



DATE:
5:00 p.m.

May 18, 2016

WORK SESSION

1. Fiscal Year 2017 Budget Discussion

7:00 p.m.

AGENDA – REGULAR COUNCIL MEETING

1. Volunteer Motivational/Inspirational Message
2. Invitation to Say Pledge of Allegiance
3. PUBLIC HEARING:
 - a. Matt Evans – Zone Change Request on Property Located at 1076 N. & 1086 N. SR 198 from R-15 to R-10
4. Travis & Shasta Perry Request
5. Approve Rick Ainge Boundary Line Agreement
6. Approve PI Rate Resolution
7. Approve Tentative Budget for FY 2016/2017
8. Approve Ordinance Prohibiting E-Cigarettes In Public Facilities
9. Approve Minutes of May 4, 2016
10. Approve Bills for Payment

DIRECTORS REPORTS

11. Chief Brad James, Public Safety Director
 - a. Public Safety
12. Dave Johnson, Building Official Director
 - a. Building
 - b. DRC
13. Attorney Junior Baker
 - a. Legal
14. Jeffrey Nielson, City Finance Director
 - a. Finances
 - b. City Office/Civic Center
 - c. City Library
15. Matt Marziale, Public Works/Recreation Director
 - a. Public Works
 - i. Water/PI
 - ii. Sewer
 - iii. Roads
 - iv. Parks/Cemetery
 - v. Solid Waste/Green Waste
 - b. Recreation/ Eagle Scouts

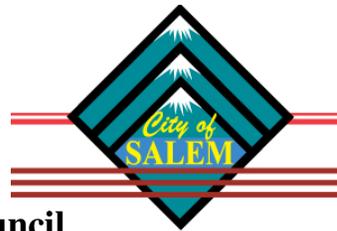
In compliance with the A.D.A., individuals needing special accommodations during this meeting should notify the Salem City Office at 30 W. 100 S. or call (801)423-2770 at least three working days prior to meeting.

16. Clark Crook, Electrical Director
 - a. Power
17. Engineering
 - a. Planning & Zoning
18. Wade Reynolds, Storm Drain/Safety Coordinator
 - a. Storm Drain
 - b. Safety

MAYOR/COUNCIL REPORTS

19. Mayor Randy A. Brailsford
 - a. Budget Review
 - b. New City Improvements
 - c. Meeting
20. Councilman Sterling Rees
 - a. UMPA Report
 - b. SUVPS Report
21. Councilperson Cristy Simons
 - a. Chamber Report
 - b. Library
 - c. Youth Council
22. Councilman Soren K. Christensen
 - a. SUVMWA Report
 - b. Mt. Nebo Water Agency Report
23. Councilman Aaron Cloward
 - a. Recreation Meeting
24. Councilman Craig Warren
 - a. SUVSWD Report

*Please Note: If you have an item that you would like to have discussed before the City Council, please fill out a request form, which is available on line at salemcity.org or at the City Office, and return it to the City Office by 5:00 p.m. the Thursday prior to the meeting you would like to attend.



SALEM CITY
Staff Report to Mayor & City Council

Agenda Date: May 18, 2016
Agenda Item #: 4 – Travis & Shasta Perry
Staff Contacts:

Background Discussion:

See Attached Request

Attachments:

Salem City Code:

11-2-090. Extensions Outside the City.

The municipality may not furnish water service from its water system to persons outside its municipal limits except for those already receiving said service, or those with a legal document with right to receive such service, or those in extreme hardship cases.

Non-residents of the City living in close proximity may be allowed a water connection on a hardship basis if the following conditions are met.

- A. There is information given to City establishing that such residents' source of water, such as the drying up of wells, has taken place and that such resident has no other source of water other than by trucking in the same in containers;
- B. That such residents will pay the entire costs of extending City water lines, including all construction costs, connection fees, impact fees, and water transfer fees set forth in Salem City Municipal Code Section 13-2-110, in order to access the City water;
- C. The size of the line, the distance to be extended, and all specifications concerning the construction shall be established at the sole discretion of the City;
- D. That the City Council will approve the hardship on a case by case basis, and may impose additional requirements such that a petition for annexation be filed or other similar measures.

In the event that the City has a shortage of water and must impose restrictions, non-residents shall be the first to suffer restrictions and/or loss of water privileges. (Ord. No. 8-7-02)

