R-Utah, came to the rescue, securing the needed money in Congress...U. officials are happy to have space for a new baseball field.

"If there is a cloud to all these silver linings, it is that the Forest Service may not be able to use the 6200 S. 3000 East site after all.

"[Kathy Jo] Pollack said that there is some question about access roads because a new hotel under construction adjacent to the site.

"Meanwhile, the Salt Lake Ranger District is leasing offices farther south on 3000 East."

August 1999: The site of the Forest Service administration building now seems to be the triangle area with Big Cottonwood Creek on the south, 3000 East on the west and the Big Cottonwood Canyon Road on the east.

Fidelity Drops Plans for Big Office Building

31 August 1996: The Salt Lake Tribune. "Fidelity Drops Plans for Big Office Building," by Linda Fantin, B3.

Fidelity Properties Inc. has dropped plans to build a 550,000 square-foot office complex at 6200 South 3000 East due to traffic congestion near the I-215 interchange. Utah Department of Transportation studies show the interchange is already operating at 70% capacity in peak afternoon hours, and that doesn't include projected traffic from already-approved developments - the Cottonwood Corporation Center which is projected to have 970,000 square feet of office space, the Boyer Office Bldg. on the west side of 3000 East and the Health Rider Bldg.] in the area.

"...Fidelity concluded there is no easy solution short of a major modification to the I-215 interchange. The alternatives -- extensive improvement along 6200 South, 3000 East and a possible addition of a Wasatch Boulevard leg -- also were too time consuming and expensive. UDOT said developers would have to bear all costs.

"Fidelity's decision delighted attorney Bruce Baird and his clients -- several residents living near the proposed development and fighting the project. 'These people thought the area would be a high-end residential development. They didn't want a 3,600-employee office complex in their back yard,' said Baird.

"The new study casts doubt on whether proposed road projects are enough to handle traffic from already-approved developments along 3000 East, said Ken Jones, the county's development director.

"Cottonwood Corporate developers Wallace Associates have agreed to widen 3000 East, adding two southbound lanes and a deceleration lane. The area's master plan plans for two northbound lanes to be built eventually.

"Wallace Vice President James W. Taylor said those improvements should be enough to handle traffic for the Cottonwood Corporate Center which includes the new Blue Cross and Blue Shield headquarters and a 250-room hotel.

"Baird isn't so sure.

"'Traffic is already horrendous,' he said. 'The county is going to have to deal with traffic before anyone can consider anymore development there. And its going to cost a hell of a lot of money.

"Although Fidelity has pulled out, the property owners will have no problem finding another developer, Jones said. 'It's the only piece of land in the county with that kind of access,' he said."

Other Developers Express Interest in Building

The Salt Lake Tribune of 26 March 1997 (D3) under the byline of Linda Fantin reported that "Solitude Ski resort plans to relocate its administrative offices to 6200 S. 3000 East; Columbia Bancor wants to build an office/retail park next door and Chasebrook has proposed a small shopping center. In all, 1.5 million square feet of new development will occur at the intersection in the next few years."

Chasebrook Company (364-2602) had a billboard sign at the corner of the triangular area where they hoped to build its "OLD MILL RETAIL CENTER" which would have "Up to 40,000 Sq. Ft. Available" including a "Restaurant & Retail Space." Unfortunately, approval from the County Planning Commission was never received. Thus, this project died.

The Rivers Restaurant and its Proposed Brew Pub

The Rivers Restaurant and Office Building was constructed between 1998 and July 4, 1999. It officially opened August 2, 1999. The pub is located in this building.

Petition Against Proposed Brew Pub. 15 April 1998:
"COTTONWOOD HEIGHTS NEIGHBORHOODS at 3000 East, Old Mill, Mill Hollow, Pine View, Pinerock & Hollow Mill Ridge."

"Application PL-97-2076-001, BREW PUB -- ORD ZONE."

"LGPD, LC (DERK PARDOE), 6414 South 3000 East."

James Whitehead, a Cottonwood Community activist regarding development on 3000 East that affects residents, personally visited home owners Tuesday evening, 21 April 1998 to apprise them of the forthcoming vote by the Salt Lake County Planning & Zoning

Commission on a brew pub application. He indicated that the Cottonwood Community Council voted to support the pub application notwithstanding the opposition of residents attending the Council meeting.

Residents were asked to mail, Wednesday 22 April, a letter to the Commission voicing their opposition to the pub application. Mr. Whitehead distributed a flyer citing six reasons why the application should be denied. These reasons were listed under the heading for the date of 15 April. These reasons were:

1) "The brew pub is **too intense** of a use to be **categorized** as **'employee support'** (secondary/ancillary) service; it goes way beyond servicing the ORD - office research park day time population...; 2) It was very clear at the ORD meetings that the community was to get their **neighborhood back at night**. Obviously, it won't happen with this type of use; 3) No plans exist showing **cross-easements** with Peter Williams'/Walt Plumb's property. There are no **ingress and egress plans integrated** with their property, as required; 4) There is only one ORD location in the entire county. It was designed for the parcels at **this** location, on either side of 30th East. Developmental applications should be **analyzed as a WHOLE** for appropriateness - not **piece-meal/fragmented**; 5) Cottonwood Corporate Center was **required to build 200-300,000 square feet before a hotel or fine restaurant** would be considered; 6) This design, simply put, is **not in the spirit and intent of the Master Plan**. This is **not** particularly **necessary** (and also to many others, **not desirable** for the **well-being of our neighborhood**).

21 April 1998: Meeting day of the Salt Lake County Planning Commission. An agenda item was the brew-pub application for the new development on the east side of 30th East with 62nd South being the north boundary. The decision of the Planning Commission was to approve the pub application. Though forty plus letters were received by the Commission opposing the pub they were not mentioned in the meeting. Regardless, they were made part of the Commission's hearing.

The Marriott Residence Inn

Construction for this building began in 1998. The contractor was Bud Bailey Construction Company. It opened for business the month of July 1999. The facility has over 200 rooms.

The Medical Center/Office Building

This facility located east of the Rivers Restaurant. Five stories high it will house a medical facility and office space.

The Millpointe Office Condominiums

This building located just south of the Marriott Residence Inn

with Lion Lane its south boundary. The owner/broker is Pete Williams. A billboard was posted the week of July 28, 1999. It announced that reservations were being taken.

1999 SALT LAKE COUNTY PROPERTY TAXES TO INCREASE

The argument has been made by Salt Lake County Commissioner Mary Callaghan and State Senator Mont Evans R-Riverton that unincorporated areas are being hard hit by property tax increases this year. To prevent that the wall-to-wall cities proposal they are promoting would assure that shortfalls in property tax revenues would not affect unincorporated areas should they be annexed or become a city with its own identity. Below is a reporting by the Salt Lake Tribune of articles on Salt Lake County property tax increases to be implemented by November 30, 1999.

21 August 1999: The Salt Lake Tribune. "52 Tax Districts Plan to Up Rates, Reeling lawmakers feel sense of futility," by Judy Fahys, D1-D7.

"Nearly 1 in every 10 local taxing entities in Utah plans to raise property-tax rates this year.

"The realization Wednesday made tax-minded lawmakers to reel. Rep. Ray Short...[said] 'We're going to have a hornet's nest in the Legislature...'"

Tax increases in Salt Lake County by entity are as follows:

Salt Lake County	\$27.67	added	tax	for	a	\$100,000		
home								
Municipal Services	\$17.82	"	"	"	"	"	"	"
Granite School District	\$71.06	"	"	"	"	"	"	"
Jordan School District	\$47.60	"	"	"	"	"	"	"
Salt Lake County Library	\$ 0.16	"	"	"	"	"	"	"

The source for these figures was the Utah Tax Commission. The increased rates are to cover 1998 and/or 1999 judgments. Table prepared by Mike Miller, D7

On page A7 of the 21st issue of the Tribune, four Salt Lake County Tax Notices were printed. They were 1) "County Wide Aggregate Funds." To increase property tax revenue proposes a tax on a \$167,000 residence will be \$275.37; "Municipal Type Service Fund." The proposed tax increase on a \$167,000 residence would be \$187.07; "Library Fund." The tax increase on a \$167,000 residence would be \$1.38 per year; "The County's Assessing and Collecting Fund." The tax impact on a \$167,000 residence would be \$0.64 per year.

25 August 1999: The Salt Lake Tribune. "NOTICE OF PROPOSED [JORDAN SCHOOL DISTRICT] TAX INCREASE."

"The Jordan School District is proposing to increase its property tax revenue. As a result of the proposed increase, the tax on a \$100,000 residence will be \$418.00, and the tax on a

business having the same value as the average value of a residence in the taxing entity will be \$760.00. Without the proposed increase, the tax on a \$100,000 residence would be \$370.21, and the tax on a business having the same value as the average value for a residence in the taxing entity would be \$673.10..."

27 August 1999: The Salt Lake Tribune. "One-Two Punch: Multiple-Source Tax Hikes Floor S.L. County Residents," by Joe Baird, A1-A9.

"...County property owners peeling open their notices are seeing tax increases ranging from 6 percent to more than 20 percent, depending on where they live. In unincorporated areas such as Magna, residents are swallowing especially hard..."

"...What taxpayers have been hit with a confluence of tax hikes by the county, school districts and other taxing entities such as water companies. Alone, they might raise an eyebrow. Lumped together, they have prompted a collective shriek. 'It's a very difficult year for taxpayers,' says Greg Freddie, vice president of the Utah Taxpayers Association.

"Naturally, county officials have been getting an earful. Last December, they slapped a tax boost on the average city home (\$164,000) that has grown to a \$58 rise. Residents of the average home in unincorporated area (\$179,000) saw a \$91 jump, according to county budget officer Nelson Williams. It marked the county's first increase of property-tax rate since 1991.

"'It had to be done,' says Commissioner Mark Shurtleff. 'Residents voted to build a \$130 million county jail. Now it's built and it's got to be staffed.'

"County officials also suggested that property owners examine the fine print on their tax notices.

"'People think it's the county's fault, but everybody's forgetting the school districts went up even more,' says Sam Klemm, top aide to Commission Chairwoman Mary Callaghan. 'They started chewing on me and I say, 'Did you really look at your notice? We're really only a small component of the bill at the bottom...'"

29 August 1999: The Salt Lake Tribune. "Utah Analysts Link Sprawling Lots, Tax Hikes, Planning consultants argue that dense urban development is more cost effective than the spread-out suburbs residents seek," by Brandon Loomis, C1, C-7.

"Big houses spread out on former farms cost local and state governments more in roads, sewers and schoolhouses, Envision Utah analysts warned last year.

"Suburbs, they say cost more than cities.

"So this year, when tax notices across Utah started showing up with rate spikes, analysts wondered if this might be an early dose of pain that the state's sprawling tendencies are expected to

inflict during the next 20 years.

"The answer: It depends on what expenses you consider linked to growth. Perhaps Provo's bigger library has nothing to do with urban sprawl. But perhaps a suburban sewer district's tax on undeveloped land does.

"Whatever the case, some people involved in the Envision Utah Planning partnership hope this year's tax hikes will get Utahns thinking about how much they will pay if they don't stop spreading out and using more asphalt and pipes...

"...not everyone agrees that the suburbs are more expensive than cities...But [Natalie] Gochnour said checking Envision Utah's computer modeling against what actually has happened with recent Utah subdivisions seem to bear out the theory that big lots cost more. She said her office will continue monitoring taxes in hopes that a link to housing patterns can be established..."

CANYON COVE SUBDIVISION

1 October 1992: Deseret News, "NEIGHBORHOODS - On the Agenda."

HOLLADAY

Town Meeting: Canyon cove residents are encouraged to attend a Holladay-Cottonwood meeting concerning the Interstate Property.

When: Oct. 1, 7 p.m.

Where: Holladay Library, 2150 E. Murray-Holladay Road.

18 August 1994: Deseret News. "Edgar C. Jerez of Salt Lake City was the high bidder at \$128,100 on 40 acres at Canyon Cove at 6250 South that were sold at an auction conducted by Mac Brubaker of Tate-Brubaker and Real Estate Auction Services. Nine bidders registered to bid on the property that is bordered on the east by national forest land. The western boundary runs south from Heughs Canyon above Wasatch Boulevard. Brubaker said he intends to build a private residence on the land."

INCORPORATION EFFORTS

3 September 1997: The Salt Lake Tribune. "Incorporation's Aim: Fairness, 'Cottonwood' Would Get Mall but Not the Corporate Center" by Linda Fantin."

26 October 1997: The Salt Lake Tribune. "Nearly Completed Old Mill ?? NOTE: Check this article for details. Also the 3 Sept 1997 and 23 December 1996 Tribune articles.

4 May 1998: The Salt Lake Water Dept. began work on 70th South near the entrance to 2825 East. They are seeking to provide homeowners on 70th South increased water since 70th South will be widened this spring to four lanes from 27th East to 3000 East

BUTLERVILLE'S SCHOOLS

4 January 1878. School District No., 57 was formally created by the Salt Lake County Commission rather than the commonly reported 15 December 1977 date. This came about when a group of 36 residents under the leadership of Bishop Solomon Despain of the Granite Ward petitioned the Commission for a school district on 2 November 1877. The commission "laid over" the petition but it "was again called up and that section of the county named in the petition. Action was taken to create a school district 4 January 1878 to be known a No. 57.

"Supervising the district was a three-member board of trustees [Charles Colebrook was one of the trustees] that had responsibility for hiring teachers, building school houses, collecting taxes for construction and maintenance of the schools and purchasing textbooks and supplies. A territorial tax enabled the school district to defray expenses.

1881-82. On land donated by a Mr. R. J., Whitney School District No. 57 built its first schoolhouse. It was located on the north side of 70th South and 27th East. A picture of the school taken about 1894-95 show that it was a wood frame building with wood shingles. Directionally it had a north-south setting. Two windows are seen on the west side as is the entrance doorway. At the north end of the building is a chimney.

1893: School District #57 built a one-story bell tower schoolhouse near the 1881-82 facility which was left standing. The building was used by members of the North Branch for meetings. It stood on the north side of 70th South where the present Butler Hill meetinghouse stands.

1905: "In 1905 consolidated school districts became the rule with the Butler School District dissolved and its property transferred to the consolidated Jordan School District." (Madsen, 1981, 81, 85, 89)

10 July 1905: Sandy City. "Members of the Board of Education Jordan School District met in Sandy City Hall at 2:00 p.m. for purpose of organizing and transacting such other business as might come before the meeting. Charles H. Roberts was moved as permanent chairman and Charles Crapo as Vice President. Niels Thompson, clerk of the Board, was instructed to write the City Attorney to prepare the necessary papers for turning over of all school property from the old Board of Trustees to the new Board of Education. The clerk was also instructed to ask the treasurer of each school district to turn over any and all school funds in their possession to our treasurer." (Note: The County Superintendent was John W. Smith)

4 August 1905. The Jordan District School board met and set the calendar for the 1905-1906 school year. September 11, 1905 was the opening date with 1 June 1906 the closing date.

17 August 1905: The Board approved hiring five supervisors, one of whom would supervise the Sandy, Butler, and Union Schools.

14 September 1905: The Butler School was found to be in good condition according to supervisor Goff.

11 October 1905: Supervisor Goff recommended that children up the creek be transferred by wagon to the Butler School" to relieve crowding in the Union School. Approved.

9 November 1905: Based on population, Butler to have four delegates preliminary to electing a new Board of Education December 1905.

December 1905: Returns from the December election showed 194 votes for Neils Lund and 221 for Charles Colebrook. Having a majority of 27 votes, Mr. Colebrook became the duly-elected Board member representing Union, Silver, Butler and East Jordan Precincts. Butler had two precincts, i.e. 63 and 65. (Note: Mr. Colebrook served a three-year term from December 1905 to December 1908. Previously, he was a trustee for School District 57 which was dissolved in 1905).

12 January 1906: Charles Colebrook, new Board member was assigned to the Finance and Printing and Supplies Committees. (Note: Jordan District had an enrollment of 3,729 children with 8677 not enrolled in any of the District's schools)

6 February 1906: Status of School Buildings. "The buildings in Union and Butler were in very dilapidated condition and should be destroyed and new ones built. The fence surrounding the Butler school house was very poor indeed. The flag pole should receive some attention, the door lock was broken and the blackboards should be reslated, a new floor in one room was very much needed, some gravel should be hauled around the steps..."

26 February 1906: "A note of \$500 held by Charles Colebrook against the 57th District was ordered paid with interest to date."

27 April 1906: Board member Charles Colebrook to be "paid \$5.00 to water trees around Butler School grounds during the season."

"C. J. Goff was appointed principal of East Jordan, Union and Butler Schools at \$100.00 per month.

14 August 1906: Frances Hadfield to be paid \$15.00 per month as janitor of the Butler School.

28 August 1906: Purchasing of School Pianos. "...if the organ at Butler does not belong to the school district that one [piano] be purchased for there."

1 May 1907: Personnel appointed to the Butler School for the 1907-1908 school year were: Principal: Lewis Peterson at \$850 for ten months; Teachers: Bessie Allen at \$450 and a "beginner" at \$405 for ten months. (Note: Lewis Peterson was reappointed as the Butler principal for the 1908-1909 school year at \$850 for ten months)

19 November 1907: The Board in acknowledging the death of Ida Knudsen, a teacher at Butler School, drafted a resolution of respect with the charge that a copy be sent to her family.

16 August 1909: The Board agreed to leave it "to local members to engage wagons to haul children to school from their respective district providing prices remain the same as last year."

16 April 1910: Lewis Peterson was appointed Butler principal at \$1045 for ten months.

17 October 1910: "Mr. Dunn moved that the clerk be authorized to get the blackboards fixed in the Butler School. Carried."

21 November 1910: It was "moved that urinal troughs be put in the closets at Butler [and other schools] and that air slack lime be furnished the above schools for disinfectant."

Fall 1910. Parley Glover was principal of the Butler Elementary School. He was from Midvale and later became a patriarch in the East Jordan Stake. The school had a "Big Room" and two other rooms for the lower grades with a woman teacher. Glover, who drove to the school in a horse and buggy, taught in the "Big Room." ("Personal History of Earl Morton Wilkinson"]

21 April 1911: The Board approved the following work at the Butler School: "fix up back room with partitions and blackboards for classrooms."

12 April 1912: R. E. Davidson was appointed principal at Butler School at \$100 per month for ten months.

27 October 1921: "Upon motion of Allen and second of Olson, Supt. Jensen and Mr. Cox were authorized to investigate the matter of providing a garage for the housing of the high school stage

while at Butler [School]. The committee was given power to act in the matter.

"The matter of drinking water at Butler was discussed by the Board and the superintendent asked to investigate the matter of employing one of the larger school boys to keep the tank full of clean water for drinking purposes."

8 December 1921: "Supt. Jensen reported that the people at Butler were asking that a change be made in the wagon route to the Butler school and that the high school stage be permitted to carry some of the grade students to the school house at Butler. He submitted a diagram of the present routes of both the wagon and stage; also the route as suggested by some of the Butler people. The change in the route was authorized made as per the superintendents' suggestion on motion of Allen and second of Olson."

9 February 1922: "A committee of Butler patrons appeared before the Board asking that Butler be furnished with a new school building at the earliest possible date and asked that some definite date be fixed if possible. The Board informed the committee that they were anxious to erect a building at Butler, but could not do so until the people would vote for a bond issue and believed at this time that the people of the District would not support a bond issue. As to fixing a definite date for relinquishment of the present building to the Butler ward and the erecting of a new building, the Pres. of the Board stated he believed a full board should be present to consider this matter and the matter would be presented at the first meeting at which a full quorum is present, the committee to be advised later of the action taken."

13 April 1922: "Miss Julia Anderson appointed teacher at Butler at a salary of \$1,000 for the 1922-23 school year."

25 May 1922: "Mrs. [Charles] Colebrook of Butler met with the Board and after hearing her complaints the Supt. was asked to investigate the matter referred to her."

8 June 1922: "Committee appointed to investigate the Colebrook charges against the principal of the Butler School reported its findings, and after due deliberation the Board decided to stand on the findings of the local trial court and, therefore, to take no further action in the matter."

22 March 1923: "A representative committee from Butler and Bluffdale appeared before the Board. They stated they had gotten together with a view to petitioning the Board to erect a school building in at least one community for the coming year and the

other the following year, but upon going over the matter the committee had found that both buildings were in such a bad condition that it was asked if the Board could not make some arrangement whereby both communities might have a building for school purposes for the coming year. A brief report of the financial condition of the District at this time was given by Mr. Wilson wherein it was shown that the Board could not do any building for the coming year, but felt that the operation of the mines in the District would increase the assessed valuation so that the contemplated building might be carried out in 1924-25. The advisability of asking the people of the District to authorize the Board to borrow the necessary sum to built school houses at Butler or Bluffdale was discussed at some length and the committee signified their willingness to do everything possible to aid in such election."

Personnel reappointed for the 1923-24 school year at Butler were J. A. Meacham principal at \$140, Alloween Healey at \$110.00 and Wanda M. Johnson at \$105.00 as teachers.

12 April 1923: "A committee of patrons from Butler and Bluffdale appeared before the Board relative to erecting of school buildings. Motion passed that the board proceed to ask electors of the District to borrow sum of \$6,000 to build the school houses and improve grounds at Bingham Central."

10 May 1923: Architects for the Bluffdale and Butler schools were Scott and Welsh.

24 May 1923: The bids to build the Butler and Bluffdale schools were opened by the Jordan District School Board. Marron and Breuning had the low bid of \$17,293. H. Green had the low bid of \$9,450 to do the heating and plumbing.

14 June 1923: Marron and Breuning, having the low bid was awarded the contract to build the Bluffdale and Butler schools. The heating and plumbing contract was awarded to H. Green.

28 June 1923: "The clerk read a copy of a letter from architects, copy sent to contractor of Bluffdale and Butler school buildings also advising that a 11 x 14 storeroom [for storing books and school supplies] be provided in each building and stated that such changes the Board would allow an additional \$1217 above the contract price of the building."

10 January 1924: "The matter of making final acceptance of the Butler and Bluffdale buildings - the building superintendent to visit buildings and if found satisfactory to have them [the contractors] paid."

24 January 1924: "Supt. Jensen reported having visited the Butler school building and had found the building full of smoke. The janitor did not understand the handling of the heating plant and it had been found necessary to make a change in the janitorship. Mr. James C. Larsen had been appointed.

"Supt. also reported that the building had been inspected carefully in the matter of plumbing work. One radiator was found to be cracked, several caps were missing and a slight leak or two was discovered. The contractor had been advised of the defects and has since placed them in proper condition and had been issued a final check for contract work. \$100.00 from the final check of the general contractor had been withheld until some repair to plaster work had been perfected."

28 February 1924: "A bill for galvanized pipe used for the pipeline system to the Butler School was authorized to be paid."

5 March 1924: "Bishop Wootton of Butlerville appeared before the Board relative to transfer of property at Butlerville. He stated the title had now been cleared. Olson moved that the Pres. of the Board be authorized to sign the deed conveying the District property to Butlerville Ward and that he also secure a deed from the ward authorizing transferring their property to the District. Motion seconded by Allen and carried.

"The matter of having the water owned by the District changed to another lateral so that it might be used on the property purchased from Butlerville was discussed. The Pres. was asked to investigate the matter and report at the next Board meeting."

27 March 1924: "Mr. Wilson reported that as yet he had not been able to investigate relative to the changing of the water lateral at Butler."

10 April 1924: "In the matter of securing water at the Butler School, Mr. Wilson reported the matter was taken up with the Pres. of the Company [Brown and Sanford Irrigation Company] and had been informed that it was thought they could be used on the new school site without making a change in the laterals. However,, the matter would be taken up with the director at their next meeting and the Board would be advised of action taken."

