



7505 South Holden Street
Midvale, UT 84047
(801) 567-7200
www.midvalecity.org

MIDVALE CITY COUNCIL MEETING AGENDA AUGUST 10, 2021

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold an electronic and in-person meeting on the **10th day of August 2021** as follows:

Electronic & In-Person City Council Meeting

This meeting will be held electronically and in-person. Midvale City no longer requires masks and social distancing; however, Midvale City recommends following the CDC guidelines. The meeting will be broadcast on the following: **You Tube:** www.MidvaleCity.org/YouTube

6:00 PM - REGULAR MEETING

I. GENERAL BUSINESS

- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record. **Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

III. COUNCIL REPORTS

- A. Councilmember Bryant Brown
- B. Councilmember Heidi Robinson
- C. Councilmember Paul Glover
- D. Councilmember Dustin Gettel
- E. Councilmember Quinn Sperry

IV. MAYOR ROBERT M. HALE REPORT

V. CITY MANAGER REPORT

VI. CONSENT AGENDA

- A. Consider Minutes of July 20, 2021 *[Rori Andreason, H.R. Director/City Recorder]*

VII. ACTION ITEMS

- A. Consider a 10-Unit Final Condo Plat for Phase 1e of the Jordan Heights at View 78 Project located at 8342 S. Sky Mirror Lane *[Jason Binks, Senior Planner]*

- B. Consider a 10-Unit Final Condo Plat for Phase 1f of the Jordan Heights at View 78 Project located at 8362 S. Iris Lumi Lane **[Jason Binks, Senior Planner]**
- C. Consider a 2 Lot Final Subdivision Plat located at 7210 Union Park Avenue **[Jason Binks, Senior Planner]**

VIII. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working day notice of the meeting. TTY 711

A copy of the foregoing agenda was provided to the news media by email and/or fax. The agenda was also posted at the following locations on the date and time as posted above: City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at <http://pmn.utah.gov>. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

DATE POSTED: AUGUST 5, 2021

**RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER**



COUNCIL MEETING *Minutes*

Tuesday July 20, 2021
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Robert M. Hale

COUNCIL MEMBERS: Council Member Quinn Sperry
Council Member Dustin Gettel
Council Member Bryant Brown
Council Member Heidi Robinson
Council Member Paul Glover

STAFF: Matt Dahl, City Manager; Kyle Maurer, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney; Glen Kennedy, Public Works Director; Laura Magness, Communications Director; Nate Rockwood, Community Development Director; Alex Murphy, Planning Director; Jason Binks, Senior Planner; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; Jake Shepherd, Network Administrator; and Noah Lee, IT Technician.

WORKSHOP at 6:00 PM

- Boys & Girls Club Report

Amanda Hughes, incoming CEO for the Boys and Girls Club; and LeeAnn Saldavar, outgoing Boys and Girls Club CEO presented a proposal to the City Council in regard to assisting the Boys and Girls Club with their lease payment to Midvale City. The balance of the lease is \$796,000 with a payment of \$70,000 a year to Midvale City. Ms. Saldavar said that yearly payment could be used to hire three additional staff members and two new vans to assist them in increasing their services. They currently have 216 kids enrolled at the Boys and Girls Club; 150 elementary age kids and 66 teens. The request was to use ARPA Funds the City will be receiving to pay off their lease on the building.

Council Member Paul Glover said any funds used to pay off the lease would have to go to pay off the bonds taken out to pay for the building.

Ms. Saldavar said they are also requesting funds from Salt Lake County as well and will keep the City informed of their progress.

Matt Dahl said the City should receive \$4 million in ARPA Funds. The Council had decided to put \$3 million towards the water system needs and the other \$1 million towards maintenance of that system. However, he has received a request from UFA for \$75,000

and has heard the UPD will also be submitting a request. He will schedule this item for further discussion in future meetings to discuss where the \$1 million should be spent.

Mayor Robert Hale called the business meeting to order at 6:32 p.m.

I. GENERAL BUSINESS

A. WELCOME AND PLEDGE OF ALLEGIANCE

B. ROLL CALL - Council Members Heidi Robinson, Dustin Gettel, Bryant Brown, Quinn Sperry, and Paul Glover were present at roll call.

C. UNIFIED FIRE DEPARTMENT REPORT

Chief Brad Larson reviewed the quarterly report. UFA only responded to 14 fireworks related fires during the 4th of July holiday. However, they made 285 resident complaint contacts for fireworks. The groundbreaking for the new fire station in Midvale was a success and construction is moving forward. He thanked Mayor Hale and Council members for attending.

Chief Randy Thomas introduced Heather Lohrke, new sergeant for the Midvale Unified Police precinct.

II. PUBLIC COMMENTS

Wade Walker said he wanted to give his support for the item on the agenda to name the Arts Council auditorium after Mayor JoAnn Seghini. Their board approved the resolution, and he would give his support for the council to approve the resolution.

Travis Peterson and Cody Alaren presented a check for the Utah Food Bank to the Council generated from the car show.

Roger Robinson said there are loud racing motorcycles that go up and down 10th East. He asked for police to patrol the area on the weekends.

III. COUNCIL REPORTS

A. Council Member Bryant Brown – said he agreed with approving the resolution for the Arts Council.

B. Council Member Heidi Robinson – thanked Travis and Cody for organizing the Classic Car show. They did a great job and hope they can do it again next year.

C. Council Member Paul Glover – had nothing to report.

D. Council Member Dustin Gettel – said the car show was fantastic and he would like to see it come back again next year. The show had a very special feel about it.

E. Council Member Quinn Sperry – had nothing to report.

IV. MAYOR REPORT

Mayor Robert Hale reported on a new committee formed due to new legislation governing homelessness at the state level. One seat is dedicated to a mayor that has a shelter. Mayor Erin Mendenhall of Salt Lake City will be the first mayor on that committee. He said he also enjoyed the car show. It was an ideal use of Main Street. The side streets may need to be closed next year to fit all the vehicles. He encouraged everyone to come out to see it next year.

V. CITY MANAGER REPORT

Matt Dahl reported on the City Council goals for FY2022:

Schedule

- FY2022 – 20 Days
- Scheduled Updates
 - Q1 – October
 - Q2 – January
 - Q3 – April (Budget Retreat)
 - Year End Report – July
- Regular Project Updates

Goals

1. Manage return to normal operations.
2. Empower staff through training and opportunities for professional growth.
3. Reduce crime on 7200 South corridor through enforcement, investment, development, and engagement.
4. Enhance the appearance of public and private property through investment, incentives, and enforcement.
5. Develop and implement utility infrastructure plans to meet the needs of current and future residents.
6. Complete long-term capital planning for the strategic allocation of resources.
7. Update land-use policies in predominantly single-family neighborhoods.
8. Increase public engagement.
9. Increase recreational opportunities for Midvale residents.
10. Promote health and wellness in Midvale through engagement with community partners.
11. Redevelop Main Street
12. Redevelop State Street
13. Expand active transportation network with a focus on trails and bike lanes
14. Celebrate the history of Midvale.

Matt Dahl said as we look at this list it requires the coordination of the council and community, in order to have success. Some items will come with challenges.

Council Member Bryant Brown commented on goal number 13. He expressed concern with east to west safety for bike lanes.

Council Member Dustin Gettel thanked Matt Dahl and staff for the transparency and weekly updates.

Council Member Quinn Sperry asked about goal number 7, land-use policies in predominantly single-family neighborhoods. Are we trying to get the ADU's (Accessory Dwelling Unit) addressed first?

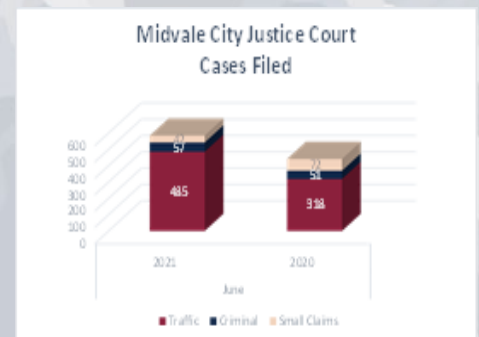
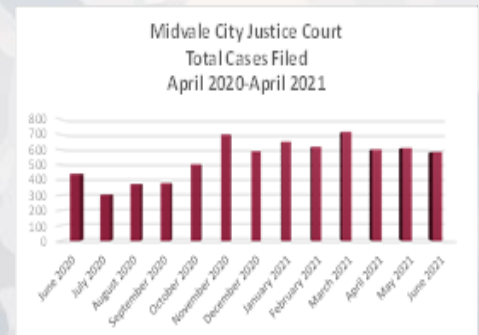
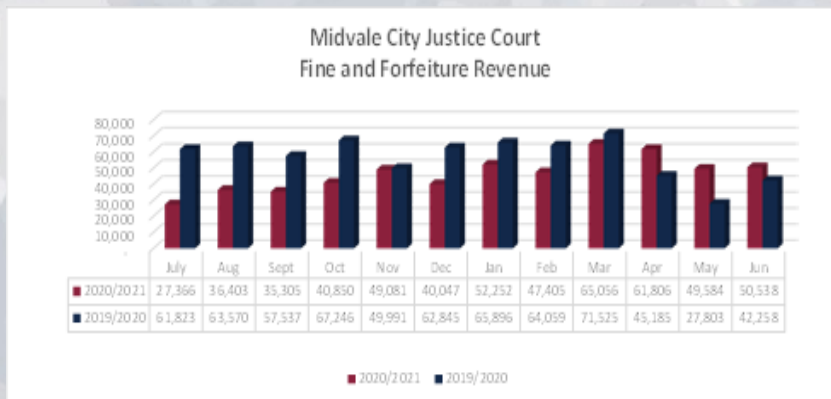
Lisa Garner said the ADU will be addressed in the upcoming meetings.

VI. DEPARTMENT REPORT

A. ADMIN SERVICES DEPARTMENT REPORT

Kyle Maurer reported on the Administrative Services Department:

- **June Claims Filed**—584 (32% increase from April 2020).
- Judicial Assistant retiring, replacement has been hired.
- First jury trial held on Friday (7/16).
 - Council chambers used for jury selection.



Information Technology/Finance

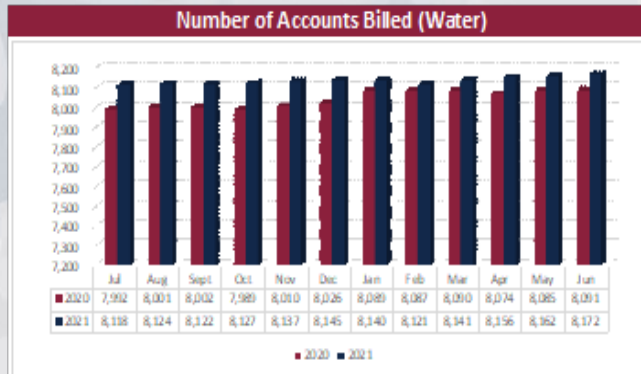
INFORMATION TECHNOLOGY

- Policies and structure of IT Steering Committee
- Offsite storage
- Additional work on security and security policies
- Purchase order for security cameras at parks

FINANCE

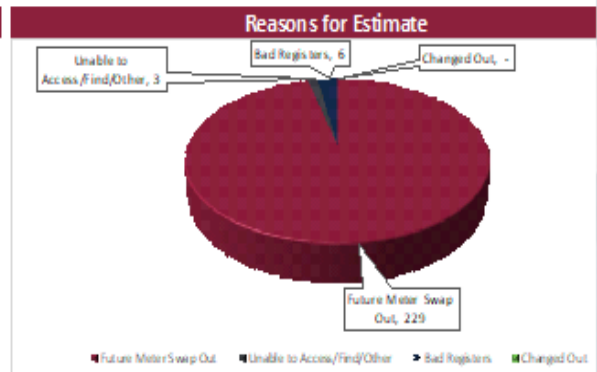
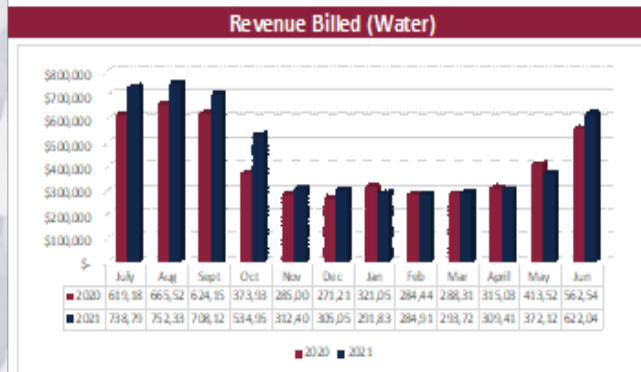
- **Utility Rate Study**
 - Preparation for Town Hall
 - Work on changes to bill
 - **Implementation of Equal Pay**
- **Year 3 meter changeout list**
 - Waiting for confirmation for start date from Meter Works.
- **Procurement/Contract Specialist – Offer accepted**
- **Administrative Services Director – Starts August 2nd**

Utility Billing Dashboard – June 2021



Number of Estimated Reads

Cycle	April		May		June		% Difference
	2021	2020	2021	2020	2021	2020	
1	237	882	223	613	222	408	-56.4%
2	6	49	10	54	16	57	-76.6%
	243	931	233	667	238	465	-94.7%



MOTION: Council Member Quinn Sperry MOVED to open a Public Hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

VII. PUBLIC HEARINGS

A. **CONSIDER A PROPOSED TEXT AMENDMENT TO MODIFY PUBLIC NOTICE STANDARDS IN CHAPTER 17-2 (DEFINITIONS) AND 17-3 (ADMINISTRATION AND ENFORCEMENT) OF THE MIDVALE CITY MUNICIPAL CODE**

Alex Murphy said earlier this year, the Utah State Legislature adopted changes to state code that affect noticing requirements for land use regulations. As Staff reviewed the changes in state code, it became apparent that the notice requirements in the City's zoning ordinance are out of date and need updating. This text amendment modifies noticing requirements in Chapter 17-3 to match or exceed current state code requirements.

General changes to the noticing requirements include removing outdated language and references, adding definitions, and removing newspaper notice requirements. The proposed divides notice requirements by topic and defines who receives notice for each topic. The topics included are:

- Intent to Prepare General Plan or General Plan Amendment
- Public Hearings to Adopt or Modify the General Plan or Land Use Regulation
- Public Hearings to Adopt or Modify the Zoning Map
- Public Hearings to Consider a Subdivision Amendment or a Petition to Vacate a Public Street
- Public Hearings to Consider All Other Topics
- Public Meetings

These topics address all the various applications reviewed by the City's Planning and Zoning Division. The table below provides a summary of the notices issued by application type and compares the changes to existing language.

Table 1: Notice Comparison

Notice Type	Current Requirements*	Proposed Requirements**
Intent to Prepare General Plan Amendment	• Not listed	• Mailed to each affected entity; • Mailed to the Utah Geospatial Resource Center; • Mailed to the association of governments of which the city is a member; • Posted on the Utah Public Notice Website; and • Posted on the city's website.
Public Hearing to Adopt or Modify General Plan or Zoning Ordinance (text amendment)	• Published in the newspaper; • <i>Mailed to each affected entity;</i> • <i>Posted on the Utah Public Notice Website; and</i> • <i>Posted on the city's website.</i>	• Mailed to each affected entity; • Posted on the Utah Public Notice Website; and • Posted on the city's website.