Maps

SALEM CITY

30 West 100 South Salem, Utah 84653
801-423-2770, Fax 801-423-2818,
www.salemcity.org

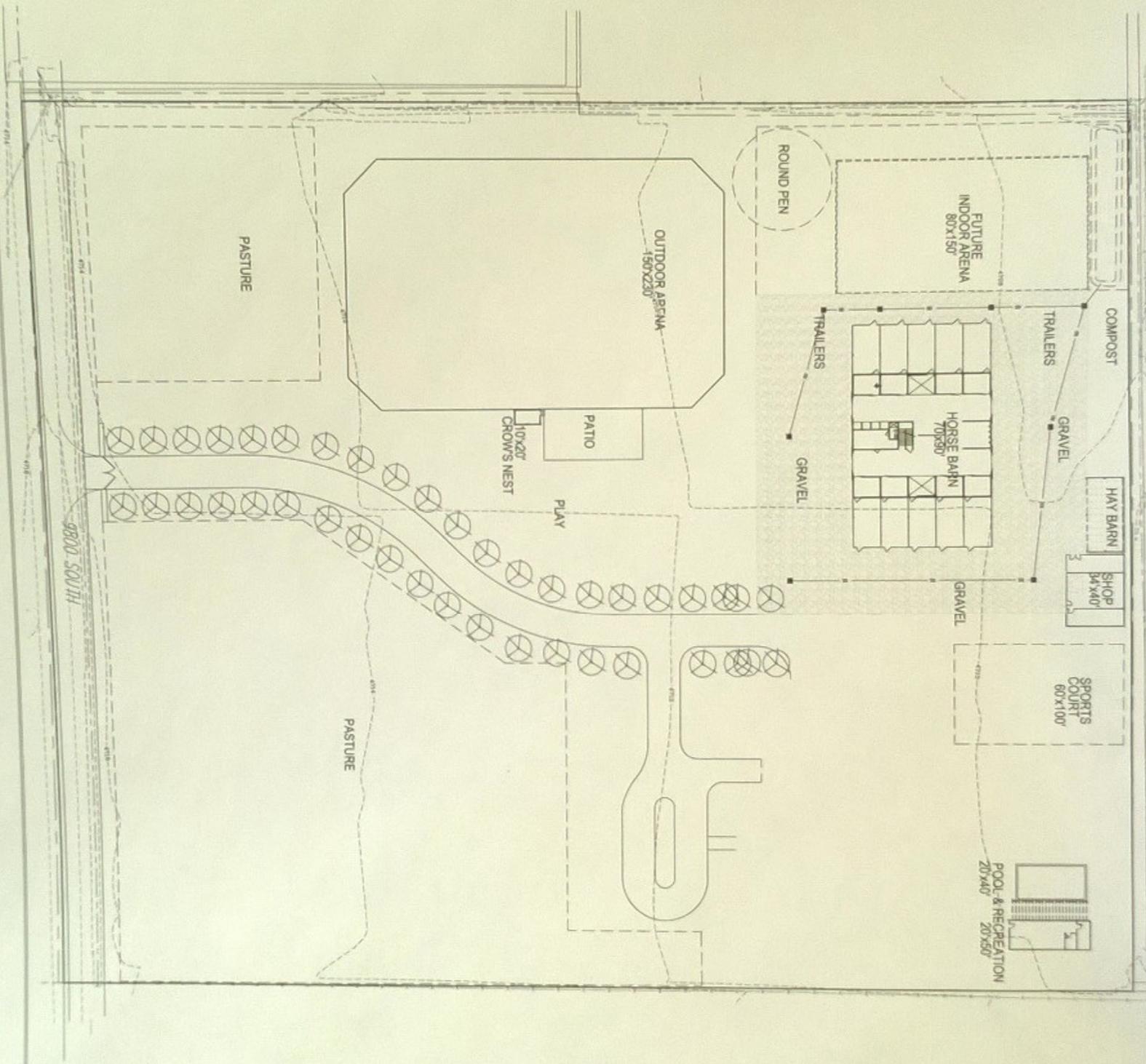


APPLICATION TO APPEAR BEFORE THE CITY COUNCIL

APPLICATION INFORMATION			
Name of Applicant or Authorized Agent(s): Travis + Shasta Parry			
Address: 348 W 90 S			
City: Salem	State: ut	Zip: 84653	Phone: 801. 722 4143
Fax:	E-mail: shastaparry@gmail.com		
Signature of Applicant: Shasta Parry			
Date of Council Meeting you wish to appear: 5/18/16			
NOTE: Form must be turned in one week before council meeting.			
Date: 5/10/16			

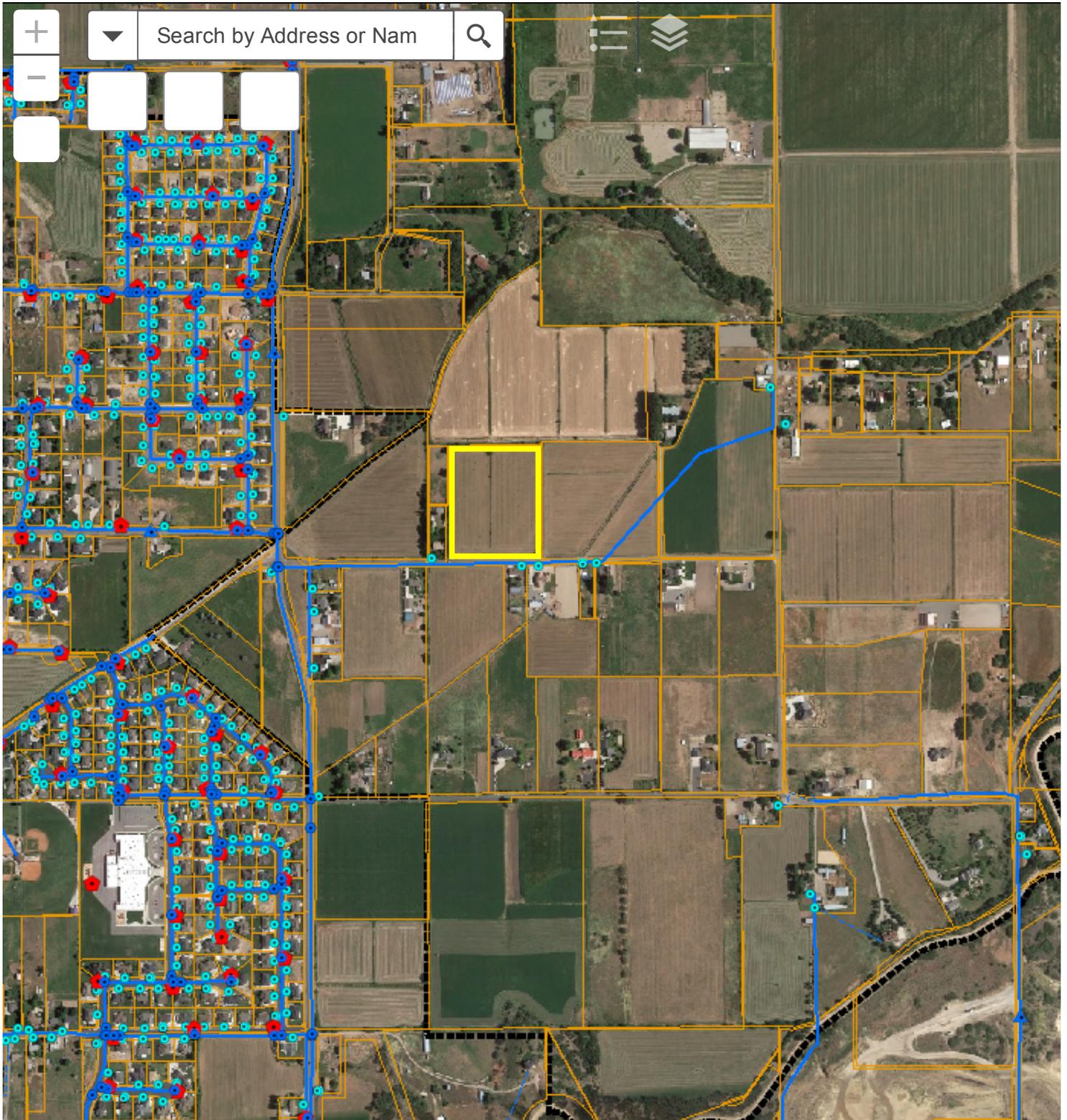
A DETAILED SUMMARY FOR APPEARING BEFORE THE COUNCIL
Be as specific as possible, with as much detail as possible. Submit any documents, maps, etc.
<p>We would like to run an 8" culinary line to the edge of the property. We are in County 150 E. 9000 S. There is an existing 2" line, but it is not adequate for favorable water pressure. We would have a connectors agreement with neighbors. We have Strawberry Water to give to city. The line would be about 1100 ft.</p> <p>By adding the new line, it would improve the water pressure on those connected east of the proposed line. We would need to put a hydrant in.</p>

*This application needs to be submitted 1 week prior to the scheduled Council Meeting that you wish to attend. Council Meetings are on the 1st & 3rd Wednesday of each month, except December.