24 April 1924: "James C. Larsen paid \$52.50 to be janitor for one year at Butler School. Also Elizabeth Whitmore transferred from Butler to Midvale School for 1924-25 year."

26 June 1924: "Mr. Beck had an accident in cranking one of the school cars [Chevrolet] to go to Butlerville." He sought insurance but the Board refused saying the case was industrial.

5 March 1925: "Bishop W. C. Wootton met with the Board. He stated that the title to the Ward property at Butlerville was now cleared and asked that the deeds be signed; also that a transfer of water right be made from the District to the ward. After some discussion Mr. Mickelson moved that the Chairman be authorized to consummate the deal with the Butlerville Ward, both as to the signing of the deed and transfer of water right to Butlerville ward. Motion seconded by [David] Dahl and carried."

25 May 1925: "Countryman moved that building supt. be authorized to erect garages at Butler and West Jordan for the housing of high school stages."

25 November 1925: Mr. Wilson asked to investigate and report the matter of paying the janitor for having drinking water for the Butler School."

27 March 1926: Ivan C. Dalby, principal of Butler, and Alice Hansen, teacher, were reappointed at salaries of \$187.50 and \$95.00 per month respectively.

10 June 1926: "A communication from Butler residents was read stating they were about to install a pipe line water system for a distance of 4300 feet, offering to supply the school with water at the rate of 10 cents per 1000 Gal. or a minimum of \$2.00 per school month, the School Board to make their own connection for a distance of about 800 feet to the school property line. For the privilege of one member using part of the school's connection, they would do the trenching and refilling as far as that member uses school pipe. The board said they would furnish the 800 feet of pipe if the Butler people would do excavation and filling down to the last connection made outside the school site."

24 June 1926: "President Wilson said that owing to the rocky formation in digging the Butler pipe line trench that west of Wootton's to the school building the people of Butler felt the board should allow them 35 cents per lineal foot. After some discussion the Board agreed to allow this extra cost providing they would also take up the old pipe line without extra cost to the Board."

26 January 1927: "The matter of transferring the Butler water stock to Butler citizens who did work on the school grounds was deferred to a later date."

10 March 1927: "Bp. Wootton and Mr. Butler of Butlerville presented a request from the Butler Ward to the effect that the Irrigation Water which belonged to the land which was transferred to the Butler Ward by the Board in exchange for church property be

transferred to the Ward. In response to this request Olson moved and Dahl seconded that 7 1/2 shares of water in the Brown and Sanford Ditch be transferred to the Butlerville Ecclesiastical Ward. Motion carried."

14 April 1927: "Supt. reported that the roofing on the Butler School had blown off during a recent storm and that it would take some time to communicate with the contractor who had put the roofing on the building. The Board asked that Mr. Beckstead make necessary repairs to the roof in order to protect the building from further damages."

26 November 1930: "A communication from attorney [E. H.] Rawlins, with reference to school board paying toward construction and maintenance of pipe line at Butler was read, wherein he stated that it was within the power of the board and felt it would be proper to stand part of the costs. The matter was held over for further investigation and Clerk was instructed to investigate as to just how much previously had been paid by the District on this line."

"The Clerk was authorized to secure attendance record of two Salisbury children attending Butler School and living at Stairs Power Plant in Big Cottonwood Canyon. Upon receipt of this record, to allow 20 cents per day per child for days attended school since opening."

11 December 1930: "Clerk was authorized to write Carl A. Badger in answer to his letter asking for \$257.00 to aid in the construction and maintenance of water line at Butler, informing him that \$266.35 was paid September 14, 1926, on this line and that amount should be more than the District's proportion."

8 January 1931: "Move by Dr. Richards and seconded by Mr. Hansen that the clerk be authorized to purchase from Butlerville Culinary water system one share of water at a cost of \$257.00. Motion carried."

26 March 1931: P. M. Mickelson, principal, and Nellie Engebretsen, teacher, were assigned to the Butler School. (Note: These individuals were reappointed for both the 1932-33 and 1933-34 school years.)

23 December 1931: "Mr. Kuhre reported one share of stock in the Brown and Sanford Ditch had been secured from Butler Ward thus insuring water for school building there on the new city pipe line."

1931. After 1931 Butlerville's only school was restricted to teaching grades 1-6. Junior High students were transported to

Union Jr. High while high school students matriculated at Jordan High School.

28 April 1932: "It was reported by Mr. Kuhre that he had investigated and found that the grounds around the Dormitory at Butler should be cleaned up as recommended by Bldg. Supt. Beckstead. That P. M. Mickelsen is willing to do the work and apply same on his rent. It was moved by Mr. Burgon that this work be done that P. M. Mickelsen be permitted to do the work, that the matter be referred to Mr. Kuhre, that he meet with Mr. Mickelsen and arrange a price for the job, not to exceed \$50.00, and that this apply on his rent there. Seconded by Mr. Hansen and motion carried.

A CHRONOLOGY OF THE BUTLERVILLE COMMUNITY
(Compiled by Harry P. Bluhm, Cottonwood Heights, 1994, 1998)

1867. Family records state that William McGhie, Jr. who immigrated from Scotland was the first settler in Butlerville. He arrived about 1867 moving his family of nine children from Midway, Utah. Work was found in the sawmills of Big Cottonwood Canyon. William took up "a homestead" in the "Hollow" which was near the mouth of Big Cottonwood canyon. Here he built a log cabin which became the family home. A natural spring on the property watered a "large garden and orchard of all kinds of fruit trees and berry bushes..." (Butler, Mary McBlane McGhie, n.d., "History of Mary McBlane McGhie -Husband: William McGhie, Jr.; Treasures of Pioneer History, DUP, Vol 4. The "History" is in the possession of Mary McGhie Bingham, a daughter.)

Philander, the oldest of the five Butler brothers who settled in Butlerville, was living in Brighton, Big Cottonwood Canyon in 1867 and again in 1870 (1870 US. Census Big Cottonwood Canyon, Film No. ?). From 1871-1899 Butlerville was his home. (Hogan & Hogan, 1997)

1869. "Thomas Wilkins is supposed to have been the first settler in that particular neighborhood where the present Butlerville now stands and to have come there about the year 1869..." (Granite Ward History)

Brown and Sanford began their irrigation Ditch.

The first of the Butler brothers to reside in Butlerville was Neri who came in 1869. Each of his children were born in Butlerville between the years 1869 and 1880.

1870. Eri, the youngest brother at age 21, moved to Big Cottonwood Canyon in 1870 where he lived with his brother Philander. Another brother, Alma, lived close by. Alma, unlike his other brothers, never made Butlerville his residence. Leander and Neri were also in the canyon in 1870. Both were employed as teamsters. (U.S. 1870 Census, Big Cottonwood Canyon, Film No. ?)

1871. Leander Butler moved from South Cottonwood to Butlerville. He resided in the community until his death in 1918.

1872. The "Brown and Sanford Ditch," named after early settlers Benjamin Brown and William Sanford, began operation.

1876. Eri Butler following his marriage March 1875 (1876? CHECK) in Mona, Juab County, moved to Butlerville. There his ten children were born between the years 1876-1899.

1876. About 1876 Alva, the third born of the Butler brothers, moved his family from South Cottonwood to Big Cottonwood Canyon where his brothers operated a sawmill at Mill B. A son, William, was born there October 1877. During the winter months Alva and his family lived in Butlerville until his death in 1909.

15 December 1877: Self government came to Butlerville with the creation of the Butler Precinct. This action permitted the Butlerville farming community to elect a justice of peace and a constable (The first Justice of the Peace was ? (William McGhie was the constable). "The precinct [was] created out of portions of Big Cottonwood, South Cottonwood, and Granite precincts and was bounded on the north by Big Cottonwood and East Millcreek precincts, South by Granite precinct, and west by Union and Big Cottonwood precincts. It contained 17 square miles of mountain and valley country lying on both sides of Big Cottonwood Creek. The population in 1880 was 165.

NOTE: THIS MATERIAL COMES LATER THAN 1877. INSERT IT IN THE PROPER SEQUENCE. A post office in Butler precinct [located by the Old Mill] is situated about 12 miles southeast of Salt Lake City." (Jenson, 1887, 287-288)

1890: A general store (NOTE: A CONFLICT EXISTS AS TO THE STAKER STORE. WAS IT IN 1890 OR 1894? IN 1890 STAKER WAS FOREMAN OF THE GRANITE PAPER MILL), bakery, and blacksmith shop (Eri Butler proprietor) were located along what is now 70th South. Clustered around the Granite Paper Mill were a brewery, ice house, a sorghum mill, and rooming house.

1893. In 1893 the District erected a large brick room which was adjacent to the 1881-82 schoolhouse. A few years later two more brick rooms were added, also a long hall and a bell tower on the west end of the building.

1894. The first grocery store in Butlerville was opened by Nathan Henry Staker on top of the hill.

Early 1900s. Nettie Ritter Newcomer operated a bakery out of her home selling bread (5 cents a loaf) and small cakes (10 cents a dozen).

26 November 1900. The "By laws of the Brown and Sanford Ditch, and incorporation" were formally adopted. The deed or "indenture made this 28 day of December 1900" records the name as "the Brown and Sanford Irrigation Company" which it officially was known thereafter.

1918. Electricity came to Butlerville. William C. Wootton, Asa R. Bowthorpe and Edwin Jones worked out arrangements with the

Utah Power and Light Company.

1919: Wasatch Boulevard was built.

Late 1920s: Alma Farnsworth started the first fox farm in Butlerville.

1930: Butlerville's population was given as 500.

1937. J. D. Fife Sr., a Butlerville landowner, may have been the originator of the name "Cottonwood Heights" for on a map he had a Mr. L. C. Monson draw, this caption appears: "Map of Butlerville, Utah Showing Proposed New Road and Building Sites For Cottonwood Heights Country Homes and Acreage, 1937." In the early 1950s real estate developers felt a new name would be more attractive to potential buyers and so changed the name to Cottonwood Heights.

1952: The Cottonwood Heights Community Council was organized. (INCLUDE THE NAMES OF THE FIRST COUNCIL MEMBERS AND THEIR FIRST NEWSLETTER WHICH TELLS WHEN THE NAME COTTONWOOD HEIGHTS FIRST WAS PROPOSED, I.E. IN THE EARLY 1930s)

15 February 1952: A gathering of 10-12 men was scheduled to discuss the formation of a Lion's Club in Butlerville.

1958: A sewer system was installed in Butlerville.

1950s/1960s. News about Cottonwood Heights was published by J. Richard Anderson in his newspaper, The Holladay Neighbor, which served the southeast part of the county.

5 August 1971: The Jordan Valley Sentinel. "The Cottonwood Community Council meets 7:30 p.m. at Bella Vista Elementary School."

The Cottonwood Heights WBBA Little League qualified to play in the regional tournament.

19 August 1971: The Jordan Valley Sentinel. Vincent Construction Company, Provo, had the apparent bid to complete the interchange at 64th South between the I-15 freeway and the belt route.

The Cottonwood Heights Community Council Meeting of 10 August: "Dr. David and Mrs. Frasier from the Utah Division of Alcohol and Drugs and Wayne Simper and Gerald Webb from Butler Jr. High School and several interested citizens met to discuss procedures for fighting drug problems in the area. The Council accepted responsibility of coordinating the formation of a group."

"it was noted that a portion of the shoulder on 70th South was repaired by the Utah State Highway Department."

THE COTTONWOOD SPA/COTTONWOOD RECREATIONAL CENTER

1967: Service Area #2 whose purpose is to develop recreation areas for the community was created by members of the Cottonwood Heights Community Council. The boundaries were established as Jordan School District on the north, Cottonwood Creek on the south to 8600 South thence due east, 1300 East on the west and Forest Service land boundary on the east. The Service Area was later governed by a Board of Trustees separate from the Council. They have been elected for six years on staggered two year elections. Original Board members were Paul Bywater, Don J. Antzcak and xxx. Richard L. Guthrie was appointed Director of the Spa.

1969: Construction of the Cottonwood Spa began when the building of the indoor swimming pool.

2 September 1971: The Jordan Valley Sentinel. "Cecil Yates appointed as recreational director of the Cottonwood Heights swimming pool. A former employee of Saratoga, Yates resides in Lehi."

23 September 1971: The Jordan Valley Sentinel. At the Cottonwood Heights Community Council meeting held at Bella Vista Elementary, Howard Leatham, Utah Department of Transportation, and Georgia Peterson, state representative, discussed the proposed interchange to be built where the belt route meets Highland Drive. The Council voted to support the diamond interchange rather than the clover leaf advocated by Leatham.

"Irby Arrington, Council Chairman, and Warren Ashton, Council member, to be liaison with the drug committee. It was noted that sixteen street lights will be installed on 27th East between 70th South and 78th South.

"Art Graham, Council member, was appointed to coordinate efforts of the Council for the 27th East park with Salt Lake County Recreation."

21 October 1971: The Jordan Valley Sentinel. Cottonwood Heights Community Council meeting report: Arthur Graham reported that between the Council and federal funds, \$80,000 is available for the proposed 27th East park. If accepted in the County budget, work will begin in the spring of 1972 on the park. The local Lions Club has donated \$1,000 for playground equipment for the park.

28 October 1971: Jordan Valley Sentinel. Paul Bywater, trustee on the Salt Lake County Service District #2, reported that the Cottonwood Heights swimming pool will be finished sometime in November. Mark Cram was in charge of selling family memberships throughout the Cottonwood Heights community.

3 December 1971: The Cottonwood Heights Spa indoor swimming pool building built at a cost of \$640,000 was formally opened. Don J. Antczak, trustee opened the ceremonies. Wm. James Mortimer President of the Butler Stake gave the invocation. Speakers were: Paul Bywater chairman of the Board of Trustees, William E. Dunn Salt Lake County Commissioner, Clyde V. Buxton former Jordan School Board member, and Rodney L. Dahl of the Jordan District School Board. Those attending witnessed a swimming and diving show. Charles E. Clarke, Pastor of the Southeast Baptist Church gave the benediction.

4 January 1979: The Midvale Sentinel reported that the completion of six racquet ball courts at the Cottonwood Heights Spa was expected by the end of the month. Trustees of Service District #2 were discussing plans for an outdoor swimming pool and a gymnasium to include a basketball court, indoor tennis court and a running track.

"The new ice skating rink at the Cottonwood Heights Spa, 7500 South 27th East, opened for the first time on Dec. 21 and the rink is currently doing a booming business...According to Darlene Shields, the complete ice rink facility is not quite finished. Although the rink is finished and in use, the pro shop, ballet studio and new racquetball courts are still under construction...The snack bar is completed and the rest of the spa should be completed by the end of February."

3 April 1980: The Midvale Sentinel reported that a bond hearing would be scheduled on the building of an outdoor pool and ice rink by Service District #2, the Cottonwood Heights Spa. If supported a bond election would be held 27 May.

8 July 1981: The Deseret New of this day reported that "The Cottonwood Height Spa's new \$681,641 outdoor swimming pool was dedicated Thursday [2 July]. Spa director Dick Guthrie as well as Gary C. Swenson from the county parks and recreation department as well as Mike Stewart representing the county were at the ceremonies. The new Olympic-size swimming pool is 50 meters x 25-yards and also has an impressive 10 meter (three platforms) diving complex...The Cottonwood Heights voters approved a \$3 million bond issue last year to finance expansion of the community spa. The other major portion of the expansion includes a \$2 million ice rink that is expected to be ready for use next year..."

21 July 1982: The Spectrum reported that the Cottonwood Spa now consists of three out-door parks [Bywater, Antzack, Butler] spread throughout the [Jordan School] district, outdoor and indoor swimming pools, indoor ice rink, eight racquetball courts, tennis courts, and an assortment of a therapy pool, and exercise room, a ballet room, a sauna and more...[Dick] Guthrie [the director]

employs 90 people, 55 in the winter, to manage the spa and he says it's operated on a break even basis. 'We're not out to make a profit,' he says, 'but we do have a user's fee philosophy.' Guthrie says the spa is operated with tax dollars for construction and maintenance dollars coming from the users...In the center of the [Butler] park extension rests a 7 million gallon water tank that has been landscaped and transformed into a winter sledding hill with three tennis courts and a one-seventh mile running track on top...The last bond will be paid off less than ten years from now, in 1991..."

25 December 1982: The Deseret News. "Approved annexation [of certain geographical sectors] of Cottonwood Heights] to the Salt Lake County Service Area No. 2, the taxing entity that operates the Cottonwood Recreation Center, appears to be dead after a public hearing before the County Commission...Residents opposing the annexation said it would force many people who would only occasionally or never use the Spa to pay taxes for its operation."

15 June 1983: The Spectrum, a newspaper serving the southeast area of Salt Lake County contained this report on the Cottonwood Heights Spa: "The Cottonwood Heights Community Spa, 7500 South 2700 East is now open on Sunday days. The directors of the Spa were facing a suit over their reluctance to open the tax-funded development on Sunday but at their last meeting the directors voted two-to-one, with Robert Glazener and Bart Hopkins voting in favor and Donald Antczak against...The Spa was built in 1970, but greatly expanded three years ago offering facilities for tennis, swimming and racquetball. Fees, memberships, and a seven mill levy make up the \$1.4 million annual budget the spa operates under..."

1993: "In 1993 the Recreation Center conducted a Needs Assessment survey for the residents of the Service Area. As a result of this survey some facilities and parks expansion projects are being considered. There will be a public hearing on this matter to consider funding through a bond election." ("Spring' into Summer" A Newsletter for our Residents and Members, 1994 [mailed on 24 March 1994])

Spring 1993: Highlights of Recreation a Community Newsletter of Cottonwood Heights recreation Center reported these developments: "For those who recreate in the area between Butler Middle School and on the fields adjacent to Cottonwood Heights Elementary, you have a new parking lot. The lot between Bengal Boulevard and Cottonwood Heights Elementary was constructed through the coordinated efforts of Jordan School District, Salt Lake County, and Cottonwood Heights Recreation Center. It is to provide alternate parking for users of the play fields between the school and the County park [Butler]. The lot will be maintained

by the Recreation Center. Jordan School District will use it as needed for school functions."

Playing Field Upgrade: "Cottonwood Heights Recreation Center in conjunction with Jordan School District will embark upon the renovation of the playing fields between Butler Middle School and Cottonwood Heights Elementary. This renovation will consist of leveling of fields, installation of a new sprinkling system, two new youth basketball back stops, 6 half-size basketball courts, paths and landscaping.

"It will be necessary to prohibit public use of this area until August 1st [1993]. No play or use of these fields will be allowed until fall soccer and football season.

"This is a jointly funded project by Cottonwood Heights Recreation Center and Jordan School District. \$50,000 will come from Jordan School District, \$213,000 from the Recreation Center.

"Jordan School District will continue to mow and water the fields. The Recreation Center will schedule and maintain the fields."

Tuesday, 10 May 1994: Salt Lake County Service Area #2 - Cottonwood Heights - held a bond election at the Cottonwood Heights Recreation Center 7500 South 2700 East from 7:00 A.M. to 8:00 P.M. The purpose of the election was "to provide the community with expanded facilities and upgrade our parks." The justification was rooted in a report of the Salt Lake County Master Plan which was based on the "1990 census which projects a 27% increase in the Service Area by the year 2010. The usage of the Service Area facilities reflects an equivalent increase."

Proposed Park Expansion and Improvements. In cooperation with the Jordan School District improved parks would occur at the Vista Elementary, Brighton High School softball field, and the Mountview and Ridgcrest Elementary Schools. Improvements involve playfields, playgrounds, picnic facilities and landscaping.

Proposed Facilities. "An Adaptive Aquatics Pool 75' x 46', with a "0" edge featuring disabled and senior assisted entry, a training center for specialty classes, aquacise, water walking, and swimming lessons.

"A multi-purpose addition with a gymnasium, amenities for the disabled, expanded locker rooms, aerobic room, child care facility, fitness room, meeting rooms and an indoor walk/jog track.

"Centralized admissions and entrances."

The bond vote passed by a vote of 600+ "Yes" to 67 "No" votes representing about 5-7% of the eligible voters. The successful

vote means that Salt Lake County will pay \$600,000 to the Service area to be paid over a four year period to assist with the above projects. The General Obligation Bonds are not to exceed \$4,300,000 with said bonds to be due and payable not to exceed twenty (20) years from the date or dates of the bonds. Voters were told that if the bonds were issued at current rates current property taxes assessed for the bond payment would not be increased. Doing this the Service Area debt would be extended until the year 2014.

THE WHITMORE LIBRARY

November 1974: The completed Whitmore Library located at 2197 East 7000 South opened its doors to the public. Over 50,000 people visited the library during the first six weeks after its opening. The facility was built on land donated by Rich Whitmore and was originally designed to house a library on the main floor and library system headquarters on the lower floor. The facility which cost \$1.4 million offered phonograph records and typewriters and included a separate children's section, art gallery, drive-in service and a space age auditorium with slide projectors and quadraphonic sound, not to mention books. The Whitmore Library is the county's main library and also houses the library's administrative offices and materials distribution center.

July 1977. The new addition to the Whitmore Library had its grand opening for the public. It included the new Rainbow Room, children's department, new young adult room and new a periodical section.

18 May 1994: The Grand Reopening and open house of the renovated Whitmore Library occurred following a noon ceremony. The renovation included a new heating and air conditioning system, new blue-gray carpeting, new check-in and check-out desks, wider aisles, a new diffused lighting system, a formal study center, an expansive children's section, and Utah's first library consumer health information that has up-to-date medical reference books, a CD room data base, more than 130 magazines and newsletters, video and audio tapes, pamphlets, pharmacopoeia and electronic access to hundreds of professional level medical journals and articles throughout the world. The library was closed beginning 1 July 1993 for six weeks to get the remodeling underway. Except for those six weeks the library remained open throughout the remodeling period. From 6 to 18 December, however, library hours were reduced to allow installation of the new lighting system.

26 November to 1 December 1979: News Items. The AMOCO service station on the northwest corner of 70th South and Highland Drive was demolished last week.

Real estate vandalism occurred Thanksgiving week-end at Heughs Canyon 6200 Wasatch Boulevard to a \$30,000 white brick wall built by developer Dean Kesler. A battery was also was stolen from a D7 Caterpillar tractor and a back hoe was ruined by someone putting sand in its radiator and gasoline tank and rocks in the exhaust pipe. Kesler is selling lots in what is now know as Canyon Cove between \$30 to 40,000 with 29 homes planned at a selling cost of \$150,000 to \$200,000. Envirowest, the other developer, had its signs cut down ten different times. They are not iron and encased in concrete. They have suspended plans to

build a decorative wall until homes are built and occupied.

24 November 1981: The Deseret News reported that "The Magna Investment Company designated to build a state liquor store in Cottonwood Heights [at 1863 E. 70th South], was stalled again as the Salt Lake County Planning Commission tabled granting the developers a conditional use permit." [Note: This store was subsequently built.]

3 February 1982: Deseret News. "Come spring, commuters who travel along Wasatch Boulevard should find another route to work. The city is going to replace a 79 year old major water line buried in the boulevard. For 4.8 miles -- from the mouth of Big Cottonwood Canyon to the city reservoir at 33rd South --boulevard will be under construction from spring through October...the project will cost \$7 million..."

5 February 1982: Deseret News. "Classes were back in session as usual Friday at Brighton High School after a small smoky fire in a student locker caused evacuation of the school building Thursday."