Proceedings of City Council Meeting
July 20, 2021

Public Hearing to Adopt or Modify the Zoning Map (rezone)	- Published in the newspaper; - Mailed to property owners within 300' - Mailed to each affected entity; - Posted on the property in a manner that is calculated to alert the public; <i>Posted on the Utah Public Notice Website; and</i> <i>Posted on the city's website.</i>	- Posted on the Utah Public Notice Website; - Posted on the city's website; - Mailed to the record owner of each parcel located entirely or partially within a zoning map enactment or modification; <u>Mailed to the record owner of each parcel within 500' of the zoning map modification including in adjacent jurisdictions; and</u> <u>Posted on the property in a manner that is calculated to alert the public.</u>
Public Hearing to Consider a Subdivision Amendment or Petition to Vacate a Public Street	- Published in the newspaper; - Mailed to property owners within 300' - Posted on the property in a manner that is calculated to alert the public; <i>Posted on the Utah Public Notice Website; and</i> <i>Posted on the city's website.</i>	- Posted on the Utah Public Notice Website; - Posted on the city's website; - Mailed to each affected entity; - Mailed to the record owner of each parcel within 500' of the subject street, right of way, or easement; - Mailed to the record owner of each parcel located entirely or partially within the subdivision being amended or that is accessed by the subject street, right of way, or easement; and <u>Posted the property in a manner that is calculated to alert the public.</u>
Public Hearing to Consider a Variance Request	- Mailed to property owners within 300' - Posted on the property in a manner that is calculated to alert the public; <i>Posted on the Utah Public Notice Website; and</i> <i>Posted on the city's website.</i>	- Posted on the Utah Public Notice Website; - Posted on the city's website; <u>Mailed to the record owner of each parcel within 500' of the subject property; and</u> <u>Posted the property in a manner that is calculated to alert the public.</u>
Public Hearings to Consider All Other Topics (conditional use permit, new subdivision, master planned development, etc.)	- Published in the newspaper; - Mailed to property owners within 300' - Posted on the property in a manner that is calculated to alert the public (subdivision and master planned development only); <i>Posted on the Utah Public Notice Website; and</i> <i>Posted on the city's website.</i>	- Posted on the Utah Public Notice Website; - Posted on the city's website; <u>Mailed to the record owner of each parcel within 500' of the subject property; and</u> <u>Posted the property in a manner that is calculated to alert the public.</u>
Public Meetings (agendas)	<i>Posted on the Utah Public Notice Website;</i> <i>Posted on the city's website; and</i> <i>Posted in two locations within City Hall.</i>	- Posted on the Utah Public Notice Website and - Posted on the city's website.

* Italicized requirements not listed in city code.

** Underlined items not required by state code.

The proposed amendment also includes clarifications to the purpose of notice section and variance processes. Under the purpose of notice section, the changes address public notice issues by allowing the reviewing body (Planning Commission or City Council) to consider challenges to notice. Previously, the code only allowed the Planning Commission to consider challenges to notice, which did not address issues with noticing for City Council meetings. The variance process has been updated to provide a public hearing, bringing the process in line with other, similar review types (conditional use permits, subdivisions, etc.)

All the proposed changes are intended to update noticing standards to match state code, respond to complaints with noticing, and clarify outdated language.

At the request of the City Council, Staff has also prepared a new concept for the property posting. It doubles the size of the notice to 24"x36", provides more information than the current version, and has space for renderings or other exhibits from the application to post on the property. An example of the new concept is attached and will be presented in the Council meeting. Staff will be seeking feedback on the concept from the Council before it is put into use.

Pursuant to the text amendment process described in §17-3-1 of the Midvale City Municipal Code, Staff presented a draft text amendment to the Planning Commission for recommendation. Following a public hearing on June 23, 2021, the Planning Commission recommended the Council adopt the proposed changes.

STAFF RECOMMENDATION

Staff recommended the City Council hold a public hearing and, if comfortable, approve Ordinance No. 2021-O-17, approving the proposed text amendment modifying public notice requirements in the City's zoning ordinance.

The Council agreed with the proposed notice changes.

Council Member Dustin Gettel asked if it would have increased costs. Alex Murphy said it would have increased costs.

Council Member Paul Glover said he likes that the newspaper notices can be eliminated. The costs for the newspaper notices are very expensive.

Mayor Hale opened the hearing to public comment. There was no one who desired to speak.

MOTION: Council Member Quinn Sperry **MOVED** to close the Public Hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: **APPROVE ORDINANCE NO. 2021-O-17 AMENDING PUBLIC NOTICE STANDARDS IN CHAPTERS 17-2 (DEFINITIONS) AND 17-3 (ADMINISTRATION AND ENFORCEMENT) OF THE MIDVALE CITY CODE**

MOTION: Council Member Quinn Sperry **MOVED** to Adopt Ordinance No. 2021-O-17 Amending Title 17 of the Midvale City Municipal Code to modify public notice requirements in the City's zoning ordinance. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	Aye
Council Member Paul Glover	Aye

Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

MOTION: Council Member Paul Glover MOVED to open a Public Hearing. The motion was **SECONDED** by Council Member Dustin Gettel. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

B. CONSIDER A PROPOSED TEXT AMENDMENT TO MODIFY THE DEVELOPMENT REVIEW PROCEDURES FOR CERTAIN MUNICIPAL FACILITIES IN JORDAN BLUFFS SUBAREAS 1-3 DEVELOPMENT (JB1-3) ZONE

Alex Murphy said in 2019 and 2020, and then amended, a zoning ordinance for Subareas 1-3 of the Jordan Bluffs zone. This ordinance established goals for the district, review process requirements, and standards for commercial, residential, and mixed-use development based on a “pod” concept anticipated to guide future development in the area.

As projects have been approved, it has become clear that the strict reliance on pod boundaries to drive review procedures has created challenges. Two recent examples include a sewer vacuum pump station needed to service Wasatch’s Phase 3 project in Subarea 4 and a boat ramp proposal for the Jordan River Parkway Trail. Under the current ordinance, these major projects affected pod, adding time and cost to the review process, and tying their installation to future development proposals that do not currently exist.

This is an unanticipated impact of the review procedure laid out in the code. To address the issue, Staff is proposing two amendments to Section 17-7-10.12.2 (Development review process) that would streamline future projects.

The first amendment would provide an alternate review path for municipal facilities 1 under ½ acre in size. These projects would go through standard permitted use/site plan review process defined in Chapter 17-3 rather than completing the long Large Scale Plan process described in the zone.

“Municipal facilities” means those improved properties owned by the municipality or public. (17-2-13) Common examples include parks, public safety facilities, public utilities, trails, etc.

The second amendment would remove the requirement for all municipal facilities to complete a Development Agreement. This avoids possible scenarios where the city is required by its own ordinances to enter into an agreement with itself.

Neither of these changes are expected to have an impact on the overall development pattern for the zone. Larger municipal facility projects will still be required to complete the Large Scale Master Plan process, allowing their potential impacts to be weighed and addressed.

Pursuant to the text amendment process described in §17-3-1 of the Midvale City Municipal Code, Staff presented a draft text amendment to the Planning Commission for recommendation. Following a public hearing on June 23, 2021, the Planning Commission recommended the Council adopt the proposed changes.

STAFF RECOMMENDATION

Staff recommended the City Council hold a public hearing and, if comfortable, approve Ordinance No. 2021-O-18, approving the proposed text amendment modifying certain development review procedures in the Jordan Bluffs Subareas 1-3 Development (JB Sub 1-3) Zone.

Mayor Hale opened the hearing to public comment. There was no one who desired to speak.

MOTION: Council Member Paul Glover **MOVED** to close the Public Hearing. The motion was **SECONDED** by Council Member Bryant Brown. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: **APPROVE ORDINANCE NO. 2021-O-18 AMENDING THE DEVELOPMENT REVIEW PROCESS FOR CERTAIN MUNICIPAL FACILITIES IN CHAPTER 17-7-10.12 (JORDAN BLUFFS SUBAREAS 1-3 DEVELOPMENT ZONE) OF THE MIDVALE CITY MUNICIPAL CODE**

MOTION: Council Member Quinn Sperry **MOVED** to Adopt Ordinance No. 2021-O-18, Amending Title 17 of the Midvale City Municipal Code to modify certain development review procedures in the Jordan Bluffs Subareas 1-3 Development Zone. The motion was **SECONDED** by Council Member Paul Glover. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

Council Member Dustin Gettel expressed his appreciation to Alex Murphy for his excellent service. He will be greatly missed. He wished Alex the best.

Council Member Bryant Brown agreed. He said Alex will be missed.

MOTION: Council Member Dustin Gettel MOVED to open a Public Hearing. The motion was SECONDED by Council Member Quinn Sperry. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

C. CONSIDER ADOPTING CULINARY WATER AND SEWER USAGE FEES

Kyle Maurer said In December 2020, the City Council approved a Water Master Plan, which identified the need for \$26 million in projects and \$2.3 million per year in replacement of aging pipes and facilities. The City, after a competitive bid process, selected the consulting firm of Lewis, Young, Robertson, and Burningham to complete a Water and Sewer Comprehensive Financial Sustainability Plan. Since April 2021, City Staff have discussed with the Mayor and City Council a number of alternatives to fund the needed projects.

The final proposal is a 4 tier rate structure, with the cost of water usage increasing by tier. This proposal will encourage conservation and meet the state's requirement of having a water rate structure that encourages conservation. Overall, the increase will generate an additional 8% a year in revenue for the Water Fund. Sewer rates are proposed to increase 10% the first year, and 8% thereafter (no change to billing structure). Staff will be comparing actual revenues and expenses to the financial sustainability plan yearly.

If approved, the new rate structure will go into effect with billings after September 1, 2021.

Water and Sewer Utility Fee Adjustments

History of Rate Study

2020 –Engineering firm (HAL) prepares a water master plan.

- Identifies \$26 million in projects.
- Recommends \$2.3million per year in replacement.
- MasterplanadoptedDecember2020.
- **Early 2020 –City competitively bids water and sewer rate study.**
- Awarded to Lewis, Young, Robertson, and Burningham(LYRB).
- **Rate study discussed at 4/15 budget retreat; 5/14, 6/1, and 7/6 City Council meetings.**
- Total of 4 different rate scenarios discussed.
- **TownHallheldJuly13, 2021.**

“One Stop Shop” for Information–www.midvalecity.org/water

Summary of Needed Projects

Project Type	Cost (Projects Through 2060)
Revise Pressure Zones	\$459,000
Mitigate Existing Fire Flow Deficiencies	496,000
Replace Existing Transmission Lines	1,267,000
Storage & System Upgrades	23,424,000
Total	25,646,000
Annual Replacement of Aging Pipes & Facilities	2,308,000

Reasons Why Rate Adjustments are Needed

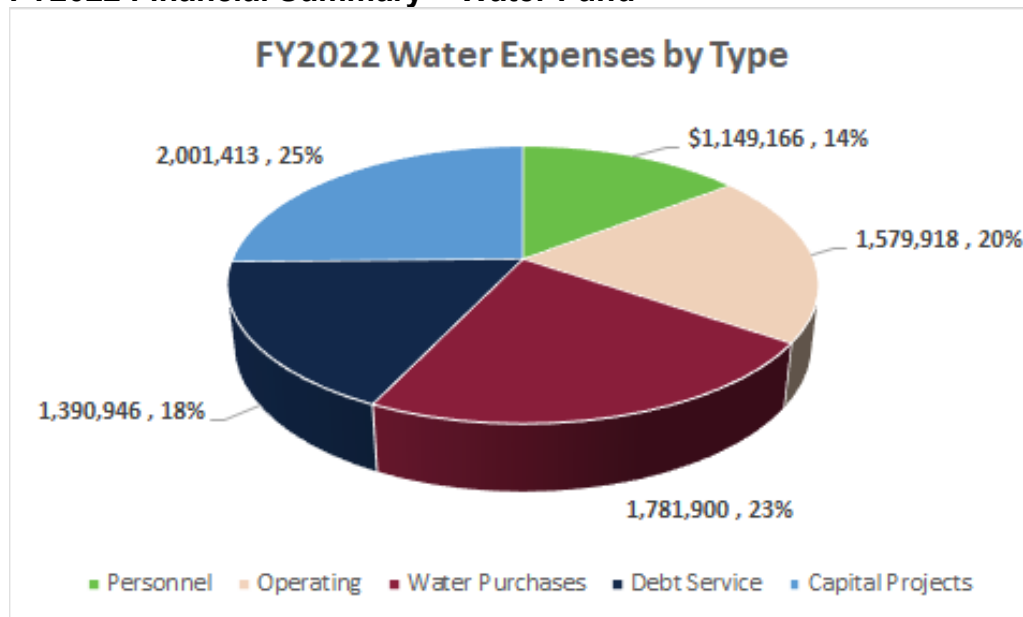
Low fund balances

- \$562K in water fund (49 days working capital); \$483K in sewer fund (77 days working capital)
- **Debt coverage ratios (revenue available after operating expenses to pay debt service) at minimum levels**
- **Water Fund Revenue = operating + debt service**
- **Sewer Fund Revenue = operating + debt service**

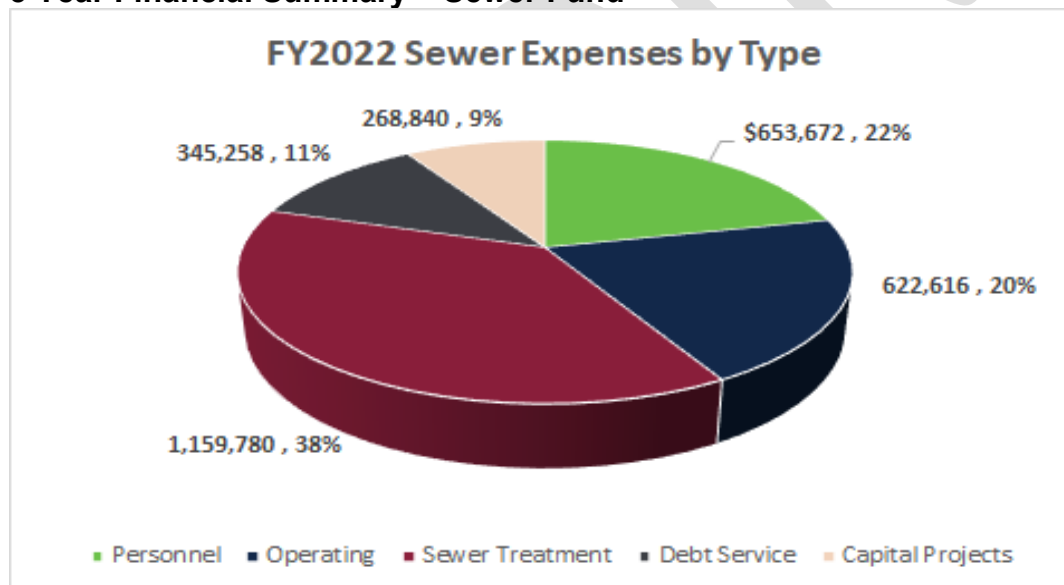
5 Year Financial Summary – Water Fund

	FY2022	% of Total	FY2023	FY2024	FY2025	FY2026
Revenue						
Charges for Services	\$ 6,522,316	77%	\$ 7,112,893	\$ 7,756,542	\$ 8,441,580	\$ 9,205,001
Grant-ARPA	1,940,785	23%	2,019,299	-	-	-
Impact Fees	-		163,491	168,396	173,448	178,651
Bond Proceeds	-		8,000,000	-	-	-
Total Revenue	\$ 8,463,101		\$ 17,295,683	\$ 7,924,938	\$ 8,615,028	\$ 9,383,652
Expenses						
Personnel	\$ 1,149,166	19%	\$ 1,206,625	\$ 1,266,956	\$ 1,330,304	\$ 1,396,819
Operating	1,579,918	27%	1,737,565	1,791,896	1,847,969	1,905,839
Water Purchases	1,781,900	30%	1,835,357	1,890,418	1,947,130	2,005,544
Debt Service	1,390,946	24%	1,387,027	2,335,076	2,340,571	2,342,940
Total Expenses	\$ 5,901,930		\$ 6,166,574	\$ 7,284,346	\$ 7,465,974	\$ 7,651,142
Revenue Available for CIP	2,561,171		11,129,109	640,592	1,149,054	1,732,510
Capital Projects	2,001,413		3,389,195	3,967,861	1,798,623	1,260,625
Change in Fund Balance	\$ 559,758		\$ 7,739,914	\$ (3,327,269)	\$ (649,569)	\$ 471,885

FY2022 Financial Summary – Water Fund



5 Year Financial Summary – Sewer Fund



5 Year CIP Totals

Reduce requested line replacement from \$2.3 million to \$500K-\$1 million over 5 years (increases each year)

Fund	2022	2023	2024	2025	2026
Water-Existing Pipe Replacement	501,413	500,000	750,000	1,000,000	1,000,000
Water-Capital Projects	1,500,000	1,889,195	3,217,861	798,623	260,625
Total Water CIP	2,001,413	2,389,195	3,967,861	1,798,623	1,260,625

Fund	2022	2023	2024	2025	2026
Sewer CIP	164,840	307,769	909,453	508,757	229,339
SVWRF Sewer CIP (Estimated)	104,000	108,160	112,486	116,986	121,665
Total Sewer CIP	268,840	415,929	1,021,939	625,743	351,1004

Possible Grant Programs

American Rescue Plan Act (ARPA) Funds

- \$3 million programmed into water & sewer rate study
- Will receive a total of \$4,038,597 (received 1st tranche)
- Staff proposal –Put difference towards infrastructure replacement
- **Possible Federal Infrastructure Package**
- \$579 billion; water infrastructure \$55billion (10%)
- **State Local Assistance Matching Grant Program (HB 1004) (Interim session)**
- Awaiting final implementation guidance from the state
- Initial guidance will allow using City ARPA funds as the match

Rate Scenarios Previously Discussed

Same rate structure (3 areas); **all rates increased 8%** (base and overage)

- Does not move City towards one rate structure
- Implement 4 tier rate structure; all usage areas on one rate structure; usage allowances based on meter size using multiplier recommended by APWA (American Public Works Association)

Current proposal:

- Tier usage allowances based on meter size; gradually move base rates toward uniform rates in 5 years.

