Bennion Cove News Brief

June/July 1997 *Volume 1, Issue 3*

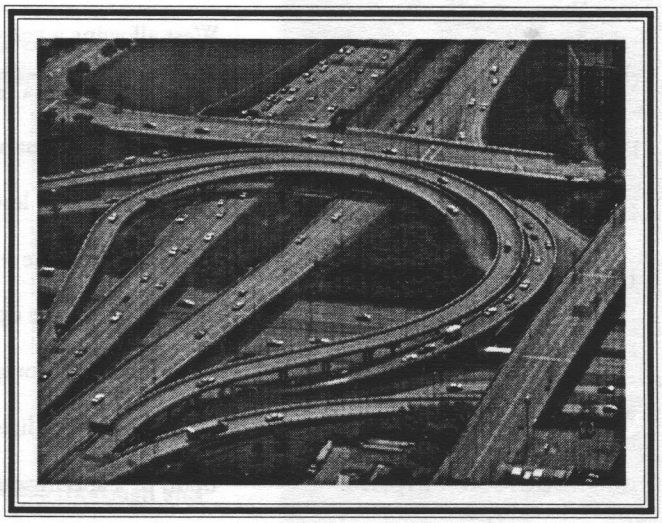
"KEEPING THE COMMUNITY INVOLVED"

LANDSCAPING CONTEST FOR BENNION COVE RESIDENTS

Prepare to cast your votes. As a community, we want to recognize the contributions made by individual families for their efforts to improve the value of our neighborhood. It seems that many of the residents have been hard at work beautifying their homes. Please fill out enclosed form and return it to D&J Publishing 1905 W. 4700 S. STE 513 Taylorville, UT. 84118. The winner will be awarded a certificate of recognition along with a **"Value Pack"**. All ballets must be returned by July 25, 1997. Pictures of the winning properties will be published in the next issue of the Bennion Cove News Brief.

GETTING AROUND TOWN

Traveling may become a nightmare, especially during the work week. The general consensus is that most of us don't commute on weekends so we can afford the delays. The truth of the matter is that we need to pre-plan our weekends as we do our weekdays. Most of the long term closures will take place on Saturday and Sunday so we're prepared by Monday. We can no longer think in terms of light traffic in the near future. Look forward to increased traffic on I-215 due to rerouting because of ramp closures on I-15. The main



I-15 Construction

highway ramp closures are: I-80 eastbound to I-15 northbound, I-15 northbound to I-80 westbound, 500 South to I-80 westbound, and 1300 South northbound on-ramp to I-15. These ramps will be closed through July, 1999. You can contact Carol Provenzano, Business Liaison for further information at: 801-594-6136. Good luck and happy traveling.

Neighborhood Watch

A few years ago, local police officials visited our community in an effort to start a neighborhood watch program. I have not heard or seen any information as of late. If you, as a community member, know where the program stands, please contact D&J Publishing. Now is the time to get volunteers to spend 1 to 2 hours a week patrolling the neighborhood. Anyone interested in organizing the program, let us know. D&J Publishing is more than willing to help with the initial coordination.

THE FINAL DECISION MD-1 AND MD-3

Not able to attend the final meeting regarding the zoning of 2650 West and 5400 South, I retrieved the minutes from the last city counsel meeting. The final ruling reads: "Counsel Member Sorensen moved to adopt Ordinance 97-09 amended as follows: property to be zoned MD-3/zc as recommended by the staff; with the intent of the MD-3/zc zone to be professional office space; with the corner parcel located at 5400 South and 2700 West allowing a pad development of retail, specifically a restaurant, not to exceed 45,000 square feet, with a dimension of not less than 150 lineal feet of frontage on one street or another allowing them the opportunity to configure it as appropriate; and that granting a liquor license will be reviewed upon by a specific request by applicant. Council Member Cook seconded the Motion. The roll call vote was as follows: Council Members Sorensen and Cook in favor with council Members Dunnigan and Wasden opposed. Due to a tie vote, Mayor Price cast his vote in favor and the motion carried by a majority vote". Now that the zoning has been approved, we will have to wait to find out what shows up at our door step.