6 February 1982: Deseret News. COTTONWOOD LIQUOR STORE GETS ANOTHER GREEN LIGHT. "It's full steam ahead for a liquor store in the Cottonwood Heights area -- [that] store opponents have fought for more than two years...The state Liquor Control Commission...told their staff to prepare a lease agreement with Magna Investment Co., owner of a building (now to be a liquor store) at 19th East and 70th South..."

13 August 1983: The Deseret News of this day gave this report about heavy thundershowers that hit the Butlerville area: "Sudden, heavy thundershowers pelted southeast Salt Lake County Friday afternoon, choking the Big Cottonwood Canyon road with flash-flood mud as lightning ignited several brush fires on the bench lands...Big Cottonwood Canyon was closed by two mud slides as flash flood water swept mud and debris across the road..."

6 September 1987: The Deseret News. "The Wadman Corp., Ogden, has been awarded a contract to build a Cottonwood Branch Post Office near 23rd East and 70th South. The facility, expected to be finished in about a year, will be on the northwest side of the intersection."

22 December 1987: Norma Jean Sorensen, former president of the Butler Stake Young Women, who wrote and produced the musical, "Celebration" passed away. "Celebration" told the story of the pioneer celebration at Brighton in 1857 when Brigham Young was informed that U.S.soldiers were coming to the Salt Lake Valley to install a new governor. The Utah War was an outcome of this

action.

1992. Cottonwood Heights' population was listed as 28,766 people and is projected to grow to 36,000 by 2010. (17 December 1992, Deseret News, "Community Profile Cottonwood Heights")

9 January 1995: The Deseret News. "The fire that burned bleachers and a storage shed at Brighton High School Sunday [8 January] may be arson. The morning fire burned a section of wood and metal bleachers and destroyed the storage shed beneath it. The shed, made of corrugated metal, houses football equipment..."

"Damage to the bleachers was estimated at \$20,000. The shed...had about \$5,000 damage..." (10 January 1995, The Salt Lake Tribune)

24 October 1995: Deseret News. Cottonwood Heights is included in two incorporation proposals advanced by David Muir and Don Machin. They are seeking to "incorporate a city tentatively called Cottonwood-Union" which affect two incorporation proposals advanced by the Holladay Community Council. The Council's first proposal, known as "The Cottonwoods," includes the Cottonwood Mall and is now tied up in the Utah Supreme Court. The second was initiated by the Holladay Community Council to incorporate Holladay to stave off Muir's and Machin's efforts to include Holladay and the Cottonwood Mall in the "Cottonwood-Union" incorporation effort.

Linda Norton of the Holladay Community Council was quoted as saying that "if The Cottonwoods is incorporated, the area now included in the Holladay petition would be annexed into that city.

If The Cottonwoods doesn't succeed, she predicted, the Holladay incorporation will." Basically, the Holladay incorporation would become viable should The Cottonwoods proposal fail. Norton further went on record as saying that "area residents were not notified by the Cottonwood Community Council or anyone involved with the Cottonwood-Union proposal [which would] include The Cottonwoods and Holladay areas, which have a substantial commercial tax base." Regarding a needed tax base, she was said, "We feel very badly that they never wanted to put any commercial in their area in Cottonwood Heights, and that was their decision over the years..."

Muir and Machin have advanced two Cottonwood-Union proposals.

The first, known as petition A, "would be viable only if both The Cottonwoods and Holladay incorporation efforts fail. But if either of those succeed, Plan B of the Cottonwood-Union proposal which excludes The Cottonwoods [incorporation] and could be amended to exclude all of Holladay, could still work... The second option would include about 57,000 residents, Muir said."

27 October 1995: Salt Lake Tribune. Ground breaking ceremonies were held for the Old Mill Golf course.

25 February 1996: The Salt Lake Tribune, "Incorporation Backup Bill Gets Approval."

"Senate Judiciary Committee members on Thursday approved legislation intended as backup for a proposed incorporation law already pending in the House and sent incorporations proponents into a tizzy. 'We're trying to set up a meeting with the governor,' said, Linda Norton, organizer of one of three incorporation efforts in eastern Salt Lake County. 'We would prefer another yearlong moratorium than have this bill go through.'

"Sen. David Buhler, R-Salt Lake City, presented Senate Bill 249 on behalf of Salt Lake County leaders who fear a bill from Rep. Sue Lockman, R-Kearns, will stall in the House...

"...The Utah State Supreme Court threw out the old [incorporation] statute last November after finding the law's conflicting provisions 'entirely inoperable.' Without a new law, seven incorporations would be on hold for another year. Petitions to incorporate have been filed for the Cottonwoods, Magna, Kearns, White City, two proposals for Holladay and Cottonwood/Union city

4 April 1996: Salt Lake Tribune. The Holladay Gun Club is contesting Utah Power's federal lawsuit, filed two months ago, that the Club pay \$450,000 for lead-bullet cleanup. Their stance is that "Utah Power should not get a dime toward cleanup of its property at Big Cottonwood Canyon [since] Utah Power knew full well that the gun club would be shooting bullets. In fact, that's all the gun club can do on the property," said gun club Bruce Baird. "If they wanted the gun club to cleanup the bullets they could have put that in the lease. And they didn't."

"The gun club and county sheriff's deputies each signed leases on the Utah Power land in 1980 for shooting ranges. Sheriff's deputies moved from their site nearly two years ago...Salt Lake County has not filed its response in the case...The company has moved ahead on the cleanup because it wants to sell the 50 acre parcel to Boyer Co. for a proposed 56-home subdivision."

"...Another battle between the utility and the gun club could emerge [as] emergency vehicles likely would need the gun club's paved road -- which runs southeast from Wasatch Boulevard --to reach the subdivision, if the canyon road becomes impassable. County officials and Boyer insist the gun club road is a county right of way. Not so, says the gun club. 'My clients are adamant that this is a private road,' says Baird."

3 September 1997: Salt Lake Tribune. The Salt Lake County Commission approved a subsidy for Wallnet's Cottonwood Corporate

Center.

SALT LAKE COUNTY TO RAISE TAXES IN UNINCORPORATED AREAS?

19 November 1997: The Salt Lake Tribune. "S.L. County Talking Tax Increase." by Linda Fantin, B1, 3.

"The price of fire and police protection could be going up for residents of unincorporated Salt Lake County. Facing a \$12.8 million shortfall in the municipal budget, Salt Lake County Commissioner recommended a \$3 million tax increase for unincorporated residents in 1998. The money would help cushion cuts that threaten to close fire stations and lay off deputies, Horiuchi said. The \$12.8 million deficit represents 19 percent of the municipal services budget. But it is not the only account in trouble. The county must slash \$19.1 million -- or 10 percent -- from the general fund to avoid a massive county wide property-tax increase in the next five years.

"Friday [Nov. 21] is the deadline to decide on a tax hike if the county is to comply with truth-in-taxation laws requiring public notification and hearings. The last bump occurred in 1991, but in recent years inflation has out paced revenues. As a result, commissioners have found it harder to hold the line on budget requests and easier to dip into reserves.

"In their struggle to balance the budget this week, commissioners are united on at least one front. They will not do it on the backs of current employees. Commissioners approved a 5.75 percent pay-raise package Tuesday for county workers, including a 2 percent cost-of-living raise. Although most of the increase is built into existing budgets, the vote shocked a few department heads who privately conceded they would not have done so, given the seriousness of eh county's financial crisis. Commissioner Chairwoman Mary Callaghan defended the decision, saying she wants the county to be known as a responsible employer...

"...Commissioners had vowed not to raise taxes countywide next year, believing it would violate the spirit of an agreement with legislators. Before the 1997 legislature would agree to give counties their own quarter-cent sales tax, county officials had to promise to make corresponding cuts to property taxes and assure lawmakers they would not use the tax exchange as an opportunity to boost revenues..."

20 November 1997: The Salt Lake Tribune. "Property-Tax Freeze Getting a Hot Debate," by Dan Harris, A10.

AFFORDABLE HOUSING IN SALT LAKE COUNTY?

1 March 1998: The Salt Lake Tribune. "Advocates Work to Move Affordable Housing into Mainstream Areas." by Jon Ure.

This article includes a map and table in a boxed area having the title, "The Cost of Renting." Under the title one reads: "Average Salt Lake Valley rental rates at the end of 1997 show a wide gap between pockets on the west side and those on the east. For example, a one-bedroom apartment in north Sandy or Cottonwood Heights rents for \$203 more a month than one in western Salt Lake City. [Next in tabular form] is a breakdown of the average rents and home prices in Salt Lake County's Multiple Listing Services areas."

The Cottonwood Heights area is given the code number 107. Within the area the average 1) home price was \$232,186 and 2) rental rate was \$795. The rental rates for a) one-bedroom was \$582, b) 2-bedroom and bath was \$640 and c) 3-bedroom was \$1,219. The average vacancy rated was 2.4% the lowest of the eleven comparison areas.

CONTROVERSY IN COTTONWOOD HEIGHTS OVER BURYING POWER LINES

February 1998: A flyer was mailed to residents of Cottonwood Heights before the scheduled 18 February 1998 County commission meeting to address Utah Power wanting to "run High Voltage 138 kV power lines from their Hammer Substation at 6400 South 1300 East, south along 1300 East and then east up 7000 South to their Butlerville Substation east of Zions Bank at 2300 East 7000 South (Fort Union Blvd.)"

The return address was listed as ADVOC, Inc., One Univac Lane, Windsor, Ct. 06095. The flyer showed a picture of 7000 South just east of Highland Drive showing the huge 138 kilovolt power lines.

Blocked out in the picture was this question, "Do You Want 70th South to Look Like THIS?" The caption below the picture reads, "Utah Power is coming soon to our neighborhood with this 'improvement' unless you help to stop it."

On the back of the flyer is a letter addressed to "Dear Neighbor." The first paragraph reads:

Within a few weeks, **Utah Power is planning to run a High Voltage 138 kilovolt power lines...** to their Butlerville Substation...Unless buried, these power lines will hang HUGE poles which are up to one hundred feet tall and five feet wide at the base [with several high voltage lines hanging down]. This line will run in front of and around homes, business, churches, elementary schools and the Whitmore Library. Everyone who travels, lives, goes to school, or does business in this area is directly affected.

The author(s) of the flyer then present some concerns,.e., 1) HEALTH, 2) TRAFFIC SAFETY, 3) PROPERTY VALUES, and 4) VISUAL BLIGHT. As the last concern they note that these huge poles "are similar to the poles running...around the Old Mill Golf Course..."

Next, the author(s) raise questions about the poles. A number center on Utah Power and what do they gain by this installation. For example: "If Utah Power benefits, they should pay to have the lines buried. If Salt Lake County residents only are served, the cost should be spread over the entire county which would mean only a few cents per month."

At the end of the letter a pleas is made to attend the public hearing on the issue before the county commission scheduled for February 18, 1998 at 10 am at the County Complex.

18 February 1998: The Salt Lake Tribune. "Who Will Pay the Bill for Underground Power? by Linda Fantin.

"It has been nine months [May 1997] since Salt Lake County Commissioners passed an ordinance requiring new power lines to be buried...Utah Power has asked for an exemption to the new policy in order to run high-voltage lines along 1300 East from 6400 South

to 7000 South between two substations in the Holladay-Cottonwood [Cottonwood Heights] area. While the county would prefer the power company pick up the tab, a 1997 state law relieved the electricity giant of that responsibility.

"That leaves four basic options, said Mike Reberg, the county's assistant public-works director:

*Residents could create a local improvement district and pay the fee, estimated by Utah Power at \$2.4 million to \$3.3 million.

*A larger service area could be created that would spread the cost among all homeowners in the county.

*Commissioners could use tax revenue to fund the differential.

*Or they could grant Utah Power's request to put lines above ground.

Regarding creating a local improvement district "residents argue, because it would force a select group of homeowners [100 or so who would receive 'direct benefit' from burying the lines] to pay \$20,000 to \$50,000 each..."That's not doable, said Karen Eyre, chairwoman of the Cottonwood Heights Community Council. 'Besides, it's not fair for us to bear this cost alone'...

"...Regardless of the amount [of money]. Commission Chairman Brent Overson, said persuading all county residents to bear the financial burden would be a tough sell. Instead we would have to rely on the municipal-services fund or some liberal interpretation of what 'direct benefit' means, Overson said.

"But the municipal-services fund -- which is supported by property taxes from unincorporated areas -- faces a \$4 million shortfall this year..."

19 February 1998: The Salt Lake Tribune. "S.L. Commission Wants Burial of Lines on Ballot" by Linda Fantin.

"Rather than raid county funds, Salt Lake County commissioners will pursue a November ballot initiative to raise money for underground power lines. If the measure passes, a service area would be created for unincorporated communities whose residents would be taxed to bury future -- and existing -- transmission lines. Cities could join too.

"'If the people are willing to put their money where their mouths are, I'm in,' said Commissioner Randy Horiuchi...

"The [138-kilovolt power] lines [strung on 100-foot poles] would run from the Hammer Substation along 1300 East between 6400 South and 7000 South, and then east along Fort Union Boulevard to the Butlerville Substation. Utah Power officials asked the county for an exemption last August and are pushing for a response...

"...Horiuchi said it would be unfair to force residents in Magna or Kearns to subsidize new development in Cottonwood -- unless they, too, could have their lines buried some day...

"...Although commissioners can create a service area by resolution, they want residents to vote on the issue in the

November general election..."

21 February 1998: The Salt Lake Tribune. Editorial, "Costs of Buried Power Lines."

"The Salt Lake County Commission's proposal for a special referendum on special services districts to pay for burying high-voltage electrical transmission lines is premature. Before the people are asked to decide whether to raise property taxes for this purpose, other plans of financing should be addressed.

"Last May, the commission passed a law declaring that all new transmission lines in the unincorporated county would be buried, but it did not identify a method to pay for added costs.

The payment question is governed by a new law the Legislature enacted last year. It allows local governments to require an electric utility to bury transmission lines, but the government-imposed conditions cannot impair safe, reliable service. Governments must pay the added costs unless the Public Service Commission orders those costs to be collected from consumers. The law also created an Electrical Facility Review board to settle cost disputes. It may require a utility to bear excess costs.

"The law seems to leave the door open to apportion costs to power customers on some basis other than property values. It might be more equitable to apportion costs on the basis of electricity consumption, for example. If so, a surcharge on electric utility bills based on power used might be a better way to go than property taxes..."

The editorial also raised these questions, 1) "how to draw the boundaries of the districts" based on "which people benefit from burying the transmission lines" and 2) should only new transmission lines be buried? What about communities who may wish to "decide to retrofit with buried lines?"

28 February 1998: Deseret News. Editorial, "The Buried Power Dilemma"

This editorial raises these issues: 1) "is it right to raise the taxes of people in other, far-flung areas of the county to cover the costs [of burying transmission lines]? Of course not, unless they, too, have the promise of one day seeing their own power lines buried." The opinion of the News is that "this is a case where meddling government has needlessly complicated matters [because] even if the residents didn't want the line buried, they would have to do it because of the county ordinance..."

2) "...A better solution would be for government to back off. State lawmakers either should do away with the law completely or change it so power companies bear the cost, and the county should stop requiring burial unless it can extend the requirement to existing lines as well..."

3) "Any time law makers require one party to pay [the people] and another party [Utah Power] to set the cost, they are asking for trouble, and that should be considered the key point in this debate. It is makes little sense to ask voters to decide something that came about because of a bad law...[It's best to] make it a matter of choice and don't make taxpayers pay" [when it comes burying power lines and removing unsightly lines.] "If only certain residents want lines buried, they should bear the costs."

THE CONTROVERSIAL ISSUE OF APPROVING THE BOYER COMPANY'S
PROPOSAL TO BUILD A 60-HOME SUBDIVISION NEAR THE
MOUTH OF BIG COTTONWOOD CANYON

17 November 1993: Deseret News, "S.L. County to decide fate of Big Cottonwood plan," by Joe Costanzo, B1.

"The pros and cons of a development at the mouth of Big Cottonwood Canyon were aired for what may be the final time Wednesday, with neither side budging in the controversy. At issue is whether the Boyer Co.'s request that the County Commission overrule the Planning Commission's denial of its proposed 61-lot development at 4225 E. Big Cottonwood Canyon Road. Commissioner Chair Jim Bradley said a decision will be announced at 8:30 a.m. Wednesday, Dec. 15..."

18 November 1993: The Salt Lake Tribune. "S.L. County Rejects Canyon Subdivision; Builder Claims Discrimination," by James G. Wright, B1.

Kem Gardner, president of the Boyer Company and Tom Ellison, attorney for the landowner, Utah Power, claimed "bias and discrimination - not hillside protection prompted the Salt Lake County Planning commission to reject the Boyer Co.'s proposal to build 60 homes near the mouth of Big Cottonwood Canyon..."

Mr. Ellison ...said rejection of the subdivision was aimed at depriving his company of the value of the land and was 'targeted and unfair discrimination against this property.'"

"Utah Power has owned the choice 100-acre site on the plateau for decades and only recently offered 50 acres for development. But under questioning from Commissioner chairman Jim Bradley, however, Mr. Ellison acknowledged that Boyer's purchase contract pays the utility the same amount even if the Boyer plan falls through..."

15 December 1993: Deseret News, Wednesday. "'Access road to subdivision OK'D despite widespread objections, Developer must meet strict criteria. Residents denounce action," by Joe Costanzo, B1,2

"...The Big Cottonwood Canyon Community Council said the Boyer project would not only damage the mountainside but also the community. Council members also agreed with the gun club that residents of the proposed subdivision are not likely to accept the club as their neighbor for long..."

This article contains concerns from a variety of organizations and individual's including Commissioner Bradley who voted against the project.

16 December 1993: The Salt Lake Tribune. "S.L. County OKs Subdivision Near Water Supply," by James G. Wright, p. B1,2.

"A controversial 60-home subdivision on a plateau near the mouth of Big Cottonwood Canyon can proceed despite fears that it

could damage the environment and wipe out part of Salt Lake City's water supply, the Salt Lake County Commission ruled Wednesday. Commissioners voted 2-1 to allow the Boyer Co. to keep working on the \$100,000 -a-lot subdivision, which was twice rejected by the county Planning Commission because its access road would slash into the canyon mouth above Big Cottonwood Creek...

"Opponents of the project also fear Wednesday's vote sets a precedent that will weaken county efforts to restrict foothill development. But Mr. Overson said the developer and the land owner, Utah Power, have a legal right to build on the property even if neighbors, state wildlife officials, Salt Lake water users, hikers, environmentalists, Holladay Gun Club members and thousands of Salt Lake Valley residents want it left as a wildlife habitat, park land or a shooting-range buffer zone.

"Boyer's 50 acre site east of the Holladay Gun Club is nearly flat and is already zoned for development. The issue before the commission centered on the road that was needed to make the project work. The developer wants to build a road to the plateau from Big Cottonwood Canyon Road, cutting across the step face of the canyon and requiring major cut-and-fill grading on slopes of at least 30%, but the law allows exemptions when the builder can limit damage to the slope and ensure public safety..."

Commissioners Horiuchi and Overson [Commissioner Bradley voted against] voted to allow construction of an access road if it met certain requirements. They were: 1) the road won't slide off the mountain, damage or block Big Cottonwood Creek and Salt Lake City's water-treatment plant, 2) the road can "be as steep as 12% in some places -- the county's usual maximum grade is 10%, 3) "Boyer must post a bond that would be forfeited if the road doesn't meet expectations, 4) "Gaining secondary access to the site for emergency vehicles in the event that the steep canyon rim road is closed," 5) produce engineering studies and winning Department agreement that the road is stable and unlikely to slide, and 6) reduce the visual impact of the development itself by limiting house heights near the canyon rim."

"Kem Gardner, president of the Boyer Co. ... said the commission's caveats might kill the project because of the high cost of using natural rock and other methods to make retaining walls and cuts blend with the hillside..."

THE DESERET NEWS/GRANITE PAPER MILL AND ENVIRONS
A CHRONOLOGY OF EVENTS FROM 1880-1998

Compiled by Harry P. Bluhm
7070 South 2825 East
Salt Lake City, Utah 84121
943-9183

THE DESERET/GRANITE PAPER MILL: 1880-1893

1880. The Deseret Paper Mill. The board of directors of the Deseret News met (in the little adobe office building of President John Taylor which was between the Lion House and the Beehive House) to discuss the possibility of building a new paper mill. They decided to purchase land and water rights in Big Cottonwood about 13 miles southeast of the News office. Sellers were Leander and Philander Butler. "Leander offered about twenty acres of land on which was a small house, for eight hundred dollars. Philander Butler owned almost another eight acres in the vicinity on which he had a number of frame buildings including a brewery, which his bishop [Solomon J. Despain of the Granite Ward] had counseled him to close. He would sell the entire plot, buildings and all, to the News for eight hundred dollars 'while to others his price was \$1500.'" (Ashton, Wendell J., 1950, pp. 198-199) The total acreage for the mill was 110 acres. (4 October 1884 Deseret News)

October 1881. The building of the Granite Paper Mill commenced after the ground was cleared. It took three years to build the stone walled paper mill. No cement was used. Instead mortar for the walls was made from stone shavings and clay. "The main portion of the mill was three stories high. The imposing elevator tower lifted its gabled head 100 feet into the air. A 1500 foot race brought water into the three iron-cased turbine wheels, and a cut stone culvert carried the water back into the prancing, rock-lined canyon stream." (Ashton, 1950, p. 200)

April 1884. The Granite Paper Mill building was completed. The architect and builder of the mill was Henry Grow a "Philadelphia-born bridge builder who had helped President Brigham Young and Architect William H. Folsom design the famed Salt Lake Tabernacle." (Ashton, 1950, p. 200) "The building is granite, the main part three stories high with a basement; the machinery room one story and basement. The full length is 160 feet and width 85 feet, an addition of 35 feet is in progress [October 1884] making an extreme width of 120 feet...A tower for the elevator is 100 feet high and its dimensions 8 x 8 feet...The smoke stack is 75 feet high... The building has a machine room, engine room, rotary boiler room and an extension for chemical and cutting room." (4 October 1884 Deseret News) The cost was nearly \$150,000.

"A fifteen hundred-foot race brought the water into the three

iron-cased turbine wheels, and a cut-stone culvert carried the water back into the prancing, rock-lined canyon stream. Spring water for washing and modern machinery was installed. The old paper machine from Sugar House was transferred and was soon turning out coarse wrapping paper from straw pulp. A new one-hundred foot paper machine from Connecticut was installed for forming newsprint, book, and Manila papers, all made from rags. In about a half minute this intricate machine converted oozy pulp into satin-smooth sheets of paper." (Ashton, 1950, p. 200)

4 October 1884. The Deseret News of this day reported that the Granite Paper Mill "now employs 24 hands, including Mr. John Bonner, the foreman, who is from Middleton, Ohio. When fully operational it will employ 50 regular hands but this does not include incidental workers such as rag gathers and haulers of rags, straw, coal and paper, who are quite numerous... Bonner replaced Mr. Charles John Lambert who was foreman of the Sugar House Mill and the first foreman of Granite Mill. The Mill averages 30 tons of paper per week or 5 tons a day. Daily expenses are about \$400.

"Plans made by Henry Grow who superintended the work while masons work was managed by Joseph Dover. Mr. T. E. Taylor was business manager of the company."

13 March 1887: "The Old Mill," as it became known, also served as a public meeting site for Butlerville residents. One such meeting occurred on this day when Apostle Franklin D. Richards of the Council of Twelve Apostles reorganized the Granite Ward with Alva Butler as the new bishop.

