

Council Meeting of Salem Hills, Utah

January 6, 1977

First meeting, held at the home of Kenneth Harris.
Present Ken Harris, Glen Royle, Dale Bigler, John Peterson, Gary Proctor.

Council discussed meeting days and places, and it was decided to hold the Town Council meetings on the first and third Thursday of each month, each council member to take turns having the meeting in his home.

Discussed the organization of fire protection. Decided on the need to send letters to Payson, Salem and Spanish Fork to have them provide cost figures. Gary Proctor was given the responsibility to send letters and to talk with all 3 fire chiefs.

Discussed problem of snow mobilers parking on roads and blocking traffic. Also getting some samples of ordinances and fine schedules to try to eliminate the problem. Gary Proctor to research and report results to council at next meeting.

Discussed mill levy to be taxed but reached no decision.
Discussed impact fees, agreed on the need but no amount discussed.

Talked about building permits, whether to charge by the square foot or a percentage of the valuation of the building. Decided to charge by the square foot but no amount discussed at this time. Also talked about whether to pay building inspector a flat fee or a percentage of the building permit cost but no decision reached.

Discussed hook-up fees; decided to get a bid from Walt Limb and add a sum to that cost to be used as a fund for repairs and maintenance.

Meeting adjourned.

Council Meeting of Salem Hills, Utah

January 20, 1977

Second meeting, held at the home of Glen Royle.

Present Ken Harris, Glen Royle, Dale Bigler, Gary Proctor, John Peterson.

Richard Lindsay and Morris Johnson of Council of Governments were invited to present ways and means of obtaining more water storage. They suggested several Government Grants that were available through Mountainlands and Four Corners. They also suggested a temporary Zoning Ordinance leaving Plats A & B as residential with 1/3 acre minimum lot size and put the rest of the town as agricultural with 20 acre minimum. They also suggested getting Mountainlands to do a Master Plan and Zoning Ordinance.

Motion by John Peterson to maintain 1200 square foot minimum for homes and to charge 12¹/₂¢ per sq. ft. for building permit fees. Second Gary Proctor

Vote: Yea Nay

John Peterson

Dale Bigler

Gary Proctor

Glen Royle

Meeting adjourned

Council Meeting of Salem Hills, Utah

February 3, 1977

Meeting held at the home of John Peterson

Present; John Peterson, Dale Bigler and Ken Harris

Report from Ken Harris; Mountainlands has no money available for water storage but suggested contact with Bruce Armstrong of Four Corners Regional Commission. Estimated \$120,000.00 for 500,000 gallon, cement storage tank and possibly a deep well drilled. Also said Master Plan estimate from Mountainlands \$4,500.00 with financing on a 90/10 basis.

Bid from Walt Limb; 4" sewer line \$375.00, 3/4" water line and meter \$350.00 standard fee for all lots. Approved unanimously.

Meeting adjourned.

Council Meeting of Salem Hills, Utah

February 17, 1977

Meeting held at the home of Dale Bigler

Present; Ken Harris Dale Bigler, Glen Royle, John Peterson.

Developers Jim Winterton, Hal Shuler and Keith Schuler invited to discuss impact fees, financing and placement of water storage tanks. Suggested by Hal and Jim that Plats A & B be left on a basis of association fee but beginning with Plat C that as developers they should put in all improvements and also pay an impact fee of \$1000.00 to \$2000.00 per lot to finance water development and storage.

Report from Ken Harris; talked to Lynn Gottfredsen, advised need of 2 tanks, pressure tank of 100,000 gal. on top and large holding tank next to existing storage tank. Suggestion from Four Corners, get engineer to survey and plan system then arrange a 20 year loan from F. H. A. , then Four Corners will finance balance on grant basis.

Motion by John Peterson to let Dave Harsen divide his 1 acre lot into 2 lots of $\frac{1}{2}$ acre each. Approved unanimously.

Meeting Adjourned

Council Meeting of Salem Hills, Utah

March 3, 1977

Meeting held at the home of Gary Proctor

Present; Ken Harris, Glen Royle, Dale Bigler, Gary Proctor, John Peterson.

Statement by Ken Harris on need of a Planning Commission, after discussion presented Ordinance to set up a Planning Commission. Motion to adopt ordinance as Ordinance #1 by John Peterson. Second; Dale Bigler.

| Vote | <u>Yes</u> | <u>No</u> |
|------|---------------|-----------|
| | John Peterson | |
| | Glen Royle | |
| | Gary Proctor | |
| | Dale Bigler | |

Appointees to Planning Commission presented by Ken Harris for approval: Kendall Jolley, Blaine Hales, Gerald Armstrong, and Wayne Shute.
Approved Unanimously with Ken Harris to represent City Council.