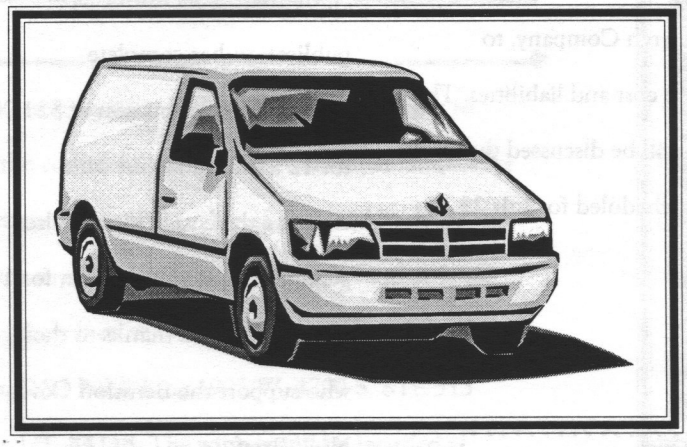
ROUTINE CAR MAINTENANCE

I share my story with you so that you consider the reputation of the organization with which you do business. Chrysler products, especially mini-vans are one of the more popular family vehicles in the greater Salt Lake area. As with any vehicle, routine maintenance and repairs are necessary. While still under warranty, I had my transmission completely overhauled at Larry H. Miller Chrysler, including rubber sealer, seal trans, disc, fluid, etc. The entire bill came to over $1000. After inquiring about the quality of work, the warranty company informed me that I had been overcharged by $24.76. I tried for 3 months to retrieve my over payment, and even though one of their representatives agreed that there was an overcharge, they never sent me the refund. Now sixteen months later my transmission is leaking. When I called to inquire, as I

"Your Warranty Is Up"

started to explain the vehicle's symptoms, I was quickly interrupted with the warm

customer service response "Your warranty is up". However, being a dealership of great reputation, they agreed to look at the vehicle free of charge. What a deal. So I rush my van down there the follow day. Anxiously awaiting to hear why my rebuilt trans would leak so soon, I stayed close by the phone. Thinking the service manager misplaced my paperwork, after two days, I contacted them. Only to be told, "we haven't had a chance to look at your vehicle yet, but we will check it out and get right back with you". I started feeling much better realizing that now there was a sense of urgency to get to the bottom of the dreaded leak. Finally the call came. "Mr. Watkins", my heart was racing, "we can not tell you why your transmission is leaking unless we take it apart. That will cost you well over $400 dollars". I sat there thinking, what a remarkable organization. They could not tell me why my van, which they had serviced, was leaking fluid, but they would only charge me $400 to find out. After intense consideration, I decided to take my van to a dealership with a different twist on customer service. Needless to say, their offer was a little too "new age" for me. Enter Hinkley Dodge. A dealership that does not spend much money advertising because the have an outstanding word of mouth reputation. Whatever potential problem created by work done prior, Hinkley Dodge could resolve it for under $450. What I found amazing is that they were able to tell me what the problem was without taking the transmission apart. The rings I had replaced sixteen months ago, needed to be replaced again. Go figure. At Hinkley Dodge, the staff was not only receptive, but they have never done more work than is necessary. They are prompt, thorough and they stand behind their work. Hinkley Dodge is a "Four Star" organization and Matt Mcintosh is "Four Star" service writer in my book.



Routine Maintenance or The Run Around

Companies with Good Reputations

Norstroms - You will have no problem returning items, even if it has been a long period of time. They are attentive and provide great service, but you pay for it.

Delta Airlines - If you ever need to redeem Frequent Flyer Miles, the representatives at Delta's Sky Miles are knowledgable, friendly and courteous. They deliver better than expected (especially for a large conglomerate).

Unique Oak - Looking for quality funiture at great prices? Call Judy at Unique Oak. As you shop, you feel as if you're receiving advice and service from a good friend.

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Your Community Newsletter

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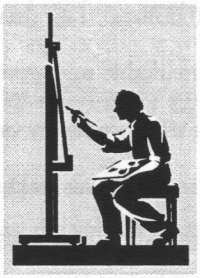
PARKS AND RECREATION

Taylorsville has so little undeveloped property that the only areas left for parks are abandon gravel pits and landfills. This community averages 3.7 acres per 1,000 compared to the 6.5 to 10.5 recommended by the National Recreation and Park Association. A swimming pool and a recreation center at 2700 West and 5000 South is scheduled to open in 1998. Taylorsville has hired Klienfelder Inc., Salt Lake City Research Company, to determine cost and liabilities. The findings will be discussed during a meeting scheduled for July 23.