1890: The Deseret News Company leased the paper mill to a man named Skewes for two years at an annual fee of \$5,000. After a few weeks Skewes and Associates gave up the project. Two years later a group of business men leased the mill for four years with an option to buy it for no more than \$50,000. By late 1892 the sale was completed. The Group named it the Granite Paper Mills Co. The President was W. H. Rowe, a pioneer shoe manufacturer. (Carter, Kate B. (Ed.), 1948, Journal of George Cannon Lambert, Salt Lake City: Daughter of the Utah Pioneers, pp. 364-65; Ashton, 1950, 195. NOTE: Check these references)

The Fatal Fire of 1893

31 March 1893: Thirty workers had the Friday off. (Fewer hands at the mill April 1 seriously hampered efforts to fight the disastrous fire that broke out the next day.) [NOTE: Check the reference for the date and the 30 workers having the day off. Was it the Deseret Evening News?]

1 April 1893: The Granite Paper Mill (now known as the Old

Mill) burned down.

2 April 1893: The Salt Lake Herald. "BURNED TO THE GROUND. The Granite Paper Mill Now in Ruins. Origin of the Fire. The Total Loss \$95,000, with but \$20,000 Insurance."

"George C. Lambert, business manager. Mill closed at 12 0'clock midnight after a three week run and about 3 0' clock the watchman discovered a small blaze in the roof. The interior was filled with highly combustible and inflammable materials. Out of \$12,000 worth of material on hand, only \$250 worth of paper was saved.

Loss to the Building....	\$40,000
Machinery.....	35,000
Manufactured	12,000
Raw material.....	8,000
	<hr/>
	95,000

"On the last pay day the company had twenty-four men on its payroll and eight trains were employed in hauling coal from Franklin, rags from the city, and straw from the country settlements.

"Heber J. Grant & Co. had the insurance."

3 April 1893: The Deseret Evening News. "From Burning Soot That is the Probable Origin of the Paper Mill Fire. The Shingle Roof was First Burned.

The News noted that the facility was valued at \$150,000. It further reported that George C. Lambert, the manager, said he was "satisfied the fire started with a soot fire in the chimney."

"When the mill closed down there was probably some burning soot in the chimney, sparks of which settled on the shingle roof and ignited it.

"Engineer Steingruber slept in the attic of the mill. Friday night and about 3 0'clock he was awakened by a crackling noise. On looking up, so he says, he saw a burning place about a foot square on the roof. The watchman Ayers told Stein Steingruber who ran down the stairs shouting, 'FIRE' at the top of his voice told him, 'Oh, you can't April fool me.' The engineer said he was not fooling and the watchman looking up from the outside saw a blaze coming from the roof. He ran for Nathan Staker, the foreman and woke him and several other of the employees some of whom though it was an April Fool's joke.

Fighting the Fire. "At 3 0'clock this morning, the night watchman, Mr. Ayres, discovered that the rag room located on the second story of the building was on fire. Already the flames had

gained considerable hold. A number of mill hands reside in the vicinity of the building and these were quickly aroused. The mill was well supplied with water and there were plenty of pipes and hose on every floor. These were brought into operation, but the fire had gained too much headway to be checked. The small force of men engaged in an effort to subdue the flames had to retire and by five o'clock the building was completely gutted [leaving] only the charred and cracked granite walls."

Charles Cannon Lambert, the mill lessee, did not rebuild since his losses were not fully covered by insurance. Also, he found that it was cheaper to import paper than to manufacture it locally.

1899: President Angus Munn Cannon of the Salt Lake Stake was a brother of George Q. Cannon who was a counselor in the First Presidency to John Taylor and Wilford Woodruff. 1 August 1876 he was elected recorder of Salt Lake County and re-elected in August 1880. When the Deseret News company was incorporated, he was elected a director and vice president, and several times re-elected. President Cannon has been described as a "man for all seasons" being referred to as "pioneer, lawmaker, immigrant, husband, father, colonizer, cowboy, brick-maker, painter, surveyor, mayor, businessman, traveler genealogist, missionary, farmer, church leader." (Hilton, 1972, p. 158)

THE USE OF THE OLD MILL AFTER 1893

The Old Mill Club

1927: The "Old Mill" lay in ruins until 1927 when J. B. Walker, an excavation and trucking contractor, bought and renovated ("the original frame structure was rebuilt with a hipped roof in 1927) it for dancing and called it the "Old Mill Club." Through the 1930s the building was used as a night club (29 June 1997, The Salt Lake Tribune, "New Neighborhoods Surround Old Mill," p. F1). In the 1940s, the Club was a popular gathering place for young people of the Salt Lake County.

The Old Mill, purchased by J. B. Walker, an excavation and trucking contractor, was renovated as a dance hall named the "Old Mill Club. (Utah American Guide Series, 1945, p. 313.)

"Some graybeards tottering about Salt Lake City or tending grandchildren out in the county will tell you they remember it best in its guise as the Old Mill Club. That 'institution' was rumored to have functioned as a haven for young bloods who hankered after forbidden beverages during the latter days of the prohibition...

" [The Old Mill Club] was clobbered together back in 1927

from the still-standing walls of an adobe [granite?] mill build in 1881...In addition to its role as a 'club' in the palmy days of the Prohibition, the Old Mill was a prime romantic setting for local dances. The burned-out east wing was paved [cement] as an outdoor dance floor from which co-eds and their swains watched the moon rise over Mount Olympus or the Twin Peaks. The big bands and small combos of assorted periods played indoors or out." (23 February 1986. The Salt Lake Tribune. "City View, Will the Old Mill, and its environs, survive? by Jack Goodman, E9)

Other Uses of the Old Mill

20-21 June 1968: The Old Mill was the site of a Cottonwood Heights "Old Milladays" community celebration on these dates. Working in collaboration with the Lion's Club and local churches, the event included a parade, carnival and midway, food, games and contests, and a dance and floor show inside the Old Mill. The continuance of the intended annual event failed to materialize.

31 December 1968: The Butler Stake under President Wm. James Mortimer held its first New Year's Eve Dance at the Old Mill. The theme was "1969 Ole." Those attending were served a Mexican dinner.

28 October 1970: The Deseret News. The fall of 1970, investigating health and fire officers closed the Old Mill after finding it unsafe. An entrepreneur, however, petitioned county officials to reopen it for Friday and Saturday night rock concerts. Due to concern over the presence of drug use on the site, the request was denied.

31 December 1969: The second sponsored New Year's Eve Ball sponsored by the Butler Stake, was held in the Old Mill. A large crowd was in attendance.

10 October 1984: The Salt Lake Tribune. "The Old Mill becomes a 'haunted house' during the Halloween season as part of fund-raiser."

"The Haunted Old Mill, 6900 South Big Cottonwood Canyon Road (approximately 3500 East), Salt Lake City. Open Mondays through Thursdays 7 to 10 p.m. and Fridays and Saturdays, 7 to 11 p.m. Admission \$5. Benefits for the American Heart Association."

9 October 1992: The Salt Lake Tribune. "Haunted houses in your neighborhood the Old Mill]."

"In its time [the Old Mill] it has been a paper factory, a restaurant, a disco, and even a Halloween 'Haunted House'...The three-story barn-like structure presently standing has been used

for charitable purposes at Halloween, for art exhibits, handicraft displays and occasional dances." (Goodman, Jack, City View, "Will the Old Mill, and its environs, survive? The Salt Lake Tribune, 23 February 1986. E9)

Efforts to Preserve the Old Mill Area

13 September 1983: T.E.M.P.O (The Environmental Management Planning Organization), Proposal Re.: Master Land Use Plan of the Old Mill Area, Murray, UT. U of Utah Library, Special Collections (Call No. HT 168./c68/P76/1983). This document contains a letter dated 3 September 1983 to Salt Lake County Administrative Services Dept. Re: "Master Land Use Plan of the Old Mill Area." Relevant section of the plan include: Issues and Concepts (p. 4), Implementation Concepts #4 Historical and Land Mark funding - Public and Private (p. 8), T.E.M.P.O Organizational Chart shows involvement of Cottonwood Community and Cottonwood Heights Community Councils (p. 22).

EVENTS AFFECTING the OLD MILL AREA

7 May 1984: The Deseret News. "County wants the 'right plan to develop Old Mill area."

"Several months ago, the Boyer Co. asked the Salt Lake County Planning Commission to consider rezoning some real estate near 30th East and 62nd South for a commercial real-estate development.

"Located adjacent to a proposed I-215 off ramp, the 21 acre lot would easily accommodate a suburban office, said H. Roger Boyer.

"But county planners tabled the Boyer Co. request treating it like the other reasoning applications they've received for Old Mill sites over the past two years.

"Rather than rezone bit by bit, county officials want to develop a master plan for the entire area, says Jerold Barnes, county director for planning and research. The land is populated largely by gravel pits and forest, and its one of the last wide-open eastside areas near Salt Lake City. Its ripe for development, and county planners want to make sure it's done right.

"Unfortunately, planners, developers and nearby residents don't agree on the best way to improve the property, located southeast of the soon-to-be-completed Belt Route. The large undeveloped space extends roughly from 62nd South to 70th South and from 23rd East to the Wasatch National Forest boundary and the mouth of Big Cottonwood Canyon.

"Several Holladay and Cottonwood residents worry that a major commercial development might aggravate traffic along 62nd South, Holladay Boulevard and Highland Drive. 'Those of us who live in the area hope the worst that happens is that it's turned into single-family residential lots,' says Barry Topham, president of the Holladay-Cottonwood Community Council.

"But says Boyer, the local residents may be reacting without knowing all the specifics. 'A lot of communities in the country have the highest-quality office space in the highest-priced residential area...'

"...In 1982, a group of Holladay residents asked the County Commission to create a special services district in Holladay to buy the land around the Old Mill to preserve the area. The commission denied the request because of strong opposition by area-residents who didn't want higher taxes.

"James Webster Associates Inc., contracted by the county to study the Old Mill area, has analyzed the geographics and is now meeting with community councils to find out what local homeowners want, company President James Webster said, "We're just trying to work with citizens groups out there. We really want to get on with it and get finished."

"The master plan will probably be completed by mid-summer. It will allow for a proposed Utah transit authority park-and-ride lot, but won't be able to alter whether or not it will be constructed, Webster said. The lot has already been designed, he said, and could be constructed this spring...

"...Webster Associates has not made any decisions about the property yet, but has compiled a number of maps detailing the natural hazards, transportation corridors, slope and soil analyses and current ownership boundaries. A map of existing development shows that only the peripheral areas have been developed."

(Goodman, J, 1986, E9) "Forgoing such things as sentiment, you might wander out to the Old Mill on Big Cottonwood Canyon road to inspect things, and do some thinking about what might, or might not happen down in the hidden, semi-rural little valley below 70th South and Wasatch Boulevard. Quite a few Holladay residents are hoping against hope the valley, its sagebrush, and the stretch below the gravel pits to old 'Knudsen's Corners' [site of today's Heather restaurant and the Cottonwood Bottom Inn at 62nd South and Holladay Boulevard] can be preserved as a county park. There's even been talk of a small golf course on the lands surrounding the Old Mill.

"However, if you let your eyes do some exploring, you will note that the line of I-215, the Interstate Belt Route, swings through the little valley a short distance west of the Old Mill. The likelihood is that clover-leafs or some other forms of entry and exit to the Belt Route will wipe out the neglected old evergreens, cottonwoods and lawns of the sizeable old estate west of the Old Mill. Meanwhile heavy gravel trucks rumble to and from the pits and plants above the one-time mill. An asphalt plant and the adjacent structures above the mill spew dust and smoke in the morning hours. The sounds of rifle fire crackles from the Holladay Gun Club on the bench above the gravel pits. Just around the flank of Mount Olympus [Canyon Cove] quite a few very substantial new homes are rising, while a similar batch of new houses has been built on bench land south [Prospector Hills] of the entry to Big

Cottonwood.

"Will the Old Mill survive? Should it? Will the land in the depression below the gravel pits, land crossed by the Belt route survive perhaps as a neighborhood park?

13 June 1992: The Salt Lake Tribune. Both the Cottonwood Heights and Holladay-Cottonwood Community Councils have assessed plans involving the Old Mill. The last is to build an Old Mill golf course in the near future. The site is north of the Old Mill with the I-215 freeway being its west border.

20 January 1994: The Salt Lake Tribune. "S.L. County Officials Delay Decision on Old Mill Center. Developer Was Shot Down in Fall, Gets Little Support at Hearing." "...the County Planning Commission turned down the proposal in November [1993], citing the potential for high auto traffic. It suggested scaling back the project...County Commission Chairman Jim Bradley ordered the decision delayed until Feb. 2, so commission members can tour the proposed site."

9 March 1994: The Salt Lake Tribune. "Kennecott Moves Closer to Expanding Tailings Ponds." "In another matter, The Planning Commission approved the controversial Old Mill Center project, at 6200 South and 3000 East. When it came before the commission Tuesday, the 40-acre development included 117 lots for single family homes, two office buildings, a restaurant, a hotel, and a large LDS stake center. But the agency ordered the developer to drop plans for a hotel and restaurant and increase home-lot size to 10,000 square feet, which would reduce the number of homes from 117-70.

"Developer Terry Diehl said he now intends to propose a project with fewer single-family homes and a combination hotel-restaurant in the same building. But even that plan may not suit the three-member panel. Commissioner Brent Overson said last month that the commission intended Old Mill to be reserved for research parks."

3 March 1981: The American Legion is attempting to convert Demet's Beer Tavern located by the Old Mill to a private club. Among those opposed were Stake President Edwin Pond and Reginald Grane, a landowner in the area. Individuals were able to sign a petition drafted by President Pond, a lawyer, appealing the decision to permit the tavern to become a private club.

10 August 1992: The Deseret News, "Arson suspected in warehouse fire."

"Smoke and flames engulf the Savage Bros. gravel operation at 3000 E. 6600 South Sunday evening. The fire may have been started by juvenile arsonists. The blaze destroyed the large, empty

warehouse and caused \$30,000 damages but no injuries. It started about 6 p.m. in some old tires inside the steel building and then spread into the structure's insulation, said Salt Lake County Fire Battalion Chief Dale J. McMillan. Sixteen fire fighters with three engines, a ladder truck and water tanker responded. Although hampered by lack of water, they managed to extinguish the blaze within 20 minutes. Investigators want to question two teenagers who were spotted running from the scene. One of the boys was wearing a cowboy hat, witnesses said.

6 November 1994: Deseret News. "S.L. firm marks 'new era' with corporate center" by Max B. Knudsen, Section M, p. M1 & M2.

The Old Mill Golf Course

9 January 1995: Salt Lake Tribune, The Forum. "Old Mill Golf Course Makes Financial, Environmental Sense." (Note this letter is in response to a letter written by Reed T. Smith printed in the 29 December 1994 Forum of the Tribune)

Salt Lake County owns the property on which it proposed to build the Old Mill Golf Course, and at this juncture, has two options: 1) retain ownership and develop it into a golf course, or 2) declare it excess and sell it -- which in reality means it would probably be subdivided and quickly transformed into home sites.

If the county retains ownership of the property, it is obliged by direction of the Planning Commission to rehabilitate the former gravel pit by stabilizing the site making it safe and revegetating the disturbed area, at a cost of \$4 million. A return on investment would come later, if it were converted to some other use.

The second side of scenario No. 1 is to proceed with plans to develop a golf course at an estimated cost of \$10 million, including: course construction, clubhouse, maintenance facilities and equipment -- again significantly less than the \$22 million quoted by Smith, especially since \$4 million would be spent rehabilitating the site without benefit of the course. Financing would come from the Golf Enterprise Fund; funds specifically designated for golf course development and maintenance, and paid only by golfers with no general fund allocations.

In the second scenario, the county would turn a handsome profit, but leave local residents potentially 155 acres poorer on green space in an area of the county already suffering from a dearth of open space and recreational facilities.

In compiling with community sentiment to close down the gravel extraction operations on the site, the contemplated Old Mill Golf Course will bring a welcome amenity to the east bench of Salt Lake County, providing refreshment and recreation to a part of the valley that has long sought relief from the confinement of urbanization.

GLEN LU
Director
Salt Lake County Parks and
Recreation Division
Salt Lake City

2 February 1995 The Salt Lake Tribune, the Forum, "Costly Green at Old Mill" authored by Dick Johnson of Magna which is a response to Glen Lu's Forum letter of 19 January 1995. Johnson raises the question, "What might the green fees be at the Old Mill to service that debt? or would all the other golf courses have to pay that bill?" Johnson advocates that the county rehabilitate the gravel pit into a green space" (park or wildlife refuge) and find a more reasonable site for a golf course at a reasonable cost for construction and with reasonable green fees?"

27 October 1995: Ground-breaking ceremonies were conducted at the proposed Old Mill Golf course that is expected to open in 1997. The ceremony featured county and other officials teeing off golf balls.

26 October 1997: Notice Posted on Window of the Old Mill Golf Course Clubhouse: "The Pro Shop will open for retail sales, 1 November 1997." "League and Corporate Tournaments: The Old Mill Golf Course accepting reservations for all corporation tournaments beginning January 1988." "The Old Mill Golf Course is planning to host many leagues and associations. Some, including men and women associations, couples and junior leagues."

Also shown was a map, in color, of the golf course. These details were provided: May 1, 1998 anticipated opening. Course is a par 71, for the 6750 yards. An 18 hole championship course. Putting green. Clubhouse has a restaurant and large banquet area. Devin Dehlin the head professional. Gene Bates, architect.

11 November 1995: KUTV Evening News. It was reported that Utah Power is running power lines through or by the Old Mill Golf course. One resident who said his view of the valley would be ruined by these poles said they should be under ground or rerouted. Linda Norton of the Holladay Community Council said the Council never heard of this proposal and she had worked ten years on the proposed golf course. Officials from Salt Lake County Parks Division said they were in compliance with the law having

held open meetings on the proposal. The poles are expected to be installed within 4-6 weeks and the only way to stop their installation will be to sue the county. NOTE:

6 August 1995: Salt Lake Tribune, "Utah Business Park Blooms." "...Some 60 acres at the confluence of I-215, 6200 South and 3000 East will be home to what is usually an urban development -- a business complex. Neighbors were included in this reclamation of scarred land destined to be a modern, campus-style business park. About 40% of the land will be manicured open green space with paths meandering through structures up to six stories and to a 250 room hotel expected in a few years....

"...the Boyer Company's steel work at 3000 East will be the 162,000 square-foot corporate headquarters for Health Rider, Inc as part of a 14-acre site. To the south, Wallace Associates is grading its 44-acre site that will be Cottonwood Corporate Center -- 860,000 square feet of office space...

"...Helen Smith, Health Rider's executive vice president, says its multi-million-dollar project will be finished in November...

"...The corporate center will cost about \$150 million, says John West, Wallace's investment group president...As for amenities, the Wallace project includes a future 25-room hotel, and Salt Lake County is building an 18-hole golf course due for completion in 1998. Housing is springing up in the south, and Boyer may put up another office structure to the east...

"...The 250-room hotel cannot be built until Wallace finishes the 11 office buildings it has planned...but that shouldn't take long, developers say..."

23 December 1996: Hearing date of the Economic Development Area for 3000 East at the Salt Lake County offices.

5 January 1996: The Salt Lake Tribune, "Developer Seeks County Tax Funds To Enhance Site, Subsidy Would Improve Streets, Clear Land for office Park, Hotel."

"A property management-development firm plans to construct an office park and hotel near the south end of Interstate 211 in eastern Salt Lake County -- claiming it will attract thousands of new jobs. The catch: the firm wants county tax money to help clear the land and make street improvements. But some officials already are raising questions about where the money would come from, how it will be used --and who might get hurt...

"...But school children may take the biggest immediate hit if Wallace Associates moves ahead with its proposed \$170 million Cottonwood Corporate Center. The company, through its subsidiary Wallnet Investments, would transform 44 acres of vacant land between Interstate 215 and 3000 East into a corporate campus of 10

office buildings and a 250-room hotel.

"A county-sponsored study produced a list of public agencies that would lose up to \$4 million in property tax revenue if the tax subsidy were approved for Wallnet. Nearly half the money, \$1.8 million, would come from tax money dedicated to the Granite School district.

"Wallnet, which co-owns the land, says it needs help from the county to clear out debris left over from years of gravel mining, level the land and install sewer and water lines. Last spring, it asked the county to create an economic development agency area project, which is similar to a redevelopment area project in that it can offer tax incentives, such as property tax forgiveness. However, EDAs, unlike RDAs, have no authority to blight or condemn property.

"...Jerold Barnes, Salt Lake County RDA director, says his agency will wait until the public hearing, which could be held next month, to decide if it should pare projects costs. But there are advantages, he says, to combining all the proposed road improvements along 3000 East. 'Putting them with the [Wallnet] project financing allows you to complete the improvements faster,' he says. 'The retaining wall near 7000 South is a dangerous situation. It needs curbs and sidewalks on both sides of the street...'"

"The report paints a bright picture for the piece of vacant property. The hotel and office development would produce as many as 3,600 jobs by 2002 and hundreds of thousands of dollars in sales and property tax revenue...One proposed tenant of the Cottonwood corporate Center would be Blue Cross and Blue Shield of Utah, which currently employs about 750 people at its offices on Parleys Way in Salt Lake City. That shift to south Salt Lake County would comprise about 20% of the total projected jobs to the business park. 'How many [others] will be transfers from other places in the Salt Lake Valley,?' Newton [tax specialist with the Utah Board of Education] asks. 'I've got to be convinced there will be a net increase in new jobs, not just moving them from one county to another or from one school district to another.'"

6 January 1996: The Salt Lake Tribune. The Tribune printed the following correction regarding its January 5 article on the proposed Cottonwood Corporate Center: "[the Center] would generate approximately \$45.7 million in property tax over 20 years if the entire project were completed. A story Friday in the Tribune understated that figure."

16 April 1996: The Salt Lake Tribune, "Short vs. Overson -- Again."

"The Salt Lake County attorney and the County Commission

chairman were at each other's throats again. This time it was about economic subsidies. And this time they are going to court. In an acrimonious public hearing Monday, Doug Short and Brent Overson traded shouted accusations and threats over a proposed \$3.5 million in tax subsidies for a \$170 million office and hotel complex.

"The hearing was convened to take official and public comment on the feasibility of the 44-acre Cottonwood Corporate Center near the Health Rider complex at Interstate 215 and 3000 East...

"...Short claims the project will not create any new jobs. He says, the analysis of economic benefits uses inflated numbers to determine the project's worth. But Overson said Short's legal advice is clouded by his obvious bias against redevelopment projects, and the commission will hire an outside attorney to give it competent counsel...

"...The public outbursts and behind-the-scenes mudslinging threaten to obscure the issue of whether it is legal to give developers financial assistance. Wallnet, the firm proposing to build the Cottonwood center, claims the subsidy is necessary to overcome extraordinary costs to build on the site, which used to be a gravel pit. The tax break will allow developers to build a better project faster, thereby increasing the tax revenues to the county, they claim.

"But Short said even if the project met the guidelines -- and he claims it doesn't --taking taxes assessed from the site to repay development costs appears to violate Utah tax code. 'You can't use the tax increment to assist one developer over another,' Short said. 'That provides an unfair advantage.'

"Commissioners insist Short is just grandstanding and they want another opinion. Short said he won't approve payment for another attorney. 'They can't shop around for an attorney who will tell them what they want to hear,' he said...

"...As for any further communication problems between Short and the commission on the project, Overson told Short, 'Talk to our attorney.'"

18 April 1996: The Salt Lake Tribune. "Cottonwood Subsidy is Unfair, Says Developers."

6 August 1996: The Salt Lake Tribune. "Utah Business Park Blooms" by Jon Ure, p. F-1, F-4).

20 December 1996: The Salt Lake Tribune. "Wallace 'Family' Breakup, Founder is selling off pieces of his premier real estate

company, p. B-1.