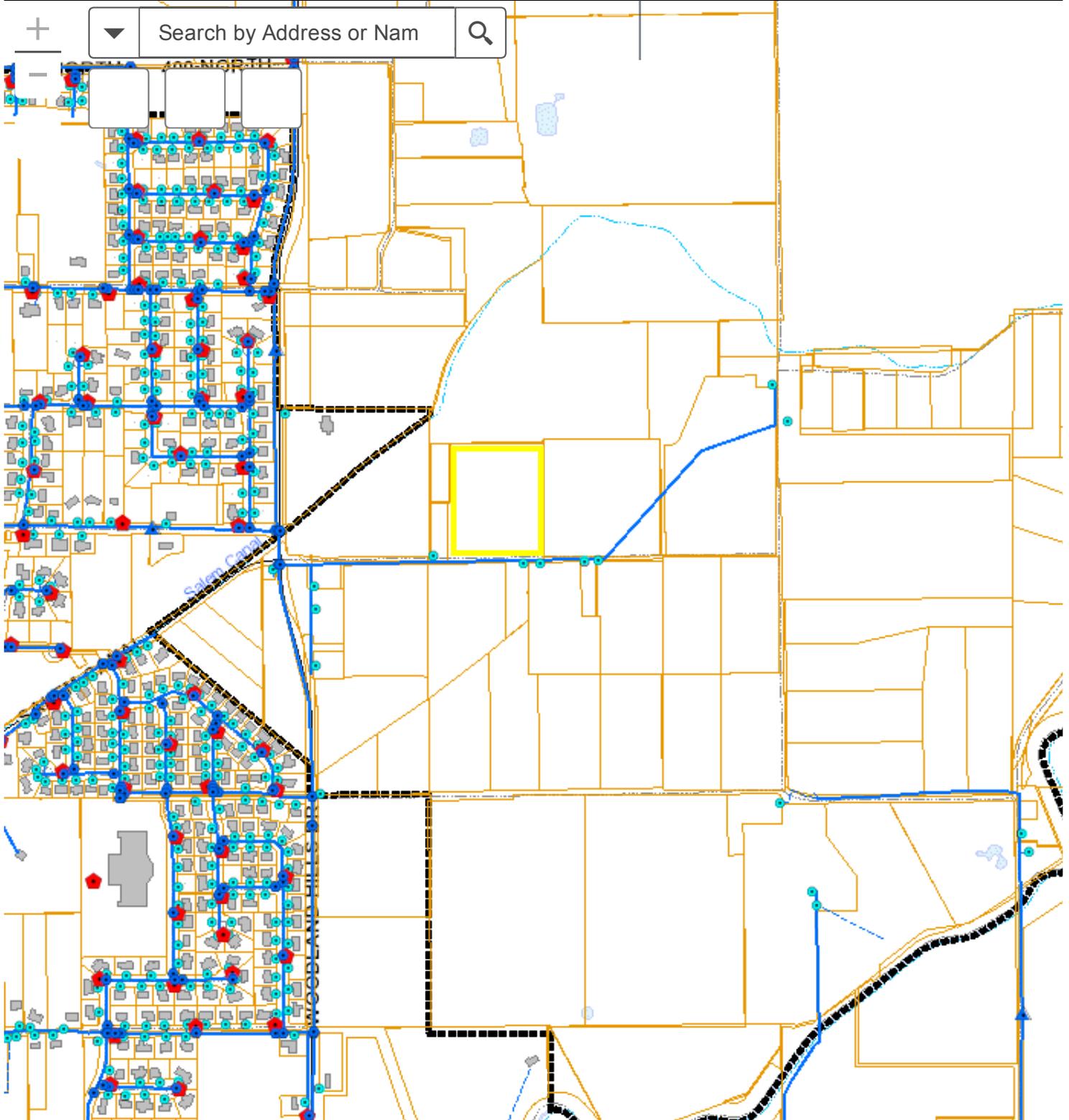
Salem City Utah



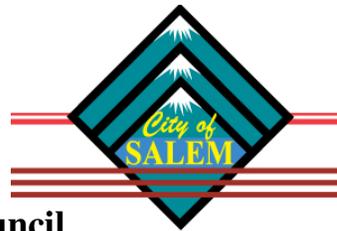
0 500 1000ft



Salem City Utah



0 500 1000ft



SALEM CITY
Staff Report to Mayor & City Council

Agenda Date:	May 18, 2016
Agenda Item #:	3 (PH) Matt Evans
Staff Contacts:	

Background Discussion:

Matt is requesting to have this lot changed from R-15 to R-10 so they can do a legal twin home lot. Right now it is a single lot with a twin home on it. It was built in 1993. This home has been used as a twin home and also recently as a four-plex.

Recommendation:

DRC April 13, 2016

MATT EVANS – PROPERTY AT 1076 N. & 1086 N. SR 198

Matt was not present at the beginning of the meeting so there was a brief discussion about what was being proposed. The Committee decided to proceed with the agenda and come back to this item when someone came to discuss it.

Matt Evans and Trent Frazer, owner of the property, arrived at 3:00 p.m. Mr. Frazer stated that when he purchased the property, he was told that it was a 4-plex and the city was ok with that. When he checked into it, he found out that information was not correct. It was originally built as a twin home on one lot and they would like to split the lot and make it a legal twin home. First they have to change the zone to R-10 because twin homes are not allowed in the R-15 zone. When they get the zone change approved, they can do a minor plat subdivision. The south lot does not meet the frontage requirements for a twin home so they may need to add the triangle piece of property to the south to make the lot compliant. This may require a fence line agreement with Laura Kay's Nursery. The Committee told them the items that would be required to divide this lot:

1. Because there is only one drive approach, there will need to be an easement for the north unit and it will need to be indicated on the plat.
2. All utilities will need to be located and made sure they are contained on the correct lot, including the septic tanks.
3. The curb, gutter and sidewalk will need to be extended to the east property line along 1100 North.
4. The parking will be restricted to 6 cars and parking will not be allowed on the street.
5. The garages are to be used as such
6. There needs to be a 10-foot public utility easement along the street frontage.
7. A building inspection will need to be done to make sure the fire wall is still intact.

8. Do a boundary line agreement with Brighton's for the triangle piece of property to make the south lot compliant.

MOTION BY Junior to recommend the zone change for the property located at 1076 N. & 1086 N. SR 198 from R-15 to R-10 so they can proceed with a minor subdivision plat to divide this twin home into two lots. Seconded by Nyle; Vote Affirmative, 9-0.

Planning and Zoning 5-11-16

MATT EVANS – ZONE CHANGE

Matt explained that he was representing Trent Frazer who has purchased the property located at 1076 N. and 1086 N. SR 198. They want to make this property into a legal twin home which requires a zone change because twin homes are not allowed in the R-15 zone.

This property was in Salem City limits when the twin home was built and the city did issue the building permit so Shelley stated she would not support the spot zone of R-10. She suggested that it be changed to a mixed use zone which is conducive to the city's General Plan. Also, Mr. Frazer will need to either purchase the property to the south or have a boundary line agreement with Laura Kay's Nursery to have enough property to make a legal twin home.

Bob stated that he is concerned that we would be setting a precedence for other duplexes in town wanting to do the same thing. The fact that they don't own all of the property and the parking situation were also a concern to him. In order for this to be a legal twin home, it must meet certain construction requirements. Dave Johnson, the City Building Inspector, will need to do an inspection to make sure it does.