All scenarios lead to an overall 8% increase in user charges.

Rate Summary by Service Area (3/4" Meter)

	Baseline (Current Rates)			Tiered Rates, Usage Allowances Based on Meter Size (Example Based on 3/4" Meter)					% Difference (Base Rate)
	Base Rate	Usage-Off Peak	Usage-Peak	Base Rate	Tier 1 Rate (0- 12K Gallons)	Tier 2 Rate (12- 55K Gallons)	Tier 3 Rate (55- 98K Gallons)	Tier 4 Rate (98K+ Gallons)	
Area 1	\$ 18.01	\$ 1.24	\$ 1.78	\$ 19.95	\$ 1.50	\$ 1.88	\$ 2.16	\$ 2.26	11%
Area 2	20.59	1.29	1.87	22.20	1.50	1.88	2.16	2.26	8%
Area 3	21.67	1.29	1.87	23.13	1.50	1.88	2.16	2.26	7%

Tiered Scenario Usage Allotments

Tiered Rates Usage Chart					
Meter Size	AWWA Multiplier	Tier 1 (\$1.50 1K/Gal)	Tier 2 (\$1.88 1K/Gal)	Tier 3 (\$2.16 1K/Gal)	Tier 4 (\$2.26 1K/Gallon)
3/4"	1.00	0-12	12-55	55-98	98+
1"	1.67	0-20	20-92	92-164	164+
1.5"	3.33	0-40	40-183	183-326	326+
2"	5.33	0-64	64-293	293-522	522+
3"	10.00	0-120	120-550	550-980	980+
4"	20.00	0-240	240-1,100	1,100-1,960	1,960+
6"	41.67	0-500	500-2,292	2,292-4,084	4,084+
8"	53.33	0-640	640-2,933	2,933-5,226	5,226+

Usage tiers based off meter size; increased based on AWWA meter size multiplier.

- Recognizes that larger meters will use more water.
- Equalizes water use, especially in multi-unit apartment buildings.

Charges Under Tiered Rate Scenario

	Area 1		% Increase Scenario 1
	Baseline	Tiered Rates	
Low Water User (53K Gallons/Year)	\$ 294	\$ 319	8%
Medium Water User (269K Gallons/Year)	647	705	9%
High Water User (1,962K gallons/Year)	3,135	3,930	25%
Very High Water User (9,311K Gallons/Year)	14,537	19,977	37%
	Area 2		% Increase Scenario 1
	Baseline	Tiered Rates	
Low Water User (53K Gallons/Year)	\$ 328	\$ 340	4%
Medium Water User (269K Gallons/Year)	698	726	4%
High Water User (1,962K gallons/Year)	3,306	4,294	30%
Very High Water User (9,311K Gallons/Year)	15,268	20,037	31%
	Area 3		% Increase Scenario 1
	Baseline	Tiered Rates	
Low Water User (53K Gallons/Year)	\$ 341	\$ 357	5%
Medium Water User (269K Gallons/Year)	711	743	5%
High Water User (1,962K gallons/Year)	3,324	4,318	30%
Very High Water User (9,311K Gallons/Year)	15,305	20,088	31%

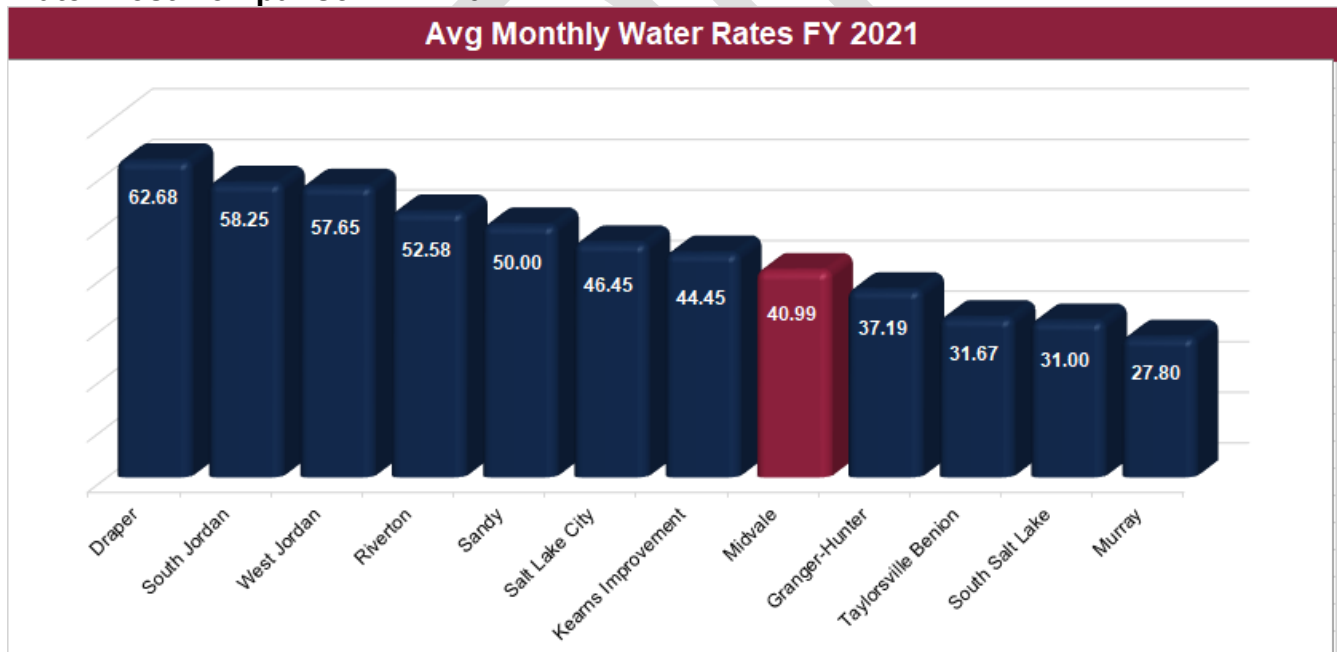
Sewer Rate Increase

Currently, revenues (\$2.7M) = Operating Expenses (\$2.3M) Plus Debt Service (\$346K).

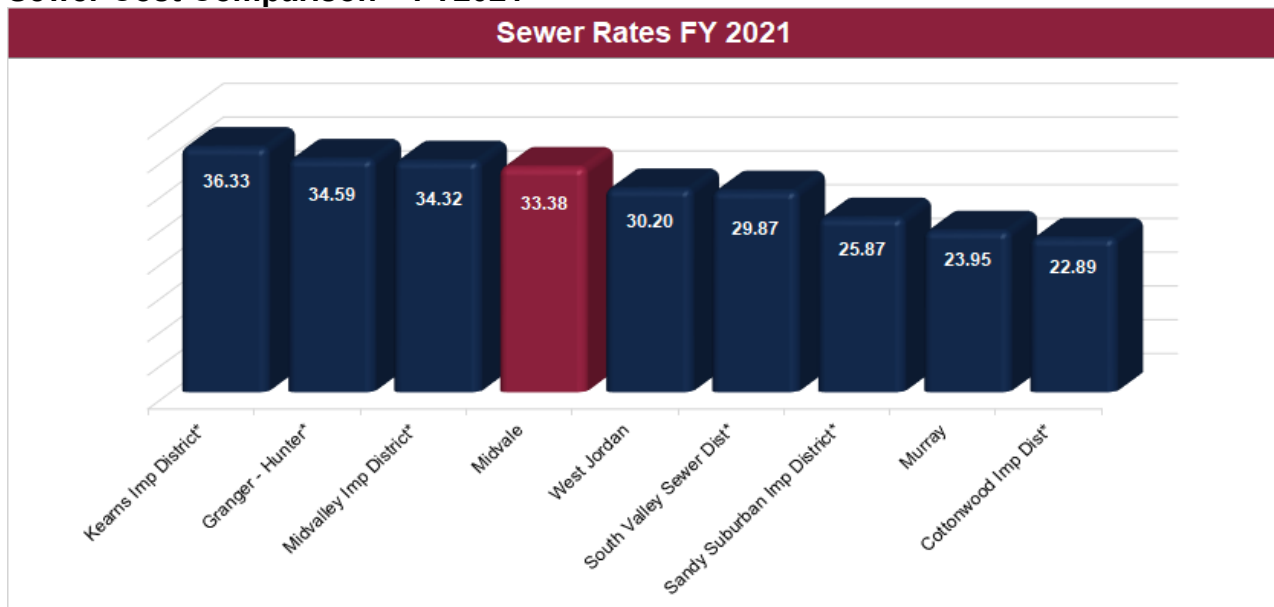
- Minimal amounts being budgeted for repair/replacement outside of SVWRF capital.
- South Valley Water Reclamation Facility operating charge -\$1.1 million (38%).
- **Proposal –10% increase year 1, 8% increases thereafter.**
- **Assumes \$2,050,000 bond proceeds FY2023.**

Sewer Rates			
	Current	10% Increase	Difference
Base Fee	\$ 24.98	\$ 27.48	\$ 2.50
Additional Unit (Multi Dwelling)	20.76	22.84	2.08
Usage Per 1,000 Gallons (Winter)	2.10	2.31	0.21

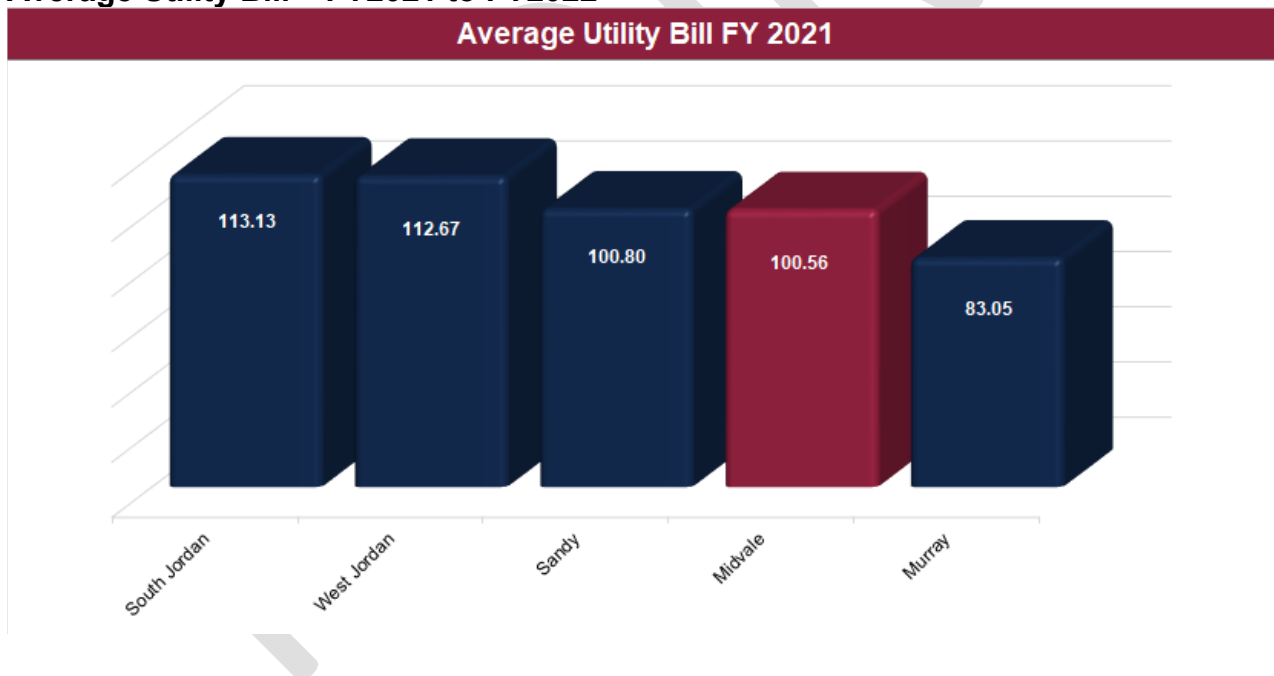
Water Cost Comparison – FY2021

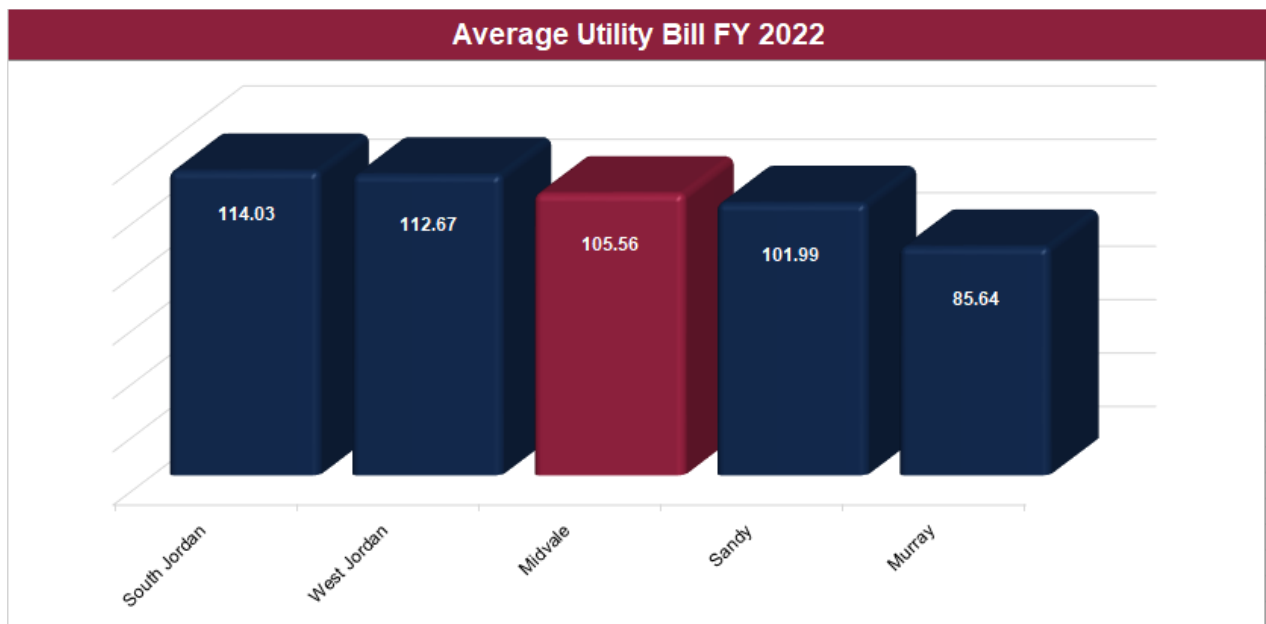


Sewer Cost Comparison – FY2021

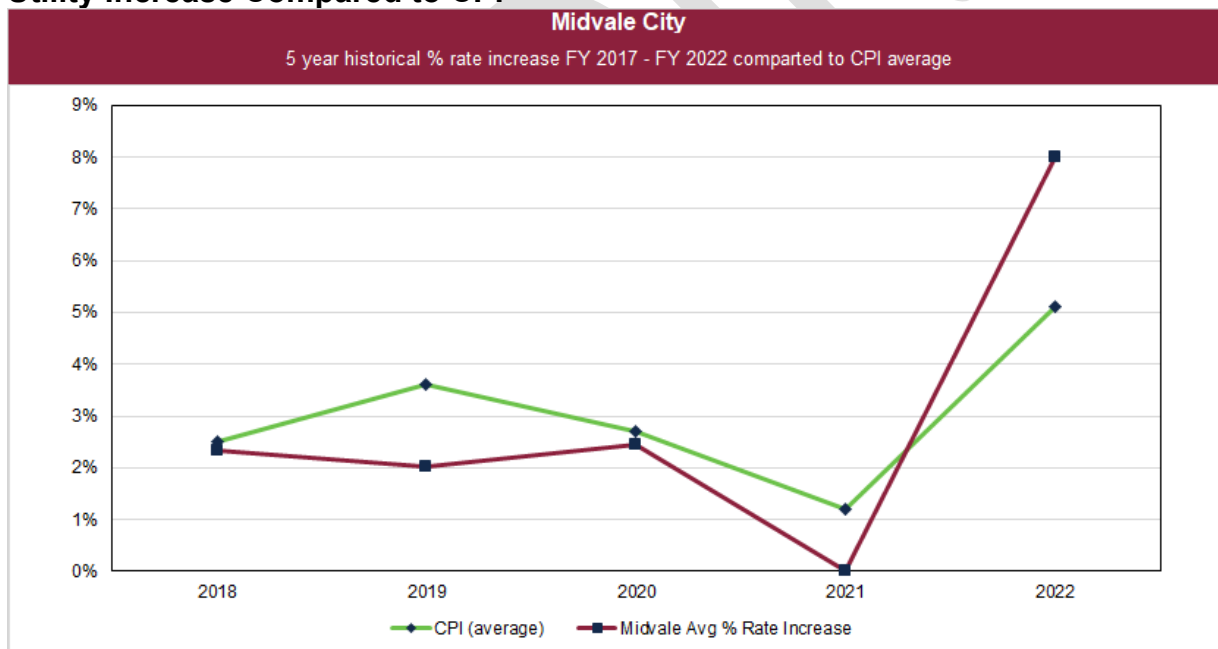


Average Utility Bill – FY2021 to FY2022





Utility Increase Compared to CPI



- **Average CPI increase = 3.0%**
- **Average Utility billing increase=2.96%**

Next Steps

If approved, rate increase effective with billings after September 1, 2021

- Utility Billing will need to implement new rate structure and test in Utility Billing system

- Utility Billing exploring additional detail on bill (usage by tier, splitting sewer base and overage on bill, *etc.*)
- Notice in Utility Bill
- Utility Billing working on implementing Equal Pay program.
- Manual calculations due to rate change
- Bill changes
- Communication/roll out of program

Council Member Quinn Sperry received comments from residents that said the property taxes should cover the increase in utility rates.