24 December 1996: The Salt Lake Tribune. "Development Revisits Review Process" by Jon Ure, p. B2)

17 March 1997: Local letter from residents and neighbors of Cottonwood Heights addressed to County Commissioner Chair Mary Callaghan on postcard size yellow paper but to be mailed to Commissioner Brent Overson. The local sender of the card provides his/her name and address. Major points of the letter were:

"...We have come a long way in the past few weeks in recognizing and addressing one another's needs. Just before the hearing, though, it is appropriate to reiterate 4 major concerns we have:

*The upper, residential part of 30th East should remain one lane up, one lane down, with a middle turn lane where appropriate; including-

*Park strips with trees, lighting & landscaping extending along both sides of 30th East, facilitating safe access to the parks/trails below for our children & everyone;

*Bike lanes along both sides, the full length of 30th East;

*Hollow Mill Drive traffic-calming measures; and

*No right-hand turn-on-red up-the-hill, out of the Cottonwood Center -- creating pauses in traffic, allowing egress from Pine View Drive onto 30th East.

"...We emphasize that we can support the EDA and earnestly plead with you to forge a win-win for our Community by reflecting solutions to our concerns (explained above and also in the last hearing) in your final approval of the plan. We strongly urge you to expeditiously move this EDA process along, in light of the impending I-15 reconstruction and the imminent opening of the Cottonwood Corporate Center. We're counting on you!"

17 March 1997: The Salt Lake Tribune. "Residents Cry Foul Over Development" by Lindin Fantin, pp. D-1, D-3.

26 March 1997: The Salt Lake Tribune. "County Agrees to Subsidy for Office Development" by Linda Fantin, p. D3.

1 April 1997: The Salt Lake Tribune. "'Short Warns county Again: Don't Approve Tax Subsidy" by Linda Fantin, pp. B-1, B-4.

3 April 1997: The Salt Lake Tribune. Editorial, "Controls in County."

4 April 1997: The Salt Lake Tribune. "Clarification" of the 3 April 1997 editorial.

29 June 1997: The Salt Lake Tribune, Real Estate (F1, F2).

"New neighborhoods surround Old Mill."

"Unlike the Granite Paper Mill, which was constructed in 1882 at the base of Big Cottonwood Canyon at the direction of Mormon leader Brigham Young, the neighborhoods that surround the aging stone edifice -- Old Mill Estates, Old Mill Lane and Canyon Creek -- are anything but ancient..."

"The home builders of the Old Mill neighborhoods forsook the proverbial cookie-cutter look often employed by developers in this era of urban sprawl and cash cows, replacing it instead with a charm and character that speaks to traditionalists and modernists alike."

"...The location of the Old Mill neighborhoods which offer easy access to downtown Salt Lake City via the Belt route, or to nearby canyons for a day of hiking or skiing, is a big attraction to potential home buyers. But let's be serious, such amenities don't come without a price..."

"...Of those homes listed, the average asking price is \$380,000...'Old Mill Lane is really a tight community.' [Robyn] Leigh explained. 'There are between 15 and 20 homes in the area and most of the people who live there are young professionals with one or two children...'"

"Old Mill Lane, which has the highest elevation of the three neighborhoods, offers striking views of the downtown city skyline and the nearby canyons to the east. Old Mill Estates and Canyon Creek, tucked away further south below the canyon, are secluded retreats that blend in nicely with the surrounding of the region."

8 August 1996: The Salt Lake Tribune. "...The Old Mill [golf] course is under construction on 155 acres at 6102 S. Wasatch Boulevard, that will cost some \$11.5 million."

11 August 1996: The Salt Lake Tribune. "Fidelity Drops Plans for Big Office Building." "Fidelity Properties Inc. has dropped plans to build a 550,000 square-foot office complex at 6200 South 3000 East due to traffic congestion near the I-215 interchange. Utah Department of Transportation studies show the interchange is already operating at 70% capacity in peak afternoon hours, and that doesn't include projected traffic from already-approved developments (Cottonwood Corporation Center, The Boyer Office Bldg. on the west side of 3000 East and the Health Rider Bldg.) in the area."

24 November 1996: The Salt Lake Tribune. "City View" by Jack Goodman. "That's Progress: The Changing Face of Cottonwood."

23 December 1996: The Salt Lake Tribune. Commission meeting on the Economic Development area for 3000 East. NOTE: Check the article for details.

8 January 1997: "Cottonwood Heights Community Council HEARING

30th East Widening. Wednesday, January 8th, 1997 6:30 pm Butler Middle School Band Room."

"The Salt Lake County commissioners have re-launched the EDA (Economic development Agency) 3000 East widening project, to accommodate the Cottonwood Corporate Center, and are determined to get it underway soon.

"A 6-lane wide bridge is scheduled to begin construction in a few short weeks at the bottom of 30th East. The first public hearing before the county Commission was already held on December 23, 1996, conveniently 2 days before Christmas. Now, come to your Community Council meeting-get updated from County staff.

"YOUR PRESENCE IS IMPORTANT! We have several issues we want to our Council to a position on concerning 30th East -- including finishing the **residential** segment with sidewalks, bike lanes, trees, park strips; not turning the upper residential segment into a 4-lane boulevard through our neighborhood --leave it 1 lane north, 1 lane south, with a middle turn lane; & addressing Hollow Mill Drive traffic hazards & sidewalk improvements.

"WHY SHOULD I CARE? WHY DO I NEED TO BE INVOLVED? Because the present plans for the County involve making 30th East 4 lanes or more wide on the upper, residential part of 30th East (6-8 lanes wide near 6200 South)!! While the lower, northern commercial part leading into the Cottonwood Corporate Center will be beautifully landscaped, our residential part is scheduled to be an urban concrete jungle, with huge, 'decorative concrete retaining walls' and no park strip, with a sidewalk right next to the newly-widened boulevard. In 1 year, our children will be using Mill Hollow Park and this sidewalk is the only way to get access to the Park for them. It is a SAFETY issue. THERE IS NO JUSTIFIABLE REASON TO REPLACE BUFFERING PARKSTRIPS PLANTED WITH TREES WITH A 4th LANE GOING UP THE HILL.

"THIS ISSUE IS ABOUT BROKEN PROMISES, AND PREFERENTIAL TREATMENT TO A BUSINESS DEVELOPER (WHO SEEKS \$1.5 MILLION TAXPAYER SUBSIDY FROM THIS EDA PROJECT). We want fairness, not the raw end of the deal. We are not against the development (it was already approved last year, based upon a flawed traffic study). Now we have to fight to make the best of it."

NOTE: Attached to the flyer was a double-sided "Mission Statement for 30th East" which was a "Petition to the Salt Lake County Commissioners by the Cottonwood Heights Community Citizens" dated December 1996. The front sheet boxed off had a " SUMMARY of the citizens concerns. This was followed by three "Guiding Principles: 1. 30th East is NOT to become a boulevard on the upper residential segment. 2. Suggestions for 30th East business segment. 3. Finish 30th East in the Spirit and intent envisioned. 4. Address Hollow Mill Drive Concerns."

18 January 1997: The Salt Lake Tribune. "Office Buildings Sprout in S.L. Suburbs" by Lesley Mitchell, p. B-10.

"...'The suburbs are doing great.' said Frank Matheson of

Business Properties Group. 'It's now less expensive to move outside the central business district,' Matheson said. 'For many companies, it's an issue of parking and access...'

"...Matheson said that many of the suburban complexes scheduled for completion this year already have a significant portion of space preleased. They include:

"*Cottonwood Corporate Center will be the first of eleven buildings planned at 30 [30th] E. 6400 South in Murray [Holladay-Cottonwood]. It will have 110,000 square feet of space."

July 1997: The Salt Lake Tribune, "New Neighborhoods Surround Old Mill," F2)

Today three subdivisions surround the Old Mill -- The Old Mill Estates, Canyon Cove and the Old Mill Lane. "Old Mill Lane, which has the highest elevation of the three neighborhoods, offers striking views of the downtown city skyline and the nearby canyons to the east. Old Mill estates and Canyon Cove, tucked away further to the south below the canyon, are secluded retreats that blend in nicely with the surroundings of the region..."

5 August 1997: The Salt Lake Tribune. "Public Hearing on Tax Subsidy."

"Salt Lake commissioners will hold a public hearing Sept. 3 on a proposed subsidy for developers of the Cottonwood Corporate Center.

"Wallnet Investments has asked the county for an \$8.37 million tax subsidy for its \$170 million office complex at 6580 S. 3000 East near the mouth of Big Cottonwood Canyon. The developer wants the money for site improvements and road repairs.

"County Attorney Doug Short has questioned the legality of the subsidy. State law allows developers to receive such assistance but they must prove the project would not be built in the near future without the subsidy. Short argues that the law does not sanction giving a subsidy to a developer if the project is going to move forward anyway.

"The public hearing will be at the County Government Center, 2001 S. State. A time has yet to be set."

9 August 1997: The Salt Lake Tribune. "Subsidy Hearing Set."

"A public hearing on a request by Wallace Associates for a \$1.7 million subsidy for its proposed Cottonwood Corporate Center at the mouth of Big Cottonwood Canyon will be held Sept. 3 at 10:15 a.m. at the Salt Lake County Government Center, 2001 S. State St.

"The developers say they need the subsidy for landscaping of public trails, sewer relocation, storm sewers and other site improvements.

"Anyone interested in the proposal may review reports in the

Salt Lake County Planning Office, Room N3700, of the government center."

29 August 1997: The Salt Lake Tribune, Forum Letters. "Jogging Trails Needed."

"Last month while my friend and I were jogging on the side of a country road, a car accidentally struck and seriously injured her. She was airlifted from the scene and is slowly recuperating from her injuries. Ironically, my friend was very careful to jog outside the marked traffic lanes and she was still hurt. We are grateful to the emergency medical team and the police who helped her. Unfortunately, this accident did not need to happen.

"This accident occurred in Cottonwood Heights, where the county has allowed many new office buildings and large increases in traffic. This development follows a county master plan for the area. Unfortunately, the county has not followed up and developed the recommended jogging and bike trails from the same master plan.

Therefore, the streets are full of fast moving vehicles, but the shoulders are typically so narrow that anyone who walks, jogs or bikes is in danger. My friends injuries are a graphic result of this dangerous situation.

"We appeal to the county leaders to quickly develop safe and necessary jogging and biking pathways. Otherwise, these accidents will continue to happen."

Joye Shiozawa, Salt Lake City

3 September 1997: The Salt Lake Tribune. "Incorporation's Aim: Fairness, 'Cottonwood' Would Get Mall but Not the Corporate Center" by Linda Fantin."

26 October 1997: The Salt Lake Tribune. "Nearly Completed Old Mill ?? NOTE: Check this article for details. Also the 3 Sept 1997 and 23 December 1996 Tribune articles.

29 March 1998: The Salt Lake Tribune. Regence BlueCross BlueShield of Utah placed a full page ad, p. D12, in the Tribune. At the top of the page was a color picture of its new building. Below the picture in large letters one reads: "This May Look Like a NEW BUILDING. It's Really EASIER ACCESS, More Efficient CLAIMS SERVICE and a COMMITMENT to the Future."

Readers were invited to visit the new headquarters at 2890 East Cottonwood Parkway (6580 South) in the Cottonwood Corporate Center. The "offices will provided much needed space for the firms 800 employees" as well as the ability to "grow and accommodate increasing business well into the next century.". A map shows how one can find the new facility.

7 April 1998: The Salt Lake Tribune. Forum letter, "A Poor Site" by Fran Haycock," Salt Lake City.

"I was wondering who the pea brains were that decided a traffic light was needed to be installed at 6580 S. 3000 East. This also is a route for the entrance to the freeway, where large corporate offices have been and are now being built. What could they have been thinking?

"Apparently they have never tried to stop when descending that hill in the snow and ice, nor have they tried to ascend that hill after a snowstorm when cars are sliding all over trying to make it. Having to stop at the bottom for a red light and a few cars going either way, up or down, is plain ridiculous. Try it sometime in the middle of winter."

15 April 1998: "COTTONWOOD HEIGHTS NEIGHBORHOODS at 3000 East, Old Mill, Mill Hollow, Pine View, Pinerock & Hollow Mill Ridge."

"Application PL-97-2076-001, BREW PUB -- ORD ZONE."

"LGPD, LC (DERK PARDOE), 6414 South 3000 East."

James Whitehead, a Cottonwood Community activist regarding development on 3000 East that affects residents, personally visited home owners Tuesday evening, 21 April 1998 to apprise them of the forthcoming vote by the Salt Lake County Planning & Zoning Commission on the brew pub application. He indicated that the Cottonwood Community Council voted to support the pub application notwithstanding the opposition of residents attending the Council meeting.

Residents were asked to mail Wednesday 22 April a letter to the Commission voicing their opposition to the pub application. Mr. Whitehead distributed a flyer citing six reasons why the application should be denied. These reasons were listed under the heading for the date of 15 April. These reasons were:

1) "The brew pub is **too intense** of a use to be **categorized** as **'employee support'** (secondary/ancillary) service; it goes way beyond servicing the ORD - office research park day time population...; 2) It was very clear at the ORD meetings that the community was to get their **neighborhood back at night**. Obviously, it won't happen with this type of use!; 3) No plans exist showing **cross-easements** with Peter Williams'/Walt Plumb's property. There are no **ingress and egress plans integrated** with their property, as required; 4) There is only one ORD location in the entire county. It was designed for the parcels at **this** location, on either side of 30th East. Developmental applications should be **analyzed as a WHOLE** for appropriateness - not **piece-meal/fragmented**; 5) Cottonwood Corporate Center was **required to build 200-300,000 square feet before a hotel or fine restaurant** would be considered; 6) This design, simply put, is **not in the spirit and intent of the Master Plan**. This is **not particularly necessary** (and also to many others, **not desirable** for the **well-being of our neighborhood**).

21 April 1998: Meeting day of the meeting of the Salt

Lake County Planning Commission. An agenda item was the brew-pub application for the new development on the east side of 30th East with 62nd South being the north boundary. The decision of the Planning Commission was to deny the pub application. A reason advanced was that approving the application would make the area more commercial which was not the intent of the master plan.

16 April 1998: The Salt Lake Tribune. "After Waiting Nearly 10 Years, forest Service and University of Utah Complete Land Swap." By Brent Israelsen, p. B3.

"The U.S. Forest Service and the University of Utah on Wednesday officially traded deeds in a land exchange that no one dreamed would be complicated. Here's the deal: The Forest Service gets a U.-owned 4-acre parcel of land at 6200 S. 3000 East in exchange for a 5-acre piece of Forest Service property on Guardsman Way near the U. Sounds easy but it wasn't. During a span of nearly 10 years, the exchange required intense lobbying of the federal government by residents, Olympics boosters and city officials, a bit of luck, and an act of Congress...

"...Salt Lake County offered to sell to the U. four acres of land at 6200 S. 3000 East. That deal fell through, and the county sold an option for the land to a developer. Then that deal fell through, and the U. purchased the property for \$800,000 from the county in 1997. But that property was worth more than the Guardsman Way land, forcing the Forest Service to find an additional \$100,000 to pay the U.

"Sen. Bob Bennett, R-Utah came to the rescue, securing the money in Congress...If there is a cloud to all of these silver linings, it is that the Forest Service may not be able to use the 6200 S. 3000 East site after all. Pollack said there is some question about access roads because of a new [Mariott] hotel under construction adjacent to the site. Meanwhile, the Salt Lake Ranger District is leasing offices farther south on 3000 East."

24 April 1998: "Rolly [Paul] & Wells [Joann Jacobsen]" column, p. D1. "Hidden Strategy"

"Salt Lake County Attorney recently wrote a letter opposing a motion to dismiss a lawsuit against his own client, the county.

"Developer Tom Lloyd's lawsuit in 3rd District Court challenges the county's plan to provide subsidies for a commercial development near 3000 East and 6200 South.

"Gavin Anderson, the county's designated attorney for the commission, filed a motion to dismiss the suit. Anderson then received a scathing letter from Short, telling him he is not authorized to file a motion and ordering him to withdraw it.

"Lloyd recently amended his suit to remove the commission as a defendant. Some interpret that to mean that commissioners, not being defendants, cannot seek outside counsel. So Short would be in control of the case.

"Short appeared at a commission staff meeting Monday and announced that only he represents the county. He brought a tape recorder to ensure an accurate record of the meeting.

" The commission and its staff then went into a closed session on the grounds it was discussing litigation. They excluded Short."

4 May 1998: The Salt Lake Water Dept. began work on 70th South near the entrance to 2925 East. They are seeking to provide homeowners on 70th South increased water now since 70th South will be widened this spring to four lanes from 27th East to Nutree Drive where the Butler Stakehouse is located.

6 May 1998: The Salt Lake Tribune. "Salt Lake Pay-Phone Firm Plans Public Offering, Teltrust Inc. will sell 3.2 million shares to raise \$36 million, capitalize on phone deregulation," by Steven Oberbeck, Business page.

"Teltrust Inc., a wholesale provider of telecommunication services based in Salt Lake City [it presently has offices in the Health Rider building located at 6200 South and 3000 East on the west side of 3000 East], has filed for an initial public offering of its stock. The company is offering to sell some 3.2 million of its shares for \$15 to \$17 each, raising around \$36 million. Some 700,000 of the shares the company plans to sell will come from the Teltrust principals.

"Teltrust...was founded in 1986 as an independent pay-telephone provider...[it] has been in the operator service business for quite some time...so it is not surprising they want to go public." In its registration statement filed with the U.S. Securities and Exchange Commission, Teltrust reported it had a loss of \$2.5 million for its 1997 fiscal year ending Dec. 31.

"Still, it said its revenues rose to \$57 million for the year compared with \$41 million in 1996. It went on to indicate in the filing that it was profitable and had positive cash flows for the first quarter of 1998..."

7 May 1998: The Salt Lake Tribune. "Corrections & Clarifications," B1. "Teltrust Inc., a wholesale provider of telecommunications services is no longer in the pay-telephone business. As Story in Tuesday's Salt Lake Tribune indicated otherwise."

NOTE: Reg, the Evangelical School was built prior to the Old Mill Lane and was the first building erected north of the Old Mill Estates. I don't have the date of erection but take it into account when writing about the Old Mill and its environs. (Harry P. Bluhm, July 2, 1997)

OTHER OLD MILL AREA EVENTS

11 March 1995: The Salt Lake Tribune, "More Charges for Jekyll-Hyde --Police: Ex-Fire Fighter Led Good, Evil Life." Michael Scott Decorso "is charged [with] rape and forcible sodomy; On October 23, 1993, Decorso allegedly raped a woman at the Haunted Old Mill, 3100 S. Big Cottonwood Road. Decorso, who was working as a volunteer EMT, and the 29-year old woman were closing up the building when Decorso attacked without warning, according to charges. He pinned the woman on a cot, removed her clothing, forced her to perform oral sex on him and then raped her, charges say..." (p. B2)

SUBDIVISIONS IN THE OLD MILL AREA

18 August 1994: Deseret News. "Edgar C. Jerez of Salt Lake City was the high bidder at \$128,100 on 40 acres at Canyon Cove at 6250 South that were sold at an auction conducted by Mac Brubaker of Tate-Brubaker and Real estate Auction Services. Nine bidders registered to bid on the property that is bordered on the east by national forest land. The western boundary runs south from Heughs Canyon above Wasatch Boulevard. Brubaker said he intends to build a private residence on the land."

8 September 1994: Deseret News. Dennis Lythgoe, columnist for the News, reported the following in his column, "Connections." "At 10:30 a.m. I showed up at the Old Mill Estates, where filming was about to begin on several scenes for a new CBS TV series called 'Touched by an Angel.'"

BUTLERVILLE'S SCHOOLS

(Complied by Harry P. Bluhm of Cottonwood Heights from Jordan School District Board Members Minutes)

4 January 1878. School District No., 57 was formally created by the Salt Lake County Commission rather than the commonly reported 15 December 1977 date. This came about when a group of 36 residents under the leadership of Bishop Solomon Despain of the Granite Ward petitioned the Commission for a school district on 2 November 1877. The commission "laid over" the petition but it "was again called up and that section of the county named in the petition. Action was taken to create a school district 4 January 1878 to be known a No. 57.

"Supervising the district was a three-member board of trustees [Charles Colebrook was one of the trustees] that had responsibility for hiring teachers, building school houses, collecting taxes for construction and maintenance of the schools and purchasing textbooks and supplies. A territorial tax enabled the school district to defray expenses.

1881-82. On land donated by a Mr. R. C. Whitney, School District No. 57 built its first schoolhouse. It was located on the north side of 70th South and 27th East. A picture of the school taken about 1894-95 show that it was a wood frame building with wood shingles. Directionally it had a north-south setting. Two windows are seen on the west side as is the entrance doorway. At the north end of the building is a chimney.

1893: School District #57 built a one-story bell tower schoolhouse near the 1881-82 facility which was left standing. The building was used by members of the North Branch for meetings. It stood on the north side of 70th South where the present Butler Hill meetinghouse stands.

1905: "In 1905 consolidated school districts became the rule with the Butler School District dissolved and its property transferred to the consolidated Jordan School District." (Madsen, 1981, 81, 85, 89)

10 July 1905: Sandy City. "Members of the Board of Education Jordan School District met in Sandy City Hall at 2:00 p.m. for purpose of organizing and transacting such other business as might come before the meeting. Charles H. Roberts was moved as permanent chairman and Charles Crapo as Vice President. Niels Thompson, clerk of the Board, was instructed to write the City Attorney to prepare the necessary papers for turning over of all school property from the old Board of Trustees to the new Board of Education. The clerk was also instructed to ask the treasurer of each school district to turn over any and all school funds in their possession to our treasurer." (Note: The County

Superintendent was John W. Smith)

4 August 1905. The Jordan District School board met and set the calendar for the 1905-1906 school year. September 11, 1905 was the opening date with 1 June 1906 the closing date.

17 August 1905: The Board approved hiring five supervisors, one of whom would supervise the Sandy, Butler and Union Schools.

14 September 1905: The Butler School was found to be in good condition according to supervisor Goff.

11 October 1905: Supervisor Goff recommended that children up the creek be transferred by wagon to the Butler School" to relieve crowding in the Union School. Approved.

9 November 1905: Based on population, Butler to have four delegates preliminary to electing a new Board of Education December 1905.

December 1905: Returns from the December election showed 194 votes for Neils Lund and 221 for Charles Colebrook. Having a majority of 27 votes Mr. Colebrook became the duly elected Board members representing Union, Silver, Butler and East Jordan Precincts. Butler had two precincts, i.e. 63 and 65. (Note: Mr. Colebrook served a three year term from December 1905 to December 1908. Previously, he was a trustee for School District 57 which was dissolved in 1905).

12 January 1906: Charles Colebrook, new Board member was assigned to the Finance and Printing and Supplies Committees. (Note: Jordan District had an enrollment of 3,729 children with 8677 not enrolled in any of the District's schools)

6 February 1906: Status of School Buildings. "The buildings in Union and Butler were in very dilapidate condition and should be destroyed and new ones built. The fence surrounding the Butler school house was very poor indeed. The flag pole should receive some attention, the door lock was broken and the blackboards should be reslated, a new floor in one room was very much needed, some gravel should be hauled around the steps..."

26 February 1906: "A note of \$500 held by Charles Colebrook against the 57th District was ordered paid with interest to date."

27 April 1906: Board member Charles Colebrook to be "paid \$5.00 to water trees around Butler School grounds during the season."