Glen Royle presented figures for average water and sewer rates taken from 15 cities in the county. Water mean average \$4.95 rate over 9000 gal. 25¢ per thousand. Mean average sewer \$3.55 monthly rate.

Motion by Ken Harris to charge \$1050.00 for water and sewer hook-up fees, to be collected by building inspector at the time of issuance of a building permit. Second; John Peterson Approved Unanimously.

Proposed names for Board of Adjustment members: Dave Larsen, Phyllis Black, Richard Openshaw, Dale Bigler to represent City Council and also to present Ordinance to establish a Board of Adjustment.

Meeting adjourned

Council Meeting of Salem Hills, Utah

April, 7, 1977

Meeting held at the home of Ken Harris.

Present; Ken Harris, Glen Royle, Gary Proctor, Dale Bigler and John Peterson.

Glen Royle reported on meeting with Mr. Winter of Utah State, who will only project 100 homes at most to be connected to 80,000 gallon storage tank.

Suggested financing to be with F. H. A.

Motion by Ken Harris to proceed to accept dedication of existing water system at this time. Second; Dale Bigler. Vote: YES NO

Dale Bigler

John Peterson

Glen Royle

Gary Proctor

After a report from Ken Harris that in order to obtain a federal grant for improvement, it was necessary to prove need by overconnecting of homes on existing tank, a motion was made by John Peterson to abandon application for federal funds and proceed with an impact fee on all new plats approved for development. Second Dale Bigler. Vote: Yes No

John Peterson

Dale Bigler

Glen Royle

Gary Proctor

Town Historian proposed. Suggested names; Loy Jolley, Carolyn Shuler and Denise Larsen. Dale Bigler to ask Carolyn Shuler and Loy Jolley.

Discussed need of setting up office of Building Inspector. Rough draft of Ordinance needed to be presented at next meeting.

Meeting Adjourned

1-20-77 - Joel Brown
Present Joel, Dale, Blaine, Ken
& Glen

Joel report - talked to Bish about
well permit sd had called state
people & will get ^{permit} straightened out.
Mr Forsythe from County
Fair Committee presented invitation
to participate in county fair - presented
Salem Hills flag for civic center &
parade of cities

Proceed with name change
city council suggested Mt Loafer City
because of identification of area.

16 people participated new names
submitted

| | | | |
|----------------|----|----------------|---|
| Elkridge | 14 | Maple Creek | 2 |
| Oak Ridge | 16 | Oak Wood | 3 |
| Southridge | 11 | Maple Wood | 2 |
| Mt Loafer City | 10 | Meadowbrook | 0 |
| Majestic View | 0 | Shaker Springs | 0 |
| | | Oak Springs | 1 |

3 names to be chosen vote
to be weighted 3 2 & 1 voted by
City Council

Prisoners

They are from
Macao, Portugal
Macao, China
Macao, China

When the
Macao, China
Macao, China
Macao, China

Southbridge \$9
Macao, China 12

3 to be on Southbridge

Southbridge and
Macao, China

Southbridge and
Macao, China

Southbridge and
Macao, China

Southbridge and
Macao, China

Southbridge and
Macao, China

1905-9305

Council Meeting of Salem Hills, Utah

April 21, 1977

Meeting held at the home of Glen Royle.

Present; Glen Royle, Ken Harris, Gary Proctor, Dale Bigler and John Peterson

Report from Gary Proctor on Fire and Police protection. Payson willing to help but will need a contract and also a letter from the County to Guarantee payment. County commissioners have been notified but no decision has been reached.

Discussed again impact fees but set no amount until an engineer study and estimate of cost could be obtained from Lynn Gottfredsen.

Motion by Ken Harris to adopt Ordinance # 2 an ordinance enacting a subdivision code. Second, Dale Bigler

Vote: YES NO

Glen Royle
Gary Proctor
Dale Bigler
John Peterson

Motion by Ken Harris to adopt Ordinance # 3, an ordinance creating the building inspection department of Salem Hills. Second, Dale Bigler.

Vote: YES NO

Glen Royle
Gary Proctor
John Peterson
Dale Bigler

Meeting adjourned

Council Meeting of Salem Hills, Utah

May 19, 1977

Meeting held at home of John Peterson.