Kyle Maurer said how property tax works is if the values of homes go up, the tax rate goes down. If the values go down, the tax rate goes up.

Council Member Quinn Sperry asked about the rate increase in area 3.

Kyle Maurer said at that time there were assumptions made on the rate increase. Staff felt a rate increase was not needed at the time.

Matt Dahl said a study has been completed and learned things within the study.

Council Member Bryant Brown said the price should not have been normalized with the last increase.

Council Member Paul Glover said the service area 3 was Sandy City. They were getting rate increases almost every single year. From their perspective it was better for them to have Midvale take over the system and eventually stabilize the rates.

Council Member Dustin Gettel said one of the problems he saw within Midvale is that there is an East side and a West side mentality. It is fragmenting the city. There needs to be one rate for the whole City of Midvale. However, it does not seem like the proper time to discuss raising rates when there is a chance the city will get money from the state for water infrastructure.

Matt Dahl said the only money he knows the city is getting is the \$4 million for the local distribution. He believes the city has a strong chance of getting state funding, but it's not guaranteed. The concern is running out of the city's savings account that could reduce the city's bond rating. The city needs to be in the right financial condition. Unless the city receives a substantial amount of the state funds, it may warrant having future increases. The city needs to make sure it's in the best financial situation possible by the end of this year.

Kyle Maurer said grants are extremely difficult to get. There is a big question mark on the amount of money the city will receive. A lot of water expenses are for water storage. If there was some way to build tanks, the city would save money over the long run.

Council Member Quinn Sperry asked if there has been any discussion with Jordan Valley about water storage tanks.

Kyle Maurer said that the city has just barely received the guidance and there has not been any discussion on the water tank storage.

Mayor Hale opened the hearing to public comment.

Marshall Tapp thanked the Mayor and Council members for all the thought that has gone into the water rates. He said he was concerned with the proposed rate increases. There needs to be equal rates to all residents of Midvale, instead of a tiered rate. Having one rate it is an incentive to conserve water. The more water you use, the more your bill will be. The proposed tiered rates do not support water conservation.

Dwayne Evans asked where the city gets his water from.

Glen Kennedy said the water comes from Jordan Valley Water Conservancy District.

Dwayne Evans asked if he was in the boundaries of district 3, which the map did show he was. He said he was not against anything that is decided. He said he knew there needs to be increases.

Council Member Quinn Sperry said Jordan Valley is going to have an increase in property taxes averaging \$8 per household.

Matt Dahl said the increase from Jordan Valley is factored into the Cities model to determine the rates.

Marvin Booth said he appreciates the comments made from the Council Members. It does not cost any more for the water in area 1 than it does in area 3. Everyone should have area 2 rates and tiered from those rates.

Donna Yullendorf said she has lived in Midvale since 1977. There should be one rate for everyone, but she likes idea of the tier system. She attended the Town Hall meeting and was shocked to learn that Midvale City has not charged impact fees for the water.

Matt Dahl said when the project areas were created there had not been a lot of development at that time. To encourage development during that time, it was an incentive to not charge impact fees. The rates with the larger meters will have higher rates. Staff is currently working with a consultant on a study for impact fees.

Carrie Mickelson said her mother's family is from Midvale. The increase of 10% plus 8% is an 18% increase. This is a substantial increase. For those on a fixed income, it is a very big increase. The increases should be a gradual step rate process. She asked why the current capital fund was so depleted when they are constantly paying into this fund.

She said she did not understand why there are no impact fees. It's only fair that the developers pay an impact fee.

Kyle Maurer said in the past, there have only been very small increases to the rates. And the city has not really been contributing to the fund. The projects were paid for with bonds.

Susan Frampton said she appreciates the comments from the Council Members and attendees. In area 3, where she lives was unincorporated. When Midvale City took over the area is when she learned that there were 3 different area water rates. She strongly urged the city to have one rate for everyone. And take into consideration the single-family homeowners. Stability for the neighborhoods comes from the single-family homeowners.

Mayor Hale said east of State Street they are on Midvalley Improvement District and they do charge impact fees.

MOTION: Council Member Paul Glover **MOVED** to close the public hearing. The motion was **SECONDED** by Council Member Dustin Gettel. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: APPROVE RESOLUTION NO. 2021-R-31 ADOPTING FEES CHARGED FOR USAGE OR SERVICES PROVIDED BY THE CULINARY WATER AND SANITARY SEWER UTILITIES

Council Member Quinn Sperry asked if the tiered system is state law.

Kyle Maurer said the state does not require a tiered system, but they do require water conservation. Most cities use the tiered system. However, the state law is not clear.

Council Member Quinn Sperry said the question is do we switch over to one rate now or gradually work towards one rate.

Council Member Paul Glover asked about water conservation and the tiered rates.

Kyle Maurer said typically the best way to get residents to conserve water is to charge more for higher usage of water. The tier system shows residents the higher rates for the higher water usage and will encourage them to conserve and look for incentive programs.

Council Member Bryant Brown said single-family homeowners have more control in conserving water.

Kyle Maurer said during the winter months, most water customers will never go over the first tier rate.

Council Member Quinn Sperry asked what happens if residents are really good at conserving and then the city is not receiving the revenue that was projected and planned.

Glen Kennedy said the city can adjust the infrastructure plan.

Kyle Maurer said this was discussed with the consultants. The grant money will act as a cushion for the projects.

Council Member Paul Glover said his concern was that grass will get replaced which will take away from the green space.

Council Member Quinn Sperry said his concern was the impact of rate increase for residents on a fixed income.

Kyle Maurer said if a resident qualifies for the Salt Lake County Circuit Breaker program, which is a property tax abatement program, they will get a discount on the property tax rate and Midvale City will give a discount on the base rate of 45%.

Mayor Hale said Midvale Senior Center has information on who to contact for assistance.

Council Member Dustin Gettel said he does not love raising anyone's water or sewer rate. This rate will impact the Council as well. The overwhelming need for infrastructure is prompting all of this.

MOTION: Council Member Dustin Gettel MOVED to approve Resolution 2021-R-31 Adopting fees charged for usage of services provided by the water culinary water and sanitation utilities fees. The motion was SECONDED by Council Member Paul Glover. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	No
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed 4-1 in favor.

VIII. CONSENT AGENDA

A. CONSIDER MINUTES OF JULY 6, 2021

MOTION: Council Member Paul Glover MOVED to approve the Consent Agenda. The motion was SECONDED by Council Member Bryant Brown. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	Aye
Council Member Paul Glover	Aye

Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

IX. ACTION ITEM

A. CONSIDER RESOLUTION NO. 2021-R-32 HONORING JOANN B. SEGHINI NAMING THE MIDVALE PERFORMING ARTS CENTER AUDITORIUM THE JOANN B. SEGHINI MEMORIAL AUDITORIUM

Mayor Hale said Mayor JoAnn B. Seghini was an exemplary public servant and community leader, with a 26-year career in education and 28 years in elected office. She served as a Midvale City Council member for three terms and served five terms as Midvale City Mayor. Mayor Seghini always sought to improve the lives of Midvale's residents and felt that art was an important part of this effort. As an advocate for the arts, she encouraged public investment and participation in Midvale's art programs. Mayor Seghini was one of the driving forces behind transforming Midvale's Historic City Hall into the Midvale Performing Arts Center. She also enjoyed art at a personal level, and regularly attended performances by the Midvale Arts Council, Hillcrest High School, and the Midvale Main Street Theater.

Mayor Seghini passed away on June 19, 2020. Since her passing, many individuals and organizations have taken steps to recognize Mayor Seghini's accomplishments and cement her legacy as a public servant. As part of this effort, the Midvale Arts Council and the Midvale City Council wish to honor Mayor Seghini and recognize her contributions to the arts by naming the Midvale Performing Arts Center Auditorium the JoAnn B. Seghini Memorial Auditorium.

The Midvale Performing Arts Center is owned by Midvale City and leased by the Midvale Arts Council. The Midvale Performing Arts Center auditorium is primarily used for theater productions and concerts and has 110 permanent seats. In cooperation with the Midvale Arts Council, staff has prepared Resolution No. 2021-R-17, which, if approved, would result in the Performing Arts Center Auditorium being named the JoAnn B. Seghini Memorial Auditorium.

Matt Dahl thanked Council Member Bryant Brown and the Arts Council for honoring Mayor Seghini.

The Council agreed.

MOTION: Council Member Bryant Brown **MOVED** to approve Resolution No. 2021-R-32 Honoring Mayor JoAnn Seghini by Naming the Midvale City Performing Art Center Auditorium the JoAnn B. Seghini Memorial Auditorium. The motion was **SECONDED** by Council Member Paul Glover. Mayor Hale called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

X. DISCUSSION ITEM

A. DISCUSSION REGARDING THE REACTIVATION OF THE MIDVALE MURAL PROJECT

Kate Andrus said on October 15, 2019, staff and Council discussed the proposed Midvale Murals Program. The proposed program's goal was to allow the City to partner with private property owners to increase the number of public art installations in Midvale. At this meeting, the Council asked that a pilot program be created to test its efficacy.

On November 19, 2019, City Council approved a Resolution to set aside funds in the amount of \$4,500 to implement the discussed Midvale Murals pilot program. Unfortunately, the COVID-19 pandemic started shortly after it was approved, and the project was stalled and was not able to come to fruition before the end of the fiscal year. Despite the events that took place over 2020 there still exists the desire to implement public art installations throughout the City, therefore staff will restart the Midvale Mural pilot program with the goal of creating three new murals by the end of the new fiscal year. As a refresher to the program, the process for implementing this project is as follows:

1. A property owner will submit an application with the following:
 - Property owner's affidavit,
 - Detailed mural description including drawings, dimensions, materials, and artist information,
 - A photo of the wall the mural will be painted on,
 - A timeline for the installation of the mural.
2. Applications will be reviewed by the Mural Selection Committee consisting of:
 - Council Member
 - RDA Representative
 - City Planner
 - City Communications Representative
 - Community Development Director
3. If approved, a property owner can submit proof of costs (receipts, invoices, etc.) for reimbursement after the mural is successfully installed.
4. The city will reimburse up to the lower of \$30 per square foot of mural or \$1,500 per mural (the City may recommend additional funding based on individual projects and funding availability)
5. The property owner must maintain the mural for five years.

FISCAL IMPACT:

The funds set aside from the previous fiscal year have been rolled over into the 2022 FY budget. The funds remain in the amount of \$4,500.

Council Member Heidi Robinson asked who would determine the acceptance of the art?

Kate Andrus said the committee would decide.

Council Member Dustin Gettel said he loves the idea. The committee should take into consideration the wording on what is and what is not accepted for the art.

XI. ADJOURN

MOTION: Council Member Paul Glover **MOVED** to adjourn the meeting. The motion was **SECONDED** by Council Member Bryant Brown. Mayor Hale called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 9:35 p.m.

Rori L. Andreason, MMC
H.R. DIRECTOR/CITY RECORDER

Approved this 10th day of August 2021.



MIDVALE CITY COUNCIL SUMMARY REPORT

August 10, 2021

SUBJECT:

Final Condominium Plat Approval for 10-Unit Jordan Heights at View 78 Phase 1E
Condominium located at 8342 S Sky Mirror Ln

SUBMITTED BY:

Jason Binks, Senior Planner

SUMMARY:

Mark Garza, representing Holmes Jordan Bluffs LLC, is requesting approval to condominiumize property located at 8342 S. Sky Mirror Ln. into 10 units. The units created by this condo plat would allow for individual ownership of the units in Building 18 of the Jordan Heights at View 78 project. The subject property is 0.395 acres in size and is located along Bingham Junction Boulevard, west of the 700 West/Bingham Junction Boulevard intersection.

Condominium plats are reviewed following the same process as subdivisions, requiring a recommendation from the Planning Commission and approval from the City Council with public hearings held before each body. The Planning Commission conducted a public hearing on this subdivision plat and issued a recommendation to approve the preliminary plat on May 26, 2021. The City Council conducted a public hearing on the requested subdivision on June 15, 2021 and approved the preliminary plat with the following conditions:

1. The applicant shall prepare a final condominium plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council. The plat may be reviewed as a consent item when brought back to the Council.
2. The final condominium plat submittal shall include the Declaration of Covenants, Conditions, and Restrictions approved for earlier plats in the project.
3. The applicant shall provide evidence that courtesy notices has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat prior to final approval.
4. Prior to recording the final subdivision plat, the applicant shall obtain a duty to serve letter for sewer service.

The applicant has prepared a final plat and received approval from Area Fire Inspector and City Engineer. The required utility notices and duty to serve letters have been provided. The only remaining step in the process is to print the Mylar, obtain the required signatures, and record the plat with the Declaration.

STAFF RECOMMENDATION:

Staff recommends the City Council approve the final subdivision plat for the Jordan Heights at View 78 Phase 1E Condominium with the following condition:

1. The applicant shall obtain all required signatures on the final plat Mylar.
2. The Declaration of Condominium shall be recorded concurrently with the condo plat.