"C. J. Goff was appointed principal of East Jordan, Union and

Butler Schools at \$100.00 per month.

14 August 1906: Frances Hadfield to be paid \$15.00 per month as janitor of the Butler School.

28 August 1906: Purchasing of School Pianos. "...if the organ at Butler does not belong to the school district that one [piano] be purchased for there."

1 May 1907: Personnel appointed to the Butler School for the 1907-1908 school year were: Principal: Lewis Peterson at \$850 for ten months; Teachers: Bessie Allen at \$450 and a "beginner" at \$405 for ten months. (Note: Lewis Peterson was reappointed as the Butler principal for the 1908-1909 school year at \$850 for ten months)

19 November 1907: The Board in acknowledging the death of Ida Knudsen, a teacher at Butler School, drafted a resolution of respect with the charge that a copy be sent to her family.

16 August 1909: The Board agreed to leave it "to local members to engage wagons to haul children to school from their respective district providing prices remain the same as last year."

16 April 1910: Lewis Peterson was appointed Butler principal at \$1045 for ten months.

17 October 1910: "Mr. Dunn moved that the clerk be authorized to get the blackboards fixed in the Butler School. Carried."

21 November 1910: It was "moved that urinal troughs be put in the closets at Butler [and other schools] and that air slack lime be furnished the above schools for disinfectant."

Fall 1910. Parley Glover was principal of the Butler Elementary School. He was from Midvale and later became a patriarch in the East Jordan Stake. The school had a "Big Room" and two other rooms for the lower grades with a woman teacher. Glover, who drove to the school in a horse and buggy, taught in the "Big Room." ("Personal History of Earl Morton Wilkinson"]

21 April 1911: The Board approved the following work at the Butler School: "fix up back room with partitions and blackboards for classrooms."

12 April 1912: R. E. Davidson was appointed principal at Butler School at \$100 per month for ten months.

27 October 1921: "Upon motion of Allen and second of Olson,

Supt. Jensen and Mr. Cox were authorized to investigate the matter of providing a garage for the housing of the high school stage while at Butler [School]. The committee was given power to act in the matter.

"The matter of drinking water at Butler was discussed by the Board and the superintendent asked to investigate the matter of employing one of the larger school boys to keep the tank full of clean water for drinking purposes."

8 December 1921: "Supt. Jensen reported that the people at Butler were asking that a change be made in the wagon route to the Butler school and that the high school stage be permitted to carry some of the grade students to the school house at Butler. He submitted a diagram of the present routes of both the wagon and stage; also the route as suggested by some of the Butler people. The change in the route was authorized made as per the Olson."

9 February 1922: "A committee of Butler patrons appeared before the Board asking that Butler be furnished with a new school building at the earliest possible date and asked that some definite date be fixed if possible. The Board informed the superintendents' suggestion on motion of Allen and second of committee that they were anxious to erect a building at Butler, but could not do so until the people would vote for a bond issue and believed at this time that the people of the District would not support a bond issue. As to fixing a definite date for relinquishment of the present building to the Butler ward and the erecting of a new building, the Pres. of the Board stated he believed a full board should be present to consider this matter and the matter would be presented at the first meeting at which a full quorum is present, the committee to be advised later of the action taken."

13 April 1922: "Miss Julia Anderson appointed teacher at Butler at a salary of \$1,000 for the 1922-23 school year."

25 May 1922: "Mrs. [Charles] Colebrook of Butler met with the Board and after hearing her complaints the Supt. was asked to investigate the matter referred to her."

8 June 1922: "Committee appointed to investigate the Colebrook charges against the principal of the Butler School reported its findings, and after due deliberation the Board decided to stand on the findings of the local trial court and, therefore, to take no further action in the matter."

22 March 1923: "A representative committee from Butler and Bluffdale appeared before the Board. They stated they had gotten together with a view to petitioning the Board to erect a school

building in at least one community for the coming year and the other the following year, but upon going over the matter the committee had found that both buildings were in such a bad condition that it was asked if the Board could not make some arrangement whereby both communities might have a building for school purposes for the coming year. A brief report of the financial condition of the District at this time was given by Mr. Wilson wherein it was shown that the Board could not do any building for the coming year, but felt that the operation of the mines in the District would increase the assessed valuation so that the contemplated building might be carried out in 1924-25. The advisability of asking the people of the District to authorize the Board to borrow the necessary sum to build school houses at Butler or Bluffdale was discussed at some length and the committee signified their willingness to do everything possible to aid in such election."

Personnel reappointed for the 1923-24 school year at Butler were J. A. Meacham principal at \$140, Alloween Healey at \$110.00 and Wanda M. Johnson at \$105.00 as teachers.

12 April 1923: "A committee of patrons from Butler and Bluffdale appeared before the Board relative to erecting of school buildings. Motion passed that the board proceed to ask electors of the District to borrow sum of \$6,000 to build the school houses and improve grounds at Bingham Central."

10 May 1923: Architects for the Bluffdale and Butler schools were Scott and Welsh.

24 May 1923: The bids to build the Butler and Bluffdale schools were opened by the Jordan District School Board. Marron and Breuning had the low bid of \$17,293. H. Green had the low bid of \$9,450 to do the heating and plumbing.

14 June 1923: Marron and Breuning, having the low bid was awarded the contract to build the Bluffdale and Butler schools. The heating and plumbing contract was awarded to H. Green.

28 June 1923: "The clerk read a copy of a letter from architects, copy sent to contractor of Bluffdale and Butler school buildings also advising that a 11 x 14 storeroom [for storing books and school supplies] be provided in each building and stated that such changes the Board would allow an additional \$1217 above the contract price of the building."

10 January 1924: "The matter of making final acceptance of the Butler and Bluffdale buildings - the building superintendent to visit buildings and if found satisfactory to have them [the contractors] paid."

24 January 1924: "Supt. Jensen reported having visited the Butler school building and had found the building full of smoke. The janitor did not understand the handling of the heating plant and it had been found necessary to make a change in the janitorship. Mr. James C. Larsen had been appointed.

"Supt. also reported that the building had been inspected carefully in the matter of plumbing work. One radiator was found to be cracked, several caps were missing and a slight leak or two was discovered. The contractor had been advised of the defects and has since placed them in proper condition and had been issued a final check for contract work. \$100.00 from the final check of the general contractor had been withheld until some repair to plaster work had been perfected."

28 February 1924: "A bill for galvanized pipe used for the pipeline system to the Butler School was authorized to be paid."

5 March 1924: "Bishop Wootton of Butlerville appeared before the Board relative to transfer of property at Butlerville. He stated the title had now been cleared. Olson moved that the Pres. of the Board be authorized to sign the deed conveying the District property to Butlerville Ward and that he also secure a deed from the ward authorizing transferring their property to the District. Motion seconded by Allen and carried.

"The matter of having the water owned by the District changed to another lateral so that it might be used on the property purchased from Butlerville was discussed. The Pres. was asked to investigate the matter and report at the next Board meeting."

27 March 1924: "Mr. Wilson reported that as yet he had not been able to investigate relative to the changing of the water lateral at Butler."

10 April 1924: "In the matter of securing water at the Butler School, Mr. Wilson reported the matter was taken up with the Pres. of the Company [Brown and Sanford Irrigation Company] and had been informed that it was thought they could be used on the new school site without making a change in the laterals. However,, the matter would be taken up with the director at their next meeting and the Board would be advised of action taken."

24 April 1924: "James C. Larsen paid \$52.50 to be janitor for one year at Butler School. Also Elizabeth Whitmore transferred from Butler to Midvale School for 1924-25 year."

26 June 1924: "Mr. Beck had an accident in cranking one of the school cars [Chevrolet] to go to Butlerville." He sought

insurance but the Board refused saying the case was industrial.

5 March 1925: "Bishop W. C. Wootton met with the Board. He stated that the title to the Ward property at Butlerville was now cleared and asked that the deeds be signed; also that a transfer of water right be made from the District to the ward. After some discussion Mr. Mickelson moved that the Chairman be authorized to consummate the deal with the Butlerville Ward, both as to the signing of the deed and transfer of water right to Butlerville ward. Motion seconded by [David] Dahl and carried."

25 May 1925: "Countryman moved that building supt. be authorized to erect garages at Butler and West Jordan for the housing of high school stages."

25 November 1925: Mr. Wilson asked to investigate and report the matter of paying the janitor for having drinking water for the Butler School."

27 March 1926: Ivan C. Dalby, principal of Butler, and Alice Hansen, teacher, were reappointed at salaries of \$187.50 and \$95.00 per month respectively.

10 June 1926: "A communication from Butler residents was read stating they were about to install a pipe line water system for a distance of 4300 feet, offering to supply the school with water at the rate of 10 cents per 1000 Gal. or a minimum of \$2.00 per school month, the School Board to make their own connection for a distance of about 800 feet to the school property line. For the privilege of one member using part of the school's connection, they would do the trenching and refilling as far as that member uses school pipe. The board said they would furnish the 800 feet of pipe if the Butler people would do excavation and filling down to the last connection made outside the school site."

24 June 1926: "President Wilson said that owing to the rocky formation in digging the Butler pipe line trench that west of Wootton's to the school building the people of Butler felt the board should allow them 35 cents per lineal foot. After some discussion the Board agreed to allow this extra cost providing they would also take up the old pipe line without extra cost to the Board."

26 January 1927: "The matter of transferring the Butler water stock to Butler citizens who did work on the school grounds was deferred to a later date."

10 March 1927: "Bp. Wootton and Mr. Butler of Butlerville presented a request from the Butler Ward to the effect that the Irrigation Water which belonged to the land which was transferred

to the Butler Ward by the Board in exchange for church property be transferred to the Ward. In response to this request Olson moved and Dahl seconded that 7 1/2 shares of water in the Brown and Sanford Ditch be transferred to the Butlerville Ecclesiastical Ward. Motion carried."

14 April 1927: "Supt. reported that the roofing on the Butler School had blown off during a recent storm and that it would take some time to communicate with the contractor who had put the roofing on the building. The Board asked that Mr. Beckstead make necessary repairs to the roof in order to protect the building from further damages."

26 November 1930: "A communication from attorney [E. H.] Rawlins, with reference to school board paying toward construction and maintenance of pipe line at Butler was read, wherein he stated that it was within the power of the board and felt it would be proper to stand part of the costs. The matter was held over for further investigation and Clerk was instructed to investigate as to just how much previously had been paid by the District on this line."

"The Clerk was authorized to secure attendance record of two Salisbury children attending Butler School and living at Stairs Power Plant in Big Cottonwood Canyon. Upon receipt of this record, to allow 20 cents per day per child for days attended school since opening."

11 December 1930: "Clerk was authorized to write Carl A. Badger in answer to his letter asking for \$257.00 to aid in the construction and maintenance of water line at Butler, informing him that \$266.35 was paid September 14, 1926, on this line and that amount should be more than the District's proportion."

8 January 1931: "Move by Dr. Richards and seconded by Mr. Hansen that the clerk be authorized to purchase from Butlerville Culinary water system one share of water at a cost of \$257.00. Motion carried."

26 March 1931: P. M. Mickelson, principal, and Nellie Engebretsen, teacher, were assigned to the Butler School. (Note: These individuals were reappointed for both the 1932-33 and 1933-34 school years.)

23 December 1931: "Mr. Kuhre reported one share of stock in the Brown and Sanford Ditch had been secured from Butler Ward thus insuring water for school building there on the new city pipe line."

1931. After 1931 Butlerville's only school was restricted to

teaching grades 1-6. Junior High students were transported to Union Jr. High while high school students matriculated at Jordan High School.

28 April 1932: "It was reported by Mr. Kuhre that he had investigated and found that the grounds around the Dormitory at Butler should be cleaned up as recommended by Bldg. Supt. Beckstead. That P. M. Mickelsen is willing to do the work and apply same on his rent. It was moved by Mr. Burgon that this work be done that P. M. Mickelsen be permitted to do the work, that the matter be referred to Mr. Kuhre, that he meet with Mr. Mickelsen and arrange a price for the job, not to exceed \$50.00, and that this apply on his rent there. Seconded by Mr. Hansen and motion carried.

A CHRONOLOGY OF THE BUTLERVILLE COMMUNITY
(Compiled by Harry P. Bluhm, Cottonwood Heights, 1994, 1998)

1867. Family records state that William McGhie, Jr. who immigrated from Scotland was the first settler in Butlerville. He arrived about 1867 moving his family of nine children from Midway, Utah. Work was found in the sawmills of Big Cottonwood Canyon. William took up "a homestead" in the "Hollow" which was near the mouth of Big Cottonwood canyon. Here he built a log cabin which became the family home. A natural spring on the property watered a "large garden and orchard of all kinds of fruit trees and berry bushes..." (Butler, Mary McBlane McGhie, n.d., "History of Mary McBlane McGhie -Husband: William McGhie, Jr.; Treasures of Pioneer History, DUP, Vol 4. The "History" is in the possession of Mary McGhie Bingham, a daughter.)

Philander, the oldest of the five Butler brothers who settled in Butlerville, was living in Brighton, Big Cottonwood Canyon in 1867 and again in 1870. From 1871-1899 Butlerville was his home.

1869. "Thomas Wilkins is supposed to have been the first settler in that particular neighborhood where the present Butlerville now stands and to have come there about the year 1869..." (Granite Ward History). William McGhie, Jr. however preceded him in 1867.

The first of the Butler brothers to reside in Butlerville was Neri who came in 1869. Each of his children were born in Butlerville between the years 1869 and 1880.

1870. Eri, the youngest brother at age 21, moved to Big Cottonwood Canyon in 1870 where he lived with his brother Philander. Another brother, Alma, lived close by. Alma, unlike his other brothers, never made Butlerville his residence.

1871. Leander Butler moved from South Cottonwood to Butlerville. He resided in the community until his death in 1918.

1872. The "Brown and Sanford Ditch," named after early settlers Benjamin Brown and William Sanford, received a patent for their proposed Ditch.

1876. Eri Butler following his marriage March 1875 in Mona, Juab County, moved to Butlerville. There his ten children were born between the years 1876-1899.

1876. About 1876 Alva, the third born of the Butler brothers, moved his family from South Cottonwood to Big Cottonwood Canyon where his brothers operated a sawmill at Mill B. A son, William, was born there October 1877. During the winter months Alva and his

family lived in Butlerville until his death in 1909.

15 December 1877: Self government came to Butlerville with the creation of the Butler Precinct. This action permitted the Butlerville farming community to elect a justice of peace and a constable (The first Justice of the Peace was William McGhie. "The precinct [was] created out of portions of Big Cottonwood, South Cottonwood, and Granite precincts and was bounded on the north by Big Cottonwood and East Millcreek precincts, south by Granite precinct, and west by Union and Big Cottonwood precincts.

It contains 17 square miles of mountain and valley country lying on both sides of Big Cottonwood Creek. The population in 1880 was 165. A post office in Butler precinct [located by the Old Mill] is situated about 12 miles southeast of Salt Lake City." (Jenson, 1887, 287-288)

1890: A general store, bakery, and blacksmith shop (Eri Butler proprietor) were located along what is now 70th South. Clustered around the Granite Paper Mill was a brewery, ice house, a sorghum mill, and rooming house.

1893. In 1893 the District erected a large brick room which was adjacent to the 1881-82 schoolhouse. A few years later two more brick rooms were added, also a long hall and a bell tower on the west end of the building.

1894. The first grocery store in Butlerville was opened by Nathan Henry Staker on top of the hill.

Early 1900s. Nettie Ritter Newcomer operated a bakery out of her home selling bread (5 cents a loaf) and small cakes (10 cents a dozen).

26 November 1900. The "By laws of the Brown and Sanford Ditch, and incorporation" were formally adopted. The deed or "indenture made this 28 day of December 1900" records the name as "the Brown and Sanford Irrigation Company" which it officially was known thereafter.

1918. Electricity came to Butlerville. William C. Wootton, Asa R. Bowthorpe and Edwin Jones worked out arrangements with the Utah Power and Light Company.

1919: Wasatch Boulevard was built.

Late 1920s: Alma Farnsworth started the first fox farm in Butlerville.

1930: Butlerville's population was given as 500. In the early 1930 a movement was underway to change the name Butlerville to

Cottonwood Heights. Needless to say, it was roundly disapproved by old time Butlerville residents.

1937. J. D. Fife Sr., a Butlerville landowner, used the name "Cottonwood Heights" for on a map he had a Mr. L. C. Monson draw, this caption appears: "Map of Butlerville, Utah Showing Proposed New Road and Building Sites For Cottonwood Heights Country Homes and Acreage, 1937." In the early 1950s real estate developers felt a new name would be more attractive to potential buyers and so changed the name to Cottonwood Heights.

1952: The Cottonwood Heights Community Council was organized.

15 February 1952: A gathering of 10-12 men was scheduled to discuss the formation of a Lion's Club in Butlerville.

1958: A sewer system was installed in Butlerville.

1950s/1960s. News about Cottonwood Heights was published by J. Richard Anderson in his newspaper, The Holladay Neighbor, which served the southeast part of the county.

1967: Service Area #2 whose purpose was to develop recreation areas for the community was organized by members of the Cottonwood Heights Community Council. The boundaries were established as Jordan School District on the north, Cottonwood Creek on the south to 8600 South thence due east, 1300 East on the west and Forest Service land boundary on the east. The Service Area was later governed by a Board of Trustees separate from the Council. They have been elected for six years on staggered two year elections. Original Board members were Paul Bywater, Don J. Aantzcak and xxx.

1969: Construction of the Cottonwood Spa began with the building of the indoor swimming pool.

5 August 1971: The Jordan Valley Sentinel. "The Cottonwood Community Council meets 7:30 p.m. at Bella Vista Elementary School."

The Cottonwood Heights WBBA Little League qualified to play in the regional tournament.

19 August 1971: The Jordan Valley Sentinel. Vincent Construction Company, Provo, had the apparent bid to complete the interchange at 64th South between the I-15 freeway and the belt route.

The Cottonwood Heights Community Council Meeting of 10 August: "Dr. David and Mrs. Frasier from the Utah Division of Alcohol and Drugs and Wayne Simper and Gerald Webb from Butler Jr. High School and several interested citizens met to discuss

procedures for fighting drug problems in the area. The Council accepted responsibility of coordinating the formation of a group."

"it was noted that a portion of the shoulder on 70th South was repaired by the Utah State Highway Department."

2 September 1971: The Jordan Valley Sentinel. "Cecil Yates appointed as recreational director of the Cottonwood Heights swimming pool. A former employee of Saratoga, Yates resides in Lehi."

23 September 1971: The Jordan Valley Sentinel. At the Cottonwood Heights Community Council meeting held at Bella Vista Elementary, Howard Leatham, Utah Department of Transportation, and Georgia Peterson, state representative, discussed the proposed interchange to be built where the belt route meets Highland Drive. The Council voted to support the diamond interchange rather than the clover leaf advocated by Leatham.

"Irby Arrington, Council Chairman, and Warren Ashton, Council member, to be liaison with the drug committee. It was noted that sixteen street lights will be installed on 27th East between 70th South and 78th South.

"Art Graham, Council member, was appointed to coordinate efforts of the Council for the 27th East park with Salt Lake County Recreation."

21 October 1971: The Jordan Valley Sentinel. Cottonwood Heights Community Council meeting report: Arthur Graham reported that between the Council and federal funds, \$80,000 is available for the proposed 27th East park. If accepted in the County budget, work will begin in the spring of 1972 on the park. The local Lions Club has donated \$1,000 for playground equipment for the park.

28 October 1971: Jordan Valley Sentinel. Paul Bywater, trustee on the Salt Lake County Service District #2, reported that the Cottonwood Heights swimming pool will be finished sometime in November. Mark Cram was in charge of selling family memberships throughout the Cottonwood Heights community.

3 December 1971: The Cottonwood Heights Spa indoor swimming pool building built at a cost of \$640,000 was formally opened. Don J. Antczak, trustee opened the ceremonies. Wm. James Mortimer President of the Butler Stake gave the invocation. Speakers were: Paul Bywater chairman of the Board of Trustees, William E. Dunn Salt Lake County Commissioner, Clyde V. Buxton former Jordan School Board member, and Rodney L. Dahl of the Jordan District School Board. Those attending witnessed a swimming and diving show. Charles E. Clarke, Pastor of the Southeast Baptist Church gave the benediction.

November 1974: The completed Whitmore Library located at 2197 East 7000 South opened its doors to the public. Over 50,000 people visited the library during the first six weeks after its opening. The facility was built on land donated by Rich Whitmore and was originally designed to house a library on the main floor and library system headquarters on the lower floor. The facility which cost \$1.4 million offered phonograph records and typewriters and included a separate children's section, art gallery, drive-in service and a space age auditorium with slide projectors and quadraphonic sound, not to mention books. The Whitmore Library is the county's main library and also houses the library's administrative offices and materials distribution center.

July 1977. The new addition to the Whitmore Library had its grand opening for the public. It included the new Rainbow Room, children's department, new young adult room and new a periodical section.

4 January 1979: The Midvale Sentinel reported that the completion of six racquet ball courts at the Cottonwood Heights Spa was expected by the end of the month. Trustees of Service District #2 were discussing plans for an outdoor swimming pool and a gymnasium to include a basketball court, indoor tennis court and a running track.

26 November to 1 December 1979: News Items. The AMOCO service station on the northwest corner of 70th South and Highland Drive was demolished last week.

Real estate vandalism occurred Thanksgiving week-end at Heughs Canyon 6200 Wasatch Boulevard to a \$30,000 white brick wall built by developer Dean Kesler. A battery was also was stolen from a D7 Caterpillar tractor and a back hoe was ruined by someone putting sand in its radiator and gasoline tank and rocks in the exhaust pipe. Kesler is selling lots in what is now know as Canyon Cove between \$30 to 40,000 with 29 homes planned at a selling cost of \$150,000 to \$200,000. Envirowest, the other developer, had its signs cut down ten different times. They are not iron and encased in concrete. They have suspended plans to build a decorative wall until homes are built and occupied.

3 April 1980: The Midvale Sentinel reported that a bond hearing would be scheduled on the building of an outdoor pool and ice rink by Service District #2, the Cottonwood Heights Spa. If supported a bond election would be held 27 May.

8 July 1981: The Deseret New of this day reported that "The Cottonwood Height Spa's new \$681,641 outdoor swimming pool was dedicated Thursday [2 July]. Spa director Dick Guthrie as well as Gary C. Swenson from the county parks and recreation department as

well as Mike Stewart representing the county were at the ceremonies. The new Olympic-size swimming pool is 50 meters x 25-yards and also has an impressive 10 meter (three platforms) diving complex...The Cottonwood Heights voters approved a \$3 million bond issue last year to finance expansion of the community spa. The other major portion of the expansion includes a \$2 million ice rink that is expected to be ready for use next year..."

24 November 1981: The Deseret News reported that "The Magna Investment Company designated to build a state liquor store in Cottonwood Heights [at 1863 E. 70th South], was stalled again as the Salt Lake County Planning Commission tabled granting the developers a conditional use permit." [Note: This store was subsequently built.]

3 February 1982: Deseret News. "Come spring, commuters who travel along Wasatch Boulevard should find another route to work. The city is going to replace a 79 year old major water line buried in the boulevard. For 4.8 miles -- from the mouth of Big Cottonwood Canyon to the city reservoir at 33rd South --boulevard will be under construction from spring through October...the project will cost \$7 million..."

"The new ice skating rink at the Cottonwood Heights Spa, 7500 South 27th East, opened for the first time on Dec. 21 and the rink is currently doing a booming business...According to Darlene Shields, the complete ice rink facility is not quite finished. Although the rink is finished and in use, the pro shop, ballet studio and new racquetball courts are still under construction...The snack bar is completed and the rest of the spa should be completed by the end of February."