LETTER FROM THE EDITOR

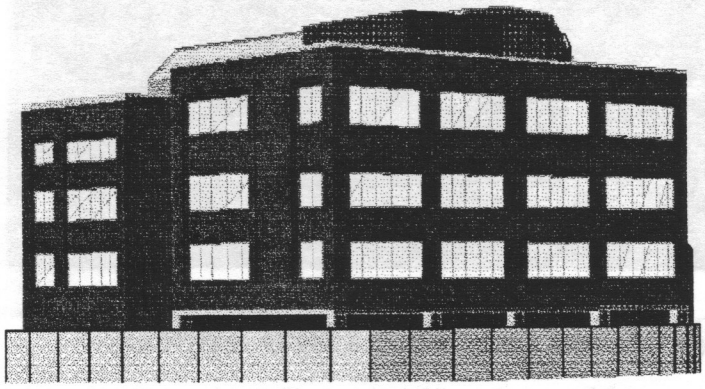
We are fortunate to live in a community with family values and good neighbors. I am sure everyone appreciates those who strive to improve our property value. I look forward to the continued effort made to establish the area. Anyone interested in writing for and sending editorials to D&J Publishing, should submit materials to D&J Publishing, C/O David Watkins. As stated in the April/May issue, until this publication has complete sponsorship, a donation of $21.00 for 12 issues can assist with covering the cost. This will also guarantee your subscription for 1 year. Continued thanks to those who support the Bennion Cove News Brief.



Bennion Cove News Brief

October/November 1997 | SUPPORTING THE COMMUNITY | Volume 1, Issue 4

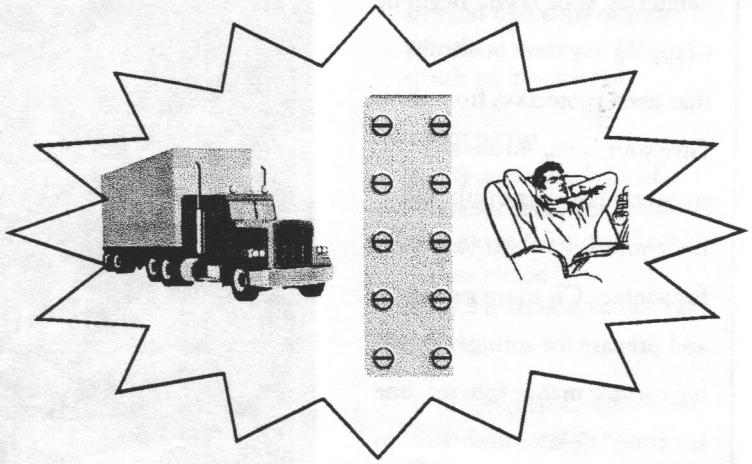
LATEST DEVELOPMENTS
2650 W. 5400 S.



Even though Conttonwood Development Services still has option on the property, it seems that they have yet to find tenants or come up with a final development plan. Their latest proposal to the City Council is that they build two 3 story office buildings utilizing all of the land including that which borders the highway. The remaining proposition basically remains the same; office space surrounded by parking and a restaurant on the southwest corner.

IN THIS ISSUE

- *Latest Developments*
- *Wall of Silence*
- *Who is Responsible*
- *And The Winners Are...*
- *Do You Need a Sitter*
- *Recycle!*
- *Thinking Ahead*
- *Prepare Lawn for Winter*
- *Be Sure to Vote*
- *Cooking Corner*



Wall Of Silence

UDOT has informed the city that they would only build a wall along I-215 if the development was in place prior to the original highway construction. However, an ordinance was passed this year making developers responsible for building a wall if the development occurs along the highway in the future. Unfortunately, this is not retroactive. It seems that Ivory has meet it's needed requirements.

WHO IS RESPONSIBLE

Ivory is responsible for leveling the land along I-215. Based on comments from the city, this will be done during the next two weeks. Once completed, the city will take over maintenance of the area. It has been suggested that Poplar trees be planted along the side with cement or grass placed in between. The city is open to suggestions so please make your preferences known. Write or e-mail Bennion Cove Newsbrief.

Prepare Your Lawn for Winter!