RECOMMENDED MOTION:

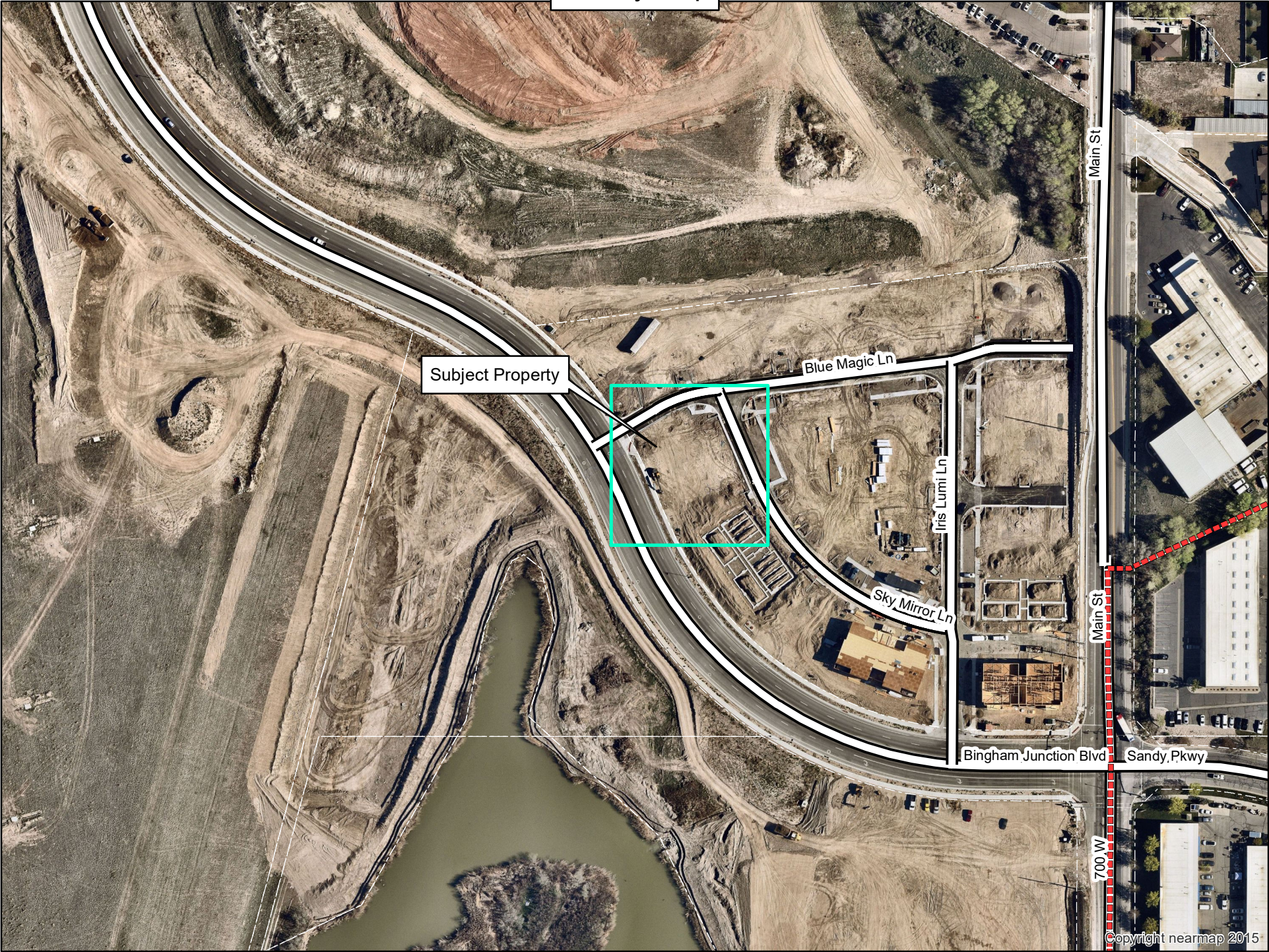
"I move that we approve the final subdivision plat for the Jordan Heights at View 78 Phase 1E Condominium with the following conditions of approval:

- 1. The applicant shall obtain all required signatures on the final subdivision plat Mylar.*
- 2. The Declaration of Condominium shall be recorded concurrently with the condo plat."*

ATTACHMENTS:

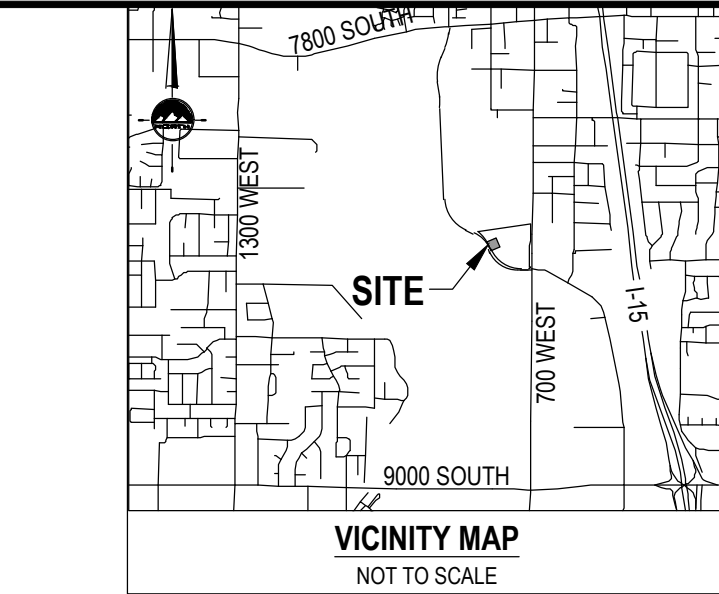
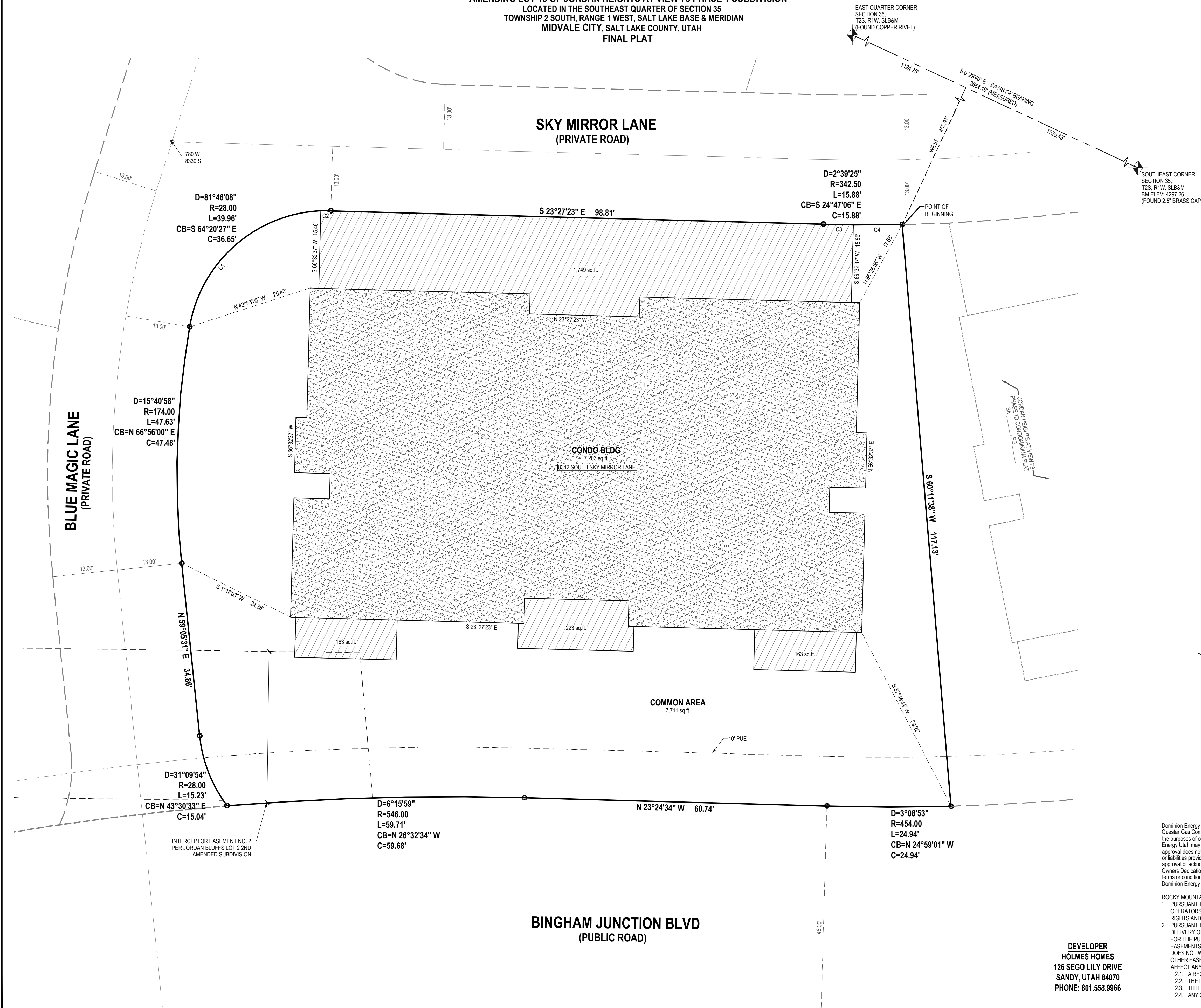
- Vicinity Map
- Jordan Heights at View 78 Overall Plat (Annotated)
- Jordan Heights at View 78 Phase 1E Final Condominium Plat

Vicinity Map



JORDAN HEIGHTS AT VIEW 78 PHASE 1E CONDOMINIUM PLAT

AMENDING LOT 18 OF JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

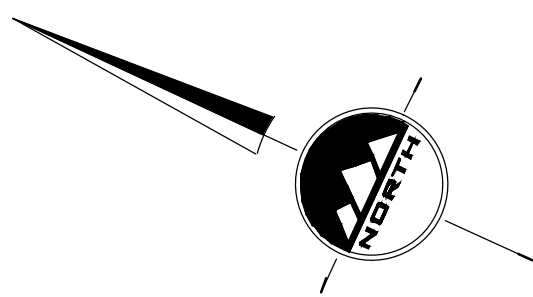


- PLAT NOTES:
- Midvale City shall be obligated to maintain the interceptor trench located within subdivision and no private landowner within any lot shall bear any maintenance responsibility therefore.
 - Street trees and public infrastructure within and adjacent to the property shall be addressed with each site development plan.
 - The private roads on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.
 - Building dimensions and Unit dimensions are shown on Sheet 2.

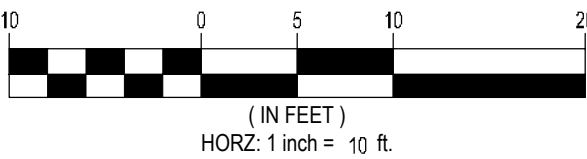
LEGEND

	SECTION CORNER
	EXISTING STREET MONUMENT
	CENTER LINE
	PROPERTY LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	LIMITED COMMON AREAS
	PRIVATE AREA
	COMMON AREAS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	37.93'	77°36'36"	N66°25'13"W	35.09'
C2	28.00'	2.03'	4°09'32"	N25°32'09"W	2.03'
C3	342.50'	6.08'	1°00'59"	S23°57'53"E	6.08'
C4	342.50'	9.81'	1°38'27"	S25°17'35"E	9.81'



HORIZONTAL GRAPHIC SCALE



Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Declaration or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

- ROCKY MOUNTAIN POWER NOTES:
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. § 17-27A-603(A)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as **JORDAN HEIGHTS AT VIEW 78 PHASE 1E CONDOMINIUM PLAT**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

All of Lot 18 of Jordan Heights at View 78 Phase 1 Subdivision, recorded March 18, 2021 in Book 2021P at Page 66 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of Sky Mirror Lane, said point being South 00°29'40" East 1,023.86 feet along the section line and West 455.97 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 60°11'38" West 117.13 feet to the Easterly Right-of-Way Line of Bingham Junction Boulevard;
thence along said Westerly Right-of-Way Line the following three (3) courses:
(1) Northwestly 24.94 feet along the arc of a 454.00 foot radius curve to the right (center bears North 63°26'33" East and the chord bears North 24°59'01" West 24.94 feet with a central angle of 03°08'53");
(2) North 23°24'34" West 60.74 feet;
(3) Northwestly 59.71 feet along the arc of a 546.00 foot radius curve to the left (center bears South 66°35'26" West and the chord bears North 26°32'34" West 59.68 feet with a central angle of 06°15'59") to the Southerly Right-of-Way Line of Blue Magic;
thence Northwestly 15.23 feet along the arc of a 28.00 foot radius curve to the right (center bears South 62°04'24" East and the chord bears North 43°30'33" East 15.04 feet with a central angle of 31°09'54");
thence North 59°05'31" East 34.86 feet;
thence Northwestly 47.63 feet along the arc of a 174.00 foot radius curve to the right (center bears South 50°54'29" East and the chord bears North 66°56'00" East 47.48 feet with a central angle of 15°40'58");
thence Southeastly 39.96 feet along the arc of a 28.00 foot radius curve to the right (center bears South 15°13'31" East and the chord bears South 64°20'27" East 36.65 feet with a central angle of 81°46'08");
thence South 23°27'23" East 98.81 feet;
thence Southeastly 15.88 feet along the arc of a 342.50 foot radius curve to the left (center bears North 66°32'37" East and the chord bears South 24°47'06" East 15.88 feet with a central angle of 02°39'25") to the point of beginning.

Contains 17,212 Square Feet or 0.395 Acres



DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDEATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 1E CONDOMINIUM PLAT

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

_____, LLC

By:

Its:

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

J.S.S.

On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____, a Limited Liability Company and that: He/She signed the Owner's Declaration freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

JORDAN HEIGHTS AT VIEW 78 PHASE 1E CONDOMINIUM PLAT

AMENDING LOT 18 OF JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

SURVEY RECORDING

DATE: OCTOBER 13, 2017
DRAWING BY: KFW
DRAWING No S2018-03-0230

SHEET 1 OF 2

PROJECT NUMBER: 7058E
MANAGER: BDM
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 4/28/21



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.943.3390
CEDAR CITY
Phone: 435.951.1653
RICHFIELD
Phone: 435.896.2983

CITY ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____, BY THE MIDVALE CITY ENGINEER.

MIDVALE CITY ENGINEER

CITY PLANNING

APPROVED THIS _____ DAY OF _____, 20____, BY THE MIDVALE CITY PLANNING.

CHAIR, PLANNING COMMISSION

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE BOARD OF HEALTH

SALT LAKE COUNTY HEALTH DEPT.

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, 20____, BY THE MIDVALE CITY ATTORNEY.

MIDVALE CITY ATTORNEY

CITY COUNCIL APPROVAL

PRESENTED TO THE MIDVALE CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: MIDVALE CITY RECORDER

MAYOR

RECORDED

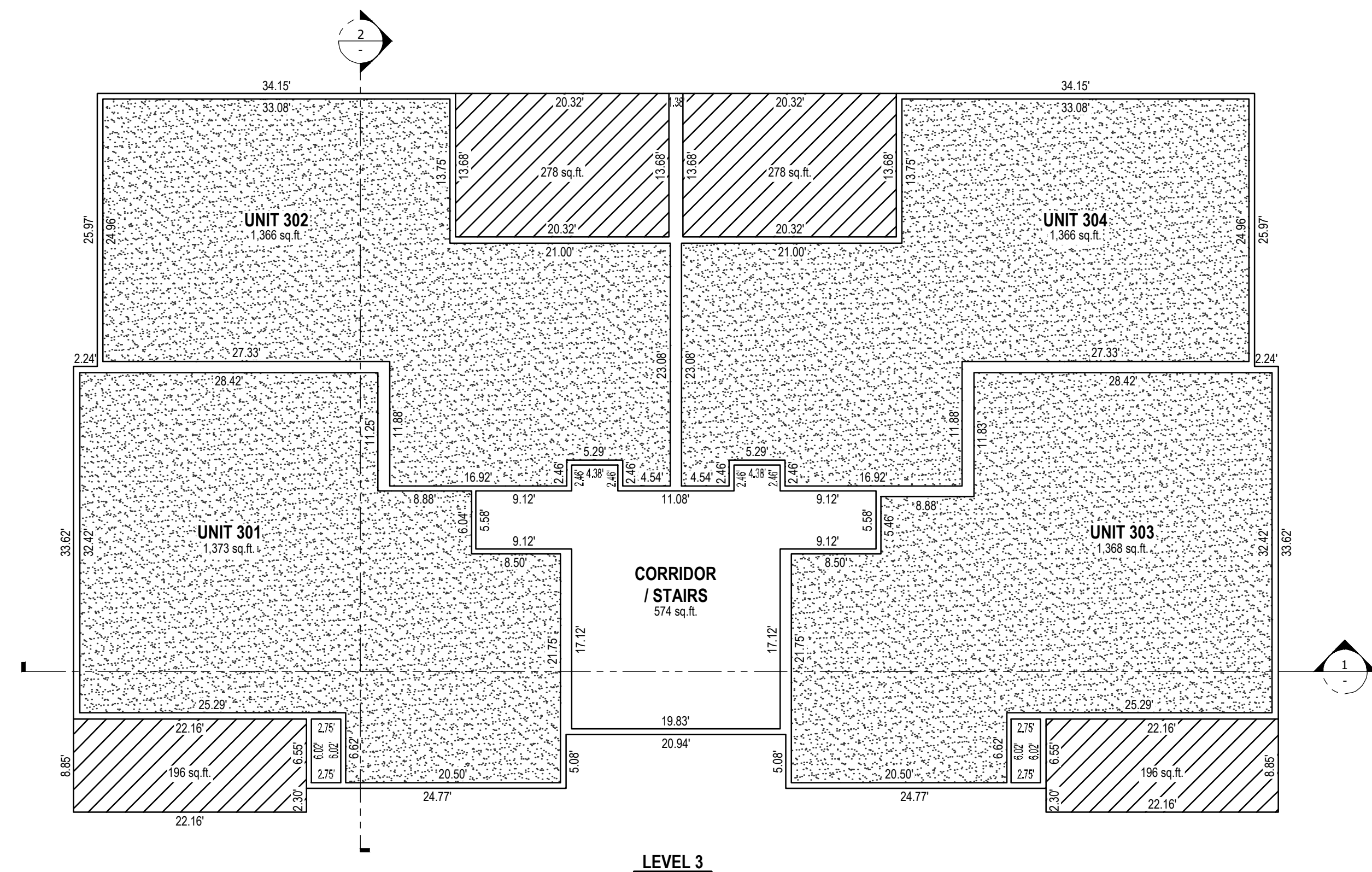
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF: _____