Bruce explained that there will be an easement along the west end of the property so the north unit will have access to it. There was a discussion on the parking at this building. Most of the problem has been because it has illegally used as a 4-plex instead of a twin home. After reading the city's requirements for the twin home parking, it was determined that they do have what is required. There was also a discussion about whether this would be conforming if it was changed to the mixed use zone because there is no commercial element on this property. The nursery to the south does not count because that property is not being re-zoned. Shelley had checked with legal counsel and was told it would be.

Shelley asked if there were any comments from the public. There were none.

MOTION BY Reid to close the public hearing. Seconded by Seth; Vote Affirmative, 4-0.

MOTION BY Bob to deny the zone change and leave it as it is. There was no second so motion died.

MOTION BY Seth to approve the zone change from R-15 to R-10. There was no second so motion died.

MOTION BY Shelley to approve the zone change from R-15 to Mixed Use subject to meeting all of the recommendations of the DRC. Seconded by Seth; Vote Affirmative 3-1 (Bob voted nay)

Attachments:

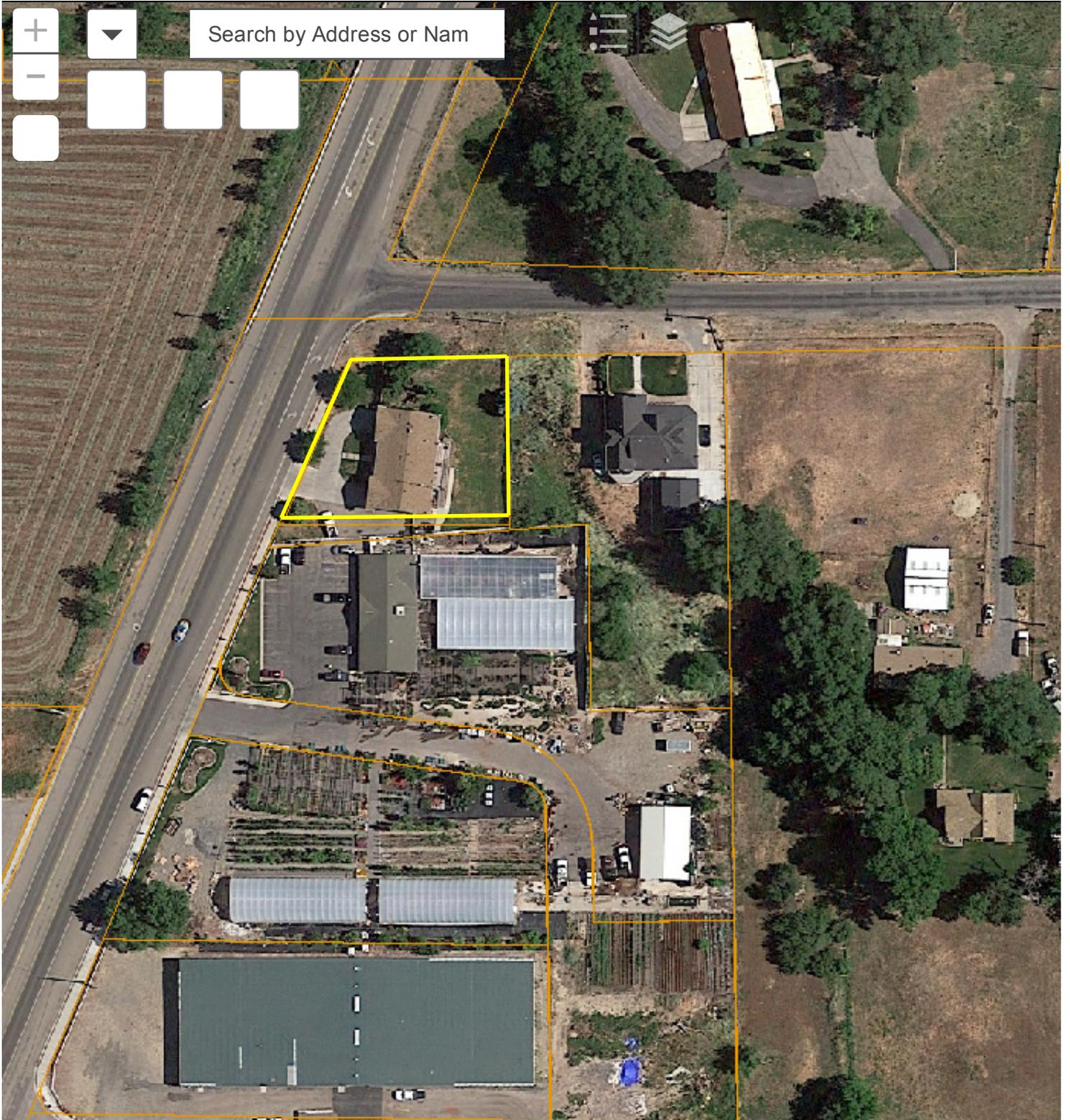
Matt Evans Request, Maps



8. 8. 200



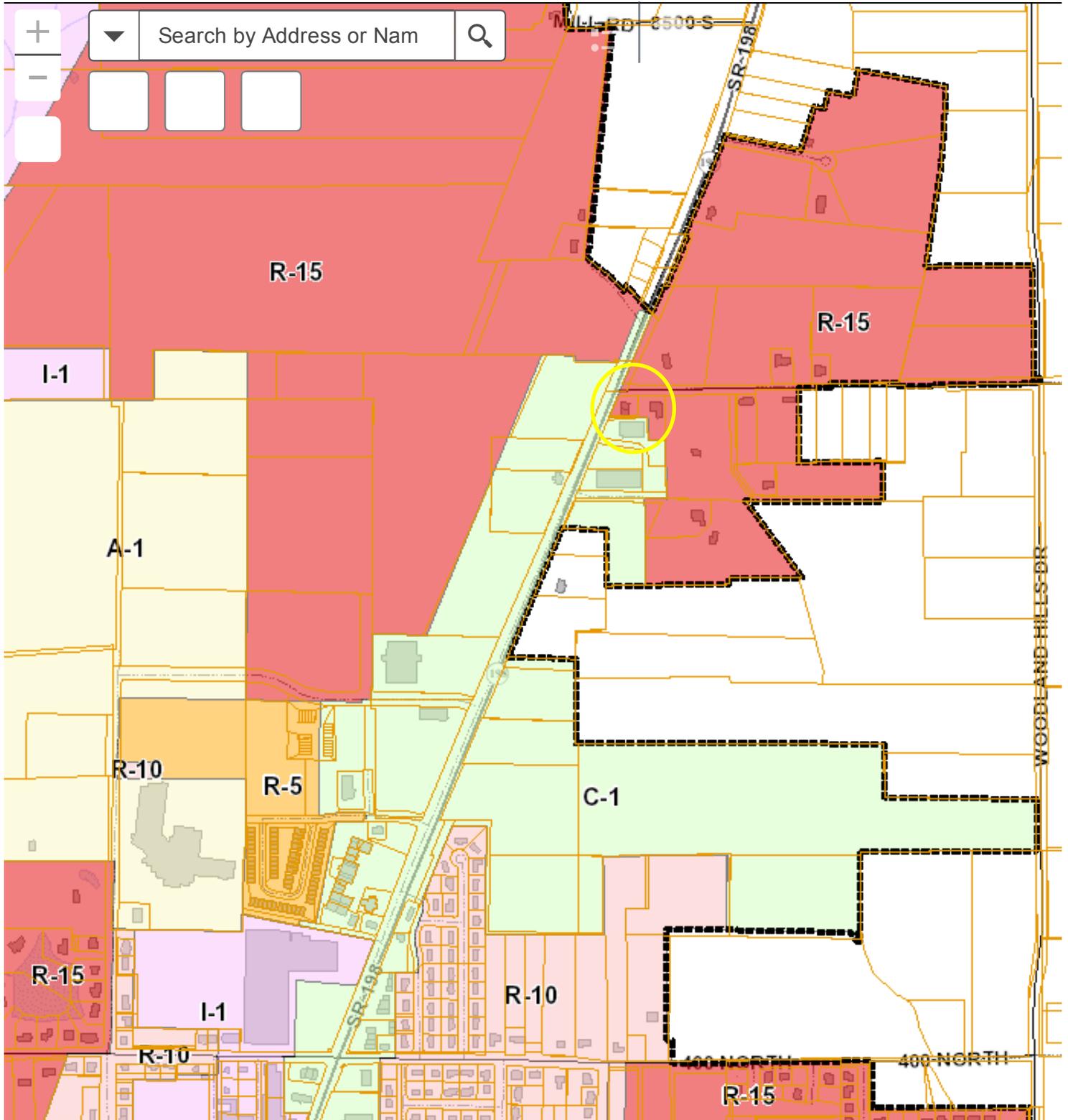
Salem City Utah



0 50 100ft

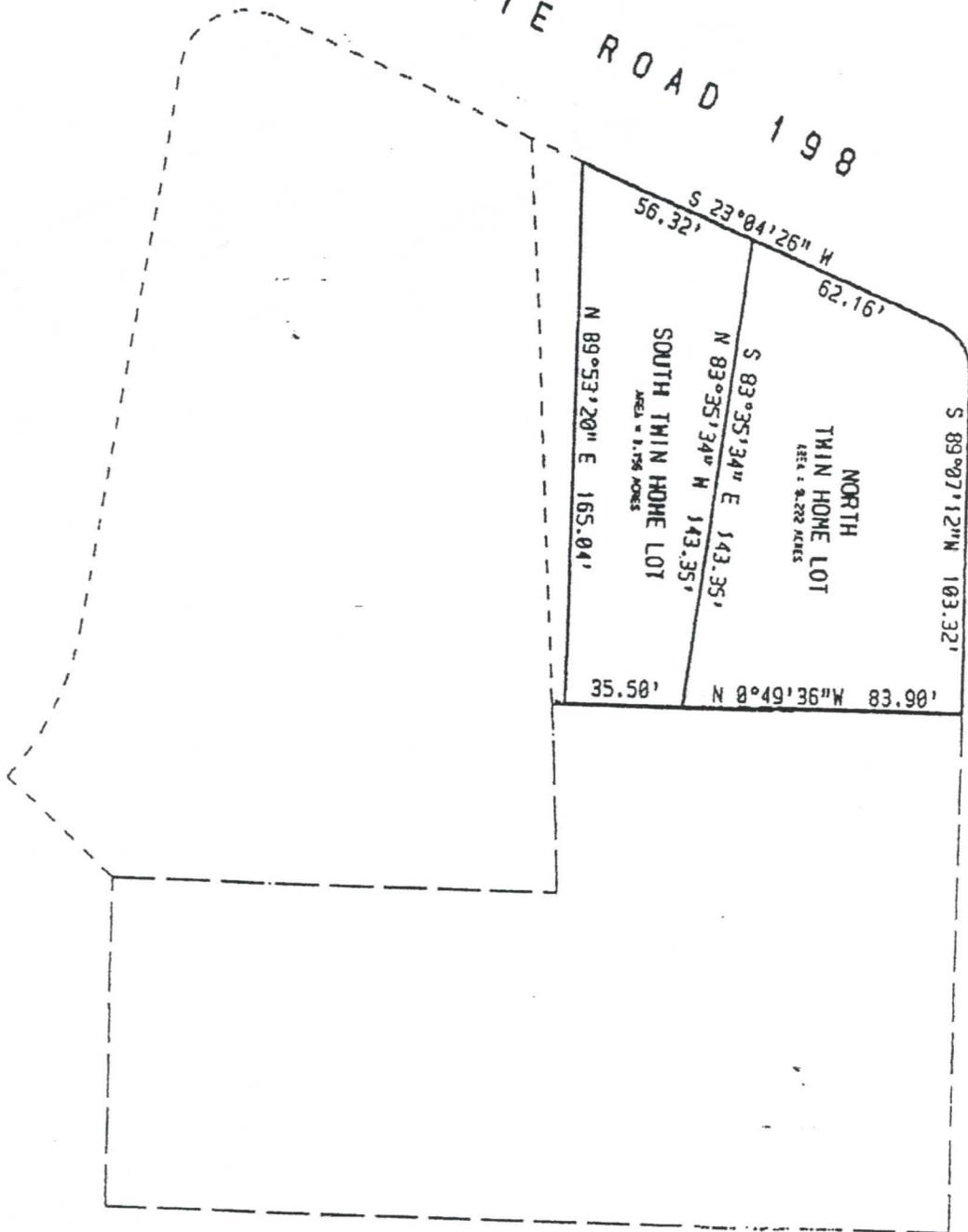


Salem City Utah