October is the month to "winterize" your lawn. Begin by wrapping any trees or shrubs that need protection from snow. Give your lawn, shrubs and trees one last long drink, and mow your lawn short (one inch) for winter. Clean up garden and prepare for spring by working organic matter into soil one last time. Be sure to shut down and winterize sprinkler system to prevent pipes from freezing. Remember to plant bulbs now for lots of color in your yard this spring!

Winter Pruning

Pruning during the dormant period is best for all trees. Some species such as maples, walnuts and birches, may "bleed" when the sap flows, but if the trees are trimmed properly this is not harmful and will cease when the tree leafs out.

AND THE WINNERS ARE...

I would like to thank everyone who participated in the landscaping contest. It is so exciting to see that there are families in the community who are involved.

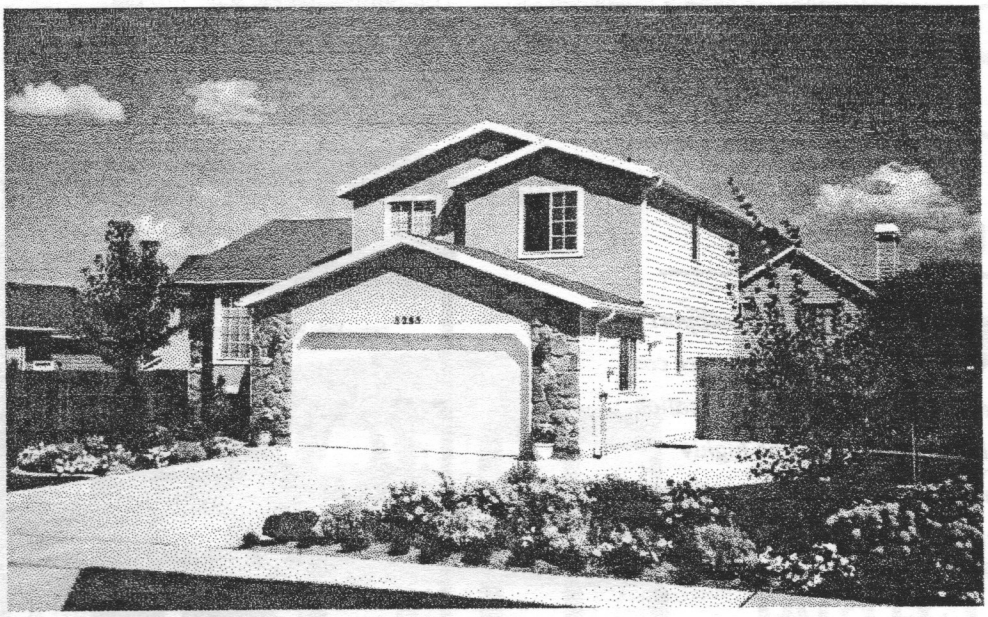
Recognition goes to...

5295 Planter - Tied for "Best Curb Appeal"

This is a real honor to be awarded "Best Curb Appeal" achievement by our neighbors in Bennion Cove since there are so many other homes that could have received this award. Several homes here have been or are in the process of being landscaped beautifully. It is important to us that we live in an area where the residents care about the appearance of

5269 Level Drive - Tied for "Best Curb Appeal"

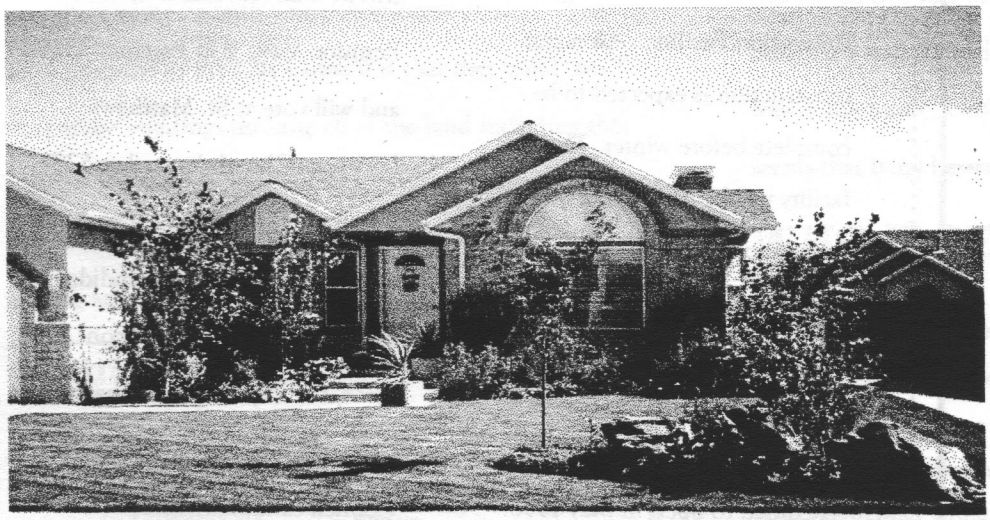
RECOGNITION ALSO GO TO...