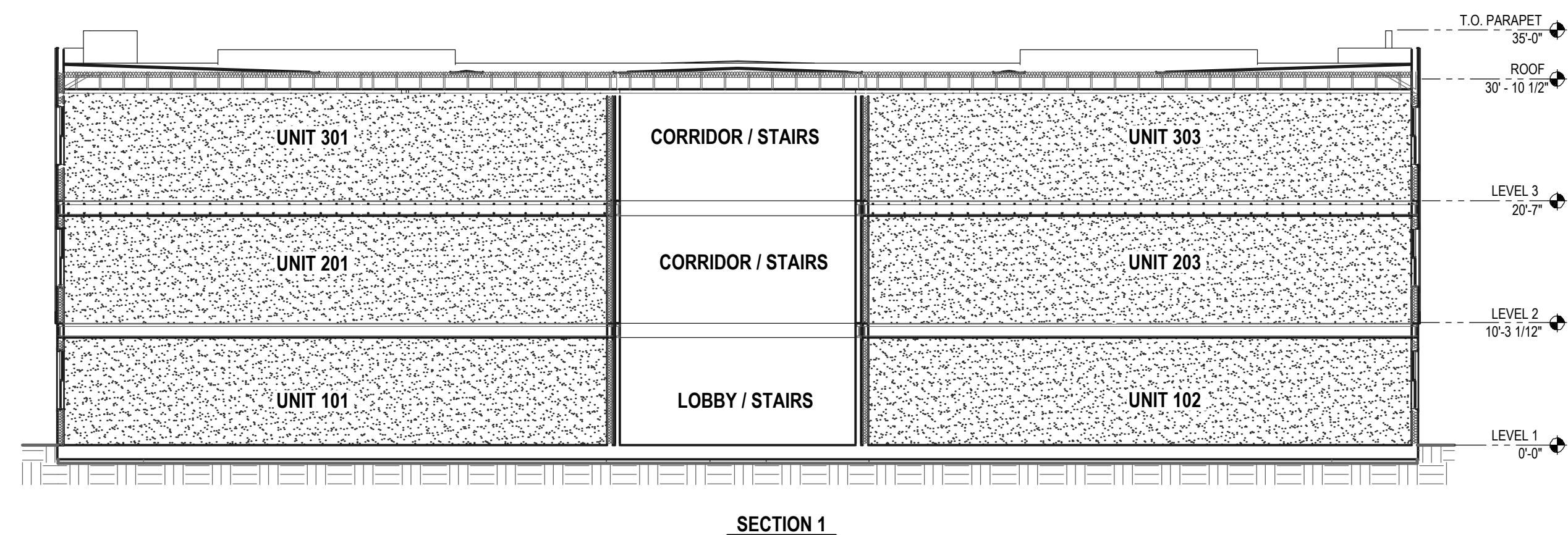
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

AMENDING LOT 18 OF JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

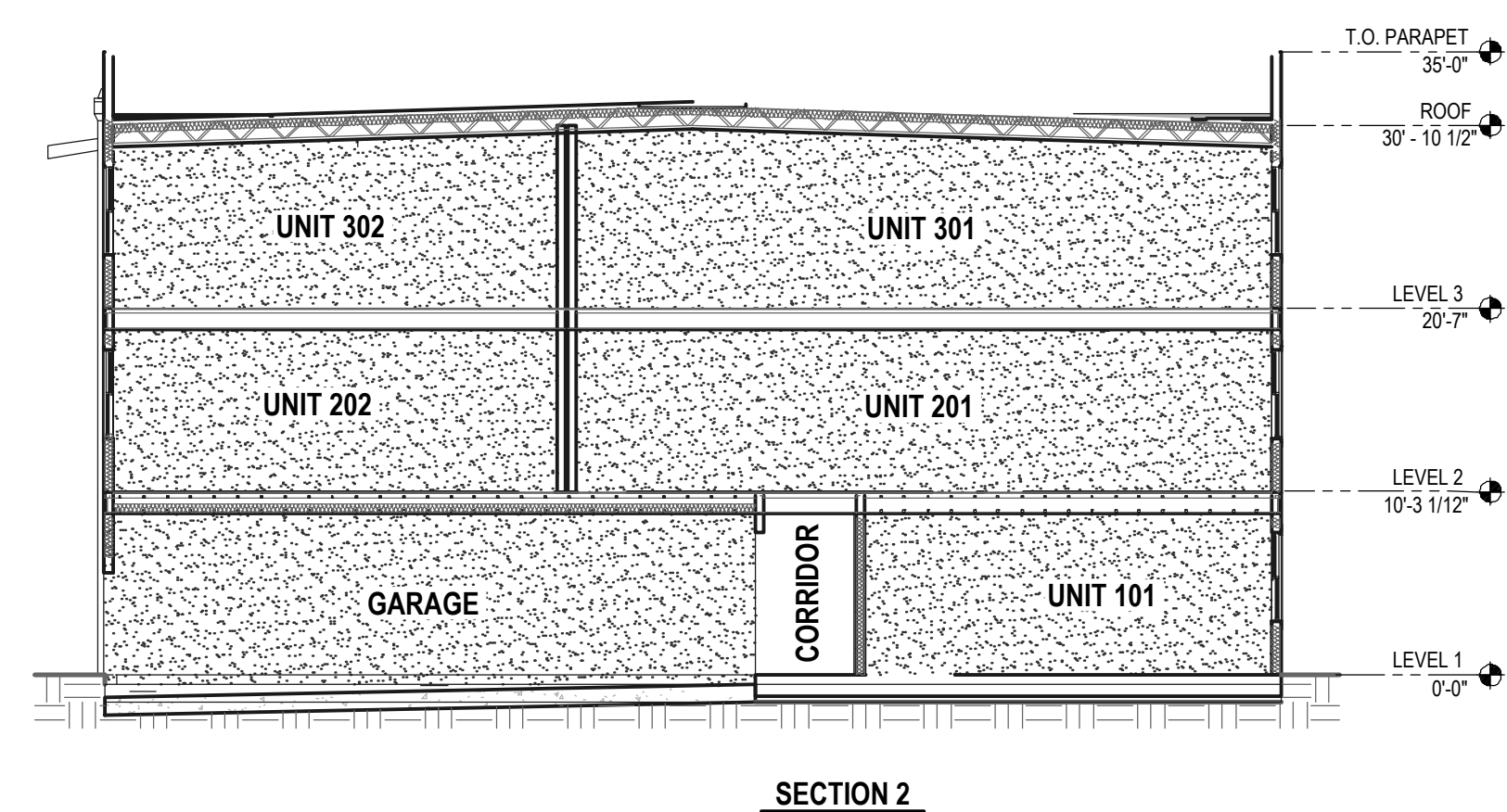
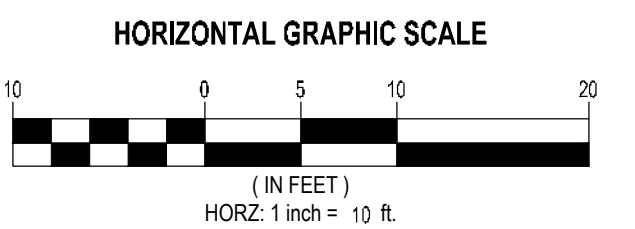


FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4308.13	4317.21
2ND FLOOR	4318.42	4327.51
3RD FLOOR	4328.71	4337.80



LEGEND

-  LIMITED COMMON AREAS
 PRIVATE AREA
 COMMON AREAS



SHEET 2 OF 2

PROJECT NUMBER : 7058E
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 4/28/21



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.899.2963

AMENDING LOT 18 OF JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

REQUEST OF :

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

DEPUTY SALT LAKE COUNTY RECORDER

DEVELOPER
HOLMES HOMES
126 SEGO LILY DRIVE
SANDY, UTAH 84070
PHONE: 801.558.9966



MIDVALE CITY COUNCIL SUMMARY REPORT

August 10, 2021

SUBJECT:

Final Condominium Plat Approval for 10-Unit Jordan Heights at View 78 Phase 1F
Condominium located at 8362 S Iris Lumi Ln

SUBMITTED BY:

Jason Binks, Senior Planner

SUMMARY:

Mark Garza, representing Holmes Jordan Bluffs LLC, is requesting approval to condominiumize property located at 8362 S. Iris Lumi Ln. into 10 units. The units created by this condo plat would allow for individual ownership of the units in Building 13 of the Jordan Heights at View 78 project. The subject property is 0.28 acres in size and is located northwest corner of the intersection of Sky Mirror Lane and Iris Lumi Lane, within the Jordan Heights at View 78 project.

Condominium plats are reviewed following the same process as subdivisions, requiring a recommendation from the Planning Commission and approval from the City Council with public hearings held before each body. The Planning Commission conducted a public hearing on this subdivision plat and issued a recommendation to approve the preliminary plat on May 26, 2021. The City Council conducted a public hearing on the requested subdivision on June 15, 2021 and approved the preliminary plat with the following conditions:

1. The applicant shall prepare a final condominium plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council. The plat may be reviewed as a consent item when brought back to the Council.
2. The final condominium plat submittal shall include the Declaration of Covenants, Conditions, and Restrictions approved for earlier plats in the project.
3. The applicant shall provide evidence that courtesy notices has been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat prior to final approval.
4. Prior to recording the final subdivision plat, the applicant shall obtain a duty to serve letter for sewer service.

The applicant has prepared a final plat and received approval from Area Fire Inspector and City Engineer. The required utility notices and duty to serve letters have been provided. The only

remaining step in the process is to print the Mylar, obtain the required signatures, and record the plat with the Declaration.

STAFF RECOMMENDATION:

Staff recommends the City Council approve the final subdivision plat for the Jordan Heights at View 78 Phase 1F Condominium with the following condition:

1. The applicant shall obtain all required signatures on the final plat Mylar.
2. The Declaration of Condominium shall be recorded concurrently with the condo plat.

RECOMMENDED MOTION:

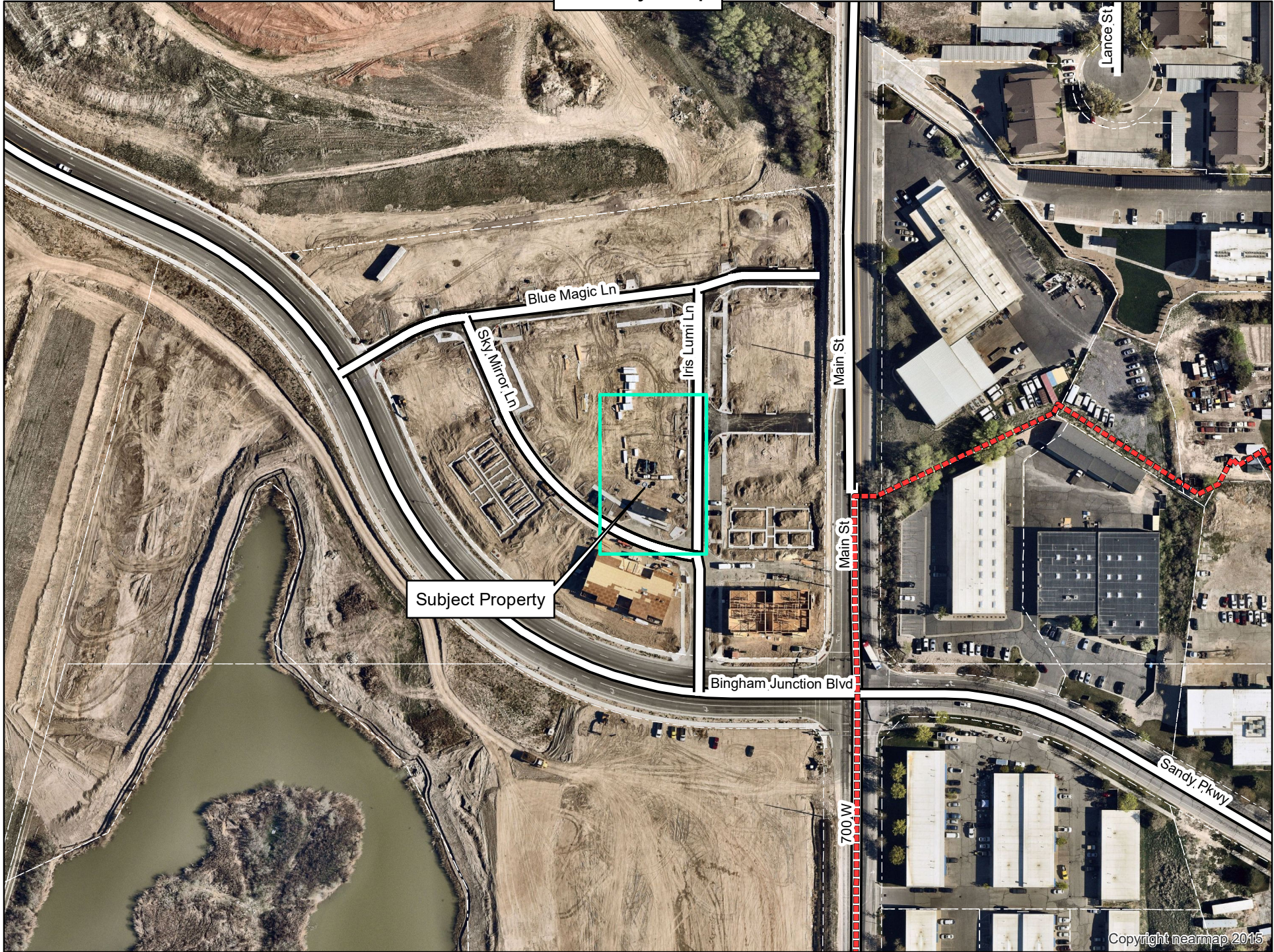
“I move that we approve the final subdivision plat for the Jordan Heights at View 78 Phase 1F Condominium with the following conditions of approval:

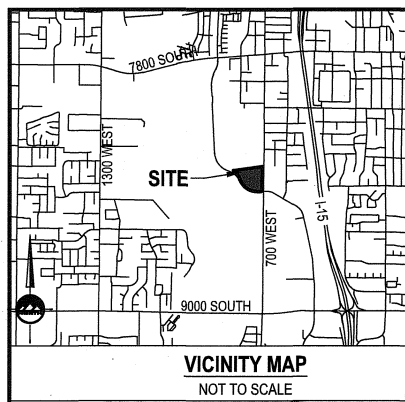
- 1. The applicant shall obtain all required signatures on the final subdivision plat Mylar.*
- 2. The Declaration of Condominium shall be recorded concurrently with the condo plat.”*

ATTACHMENTS:

- Vicinity Map
- Jordan Heights at View 78 Overall Plat (Annotated)
- Jordan Heights at View 78 Phase 1F Final Condominium Plat