Present; Ken Harris, Dale Bigler, Gary Proctor and Glen Royle, and John Peterson.

Report from Gary Proctor; County will not guarantee payment to Payson for fire protection.

Discussion on the cost of maintaining green belt areas and the advisability of keeping green belt areas in the plans. Following the discussion, a Motion was made by Ken Harris to eliminate large open spaces from planning and talk to developers about consolidating these into one large central park.

Second; Gary Proctor. Vote: YES NO

Gary Proctor

Glen Royle

John Peterson

Dale Bigler

Discussed the advisability of letting developers plan plats with lots facing on belt routes. Original plans were to have no homes fronting on main roads, to eliminate the problem of cars backing out into traffic, but it was decided that it would afford the homeowners more privacy and improve the beauty of the town to have homes facing the main roads instead of back yards.

Suggested Dave Larsen or Richard Openshaw as meter reader. Meters to be read each 3 months, bu bill to be sent monthly.

Next meeting June 2nd at Dale Bigler's.

Meeting Adjourned

Council Meeting of Salem Hills, Utah

June 2, 1977

Meeting held at home of Dale Bigler.

Present; Ken Harris, Dale Bigler, Glen Royle and John Peterson.

Discussed need of liability insurance. Dale to check costs and report back to council.

Preliminary Plats D & E presented by planning commission for council approval.

Motion to accept Plat D, Dale Bigler, Second, John Peterson.

Vote: YES NO

Glen Royle

Dale Bigler

Ken Harris

John Peterson

Motion to accept Plat E, John Peterson, Second, Dale Bigler.

Vote: YES NO

Glen Royle

Ken Harris

Dale Bigler

John Peterson

Next meeting June 16th at the home of John Peterson.

Meeting adjourned

Council Meeting of Salem Hills, Utah

June 16, 1977

Meeting held at the home of John Peterson

Present; Ken Harris, John Peterson, Dale Bigler. Glen Royle excused.

Planning Commission invited to discuss zoning and park site.

Planning commission presented zoning for approval.

Motion to adopt Ordinance # 4, an ordinance enacting a zoning code, by Ken Harris. Second, John Peterson.

| | | |
|-------|---------------|-----------|
| Vote: | <u>YES</u> | <u>NO</u> |
| | John Peterson | |
| | Dale Bigler | |
| | Ken Harris | |

Discussed applications for building permits in Plat C. Problem arising from people who have bought lots before the Plat is approved and want to start building now. Decided building permits could be issued for start but no water or sewer hook ups until final approval of plat. No septic tanks to be used even on homes that drilled wells.

Meeting adjourned.

Council Meeting of Salem Hills, Utah

July 7, 1977

Meeting held at the home of Gary Proctor

Present; Ken Harris, Gary Proctor, Glen Royle. Dale Bigler - excused

Discussed grasshopper control, spraying to be done this weekend, but need to get earlier start on them next year, possibly by springtoothing fields in early spring to kill eggs.

Gary reported that Payson fire department will answer all calls, and do not require contract at this time.

It was decided that due to the drought and in order to prevent grass fires, no fireworks would be allowed for the balance of the summer.

Meeting adjourned.

Council Meeting of Salem Hills, Utah

July 28, 1977

Meeting held at the home of Ken Harris.

Present; Ken Harris, Glen Royle, Dale Bigler and John Peterson

Ken Harris reported that Salem Fire Department will provide service on contract at \$150.00 for 2 hour call, \$100.00 per hour after 2 hours.

Tax mill levy adopted:

| <u>Purpose of Levy</u> | <u>Mills Levied</u> |
|------------------------|---------------------|
| Fire protection | 1 |
| Metropolitan Water | 3 |
| Tort Liability | 1 |
| General purposes | <u>5</u> |
| TOTAL LEVY | 10 |

Motion to adopt, Dale Bigler

Second, John Peterson

Vote: Yes No

Glen Royle

Ken Harris

Dale Bigler

John Peterson

Developers signed letter stating that restart switches and overflow switch would be installed on water system before the town will accept dedication.

Meeting adjourned.

Council Meeting of Salem Hills, Utah

August 4, 1977

Meeting held at the home of Dale Bigler

Present; Dale Bigler, Ken Harris, Gary Proctor and Glen Royle
John Peterson - excused.