5255 Level Drive - Best Groomed Yard

I would like to thank all of my neighbors that voted for my yard. I was very surprised and pleased. With all the lovely landscaping in our area, it is quite an honor. It's nice to live in an area where everyone takes pride in their houses.

Thanks again everyone. **Sincerely, Gayle Gaffney**



5253 Planter - "Best Floral Combination"

COOK'S CORNER!

Do you have any tried and true recipes you would like to share with your neighbors? If so, either fax, email, or send us a copy of your favorites. Here are two quick recipes for fall.

FRUIT DIP

- 1-8 ounce package of cream cheese or neufcatel
- 1-8 ounce jar marshmallow creme
- 1/2 teaspoon vanilla extract

Beat softened cream cheese with mixer until smooth. Add marshmallow cream and vanilla and mix well. Refrigerate. Serve with fresh fruit such as sliced Granny Smith apples in fall or strawberries in summer.

PUMPKIN BREAD

- 1 cup liquid Butter Buds
- 3 cups sugar
- 4 Egg Beaters (1carton)
- 1tsp. Each: nutmeg, cinnamon, salt
- 1 regular can pumpkin
- 2/3 cup water
- 2 tsp. Baking soda
- 3 cups flour

Beat the Butter Buds, sugar, Egg Beaters, spices and pumpkin until smooth. Add the water, flour and baking soda. Pour into three loaf pans which have been sprayed with non-fat cooking spray. Bake for 55 minutes at 350 degrees. Serve with prepared Dream Whip. Yields 3 loaves (36 slices). Fat: 0.17 g /slice.

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RECYCLE!

Bring all your clear plastic, newspapers, tin and aluminum cans, and cardboard to the recycling location at Harmons on 5454 S. Redwood Rd. For more information, call the Recycling Hotline at 974-6902.

BABYSITTERS WANTED!

If your daughter or son is interested in babysitting for families in our community, please send his/her name and phone number to D&J publishing. Names will be published in the next issue.

Your Community Newsletter

*Thank you to those who are assisting with the financial support of this publication. Unfortunately, we are still not able to cover cost, but hope to do so soon with advertisement. Until this publication receives sponsorship, any and all donations would be highly appreciated. It is the intent of the " **Bennion Cove News Brief** " to keep you informed of community events. It will be scheduled to circulate once a month (with sponsorship) or as often as the budget will allow (without sponsorship).*

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Thinking Ahead...

Ground breaking is scheduled to begin the first week of October for the new Taylorsville Pool and Recreation Facility. All major construction is expected to be complete before winter. The facility will be conveniently located to Bennion Cove at 5100 South and 2700 West between Valley Regional Park and the Park Library. This exciting new addition to our community is scheduled to open in May 1998.

Be Sure to Vote...

The Mayor and five City Council positions are up for re-election this year. The General Election will be held November 4, 1997. Bennion Cove is in Precinct 3224 and will vote at St. Matthews Lutheran Church located at 5200 South and 2700 West. If you would like to meet the candidates and hear their issues and concerns, the Taylorsville Exchange Club will present Mayor and City Council candidates every Wednesday morning at 7:30 a.m. in the City Council Chambers.

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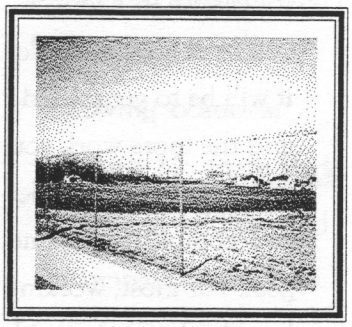
Bennion Cove News Brief

March/April 1997 *Volume 1, Issue 2*

"WHAT IS HAPPENING WITH THE ZONING THESE DAYS IN YOUR NEIGHBORHOOD."