Barry @ Cullis
1-2 weeks for 4/25

STATE ROAD 198



Utah County Parcel Map

411740037

25:069:0003

CORLESS, COSETTE J and C...
1118 N SR 198 HWY - S...
Value: \$430,400 -- 5.01



25:069:0050
UTAH DEPARTMENT OF TRANSPORTAT...
0.47 acres

E 1100 NORTH ST

30:002:0060

WARDLEY, MARIE H (ET AL)...
Value: \$392,800 -- 4.44 acres

41:174:0037

FRAZER, TRENTON S...
1086 N SR 198 - SALEM
Value: \$311,100 -- 0.35 acres

41:174:0034

CASPERSON, JASON D and CASSIE E...
550 E 1100 NORTH - SALEM
Value: \$445,400 -- 0.73 acres

41:174:0041

LAURA KAYS GARDEN CENTER LLC...
1066 N SR 198 -- SALEM
Value: \$347,600 -- 1.11 acres

CURRENT LOT

SALEM CITY

30 West 100 South Salem, Utah 84653
801-423-2770, Fax 801-423-2818,
www.salemcity.org



APPLICATION FOR ZONE CHANGE

SPONSOR CONTACT INFORMATION			
Name of Applicant or Authorized Agent(s): <u>MATT EVANS</u>			
City: <u>SALEM</u>	State: <u>UT</u>	Zip:	Phone: <u>801-367-7077</u>
Fax:	E-mail: <u>MEVANS@FIBER.NET</u>		
Signature of Applicant: <u>[Signature]</u>			
Date: <u>05 APRIL 2016</u>			

APPLICATION INFORMATION			
Name of Applicant or Authorized Agent(s): <u>SAME AS ABOVE</u>			
City:	State:	Zip:	Phone:
Fax:	E-mail:		
Signature of Applicant:			
Date:			

REZONING INFORMATION	
Current zone of the Property: <u>R-15 R-15</u>	Zone Requested: <u>R-10</u>
Project Location:	
Acreage of Property:	

*Attach to this application all necessary documentation as per the following Zone Change Review Process Checklist.