Discussed establishing a volunteer fire department. Suggested names for leaders; Logan Nilsson, Don Hansen, Jim Brown, LeEarl Baker, Jim Bean.

It was decided to purchase two 40,000 gallon, stainless steel water storage tanks from the Fisher Brewery in Salt Lake. Lynn Gottfredsen advised that both tanks be put up high and control the lower level water pressure with pressure control valves.

It was decided to have Walt Limb grade the shoulders of Park Rd., to facilitate mowing of the green strips.

Meeting adjourned.

Council Meeting of Salem Hills, Utah

September 1, 1977

Meeting held at the home of Zolla Hales

Present ; Glen Royle, Dale Bigler, Gary Proctor and Ken Harris.

Plats D & E presented for final approval by City Council. Both plats approved.

| <u>VOTE</u> | <u>YES</u> | <u>NO</u> |
|---------------|------------|-----------|
| Glen Royle | * | |
| Gary Proctor | * | |
| Dale Bigler | * | |
| Ken Harris | * | |
| John Peterson | absent | |

Dale Bigler asked for approval to have 20 hours work done on roads at \$45.00 per hour. The work to be done is grading on edges of roads to aid in mowing of greenbelt areas and also to facilitate water run-off. Approval given.

Time turned over to Jim Winterton who asked that the City buy the main sewer lines and lagoon. He was told by the Council that he must present itemized costs and legal descriptions for perusal by the council. He presented costs for the lagoon and was given payment for same in the amount of \$24,800.00.

Time given to Verdi White who stated that he has sold approximately 20 acres of ground in the southwest section of the city to a group of developers. Builders do not want to pay impact fee on approximately 50 lots and want to make arrangements to pay approximately 20 to 25 thousand cash plus all improvements in lieu of impact fee. Improvements to include the drilling of a new well to provide the area with water. Mr. White was told that the council would take the request under consideration and a decision would be forthcoming at a future meeting, but no meeting date was given at this time.

Meeting adjourned

Council Meeting of Salem Hills, Utah

September 15, 1977

Meeting held at the home of Gary Proctor.

Present; Ken Harris, Gary Proctor, John Peterson and Glen Royle.

Ken Harris presented contract for the City of Salem for fire protection. After contract was read by all present the motion was made by Gary Proctor that the City of Salem Hills accept the contract with Salem City. Motion seconded by John Peterson. Approved unanimously and contract was signed.

Ken Harris suggested that as a way of promoting the area that the city check into the possibilities of having the Utah Valley Homeshow in Salem Hills Next year. All present agreed that it was a good idea, and should be checked into further.

As we have been advised by the Utah County Clerk's office that we must have hold a partisan election in November it was decided that we would set up two political parties to be known as the Citizens Party and the Peoples Party and to have an ordinance written as such.

Meeting adjourned.

Council Meeting of Salem Hills, Utah

September 29, 1977

SPECIAL MEETING to establish political parties in Salem Hills, Utah.

Meeting held at the home of Ken Harris.

Present Ken Harris Glen Royle and Dale Bigler

Ordinance # 5 entitled AN ORDINANCE PROVIDING FOR THE FORMATION OF A POLITICAL PARTIES KNOWN AS, THE "CITIZENS" AND THE "PEOPLES" PARTIES. WITHIN THE CITY LIMITS OF THE CITY OF SALEM HILLS, UTAH, was presented. After being read by all present the motion was made by Dale Bigler to adopt the Ordinance. Motion seconded by Glen Royle.

| <u>VOTE</u> | <u>YES</u> | <u>NO</u> |
|-------------|------------|-----------|
| Ken Harris | * | |
| Glen Royle | * | |
| Dale Bigler | * | |

Party Conventions to be held October 7, 1977 at 7;30 P. M.

Meeting adjourned

Council Meeting of Salem Hills, Utah

October 6, 1977

Meeting held at the home of John Peterson.

Present; John Peterson Ken Harris, Glen Royle, Dale Bigler.

Two representatives from the Council Of Governments came to discuss participation in the Utah County Council. Dues to be paid yearly. If the city decides to participate, a resolution must be passed in council meeting and a copy sent to the executive board for approval. It was decided by those present to apply for membership.

An agreement was signed with Mountainlands for assistance in drawing up a Master Plan Survey.