THE PROPOSED DEVELOPMENT AT 2700 W, 5400 S.

At the last council meeting, held March 11, 1997, the planning commission met to review the proposed details of the development plan set forth by Cottonwood development Services. Several points were raised regarding the structure and layout of the plan. Jim Taylor, representing the development firm, covered basically the same elements proposed in the first meeting. When questioned on whether he felt there where difficult issues raised by the community at the prior meeting that could not be resolved, he stated "no".



12.5 Acre Proposed Site

Several residents spoke out about their concerns with traffic, hours of service, noise levels, landscaping, and lighting. The council members advised that the meeting was being held to cover strictly the type of zoning, and once approved, other meetings would follow to address other issues. Community members requested that Jim Taylor address the number of buildings proposed, and the materials used in development. Members of the community also made it very clear that massive retail was not an option. **So why are there "Pads Available"?**

Retail or Not Retail, You'll Make the Difference

THE SMOKING GUN

At the eleventh hour, one of the council members proposed that they open the entire front area along 5400 S. for potential retail in support of the owners ability to sell the property. The motion was seconded by another

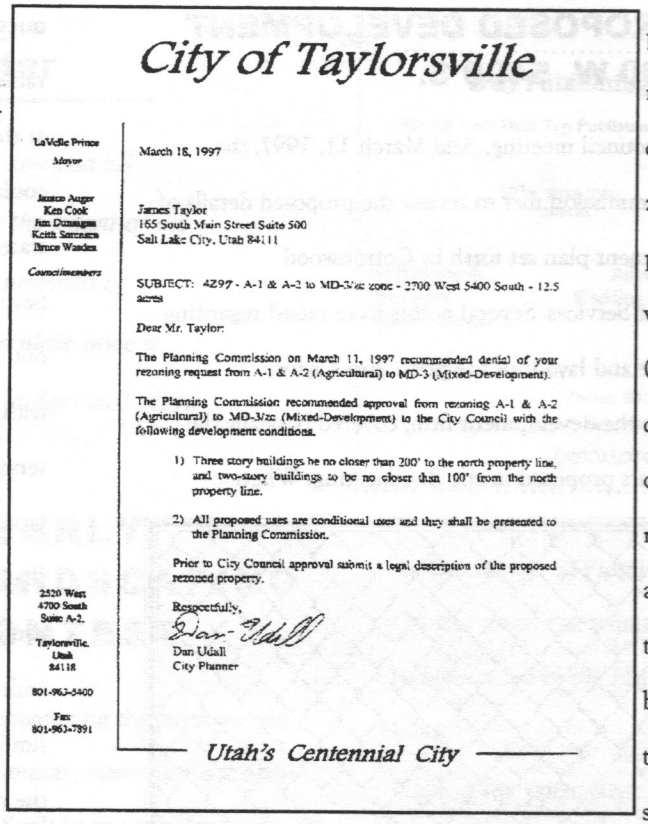
Can Yard Work be Enjoyable

Whether or not you enjoy yard work depends on your lifestyle and personality. However, one thing is for certain, the longer you let it go, the harder it will be to get started and the more work you will have to do in order to accomplish the same goal. For most, working hard in the yard would be considered less than fun. Here are a few considerations to make the process less time consuming:

CHECKLIST FOR APRIL:

- Control crab grass.
- Prune roses.
- Fertilize shade trees.
- Aerate your lawn.
- Water 1" a week.
- Check trees for diseases.
- Control weeds in garden.
- Apply weed control between 1 & 3 pm.

member. This rather rapid change took place in the last several minutes of the meeting with strong objection from several members of the audience. The matter was voted on and the next item of business was opened for discussion. The council members called themselves protecting the public interest by suggesting all proposed uses be conditional. On or around April 17, 1997, the city council will rule on the planning commission suggestions. It is up to you as a community to be there to have your voices heard. This is the meeting that you should not miss. If the city council does not hear objections to the proposed retail use, they are likely to approve the provision.



City of Taylorsville

LaVelle Prince
Mayor

James Auger
Ken Cook
Jim Dunnigan
Keith Sorensen
Bruce Wanden
Councilmembers

March 18, 1997

James Taylor
165 South Main Street Suite 500
Salt Lake City, Utah 84111

SUBJECT: 4Z97 - A-1 & A-2 to MD-3/zc zone - 2700 West 5400 South - 12.5 acres

Dear Mr. Taylor:

The Planning Commission on March 11, 1997 recommended denial of your rezoning request from A-1 & A-2 (Agricultural) to MD-3 (Mixed-Development).