5 February 1982: Deseret News. "Classes were back in session as usual Friday at Brighton High School after a small smoky fire in a student locker caused evacuation of the school building Thursday."

6 February 1982: Deseret News. COTTONWOOD LIQUOR STORE GETS ANOTHER GREEN LIGHT. "It's full steam ahead for a liquor store in the Cottonwood Heights area -- [that] store opponents have fought for more than two years...The state Liquor Control Commission...told their staff to prepare a lease agreement with Magna Investment Co., owner of a building (now to be a liquor store) at 19th East and 70th South..."

21 July 1982: The Spectrum reported that the Cottonwood Spa now consists of three out-door parks [Bywater, Antzack, Butler] spread throughout the [Jordan School] district, outdoor and indoor swimming pools, indoor ice rink, eight racquetball courts, tennis courts, and an assortment of a therapy pool, and exercise room, a

ballet room, a sauna and more...[Dick] Guthrie [the director] employs 90 people, 55 in the winter, to manage the spa and he say's it's operated on a break-even basis. 'We're not out to make a profit,' he says, 'but we do have a user's fee philosophy.' Guthrie says the spa is operated with tax dollars for construction and maintenance dollars coming from the users...In the center of the [Butler] park extension rests a 7 million gallon water tank that has been landscaped and transformed into a winter sledding hill with three tennis courts and a one-seventh mile running track on top...The last bond will be paid off less than ten years from now, in 1991..."

25 December 1982: The Deseret News. "Approved annexation [of certain geographical sectors] of Cottonwood Heights] to the Salt Lake County Service Area No. 2, the taxing entity that operates the Cottonwood Recreation Center, appears to be dead after a public hearing before the County Commission...Residents opposing the annexation said it would force many people who would only occasionally or never use the Spa to pay taxes for its operation."

15 June 1983: The Spectrum, a newspaper serving the southeast area of Salt Lake County contained this report on the Cottonwood Heights Spa: "The Cottonwood Heights Community Spa, 7500 South 2700 East is now open on Sunday days. The directors of the Spa were facing a suit over their reluctance to open the tax-funded development on Sunday but at their last meeting the directors voted two-to-one, with Robert Glazener and Bart Hopkins voting in favor and Donald Antczak against...The Spa was built in 1970, but greatly expanded three years ago offering facilities for tennis, swimming and racquetball. Fees, memberships, and a seven mill levy make up the \$1.4 million annual budget the spa operates under..."

13 August 1983: The Deseret News of this day gave this report about heavy thundershowers that hit the Butlerville area: "Sudden, heavy thundershowers pelted southeast Salt Lake County Friday afternoon, choking the Big Cottonwood Canyon road with flash-flood mud as lightning ignited several brush fires on the bench lands...Big Cottonwood Canyon was closed by two mud slides as flash flood water swept mud and debris across the road..."

6 September 1987: The Deseret News. "The Wadman Corp., Ogden, has been awarded a contract to build a Cottonwood Branch Post Office near 23rd East and 70th South. The facility, expected to be finished in about a year, will be on the northwest side of the intersection."

22 December 1987: Norma Jean Sorensen, former president of the Butler Stake Young Women, who wrote and produced the musical,

"Celebration" passed away. "Celebration" told the story of the pioneer celebration at Brighton in 1857 when Brigham Young was informed that U.S.soldiers were coming to the Salt Lake Valley to install a new governor. The Utah War was an outcome of this action.

1992. Cottonwood Heights' population was listed as 28,766 people and is projected to grow to 36,000 by 2010. (17 December 1992, Deseret News, "Community Profile Cottonwood Heights")

1993: "In 1993 the Recreation Center conducted a Needs Assessment survey for the residents of the Service Area. As a result of this survey some facilities and parks expansion projects are being considered. There will be a public hearing on this matter to consider funding through a bond election." ("Spring' into Summer" A Newsletter for our Residents and Members, 1994 [mailed on 24 March 1994])

Spring 1993: Highlights of Recreation a Community Newsletter of Cottonwood Heights recreation Center reported these developments: "For those who recreate in the area between Butler Middle School and on the fields adjacent to Cottonwood Heights Elementary, you have a new parking lot. The lot between Bengal Boulevard and Cottonwood Heights Elementary was constructed through the coordinated efforts of Jordan School District, Salt Lake County, and Cottonwood Heights Recreation Center. It is to provide alternate parking for users of the play fields between the school and the County park [Butler]. The lot will be maintained by the Recreation Center. Jordan School District will use it as needed for school functions."

Playing Field Upgrade: "Cottonwood Heights Recreation Center in conjunction with Jordan School District will embark upon the renovation of the playing fields between Butler Middle School and Cottonwood Heights Elementary. This renovation will consist of leveling of fields, installation of a new sprinkling system, two new youth basketball back stops, 6 half-size basketball courts, paths and landscaping.

"It will be necessary to prohibit public use of this area until August 1st [1993]. No play or use of these fields will be allowed until fall soccer and football season.

"This is a jointly funded project by Cottonwood Heights Recreation Center and Jordan School District. \$50,000 will come from Jordan School District, \$213,000 from the Recreation Center.

"Jordan School District will continue to mow and water the fields. The Recreation Center will schedule and maintain the fields."

Tuesday, 10 May 1994: Salt Lake County Service Area #2 - Cottonwood Heights - held a bond election at the Cottonwood

Heights Recreation Center 7500 South 2700 East from 7:00 A.M. to 8:00 P.M. The purpose of the election was "to provide the community with expanded facilities and upgrade our parks." The justification was rooted in a report of the Salt Lake County Master Plan which was based on the "1990 census which projects a 27% increase in the Service Area by the year 2010. The usage of the Service Area facilities reflects an equivalent increase."

Proposed Park Expansion and Improvements. In cooperation with the Jordan School District improved parks would occur at the Vista Elementary, Brighton High School softball field, and the Mountview and Ridgcrest Elementary Schools. Improvements involve playfields, playgrounds, picnic facilities and landscaping.

Proposed Facilities. "An Adaptive Aquatics Pool 75' x 46', with a "0" edge featuring disabled and senior assisted entry, a training center for specialty classes, aquacise, water walking, and swimming lessons.

"A multi-purpose addition with a gymnasium, amenities for the disabled, expanded locker rooms, aerobic room, child care facility, fitness room, meeting rooms and an indoor walk/jog track.

"Centralized admissions and entrances."

The bond vote passed by a vote of 600+ "Yes" to 67 "No" votes representing about 5-7% of the eligible voters. The successful vote means that Salt Lake County will pay \$600,000 to the Service area to be paid over a four year period to assist with the above projects. The General Obligation Bonds are not to exceed \$4,300,000 with said bonds to be due and payable in not to exceed twenty (20) years from the date or dates of the bonds. Voters were told that if the bonds were issued at current rates current property taxes assessed for the bond payment would not be increased. Doing this the Service Area debt would be extended until the year 2014.

18 May 1994: The Grand Reopening and open house of the renovated Whitmore Library occurred following a noon ceremony. The renovation included a new heating and air conditioning system, new blue-gray carpeting, new check-in and check-out desks, wider aisles, a new diffused lighting system, a formal study center, an expansive children's section, and Utah's first library consumer health information that has up-to-date medical reference books, a CD rom data base, more than 130 magazines and newsletters, video and audio tapes, pamphlets, pharmacopoeia and electronic access to hundreds of professional level medical journals and articles throughout the world. The library was closed beginning 1 July 1993 for six weeks to get the remodeling underway. Except for

those six weeks the library remained open throughout the remodeling period. From 6 to 18 December, however, library hours were reduced to allow installation of the new lighting system.

9 January 1995: The Deseret News. "The fire that burned bleachers and a storage shed at Brighton High School Sunday [8 January] may be arson. The morning fire burned a section of wood and metal bleachers and destroyed the storage shed beneath it. The shed, made of corrugated metal, houses football equipment..."

"Damage to the bleachers was estimated at \$20,000. The shed...had about \$5,000 damage..." (10 January 1995, The Salt Lake Tribune)

24 October 1995: Deseret News. Cottonwood Heights is included in two incorporation proposals advanced by David Muir and Don Machin. They are seeking to "incorporate a city tentatively called Cottonwood-Union" which affect two incorporation proposals advanced by the Holladay Community Council. The Council's first proposal, known as "The Cottonwoods," includes the Cottonwood Mall and is now tied up in the Utah Supreme Court. The second was initiated by the Holladay Community Council to incorporate Holladay to stave off Muir's and Machin's efforts to include Holladay and the Cottonwood Mall in the "Cottonwood-Union" incorporation effort.

Linda Norton of the Holladay Community Council was quoted as saying that "if The Cottonwoods is incorporated, the area now included in the Holladay petition would be annexed into that city.

If The Cottonwoods doesn't succeed, she predicted, the Holladay incorporation will." Basically, the Holladay incorporation would become viable should The Cottonwoods proposal fail. Norton further went on record as saying that "area residents were not notified by the Cottonwood Community Council or anyone involved with the Cottonwood-Union proposal [which would] include The Cottonwoods and Holladay areas, which have a substantial commercial tax base." Regarding a needed tax base, she was said, "We feel very badly that they never wanted to put any commercial in their area in Cottonwood Heights, and that was their decision over the years..."

Muir and Machin have advanced two Cottonwood-Union proposals. The first, known as petition A, "would be viable only if both The Cottonwoods and Holladay incorporation efforts fail. But if either of those succeed, Plan B of the Cottonwood-Union proposal which excludes The Cottonwoods [incorporation] and could be amended to exclude all of Holladay, could still work... The second option would include about 57,000 residents, Muir said."

27 October 1995: Salt Lake Tribune. Ground breaking

ceremonies were held for the Old Mill Golf course.

25 February 1996: The Salt Lake Tribune, "Incorporation Backup Bill Gets Approval."

"Senate Judiciary Committee members on Thursday approved legislation intended as backup for a proposed incorporation law already pending in the House and sent incorporations proponents into a tizzy. 'We're trying to set up a meeting with the governor,' said, Linda Norton, organizer of one of three incorporation efforts in eastern Salt Lake County. 'We would prefer another yearlong moratorium than have this bill go through.'

"Sen. David Buhler, R-Salt Lake City, presented Senate Bill 249 on behalf of Salt Lake County leaders who fear a bill from Rep. Sue Lockman, R-Kearns, will stall in the House...

"...The Utah State Supreme Court threw out the old [incorporation] statute last November after finding the law's conflicting provisions 'entirely inoperable.' Without a new law, seven incorporations would be on hold for another year. Petitions to incorporate have been filed for the Cottonwoods, Magna, Kearns, White City, two proposals for Holladay and Cottonwood/Union city

4 April 1996: Salt Lake Tribune. The Holladay Gun Club is contesting Utah Power's federal lawsuit, filed two months ago, that the Club pay \$450,000 for lead-bullet cleanup. Their stance is that "Utah Power should not get a dime toward cleanup of its property at Big Cottonwood Canyon [since] Utah Power knew full well that the gun club would be shooting bullets. In fact, that's all the gun club can do on the property," said gun club Bruce Baird. "If they wanted the gun club to cleanup the bullets they could have put that in the lease. And they didn't."

"The gun club and county sheriff's deputies each signed leases on the Utah Power land in 1980 for shooting ranges. Sheriff's deputies moved from their site nearly two years ago...Salt Lake County has not filed its response in the case...The company has moved ahead on the cleanup because it wants to sell the 50 acre parcel to Boyer Co. for a proposed 56-home subdivision."

"...Another battle between the utility and the gun club could emerge [as] emergency vehicles likely would need the gun club's paved road -- which runs southeast from Wasatch Boulevard --to reach the subdivision, if the canyon road becomes impassable. County officials and Boyer insist the gun club road is a county right of way. Not so, says the gun club. 'My clients are adamant that this is a private road,' says Baird."

3 September 1997: Salt Lake Tribune. The Salt Lake County Commission approved a subsidy for Wallnet's Cottonwood Corporate Center.

SALT LAKE COUNTY TO RAISE TAXES IN UNINCORPORATED AREAS?

19 November 1997: The Salt Lake Tribune. "S.L. County Talking Tax Increase." by Linda Fantin, B1,3.

"The price of fire and police protection could be going up for residents of unincorporated Salt Lake County. Facing a \$12.8 million shortfall in the municipal budget, Salt Lake County Commissioner recommended a \$3 million tax increase for unincorporated residents in 1998. The money would help cushion cuts that threaten to close fire stations and lay off deputies, Horiuchi said. The \$12.8 million deficit represents 19 percent of the municipal services budget. But it is not the only account in trouble. The county must slash \$19.1 million -- or 10 percent -- from the general fund to avoid a massive county wide property-tax increase in the next five years.

"Friday [Nov. 21] is the deadline to decide on a tax hike if the county is to comply with truth-in-taxation laws requiring public notification and hearings. The last bump occurred in 1991, but in recent years inflation has outpaced revenues. As a result, commissioners have found it harder to hold the line on budget requests and easier to dip into reserves.

"In their struggle to balance the budget this week, commissioners are united on at least one front. They will not do it on the backs of current employees. Commissioners approved a 5.75 percent pay-raise package Tuesday for county workers, including a 2 percent cost-of-living raise. Although most of the increase is built into existing budgets, the vote shocked a few department heads who privately conceded they would not have done so, given the seriousness of the county's financial crisis. Commissioner Chairwoman Mary Callaghan defended the decision, saying she wants the county to be known as a responsible employer...

"...Commissioners had vowed not to raise taxes countywide next year, believing it would violate the spirit of an agreement with legislators. Before the 1997 legislature would agree to give counties their own quarter-cent sales tax, county officials had to promise to make corresponding cuts to property taxes and assure lawmakers they would not use the tax exchange as an opportunity to boost revenues..."

20 November 1997: The Salt Lake Tribune. "Property-Tax Freeze Getting a Hot Debate," by Dan Harris, A10.

AFFORDABLE HOUSING IN SALT LAKE COUNTY?

1 March 1998: The Salt Lake Tribune. "Advocates Work to Move Affordable Housing Into Mainstream Areas." by Jon Ure.

This article includes a map and table in a boxed area having the title, "The Cost of Renting." Under the title one reads: "Average Salt Lake Valley rental rates at the end of 1997 show a wide gap between pockets on the west side and those on the east. For example, a one-bedroom apartment in north Sandy or Cottonwood Heights rents for \$203 more a month than one in western Salt Lake City. [Next in tabular form] is a breakdown of the average rents and home prices in Salt Lake County's Multiple Listing Services areas."

The Cottonwood Heights area is given the code number 107. Within the area the average 1) home price was \$232,186 and 2) rental rate was \$795. The rental rate for a) one-bedroom was \$582, b) 2-bedroom and bath was \$640 and c) 3-bedroom was \$1,219. The average vacancy rated was 2.4% the lowest of the eleven comparison areas.

The year the Granite Paper Mill was destroyed by a devastating fire, R. M. Jones, a Salt Lake City civil engineer and inventor, became interested in utilizing water power in Big Cottonwood Canyon. About June 5, 1893 Jones applied for a franchise from Salt Lake City to build a power plant at the Stairs in the canyon. By July 19, 1893 he obtained the franchise. The Stairs power plant was completed May 1896. (Haycock, Obed C. "Electric Power Comes to Utah," Utah Historical Quarterly 45 (2) 1977, 182)

Eventually, Utah Power and Light Company, incorporated 6 September 1912 obtained ownership of the Stairs and Granite Power Plant. The latter plant was built by the Utah Power Company (organized in 1895). Located at the mouth of the canyon, it was completed in February 1897. (Haycock, 1977, 182).

The 1920 U.S Census report for Big Cottonwood Canyon records that Roscoe and Ira Butler [Butlerville residents] were working as electricians in the power plants in the canyon. Utah Power and Light Company had become full owners of the Stairs (completed May 1896) and Granite (completed February 1897) Power Plants.

Scott D. Pierce, News television editor in his article 'TOUCHED BY AN ANGEL' cited a previous filming of "Touched by an Angel" in Salt Lake City. His report began, "One extremely hot Utah summer afternoon a couple of weeks back, the cast and crew of the CBS series 'Touched by and Angel' were filming at a bar on South Main Street. As if the extreme temperature wasn't enough, stars Roma Downey and Della Reese were jammed into Claustrophobic Duffey's Tavern with a crew of about 50 other people - actors, extras, crew members, etc ..."

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PREFACE

Butler 1st Ward members, past and present, have witnessed many ward, stake, general church and community events since the beginning of Butlerville and the organization of the Butler Ward ninety-six years ago. On 12 May 2001 the ward will commemorate its 100th birthday. During its existence it has been a member of three stakes -- Jordan, East Jordan and Butler Stake. At the time of its creation Butlerville was a farming community. Today, Cottonwood Heights, as the community is known, is residential. From the original boundaries of Butler Ward thirty-eight wards were created.

Butler 1st Ward, which was established from the Granite Ward, has had twenty bishops to date. The first, Alva Butler for whom the ward was named, formerly was bishop of the Granite Ward. Since his release due to his death in 1909, the ward has had nineteen bishops. Thomas Lehmkuhl, the current bishop, has been in office since 9 September 1993.

Realizing that the ward will celebrate its centennial in five years this "Chronology," covering the years from 1877 to June 1996 has been compiled as a resource document. It serves as a companion to the forthcoming publications, The Bishops of Butler 1st Ward and The Butler Ward and the Jordan, East Jordan and Butler Stakes. Its purpose is to provide background information about the development of ward, leadership changes, struggles to provide adequate housing, spiritual and social events, policy changes instituted by the Church and the commitment of its members to build the kingdom in Butlerville/Cottonwood Heights. Additionally, stake and Church events that affected the ward and its members such as changes in the presidency of the Jordan, East Jordan and Butler Stakes and the succession of Church Presidents have been included.

Every effort has been made to insure the accuracy of the events reported but errors may occur for which the compiler is responsible. It is hoped that the future leaders of Butler Stake and the Butler 1st Ward may find the "Chronology" helpful should they plan a centennial celebration for the ward in 2001.

Harry P. Bluhm
Salt Lake City, Utah
1996

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Sloane, Edward L., compiler (1874). Gazetteer of Utah and Salt Lake City Directory. Salt Lake City: Salt Lake Herald Publishing Company; various issues of the Midvale Sentinel, Sentinel East and Spectrum; the 2 April 1893 The Salt Lake Herald, "Burned to the Ground, the Granite Paper Mill Now in Smoking Ruins. The Total Loss, \$95,000"; various editions of the Deseret News (4 October 1884 and 3 April 1893) and Church News; Wilkinson, Earl C., 1980, Personal History; Brown and Sanford Irrigation Company, "Minute Book 1901-1956"; Utah American Guide Series, 1945; Madsen, Steven, 1981, A Union, Utah History; Ashton, Wendell, 1950, Voice in the West Biography of a Pioneer Newspaper; Hilton, Lynn M. (Ed.), 1972, The Story of Salt Lake Stake 1847-1972; Salt Lake Stake, 1947, 100th Birthday of the Salt Lake Stake; Cottonwood Heights Almanac's for the years 1975-1977; the Saturday 14 May 1994 Deseret News article, "Whitmore: Renovation returns library to forefront;" the Salt Lake County Library System Calendar and Newsletter, Words Worth for May & June 1994.

THE CONTROVERSIAL ISSUE OF APPROVING THE BOYER COMPANY'S
PROPOSAL TO BUILD A 60-HOME SUBDIVISION NEAR THE
MOUTH OF BIG COTTONWOOD CANYON

Compiled by Harry P. Bluhm

November 24, 1999

17 November 1993: Deseret News, "S.L. County to decide fate of Big Cottonwood plan," by Joe Costanzo, B1.

"The pros and cons of a development at the mouth of Big Cottonwood Canyon were aired for what may be the final time Wednesday, with neither side budging in the controversy. At issue is whether the Boyer Co.'s request that the County Commission overrule the Planning Commission's denial of its proposed 61-lot development at 4225 E. Big Cottonwood Canyon Road. Commissioner Chair Jim Bradley said a decision will be announced at 8:30 a.m. Wednesday, Dec. 15..."

18 November 1993: The Salt Lake Tribune. "S.L. County Rejects Canyon Subdivision; Builder Claims Discrimination," by James G. Wright, B1.

Kem Gardner, president of the Boyer Company and Tom Ellison, attorney for the landowner, Utah Power, claimed "bias and discrimination - not hillside protection prompted the Salt Lake County Planning Commission to reject the Boyer Co.'s proposal to build 60 homes near the mouth of Big Cottonwood Canyon..."

Mr. Ellison ...said rejection of the subdivision was aimed at depriving his company of the value of the land and was 'targeted and unfair discrimination against this property.'"

"Utah Power has owned the choice 100-acre site on the plateau for decades and only recently offered 50 acres for development. But under questioning from Commissioner Chairman Jim Bradley, however, Mr. Ellison acknowledged that Boyer's purchase contract pays the utility the same amount even if the Boyer plan falls through..."

15 December 1993: Deseret News, Wednesday. "Access road to subdivision OK'D despite widespread objections, Developer must meet strict criteria. Residents denounce action," by Joe Costanzo, B1,2

"...The Big Cottonwood Canyon Community Council said the Boyer project would not only damage the mountain side but also the community. Council members also agreed with the gun club that residents of the proposed subdivision are not likely to accept the club as their neighbor for long..."

This article contains concerns from a variety of organizations and individual's including Commissioner Bradley who voted against the project.

16 December 1993: The Salt Lake Tribune. "S.L. County OKs

Subdivision Near Water Supply," by James G. Wright, p. B1,2.

"A controversial 60-home subdivision on a plateau near the mouth of Big Cottonwood Canyon can proceed despite fears that it could damage the environment and wipe out part of Salt Lake City's water supply, the Salt Lake County Commission ruled Wednesday. Commissioners voted 2-1 to allow the Boyer Co. to keep working on the \$100,000 -a-lot subdivision, which was twice rejected by the county Planning Commission because its access road would slash into the canyon mouth above Big Cottonwood Creek...

"Opponents of the project also fear Wednesday's vote sets a precedent that will weaken county efforts to restrict foothill development. But Mr. Overson said the developer and the land owner, Utah Power, have a legal right to build on the property even if neighbors, state wildlife officials, Salt Lake water users, hikers, environmentalists, Holladay Gun Club members and thousands of Salt Lake Valley residents want it left as a wildlife habitat, park land or a shooting-range buffer zone.

"Boyer's 50 acre site east of the Holladay Gun Club is nearly flat and is already zoned for development. The issue before the commission centered on the road that was needed to make the project work. The developer wants to build a road to the plateau from Big Cottonwood Canyon Road, cutting across the step face of the canyon and requiring major cut-and-fill grading on slopes of at least 30%, but the law allows exemptions when the builder can limit damage to the slope and ensure public safety..."

Commissioners Horiuchi and Overson [Commissioner Bradley voted against] voted to allow construction of an access road if it met certain requirements. They were: 1) the road won't slide off the mountain, damage or block Big Cottonwood Creek and Salt Lake City's water-treatment plant, 2) the road can "be as steep as 12% in some places -- the county's usual maximum grade is 10%, 3) "Boyer must post a bond that would be forfeited if the road doesn't meet expectations, 4) "Gaining secondary access to the site for emergency vehicles in the event that the steep canyon rim road is closed," 5) produce engineering studies and winning Department agreement that the road is stable and unlikely to slide, and 6) reduce the visual impact of the development itself by limiting house heights near the canyon rim."