FOR OFFICE USE ONLY

Application Date:	
Development Review Committee Date:	
Planning and Zoning Meeting Date:	
City Council Meeting Date:	
DRC Fee \$75 _____ Paid _____	P&Z Fee \$75 _____ Paid _____
DRC Receipt # _____	P&Z Receipt # _____

When recorded, return to:
SALEM CITY
P.O. Box 901
SALEM UT 84653

PUBLIC UTILITY EASEMENT

The Grantors, Deanne J. Ainge and Rick B. Ainge, Trustees of the Deanne J. Ainge Family Revocable Trust dated 12/3/1996, of Salem City, County of Utah, State of Utah, hereby GRANTS AND CONVEYS to Salem City, a municipal corporation, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following:

A Public Utility Easement, in perpetuity for installation, maintenance, repair, and replacement of public utilities, and appurtenant parts thereof and the right to reasonable access to grantor's land for the above described purposes The Easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns. Said easement is described as follows:

BEGINNING AT THE INTERSECTION OF A FENCE AND AN EXTENSION OF A FENCE, SAID INTERSECTION ALSO LOCATED NORTH 777.72 FEET AND WEST 601.89 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EXTENSION AND FENCE THE FOLLOWING (2) COURSES S00°18'19"E 50.62 FEET; THENCE S02°24'17"E 55.13 FEET TO A FENCE CORNER; THENCE N89°26'38"E 10 FEET ALONG A FENCE; THENCE N02°24'17"W 55.27 FEET; THENCE N00°18'19"W 50.59 FEET TO A FENCE; THENCE S88°49'27"W 10 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

Grantee, or its successors, heirs and assigns, shall, upon access, leave the easement and adjacent property of Grantor in a clean condition free of litter and debris.

IN WITNESS WHEREOF, Grantor's have set their hands this _____ day of _____, 2016

DEANNE J. AINGE and RICK B. AINGE, TRUSTEES OF THE DEANNE J.

AINGE FAMILY REVOCABLE TRUST dated 12/3/1996 by:

DEANNE J. AINGE, Trustee

RICK B. AINGE, Trustee

STATE OF UTAH)
 : SS.
COUNTY OF UTAH)

On the _____ day of _____, 2016 personally appeared before me, Deanne J. Ainge and Rick B. Ainge, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement (the "Agreement") is entered into as of this ____ day of May, 2016, by and between **Salem City**, a municipality and political subdivision of the State of Utah ("Salem") and Deanne J. Ainge and Rick B. Ainge, Trustees of the Deanne J. Ainge Family Revocable Trust dated 12/3/1996 ("Ainge").

RECITALS

1. Whereas, Salem and Ainge own adjacent parcels of real property in Salem City; and
2. Whereas, a title search has shown that there is an overlap of deeds, and also a gap between deeds between the property owned by Salem and the property owned by Ainge; and
3. Whereas, a fence exists, and has existed for several decades, which has acted as the boundary between the Salem and Ainge properties; and
4. Whereas, both parties accept the existing fence as the boundary between the properties; and
5. Whereas, all parties will benefit from this Boundary Line Agreement;

NOW THEREFORE, the parties hereto contract, covenant, and agree as follows;

1. Salem and Ainge agree to adjust their common boundaries by agreeing that the existing fence represent the boundary line between the properties, described as follows:

BEGINNING AT THE INTERSECTION OF A FENCE AND AN EXTENSION OF A FENCE, SAID INTERSECTION ALSO LOCATED NORTH 777.72 FEET AND WEST 601.89 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EXTENSION AND FENCE THE FOLLOWING (2) COURSES S00°18'19"E 50.62 FEET; THENCE S02°24'17"E 55.13 FEET TO A FENCE CORNER.

2. This document shall be construed as conveying to Salem any property owned by Ainge west of the described boundary line and within the Salem deed and as conveying to Ainge any property owned by Salem east of the described boundary line and within the Ainge deed.

3. This document represents the entire agreement between the parties concerning this subject matter. This Agreement supersedes any prior understandings, negotiations, or agreements concerning this subject matter. This Agreement may be amended only by a written amendment signed by each of the parties hereto.

DATED this _____ day of May, 2016 .

SALEM CITY by:

RANDY A. BRAILSFORD, Mayor

Attest:

Jeffrey D. Nielson, City Recorder

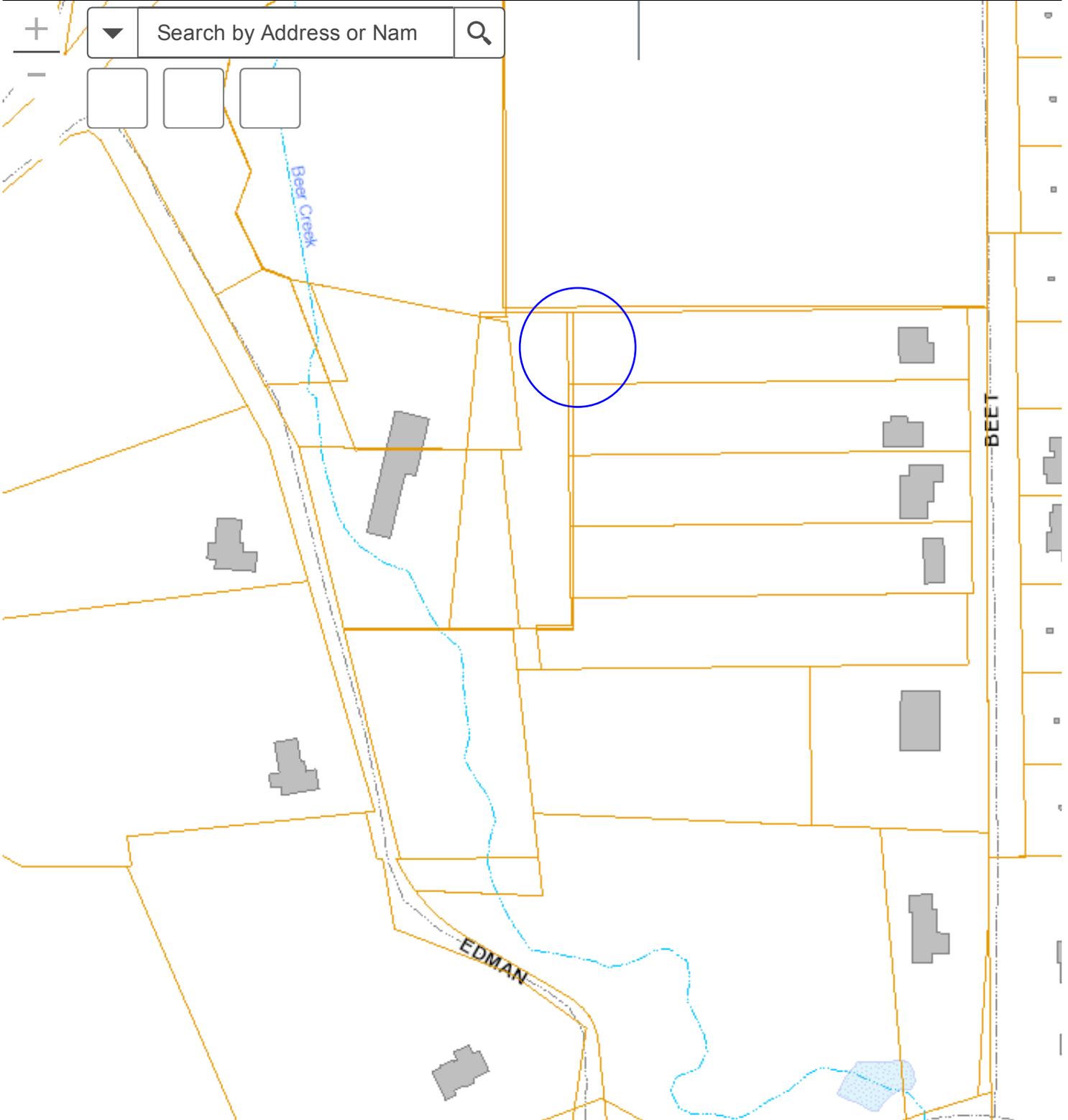
THE DEANNE J. AINGE FAMILY
REVOCABLE TRUST dated 12/3/1996 by:

DEANNE J. AINGE, Trustee

RICK B. AINGE, Trustee



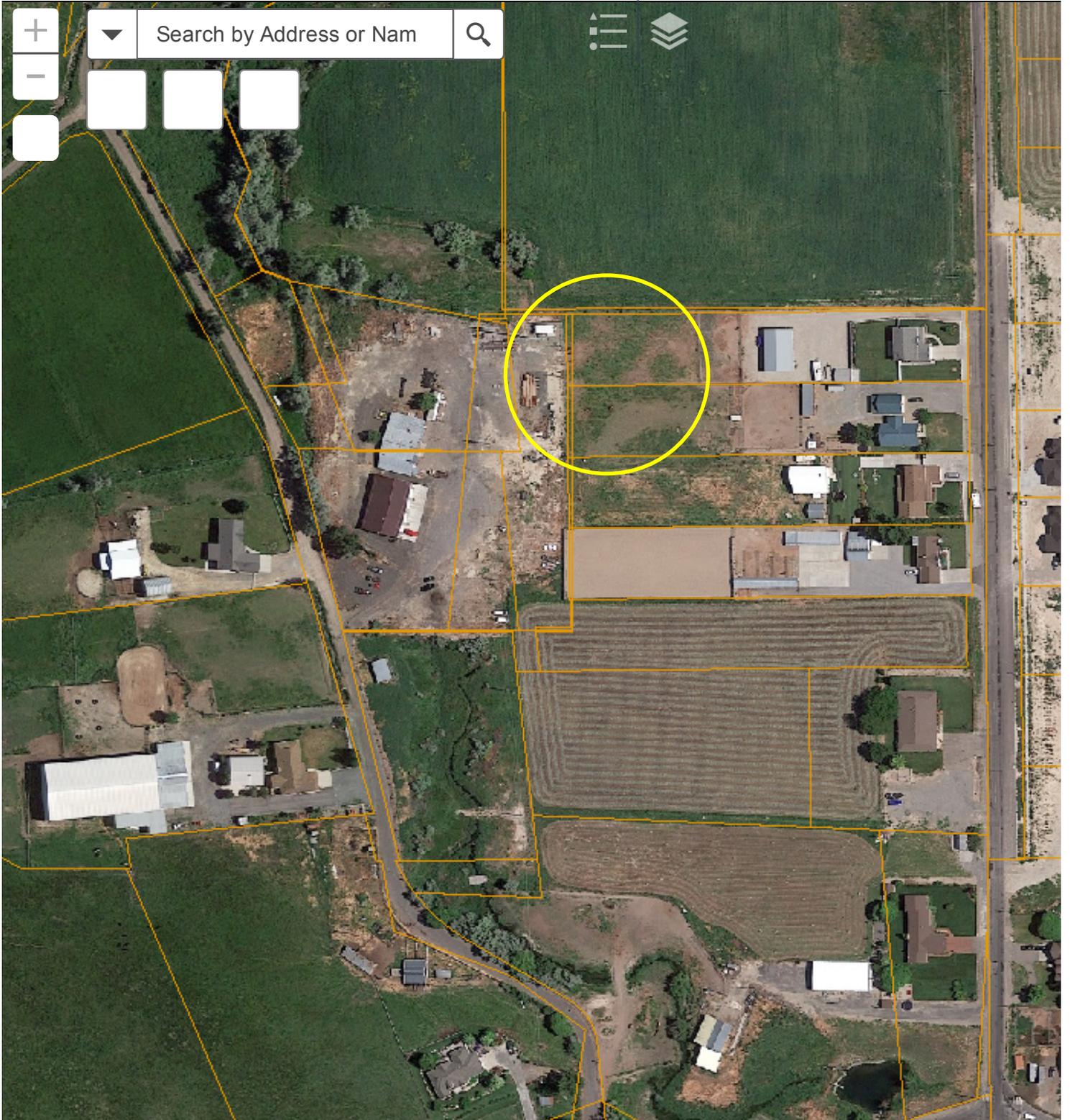
Salem City Utah



0 100 200ft



Salem City Utah



0 100 200ft

RESOLUTION NO. _____

ROLL CALL

VOTING	YES	NO
RANDY A. BRAILSFORD <i>(Mayor, votes only in case of tie)</i>		
SOREN CHRISTENSEN <i>Council member</i>		
AARON D. CLOWARD <i>Council member</i>		
STERLING M. REES <i>Council member</i>		
CRISTY SIMONS <i>Council member</i>		
CRAIG B. WARREN <i>Council member</i>		

I MOVE this ordinance be adopted: Council member

I SECOND the foregoing motion: Council member

ORDINANCE _____

A RESOLUTION AMENDING RESIDENTIAL PRESSURE IRRIGATION WATER RATES

WHEREAS, Salem City provides outdoor water through a pressure irrigation system; and

WHEREAS, there are a wide variety of lot sizes in Salem, but the cost for pressure irrigation water has been set at the same rate for all lot sizes; and

WHEREAS, it would be more equitable to create rates for the different lot sizes so residents with smaller lots are not subsidizing those with larger lots; and

WHEREAS, until the City decides to meter the pressure irrigation water so actual usage can be billed, it is fair and reasonable to charge pressure irrigation water rates based on various lot sizes;

NOW THEREFORE, be it resolved by the Salem City Council as follows:

1. Each residential lot in the City shall be assessed a base rate for pressure irrigation

water based on the size of the meter. A one inch meter shall be twenty-five dollars (\$25.00) per month. A one and one-half inch meter shall be thirty-five dollars (\$35.00) per month. A two inch meter shall be forty-five dollars (\$45.00) per month.