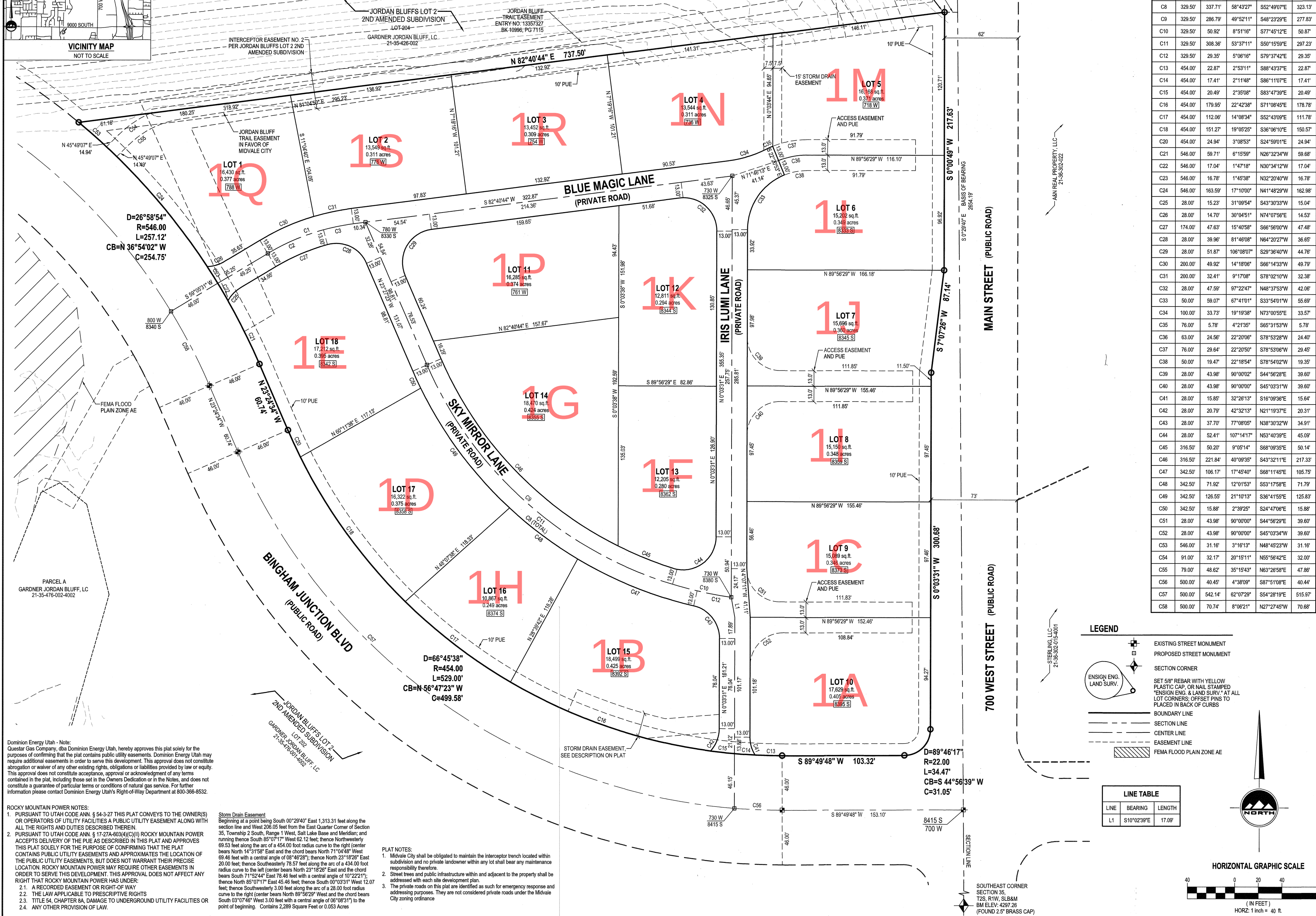
Vicinity Map





JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION

AMENDING LOT 203 OF JORDAN BLUFFS LOT 2 2ND AMENDED SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

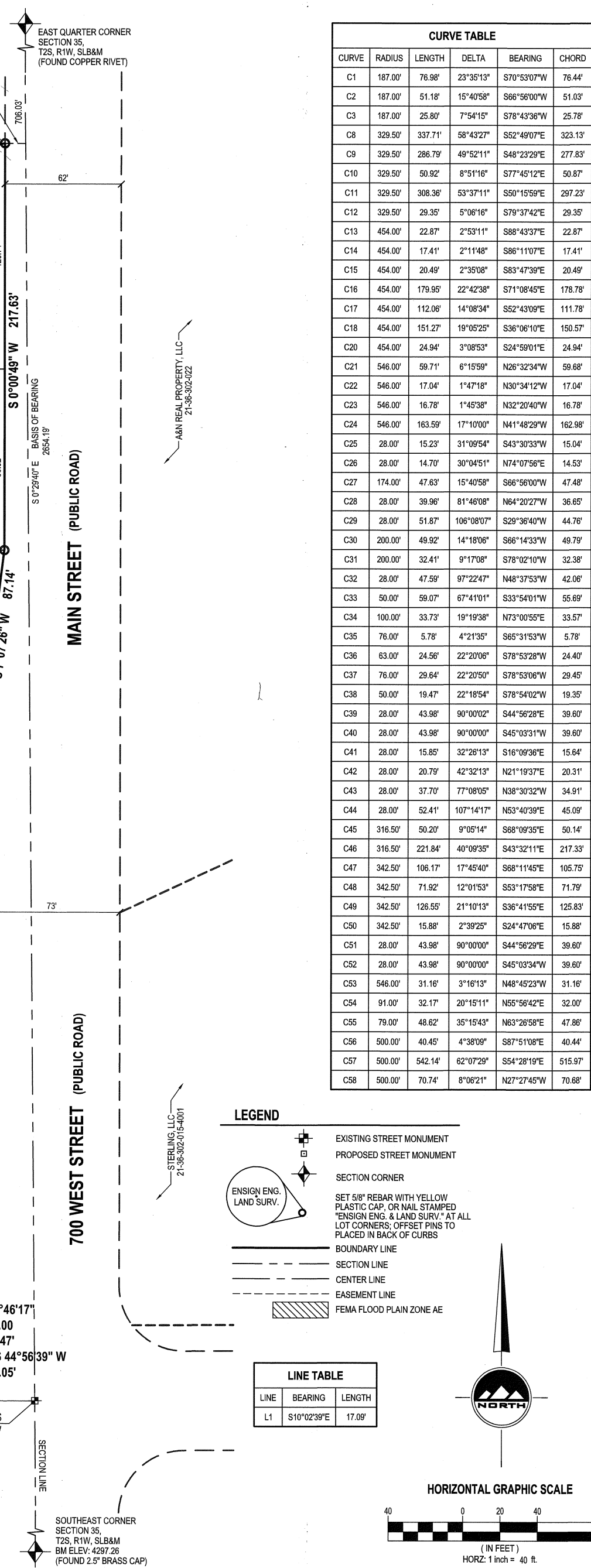


Domination Energy Utah - Note:
Quarter Gas Company, dba Domination Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Domination Energy Utah may require additional easements in order to serve this development. This approval does not constitute a representation or warranty of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domination Energy Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(C)(1) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PLAT AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

Storm Drain Easement
Beginning at a point being South 00°29'40" East 1,313.31 feet along the section line and West 280.05 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°07'17" West 62.12 feet; thence Northwesterly 69.53 feet along the arc of a 454.00 foot radius curve to the right (center bears North 14°51'58" East and the chord bears North 71°04'40" West 69.46 feet with a central angle of 08°40'28"); thence North 23°18'28" East 20.00 feet; thence Southwesterly 15.57 feet along the arc of a 548.00 foot radius curve to the left (center bears North 23°18'28" East and the chord bears South 71°02'44" East 75.46 feet with a central angle of 10°22'27"); thence North 60°07'17" East 15.46 feet; thence South 00°03'31" West 12.07 feet; thence Southwesterly 3.00 feet along the arc of a 26.00 foot radius curve to the right (center bears North 89°56'29" West and the chord bears South 03°07'46" West 3.00 feet with a central angle of 08°08'31") to the point of beginning. Contains 2.289 Square Feet or 0.053 Acres.

PLAT NOTES:
1. Midvale City shall be obligated to maintain the interceptor trench located within subdivision and to provide landowner within any lot shall bear any maintenance responsibility therefor.
2. Street trees and public infrastructure within and adjacent to the property shall be addressed with each site development plan.
3. The private roads on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance.



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **26882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owner, I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

All of Lot 203 of Jordan Bluffs Lot 2 2nd Amended Subdivision, recorded September 9, 2019 as Entry No. 13098989 in Book 2019P at Page 254 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of 700 West Street, said point being South 00°29'40" East 706.03 feet along the section line and West 112.02 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running:

thence along said Westerly Right-of-Way Line of 700 West Street the following three (3) courses:

(1) South 00°07'48" West 217.63 feet;
(2) South 07°07'20" West 87.14 feet;
(3) South 00°03'31" West 300.68 feet to the Northerly Right-of-Way Line of Bingham Junction Boulevard;
thence along said Northerly Right-of-Way Line of Bingham Junction Boulevard the following five (5) courses:

(1) Southwesterly 34.47 feet along the arc of a 22.00 foot radius curve to the right (center bears North 89°56'29" West and the chord bears South 44°49'38" West 31.05 feet with a central angle of 89°46'17");
(2) South 89°46'48" West 153.32 feet;
(3) Northwesterly 529.00 feet along the arc of a 454.00 foot radius curve to the right (center bears North 00°10'12" West and the chord bears North 80°47'22" West 469.58 feet with a central angle of 89°46'38");
(4) North 23°24'34" West 60.74 feet;
(5) Northwesterly 257.12 feet along the arc of a 548.00 foot radius curve to the left (center bears South 68°35'28" West and the chord bears North 36°54'02" West 254.75 feet with a central angle of 28°58'54");
thence North 82°40'44" East 737.50 feet to the point of beginning.

Contains 312,553 Square Feet or 7.175 Acres and 18 Lots

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Midvale City and other public utility companies, a perpetual non-excludable easement and right of way in and to those areas reflected on the map not covered by permanent structures to be used for the installation, maintenance, and operation of approved public water, storm drain and public utilities and appurtenances together with right of access thereto. The Owner(s) also hereby grant a perpetual easement to Midvale City for Building and Zoning Inspectors and Emergency Services Deliveries and Inspectors over all "PRIVATE ROADS" and/or driveways.

OWNER'S DEDICATION

Known all men by these presents that I, we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION

AMENDING LOT 203 OF JORDAN BLUFFS LOT 2 2ND AMENDED SUBDIVISION

do hereby dedicate for public use of the public at large and shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

Pursuant to Code 10-9a-6046 the owner hereby conveys the Private Roads as indicated herein to Association.

In witness whereof I, we have hereunto set our hand (s) this 16th day of February, A.D. 20 21.

Diana Smith
Print Name, Title
Company Name
By: Diana Smith
By: Patricia Holmes
By: Patricia Holmes
LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

On the 16th day of February, A.D. 20 21, Diana Smith personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the General Manager of Jordan Heights at View 78 Phase 1 Subdivision, LLC, a Limited Liability Company and that he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 01/31/2024
Kalee Aragon-Herrera
RESIDING IN: Salt Lake
NOTARY PUBLIC

JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION

AMENDING LOT 203 OF JORDAN BLUFFS LOT 2 2ND AMENDED SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

RECORDED # 13602057

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: Holmes Jordan Bluffs, LLC
DATE: 02/16/2021 TIME: 1:56 PM BOOK: 2821 PAGE: 066
FEE: \$ 80.00
DEPUTY SALT LAKE COUNTY RECORDER

SHEET 1 OF 1

PROJECT NUMBER: 7858

MANAGER: BOM

DRAWN BY: KFW

CHECKED BY: PMH

DATE: 28/21

SALT LAKE CITY

45 W. 1000 S. Suite 300
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4440
WWW.ENSIGNENG.COM

ENSIGN

LAYTON
Phone: 801.541.1102

TOLENS
Phone: 435.843.5860

CEGAR CITY
Phone: 435.855.4321

RICHFIELD
Phone: 435.886.2803

CITY ENGINEERING DEPARTMENT

APPROVED THIS 20th DAY OF March 20 21 BY THE MIDVALE CITY ENGINEER.

Robert Rubin
MIDVALE CITY ENGINEER

CITY PLANNING

APPROVED THIS 30th DAY OF March 20 21 BY THE MIDVALE CITY PLANNING.

Andrea Lippert
CHAIR, PLANNING COMMISSION

BOARD OF HEALTH APPROVAL

APPROVED THIS 22nd DAY OF Feb 20 21 BY THE BOARD OF HEALTH.

Olivera
SALT LAKE COUNTY BOARD MEMBER

APPROVAL AS TO FORM

APPROVED THIS 07th DAY OF March 20 21 BY THE MIDVALE CITY ATTORNEY.

Michael
MIDVALE CITY ATTORNEY

CITY COUNCIL APPROVAL

PRESENTED TO THE MIDVALE CITY COUNCIL THIS 09th DAY OF March 20 21 AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.

Michael
MAYOR

RECORD OF SURVEY

ROG NO: S-2019-03-0230

COUNTY SURVYOR REVIEWER DATE

JORDAN HEIGHTS AT VIEW 78 PHASE 1F CONDOMINIUM PLAT

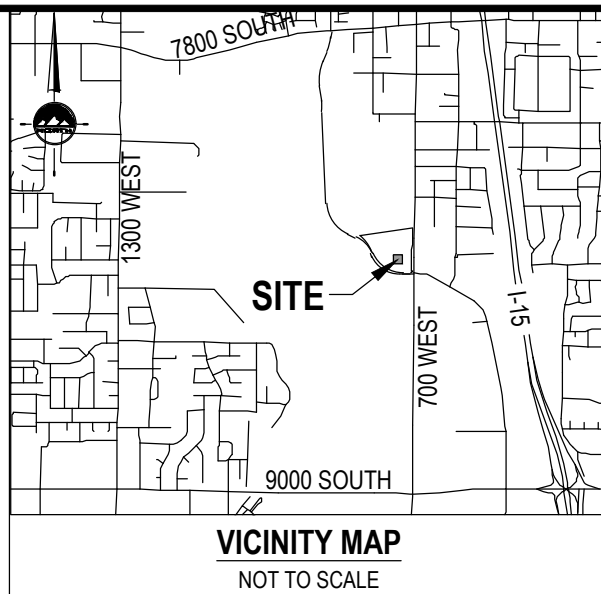
AMENDING LOT 13 OF JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT

EAST QUARTER CORNER
SECTION 35,
T2S, R1W, SLB&M (FOUND
COPPER RIVET)

S 0°29'40" E BASIS OF BEARING
2654.19 (MEASURED)
1632.49'

SOUTHEAST CORNER
SECTION 35,
T2S, R1W, SLB&M
BM ELEV. 4297.26
(FOUND 2.5" BRASS CAP)



SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS** do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold Certificate No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; of Utah. I further certify that by authority of the Owners, I completed a survey of the property described on this plat and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter to be known as **JORDAN HEIGHTS AT VIEW 78 PHASE 1F CONDOMINIUM PLAT**, a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION

All of Lot 13 of Jordan Heights at View 78 Phase 1 Subdivision, recorded March 18, 2021 in Book 2021P at Page 66 in the Office of the Salt Lake County Recorder, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way Line of Iris Lumi Lane, said point being South 00°29'40" East 1,021.70 feet along the section line and West 206.07 feet from the East Quarter Corner of Section 35, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Westerly Right-of-Way Line the following two (2) courses:
(1) South 00°03'31" West 126.90 feet;
(2) Southwesterly 52.41 feet along the arc of a 28.00 foot radius curve to the right (center bears North 89°56'29" West and the chord bears South 53°40'39" West 45.09 feet with a central angle of 107°14'17") to the Northern Right-of-Way Line of Sky Mirror Lane; thence Northwesterly 50.20 feet along the arc of a 316.50 foot radius curve to the right (center bears North 17°17'45" East and the chord bears North 68°09'35" West 50.14 feet with a central angle of 09°05'14") along said Northern Right-of-Way Line; thence North 00°03'38" East 135.03 feet;
thence South 89°56'29" East 82.86 feet to the point of beginning.

Contains 12,205 Square Feet or 0.280 Acres



DATE

PATRICK M. HARRIS
P.L.S. 286882

OWNER'S CERTIFICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDED OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREFTER BE KNOWN AS

JORDAN HEIGHTS AT VIEW 78 PHASE 1F CONDOMINIUM PLAT

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____.