"Kem Gardner, president of the Boyer Co. ... said the commission's caveats might kill the project because of the high cost of using natural rock and other methods to make retaining walls and cuts blend with the hillside..."

20 December 1993: The Salt Lake Tribune. "Clearing Development at Canyon Mouth Puts County Policy on Slippery Slope," B1.

This article relates to the County's "hillside ordinance [which] provides that roads shall not cross property having a slope greater than 30 percent unless engineering can minimize the impact of cuts and fills on the esthetics and environment of the

area. Boyer proposes to cross slopes in excess of 45 percent..."

"...Commissioners Overson and Horiuchi did not leave themselves an out...By appearing to compromise those reasonable limitations, two Salt Lake County Commissioners have set a precedent that bodes ill for hillside protection, both at this site and elsewhere."

21 December 1993: The Salt Lake Tribune. "OUTDOORS" by Tom Wharton. "County should buy land, eliminate need for ugly road."

"...What the county ought to consider is the purchase of the property of Utah Power & Light. That land could serve as a badly needed east-side park and a staging area for hiking and biking along the Bonneville Shoreline Trail and remain as a deer winter range. The adjacent Holladay Gun Club could continue to operate. The county tried to do that but was outbid...In the meantime, no matter what happens to the housing development, the access road shouldn't be permitted to scar the entrance to Big Cottonwood Canyon and weaken the county's fine hillside ordinance."

4 April 1996: The Salt Lake Tribune. The Holladay Gun Club is contesting Utah Power's federal lawsuit, filed two months ago, that the Club pay \$450,000 for lead-bullet clean-up. Their stance is that 'Utah Power should not get a dime toward cleanup of its property at Big Cottonwood Canyon [since] Utah Power knew full well that the gun club would be shooting bullets. In fact, that's all the gun club can do on the property,' said gun club Bruce Baird.

'If they wanted the gun club to cleanup the bullets they could have put that in the lease. And they didn't.'

"The gun club and county sheriff's deputies each signed leases on the Utah Power land in 1980 for shooting ranges. Sheriff's deputies moved from their site nearly two years ago...Salt Lake County had not filed its response in the case...The county has moved ahead with cleanup [as] it wants to sell the 50 acre parcel to Boyer Co. for a proposed 56-home subdivision..."

"Another battle between the utility and the gun club could emerge [as] emergency vehicles likely would need the gun club's paved road--which runs southeast from Wasatch Boulevard--to reach the subdivision, if the canyon road becomes impassable. County officials and Boyer insist the gun club road is a right of way. Not so, says the gun club. 'My clients are adamant that this is a private road,' said Baird."

9 November 1999: The Salt Lake Tribune, "No Home for the Range, All Quiet on the Wasatch Front? Development changing attitudes have Salt Lake Valley's gun clubs on the run," by Skip Knowles, B-1, B-2.

"Murk Hafner never thought he would see the day there is more shooting going on down in the streets of the Salt Lake Valley than

at the Holladay Gun Club. He has a huge shooting-sports family, but they are about to be evicted.

"Holladay gun Club's leased land will be ground up and poured out as gravel for the I-15 expansion within a year or two, and there is nothing he and his close-knit group of 30 friends can do about it. Up to 500 hunters a day zeros their rifles at the 18 bench rests here at the mouth of Big Cottonwood canyon in the weeks before deer season. Public visits combine with those of 400 members who shot clay pigeons and rifles to total more than 30,000 visits annually.

"Hafner is the clubhouse clerk on duty, a retired government employee and a range-master here for 20 years. He is sad to see an institution he has been a part of for 30 years forced out...With it will go his job. Shooters relied heavily on his advice on safe reloading. But the loss of the club may also be felt by mountain hikers and hunters who annually sight-in their rifles before the hunt to assure humane kills. Other outdoor recreationalists could find themselves in the line of fire...

"...The club has weathered many tempests in the past few years, including a membership decline when rumors of looming closure during legal battles in 1995 prompted many members to stop paying dues.

"The site was first used for shooting since the turn of the century, said president Dave Winburn...J.B. Walker bought the property in the 1920s and liked the group of people who shot on the foothill area at the mouth of Big Cottonwood. He let them build a duck tower (skeet house) and a clubhouse in 1954...

"Things started to get rough when Bonneville Pacific took over adjacent land from Utah Power and immediately closed the Salt Lake County's Sheriff's rifle range, Winburn said. Next, the county commissioners approved an adjacent 62-acre home site for Boyer Development, moving to condemn the club's road (now part of a lease) for eminent domain to help the developer.

"It cost a lot of money, but we fought with the lawyers and won," he said.

"As a result, the commission moved to condemn the club based on high noise-readings that would occur when the subdivision was eventually built. But two years ago, the state Legislature passed a bill protecting noise-making entities from people who move to an area and then file complaints.

"They had won. Then, last year, the club lost its water supply when the wooden flume at the mouth of the canyon was replaced with a huge pipe at lower elevation. The grounds have lost their greenery and trees, and have attained a gritty, ghost-town look that is actually much closer to the pre-existing desert conditions..."

The Club, for the present, is still open to the public, 948-9802.

CONTROVERSY IN COTTONWOOD HEIGHTS OVER BURYING
UTAH POWER HIGH-VOLTAGE LINES ON 7000 SOUTH
Compiled by Harry P. Bluhm
December 1999

26 March 1996: The Salt Lake Tribune. "RESIDENTS HOPE TO DELAY HIGH-VOLTAGE LINES" by Jay Baltezore, B1.

"Bowing to complaints from residents, the Salt Lake County Commission hinted Monday it will delay Utah Power's plans to install new high-voltage overhead electric wires and poles along 7000 South in Cottonwood Heights. During a Monday staff meeting, commission members agreed to debate Wednesday a formal measure to impose a six month moratorium on erecting utility poles.

"The dispute arose last month when the owners of Stor-n-Lock self storage refused to give Utah Power the right to install 80 foot metal poles and high-voltage transmission lines near the company's property at 6950 South 2300 East. Utah Power took the company to 3rd District Court and obtained the easement, or legal right-of-way to cross private property, apparently clearing the last hurdle for the poles to go up in early April.

"The utility firm wants to replace wooden poles connecting the Hammer and Butlerville substations and boost the overhead wire capacity from 46,000 volts to 138,000 volts, according to company spokesman David Eskelsen. However, Utah Power's decision to run the lines down 7000 south sparked a citizen's revolt.

"Stor-n-Lock co-owner Alan Jones and the Cottonwood Heights Community Council asked the County Commission on Monday to delay the pole and wire work until residents, schools and businesses had a chance to see Utah Power's plans. Jones says his resident manager threatens to quit if the lines go in because he fears possible health problems from constant exposure to the electromagnetic fields produced by high-voltage power lines....But Utah Power has dismissed concerns over electromagnetic fields as lacking scientific backing and insists it has fully discussed the options with community councils and other property owners.

"...But Utah Power faces growing opposition to its network of overhead lines. On March 5, the Sandy City council voted 5-1 to require that high-voltage transmission lines within the city boundaries be buried and that the construction costs be spread across all Utah Power customers...

"...Like the ordinance in Sandy, the proposed power moratorium in Salt Lake County could open the way for a broader discussion of utility lines, said Karen Eyre, chairwoman of the Cottonwood Heights Community Council. 'I still need evidence that we need additional overhead lines,' she said. 'Right now I'm not convinced we do.'"

May 1997: Salt Lake County Commissioners passed an ordinance requiring new power lines to be buried. This action stemmed from

the attempts of Sandy City to have Utah Power bury their proposed transmission lines to the Dimple Dell substation. Further, the commissioner's ordinance "came after Utah Power persuaded legislators to exempt the company from paying the tab." (See the Tribune's 30 July 1998 article by Linda Fantin titled, ELECTION BUZZ: A BOND TO BURY POWER LINES)

February 1998. A flyer was mailed to Cottonwood Heights residents by bulk mail with the message, "Utah Power is Coming Soon to Our Neighborhood With This 'Improvement' Unless You Help Stop It.!!" This message was the caption under a picture of 7000 South with poles as large as 5 feet wide and over 100 feet tall with several high voltage lines hanging down." In bold letters this question was posed to Cottonwood Heights residents, "DO YOU WANT 70TH SOUTH TO LOOK LIKE **THIS?**"

Readers were asked to CONSIDER: 1) Health concerns about EMF (electromagnetic fields) and cancer, 2) Traffic Safety, 3) Property Values, 4) Radio and TV interference, 5) Visual Blight, 6) Who is served by this line, and 6) This line may **only benefit Utah Power** as they potentially send power out of state."

The appeal was made that readers should "get involved now! Come to the county commission meeting Wednesday, February 18, at 10:00 am. Tell your elected officials you want this line buried underground and who should pay to do it.!"

On the back side of the 8 1/2 x 11 inch flyer was a letter addressed to "Dear Neighbor." An elaboration of the concerns listed above was outlined followed by a series of questions needing answers. Crucial was who should pay the cost of burying the lines.

The closing paragraph of the "Dear Neighborhood letter states: "In 1997 our County Commissioners passed an ordinance that all new or modified power lines in Salt Lake County be buried. Utah Power fought this ordinance and forced conditions into it which could render the ordinance useless. These lines and all future high voltage lines in the county should be buried. This problem is not just for Cottonwood Heights, it affects the future of our county and every neighborhood. Now is the time to act. The county Commissioner need to hear from you now!"

18 February 1998: The Salt Lake Tribune. "Who Will Pay the Bill for Underground Power? by Linda Fantin.

"It has been nine months [May 1997] since Salt Lake County Commissioners passed an ordinance requiring new power lines to be buried...Utah Power has asked for an exemption to the new policy in order to run high-voltage lines along 1300 East from 6400 South to 7000 South between two substations in the Holladay-Cottonwood [Cottonwood Heights] area. While the county would prefer the power company pick up the tab, a 1997 state law relieved the electricity giant of that responsibility.

"That leaves four basic options, said Mike Reberg, the county's assistant public-works director:

*Residents could create a local improvement district and pay the fee, estimated by Utah Power at \$2.4 million to \$3.3 million.

*A larger service area could be created that would spread the cost among all homeowners in the county.

*Commissioners could use tax revenue to fund the differential.

*Or they could grant Utah Power's request to put lines above ground.

Regarding creating a local improvement district "residents argue, because it would force a select group of homeowners [100 or so who would receive 'direct benefit' from burying the lines] to pay \$20,000 to \$50,000 each..."That's not doable, said Karen Eyre, chairwoman of the Cottonwood Heights Community Council. 'Besides, it's not fair for us to bear this cost alone'...

"...Regardless of the amount [of money]. Commission Chairman Brent Overson, said persuading all county residents to bear the financial burden would be a tough sell. Instead we would have to rely on the municipal-services fund or some liberal interpretation of what 'direct benefit' means, Overson said.

"But the municipal-services fund -- which is supported by property taxes from unincorporated areas -- faces a \$4 million shortfall this year..."

19 February 1998: The Salt Lake Tribune. "S.L. Commission Wants Burial of Lines on Ballot" by Linda Fantin, B1, B2.

"Rather than raid county funds, Salt Lake County commissioners will pursue a November ballot initiative to raise money for underground power lines. If the measure passes, a service area would be created for unincorporated communities whose residents would be taxed to bury future -- and existing -- transmission lines. Cities could join too.

"If the people are willing to put their money where their mouths are, I'm in," said Commissioner Randy Horiuchi...

"The [138-kilovolt power] lines [strung on 100-foot poles] would run from the Hammer Substation along 1300 East between 6400 South and 7000 South, and then east along Fort Union Boulevard to the Butlerville Substation. Utah Power officials asked the county for an exemption last August and are pushing for a response...

"...Horiuchi said it would be unfair to force residents in Magna or Kearns to subsidize new development in Cottonwood -- unless they, too, could have their lines buried some day...

"...Although commissioners can create a service area by resolution, they want residents to vote on the issue in the November general election..."

21 February 1998: The Salt Lake Tribune. Editorial, "Costs of Buried Power Lines."

"The Salt Lake County Commission's proposal for a special referendum on special services districts to pay for burying high-voltage electrical transmission lines is premature. Before the people are asked to decide whether to raise property taxes for this purpose, other plans of financing should be addressed.

"Last May, the commission passed a law declaring that all new transmission lines in the unincorporated county would be buried, but it did not identify a method to pay for added costs.

The payment question is governed by a new law the Legislature enacted last year. It allows local governments to require an electric utility to bury transmission lines, but the government-imposed conditions cannot impair safe, reliable service. Governments must pay the added costs unless the Public Service Commission orders those costs to be collected from consumers. The law also created an Electrical Facility Review Board to settle cost disputes. It may require a utility to bear excess costs.

"The law seems to leave the door open to apportion costs to power customers on some basis other than property values. It might be more equitable to apportion costs on the basis of electricity consumption, for example. If so, a surcharge on electric utility bills based on power used might be a better way to go than property taxes..."

The editorial also raised these question, 1) "how to draw the boundaries of the districts" based on "which people benefit from burying the transmission lines" and 2) should only new transmission lines be buried? What about communities who may wish to "decide to retrofit with buried lines?" "These questions must be explored before people can make an informed decision about whether to create special service districts to bury high-voltage transmission lines in Salt Lake County."

28 February 1998: Deseret News. Editorial, "The Buried Power Dilemma," A 10

This editorial raises these issues: 1) "is it right to raise the taxes of people in other, far-flung areas of the county to cover the costs [of burying transmission lines]? Of course not, unless they, too, have the promise of one day seeing their own power lines buried." The opinion of the News is that "this is a case where meddlesome government has needlessly complicated matters [because] even if the residents didn't want the line buried, they would have to do it because of the county ordinance..."

2) "...A better solution would be for government to back off. State lawmakers either should do away with the law completely or change it so power companies bear the cost, and the county should stop requiring burial unless it can extend the requirement to existing lines as well..."

3) "Any time law makers require one party to pay [the people]

and another party [Utah Power] to set the cost, they are asking for trouble, and that should be considered the key point in this debate. It makes little sense to ask voters to decide something that came about because of a bad law...[It's best to] make it a matter of choice and don't make taxpayers pay" [when it comes burying power lines and removing unsightly lines.] "...If only certain residents want lines buried, they should bear the costs. But make it a matter of choice and don't make taxpayers pay."

11 March 1998: The Salt Lake Tribune's Forum. "Questions on Buried Lines" by Roger Van Frank of Salt Lake City.

Van Frank raised four questions in his letter he felt should be answered before any election is held: 1) "The first is, why would the Legislature pass such a ridiculous requirement in 1997, and what is necessary to reverse such a stupid law?"

2) The second question "is one of potential ownership. Is it proposed that tax monies will be used to purchase capital that tax-paying public utilities will then depreciate, thus lessening their tax burden? Wouldn't the proper question for the public be how to create their own public utility and be done with the exaggerated claims of inflated costs made by one of the current franchise holders?"

3) The third question that "needs to be addressed: Is the public content with only the burial of new power lines or is it more interested in a program that will effectively, over time, get rid of all the unsightly and dangerous poles and wires that have been allowed to proliferate?"

4) "Finally, is the public ready to have a government entity get into this business, or should some mechanism be put in place to require franchiser(s) to recover proper and legitimate costs of a conservative program by raising charges. Such a program is envisioned to require the burial of all new utilities and to require that systems needing replacement or repair be buried as weather permits. This would give rate payers the advantage of utilizing, as part of their costs, the present value of current maintenance costs."

In conclusion Van Frank wrote: "We need public hearings on these issues, and most certainly we need the power company, the telephone company, the cable-TV providers and their potential competitors to have their say in this matter. Most of all, however, should be the recognition that our community is not going to be in any way improved by the addition of more wires to our skyline."

28 March 1998: The Salt Lake Tribune, "Overhead Lines a Relic of the Past," by Jay Baltezore, B1, B3.

Baltezore notes that "more than a century electric power poles and dangling overhead lines have been considered an

inevitable part of Utah's landscape." Now he states, "Salt Lake County is about to buck that tradition. On Wednesday, the County Commission put a six-month moratorium on new overhead lines and power poles and promised a future requirement to run the lines alongside water and sewer pipes. 'The time has come to address this issue,' said Commission Chairman Brent Overson."

Referring to the confrontation between Utah Power that intended to "string high-voltage transmission wires overhead" for a power substation in a corner of Dimple Dell Park and Sandy residents who opposed such a plan the "county backed Sandy in its battle with the utility. And now the county is forcing Utah Power to re-examine its proposal to erect new 80-foot steel poles and 138,000-volt lines along 7000 South in Cottonwood Heights next month."

Commissioner Overson has "directed the county planning commission to set up a task force to examine where and how the lines should be placed and under what emergency situations the county will waive the moratorium."

"Under Utah law, utility lines do not have to be buried. Utah Power maintains that if a specific group wants its wires placed underground, that group should bear the extra cost."

"Commissioner Randy Horiuchi said it was unfair to charge all county residents to benefit a select few. If all county residents are going to pay to bury the lines in question, then eventually all the power lines in the county should go underground, he said."

"While the payment issue bothered Overson, he said he would rather leave that up to the Public Service Commission."

"Sandy already has set the stage for a possible ruling. On March 5, the City Council overwhelmingly approved an ordinance that requires the burying of all high-voltage transmission lines, with the payment spread among all Utah Power customers. Any rate increase - even one to offset underground construction costs - would require PSC approval..."

16 May 1998: The Salt Lake Tribune, News Briefs. "POWER LINE BURIAL WEIGHED"

"Before residents of unincorporated Salt Lake County can evaluate a proposal to bury power lines, they must know what it would cost. So county commissioners have decided to impanel a nine-member committee of residents and staff members. The group's first job is to evaluate Utah Power's long-range plans for new 138 kilovolt lines. With the assistance of a consultant, the committee will evaluate the cost of burying those lines and others already in place."

That information will determine the potential tax rate necessary to cover the costs. In November, residents will vote on a ballot initiative that would create a special district to levy the tax and oversee power-line burials."

19 May 1998: The Salt Lake Tribune, News Briefs. "POWER

COMMITTEE"

This short article is a repetition of the 16 May 1998 "News Briefs" article.

30 July 1998 The Salt Lake Tribune, "ELECTION BUZZ: A BOND TO BURY POWER LINES - Cost of the S.L. County job could approach \$100 million," by Linda Fantin, B1.

"Elections often are about the power of money. But this year, residents of unincorporated Salt Lake County will weigh the money of power. On November 3, they will decide whether to raise property taxes to cover the costs of burying electrical transmission lines. And voters may be in for a jolt. It could cost \$100 million to do the job.

"The County Commission has not yet figured the per-household increase, the duration of the tax or the time frame for burying power lines in unincorporated areas. But the bond measure, if passed, would be the second largest in county history...

"...To convert approximately 86 miles of overhead high-voltage lines would cost the county about \$123 million, said Alene Bentley, Utah Power's general business manager. Bentley told the commissioners that they could shave up to \$30 million from the total cost if they chose to exempt power lines in industrial areas...

"...The county has hired its own cost consultant to scrutinize Utah Power's numbers [in the Sandy case burial expenses were only \$420,000 rather than Utah Power's \$20 million projected cost]."

At the top of the list of lines to be buried "is the Hammer-Butlerville line on 1300 East from 6400 South to Fort Union Blvd., continuing to 2250 East and the Butlerville substation. Utah Power insists the new line must be constructed before next summer or the reliability of electrical power in the Holladay-Cottonwood area will be compromised. Utah Power has estimated the cost of burying the line at \$2.4 million to \$3.3 million..."

12 August 1998: The Salt Lake Tribune, "The Forum," "Unfair Power Line Bond," by Brenda Ahlemann.

Ahlemann takes issue with the county commission believing that "it is necessary to bury existing lines to be 'fair' to current home owners who will not benefit from the mandate to bury all new power lines..." Her concluding paragraph reads: "In order for the county commission to be truly fair, a change needs to be made. Either those who will benefit need to pay, or the tax burden needs to be spread out over all county residents to pay for the common good. Anything else is an inequitable solution that needs to be voted down in November."

17 and 23 August 1998: NOTICE PUBLIC HEARINGS THE CREATION OF

A COUNTY SERVICE AREA TO FUND THE BURIAL OF ELECTRIC POWER TRANSMISSION LINES (Advertisements printed in the Salt Lake Tribune over the signature of Brent Overson, Chairman of the Board of [Salt Lake] County Commissioners)

Readers are informed that the "the Utah Legislature has granted counties the power to create service areas to bury electrical utility lines and that the Salt Lake County Commission was using that legislative process to initiate the creation of a county service area for those purposes. Territorial jurisdiction of the proposed service area would include all of the unincorporated areas of Salt Lake County outside of incorporated municipalities. Services to be proved by the service area shall be underground installation of proposed and existing electrical utility lines, where such conversion is practical and cost effective. Such services would be financed through a property tax levied in the service area with an estimated annual financial impact, per household, of \$38.00 per year. The question of creating the county service area would be submitted to the voters at the general election held on November 3, 1998..."

Two public hearings would be held. The first on Tuesday, August 25, 1998 at 7:00 p.m. Holladay Library 2150 East Murray Holladay Road (4730 South). The second on Wednesday, August 26, 1998, 7:00 p.m. Kearns Library 5350 South 4200 West.

"Persons wishing to protest the creation of the county service area may file with the Salt Lake County Clerk a written protest which is signed by the owners of private real property located within the proposed county service area (the unincorporated areas of Salt Lake County)." The due date was on or before October 26, 1998. "If the protests are received from property owners covering at least twenty-five percent of the total land area and fifteen percent of the private land value in the unincorporated areas, Salt Lake County or by 22,713 registered voters residing in the unincorporated area, Salt Lake County will abandon the creation of the proposed county service area."

4 November 1998: The Salt Lake Tribune. Election results as to Cottonwood Heights residents paying for the burial of electrical lines from the Hammer substation on 1300 East to Ft. Union Blvd. and then east to the new substation east of the current Butler substation was overwhelming defeated by voters.

Spring 1999: From 1300 East the 80 foot Utah Power poles were placed on the south side of 7000 South. At Greenfield Way the poles begin on the north side. The last pole on 70th stops just west of the old Deseret Saving and Loan building, which now houses a Home Care office (Creative Hospice & Home Care). The next pole is on the property of Stor-n-Lock (Utah Power obtained an easement from Stor-n-Lock). From there the lines go across 2300 East on poles to the new substation that is immediately east of the old

Butler Substation.

10 April 1999: The new substation to replace the out-dated Butler substation is directly across the street from the Hillside Shopping Center. The wall surrounding the facility was in place at this date. Also, on this date one can see the new curved sidewalk and the installed curb. Grass sod to beautify the exterior of the substation is also occurring.

November/Early December 1999: Electrical work is still being done by or for Utah Power at the new substation and the pole at Greenfield Way. Work was done the first three days of December stringing wires in the vicinity of the Home Care Office Building.

Work has been going on in the new substation

It is expected that completion of the project will occur the forepart of 2000.

Eva Butler Israelson lived an interesting life. At age 104 years old, she missed her 105th birthday by five days, dying Thursday, September 30, 1999, at her North Logan home; the last of her generation. (2 October 1999, S.L. Tribune, A1) She had a large progeny: 8 children, 67 grandchildren, 271 great-grandchildren, and 40 great-great grandchildren. With the 97 spouses, her family totaled 443 members." (Obituary, 3 October 1999 Tribune)

Eva was Valedictorian of the first graduating class of Jordan High School in 1915. In 1990 she and surviving class member, Thomas Parmley a University of Utah Physics professor, celebrated their 75th class reunion. In 1991, she was the featured speaker at Jordan High School's graduation, receiving a standing ovation." (Ibid)