- 2. In addition to the base rate, each lot shall be assessed a monthly usage rate based on lot size as follows:

<u>Lot Size</u>	<u>Rate</u>
0 to 10,890 square feet (up to 1/4 acre)	\$ 4.00
10,891 to 14,520 square feet (1/4 to 1/3 acre)	\$ 5.00
14,521 to 21,780 square feet (1/3 to 1/2 acre)	\$ 7.00
21,781 to 32,670 square feet (1/2 to 3/4 acre)	\$11.00
32,671 to 43,560 square feet (3/4 to 1 acre)	\$14.00
over 43,561 square feet (over 1 acre)	\$19.00

- 3. The total rate, combining both base for a one inch meter and usage is represented by the following table:

<u>Lot Size</u>	<u>Usage</u>	<u>Base</u>	<u>Total Rate</u>
0 to 10,890 square feet	\$4.00	\$25.00	\$29.00
10,891 to 14,520 square feet	\$5.00	\$25.00	\$30.00
14,521 to 21,780 square feet	\$7.00	\$25.00	\$32.00
21,781 to 32,670 square feet	\$11.00	\$25.00	\$36.00
32,671 to 43,560 square feet	\$14.00	\$25.00	\$39.00
over 43,561 square feet	\$19.00	\$25.00	\$44.00

- 4. The total rate, combining both base for a one and one-half inch meter and usage is represented by the following table:

<u>Lot Size</u>	<u>Usage</u>	<u>Base</u>	<u>Total Rate</u>
0 to 10,890 square feet	\$4.00	\$35.00	\$39.00
10,891 to 14,520 square feet	\$5.00	\$35.00	\$40.00
14,521 to 21,780 square feet	\$7.00	\$35.00	\$42.00
21,781 to 32,670 square feet	\$11.00	\$35.00	\$46.00
32,671 to 43,560 square feet	\$14.00	\$35.00	\$49.00
over 43,561 square feet	\$19.00	\$35.00	\$54.00

- 5. The total rate, combining both base for a two inch meter and usage is represented by the following table:

<u>Lot Size</u>	<u>Usage</u>	<u>Base</u>	<u>Total Rate</u>
0 to 10,890 square feet	\$4.00	\$45.00	\$49.00
10,891 to 14,520 square feet	\$5.00	\$45.00	\$50.00
14,521 to 21,780 square feet	\$7.00	\$45.00	\$52.00
21,781 to 32,670 square feet	\$11.00	\$45.00	\$56.00
32,671 to 43,560 square feet	\$14.00	\$45.00	\$59.00
over 43,561 square feet	\$19.00	\$45.00	\$64.00

6. Schools, churches, multi-family residential buildings, and other large users shall pay a monthly base rate of \$25.00 plus a usage rate of \$25.00 per month per residential equivalent (10,000 square feet of irrigation surface).
7. Any individual or entity seeking to combine two or more lots into one lot will be required to pay for the cost of a pressure irrigation meter and its installation and shall be responsible to pay a metered rate, if the request to combine is granted.
8. These rates are not applicable to those residents who have a contract with the City to allow the City use of the irrigation water to which they are entitled and who use the pressure irrigation system for delivery. Their costs shall be as set forth in their respective contracts.
9. The rates, both base and usage, shall be applied on a monthly basis year around.
10. The City Finance Director may grant a hardship exception to the rates established. An applicant for a hardship must provide evidence of the hardship claimed, but must be based, among other evidence, on a showing of less water consumption. The Finance Director may grant an exception and establish an appropriate rate, based on the tables included in this resolution. The decision of the Finance Director is appealable to the City Council by filing a written request within one week of the decision to appear before the Council.
11. This resolution replaces and supersedes resolution number 42016C, amending pressure irrigation rates.
12. This resolution is effective immediately upon passage.

DATED this 18th day of May, 2016.

RANDY A. BRAILSFORD, Mayor

Attest:

JEFFERY D. NIELSON, City Recorder

ORDINANCE NO. _____

ROLL CALL

VOTING	YES	NO
RANDY A. BRAILSFORD Mayor (votes only in case of tie)		
SOREN CHRISTENSEN City Council member		
AARON D. CLOWARD City Council member		
STERLING REES City Council member		
CRISTY SIMONS City Council member		
CRAIG B. WARREN City Council member		

I MOVE this ordinance be adopted: _____
City Council person

I SECOND the foregoing motion: _____
City Council person

ORDINANCE

**AN ORDINANCE PROHIBITING E-CIGARETTES
IN PUBLIC FACILITIES**

WHEREAS, Salem City prohibits smoking in public facilities; and

WHEREAS, at the time of adopting the ordinance prohibiting smoking in public facilities,
e-cigarettes were non-existent; and

WHEREAS, e-cigarettes and variations thereof are popular today; and

WHEREAS, recent research indicates that e-cigarettes can be addictive, simulate smoking, and is poisonous if the liquid is consumed;

NOW THEREFORE, be it enacted and ordained by the Salem City Council as follows:

I

Salem City Municipal Code §7-11-010(A)(3) is hereby amended as follows:

7-11-010 **Definitions**

A. The following definitions shall be applied to this chapter

3. “Smoke” or ‘smoking” means and includes: carrying, or holding a lit pipe, cigar, or cigarette of any kind, including e-cigarettes and any variation thereof, or any other smoking equipment, or the lighting or emitting or exhaling of smoke or vapor of a pipe, cigar, cigarette, or e-cigarette of any kind, or any other item used for ingesting or inhaling tobacco or tobacco products, including vapors, oils, or other substances used in e-cigarettes or similar devices.

II.

This ordinance takes effect twenty days after passage and publication.

DATED this 6th day of January 2016.

RANDY A. BRAILSFORD, Mayor

Attest:

JEFFREY D. NIELSON, City Recorder

AFFIDAVIT OF POSTING

JEFFREY D. NIELSON, being first duly sworn, deposes and says that he is the duly appointed and qualified recorder of the City of Salem, a Municipal Corporation of the State of Utah, and that on the ____ day of _____, 2016 he posted a true and correct copy of Ordinance No. _____ as enacted by Salem City Council on the 6th day of January, 2016 said posting being made at the City Offices, at the United States Post Office, and at the Salem City Library, all being public places and located within the City Limits of Salem, Utah County, Utah.

DATED this ____ day of January, 2016

JEFFREY D. NIELSON, City Recorder

STATE OF UTAH)
 : ss
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Jeffrey D. Nielson.

NOTARY PUBLIC