The Planning Commission recommended approval from rezoning A-1 & A-2 (Agricultural) to MD-3/zc (Mixed-Development) to the City Council with the following development conditions.

1) Three story buildings be no closer than 200' to the north property line, and two-story buildings to be no closer than 100' from the north property line.

2) All proposed uses are conditional uses and they shall be presented to the Planning Commission.

Prior to City Council approval submit a legal description of the proposed rezoned property.

Respectfully,

Dan Udall
City Planner

2520 West
4700 South
Suite A-2.
Taylorsville,
Utah
84118

801-963-5400

Fax
801-963-7391

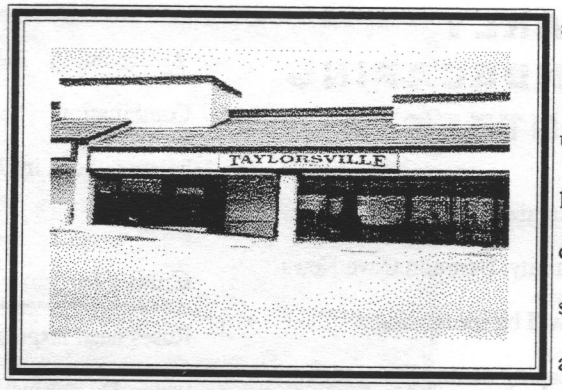
Utah's Centennial City

MD-1 AND MD-3 MIXED DEVELOPMENT

Here are a view highlights of the proposed provisions; **13.24.010** - The purpose of the mixed use development zone is to provide a variety of uses (limited commercial, office and residential) as an appropriate transition between high-traffic arterial streets and nearby residential uses. Specific measures to mitigate negative impacts of mixed use developments include standards for perimeter walls, landscaping, vehicular access, lighting, signage, etc., which will be required at the time of design and site plan approval. **13.24.020** - Design and site plan approval including, but not limited to, architecture, building

materials, lighting, signage, landscaping, vehicular access and noise for all development in the MD-1 and MD-3 zones is required by the planning commission as a conditional use pursuant to the requirements of **Chapter 13.50. 13.24.030 - A..** Permitted uses in the MD-1 zone include Art needlework shop; Barber shop; Beauty shop; Copy service; Gift shop; Hobby and/or crafts shop; Household pets; Key and lock service; Stationery shop; and Tailor shop just to name a view. **B.** Permitted uses in the MD-3 zone also includes: Bookstore; Health food store; Office supply; Pharmacy; and Travel bureau. **13.24.050** - Commercial uses shall not be open for business before six a.m. or after eleven p.m. (What about retail?). **13.24.090** - A.. No building or structure located in an MD-1 zone shall contain more than one and one-half stories or exceed twenty feet in height. **B.** No building or structure located in an MD-3 zone shall contain more than three stories, except a building or structure located within fifty feet of a residential zone boundary line or residential use shall not contain more than two stories. **13.24.110** - All mixed use developments shall have a decorative tinted concrete or masonry wall on all rear and side yards not fronting on a public street. All perimeter walls shall be minimum of six feet high unless the planning commission requires a higher wall as part of the conditional approval. **13.24.170** - No use shall be permitted which creates odor in such a quantity as to be readily detectable beyond the boundaries of the site. Additional provisions will be covered in the next issue of the **"Bennion Cove News Brief"**

"Permitted uses in the MD-3 zone also includes: Bookstore; Health food store; Office supply; Pharmacy; and Travel bureau."



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YEARLY LANDSCAPING CONTEST

In recognizing the beauty of our community, Bennion Cove News Brief will be sponsoring a landscaping contest.The judging will take place in the third week of July. All Bennion Cove home owners are encouraged to participate. A voters form will be included in the June/July issue. Homeowners will be judged in three separate categories: 1) Curb appeal 2) Grooming 3) Floral Combination. The winners will be announced in the July/August issue.

Caring for your Roses

Roses need large amounts of water. Do not just sprinkle them. Direct a small, slow moving stream of water around the base of the plant. Roses need to be fertilized at least once a year to keep healthy. Prune your roses each year. Dust and spray them to prevent disease and insect damage.