Ken Harris made a motion to approve Plat F and return linen to the planning commission to be held until property bond and filing fees are received. Second; Dale Bigler. Approved unanimously.

| <u>VOTE</u> | <u>YES</u> | <u>NO</u> |
|---------------|------------|-----------|
| John Peterson | * | |
| Ken Harris | * | |
| Glen Royle | * | |
| Dale Bigler | * | |

Final approval given on Plac C and two lots accepted as property bond.

Ken Harris made a motion to accept for annexation 40 acres of ground belonging to Dean & Peay and will accept with deed to ground containing water tanks and an easement for putting in a water line. Seconded by Dale Bigler.

| <u>VOTE</u> | <u>YES</u> | <u>NO</u> |
|---------------|------------|-----------|
| Ken Harris | * | |
| John Peterson | * | |
| Glen Royle | * | |
| Dale Bigler | * | |

Meeting adjourned

Council Meeting of Salem Hills, Utah

October 10, 1977

Meeting held at the home of Ken Harris

Present; Ken Harris, John Peterson, Glen Royle, Gary Proctor.

Election judges appointed for election to be held November 8, 1977,
Judges to be Arlene Hansen, Lexianne Hutchinson and Nadine Nolton.

It was discussed and decided to hold the general election at 85 S.
Powell Road.

An ordinance was passed creating the office of Town Marshall to be
known as Ordinance # 6 Motion to pass by John Peterson, second, Ken
Harris.

| <u>VOTE</u> | <u>YES</u> | <u>NO</u> |
|---------------|------------|-----------|
| Ken Harris | * | |
| John Peterson | * | |
| Glen Royle | * | |
| Gary Proctor | * | |

Ken Harris appointed Gary Proctor as Town Marshall. Unanimous approval
by City Council.

Meeting adjourned.

Council Meeting of Salem Hills, Utah

November 3, 1977

Meeting held at the home of Dale Bigler

Present; Dale Bigler, Ken Harris, John Peterson, Glen Royle.

Ken Harris presented an ordinance creating an impact fee. After being read by all present, a motion was made by Dale Bigler to accept this Ordinance to be known as "77-7. Second by John Peterson.

| <u>VOTE</u> | <u>YES</u> | <u>NO</u> |
|---------------|------------|-----------|
| Ken Harris | * | |
| John Peterson | * | |
| Dale Bigler | * | |
| Glen Royle | * | |

Water system has now been deeded to the city and rates were discussed, it was unanimously decided to charge 10.00 per month for water and 3.00 per month for sewer . It was felt that this rate was needed to pay the costs of pumping and maintenance.

Meeting adjourned.

Council Meeting of Salem Hills, Utah

December 31, 1977

Meeting held at the home of Ken Harris

Present; Dale Bigler, Ken Harris, John Peterson, Gary Proctor.

Ken Harris presented a letter and ordinance from the State of Utah, urging the city council to adopt the Ordinance as Utah State Code.

Motion by Ken Harris to reject Utah Code For Energy Conservation In New Building Construction 1977, as state code. Second; John Peterson.

| <u>VOTE</u> | <u>YES</u> | <u>NO</u> |
|---------------|------------|-----------|
| Ken Harris | * | |
| John Peterson | * | |
| Dale Bigler | * | |
| Gary Proctor | * | |

Motion by Gary Proctor to adopt Utah Code For Energy Conservation in New Building Construction 1977, as Salem Hills Municipal Code, to be known as ordinance # 8. Second Dale Bigler.

| <u>VOTE</u> | <u>YES</u> | <u>NO</u> |
|---------------|------------|-----------|
| Ken Harris | * | |
| John Peterson | * | |
| Dale Bigler | * | |
| Gary Proctor | * | |

Meeting Adjourned.

Council Meeting of Salem Hills, Utah

January 5, 1978

Meeting held at the home of Ken Harris

Present; Ken Harris, Dale Bigler, Glen Royle, Blaine Hales, Joel Brown

Ken Harris opened meeting by welcoming the new councilmen, and proceeded to assign new duties of councilmen, as follows;

Joel Brown to oversee water department.

Glen Royle to oversee Fire and Police protection.

Blaine Hales assigned to represent council on planning commission.

Dale Bigler to oversee Roads, Parks & Recreation.

Ken Harris made following appointments to the board of adjustment;

David Larsen, Phyllis Black, Kendall Jolley and Kent Crawford. Approved unanimously by the City Council.

Ken Harris made the following appointments th the planning commission;

Blaine Hales, Gerald Armstrong, Wayne Shute, Kendall Jolley, and John Peterson. Approved Unanimously by the City Council.

Meeting adjourned