_____, LLC

By:

Its:

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake

On the _____ day of _____ A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

_____, RESIDING IN _____ COUNTY.

NOTARY PUBLIC

JORDAN HEIGHTS AT VIEW 78 PHASE 1F CONDOMINIUM PLAT

AMENDING LOT 13 OF JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

- ROCKY MOUNTAIN POWER NOTES:
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
 - PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

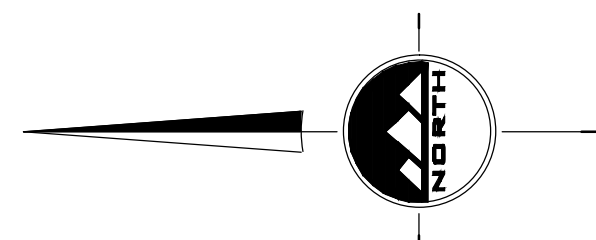
LEGEND



- SECTION CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO PLACED IN BACK OF CURBS
- SECTION LINE
- CENTER LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- LIMITED COMMON AREAS
- PRIVATE AREA
- COMMON AREAS

PLAT NOTES:

- Midvale City shall be obligated to maintain the interceptor trench located within subdivision and no private landowner within any lot shall bear any maintenance responsibility therefore.
- Street trees and public infrastructure within and adjacent to the property shall be addressed with each site development plan.
- The private roads on this plat are identified as such for emergency response and addressing purposes. They are not considered private roads under the Midvale City zoning ordinance(s).
- Building dimensions and Unit dimensions are shown on Sheet 2.



(IN FEET)

HORZ: 1 inch = 10 ft.

DEVELOPER
HOLMES HOMES
126 SEGO LILY DRIVE
SANDY, UTAH 84070
PHONE: 801.558.9966

SHEET 1 OF 2

PROJECT NUMBER: 7058E
MANAGER: BDM
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 4/29/21



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3980
CEGAR CITY
Phone: 435.865.1653
RICHFIELD
Phone: 435.896.2983

CITY ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____
20____ BY THE MIDVALE CITY ENGINEER.

MIDVALE CITY ENGINEER

CITY PLANNING

APPROVED THIS _____ DAY OF _____
20____ BY THE MIDVALE CITY PLANNING.

CHAIR, PLANNING COMMISSION

BOARD OF HEALTH APPROVAL

APPROVED THIS _____ DAY OF _____
20____ BY THE BOARD OF HEALTH

SALT LAKE COUNTY HEALTH DEPT.

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____
20____ BY THE MIDVALE CITY ATTORNEY.

MIDVALE CITY ATTORNEY

CITY COUNCIL APPROVAL

PRESENTED TO THE MIDVALE CITY COUNCIL THIS _____ DAY OF _____
20____ AT WHICH TIME THE SUBDIVISION
WAS APPROVED AND ACCEPTED.

ATTEST: MIDVALE CITY RECORDER MAYOR

RECORD OF SURVEY

ROS NO.: **S-2018-03-0230**

COUNTY SURVIVOR REVIEWER DATE

RECORDED

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE

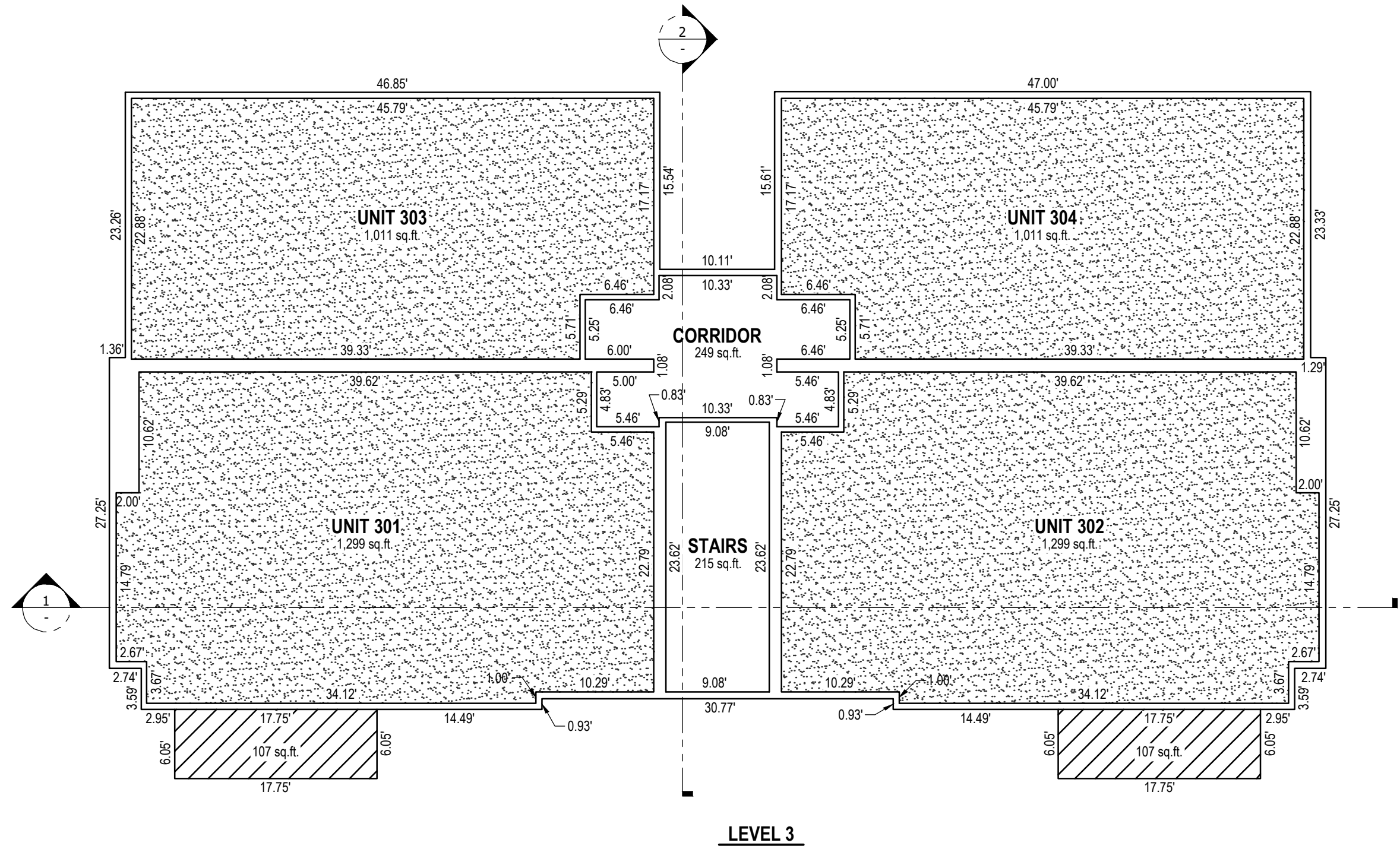
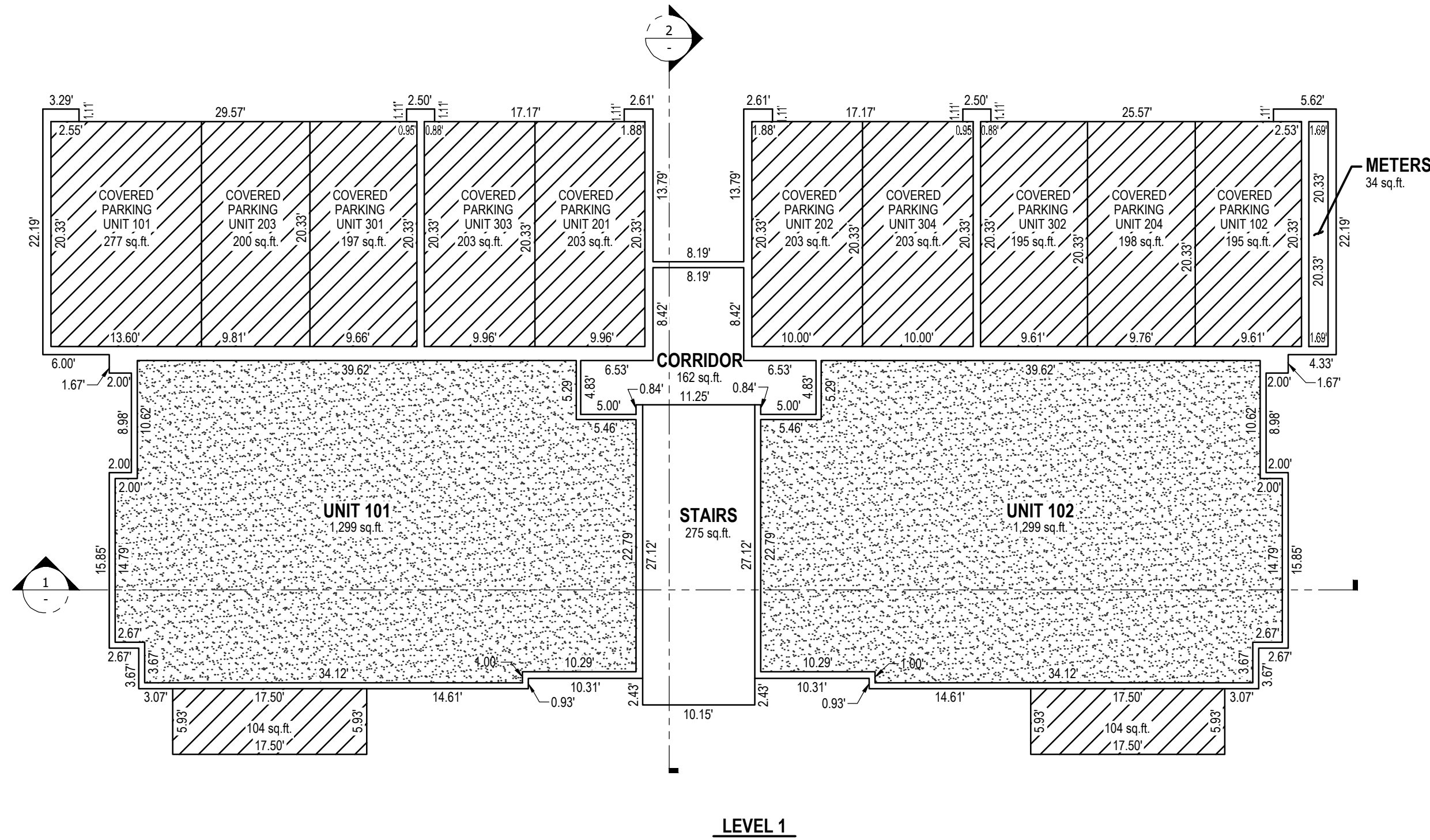
REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

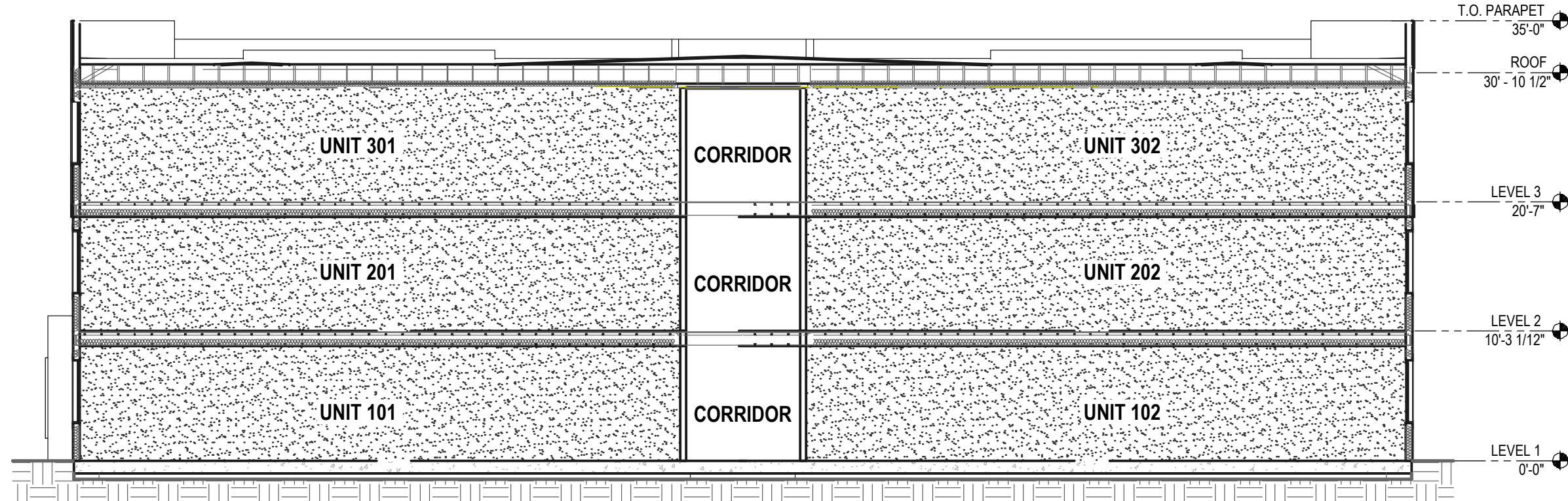
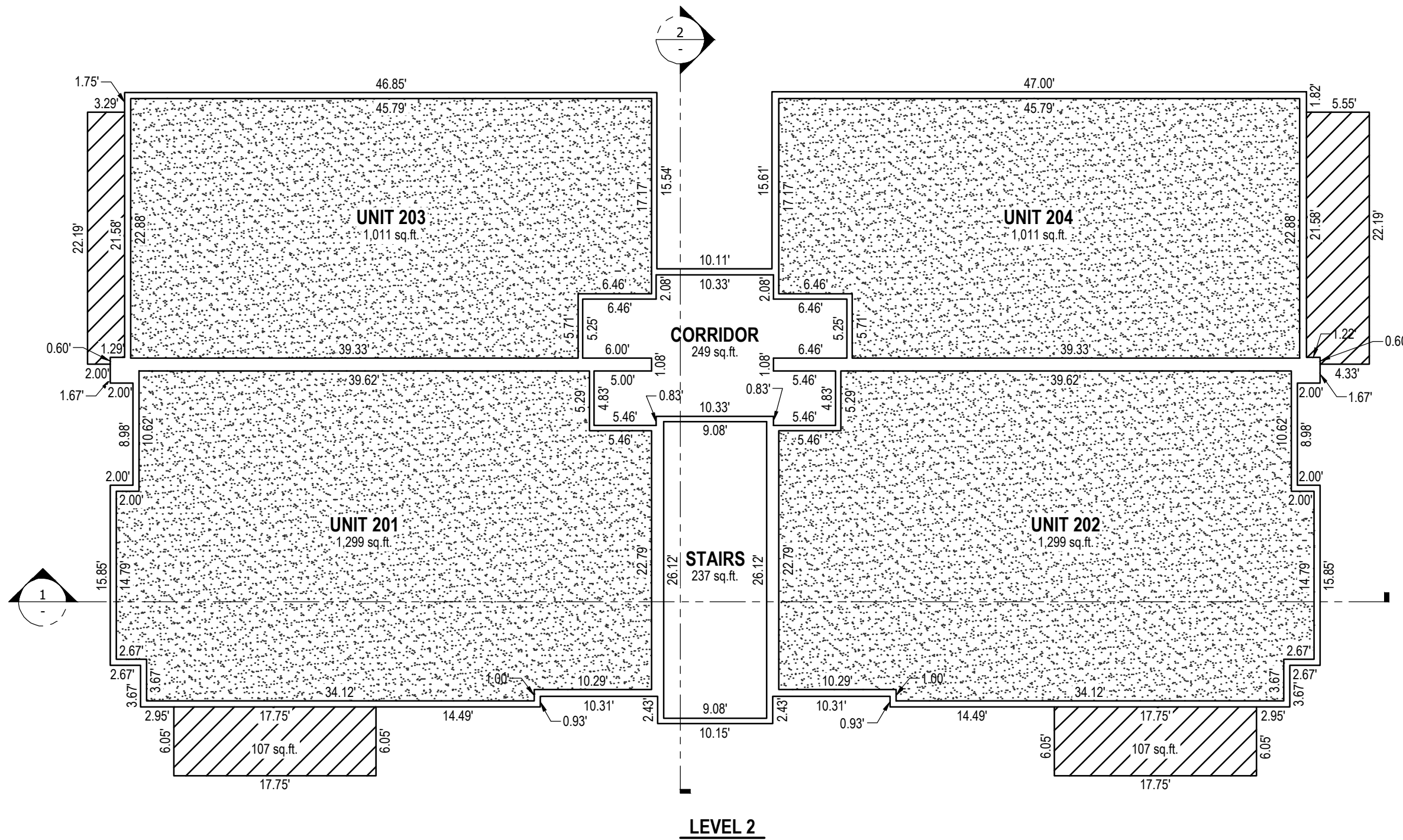
FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

JORDAN HEIGHTS AT VIEW 78 PHASE 1F CONDOMINIUM PLAT

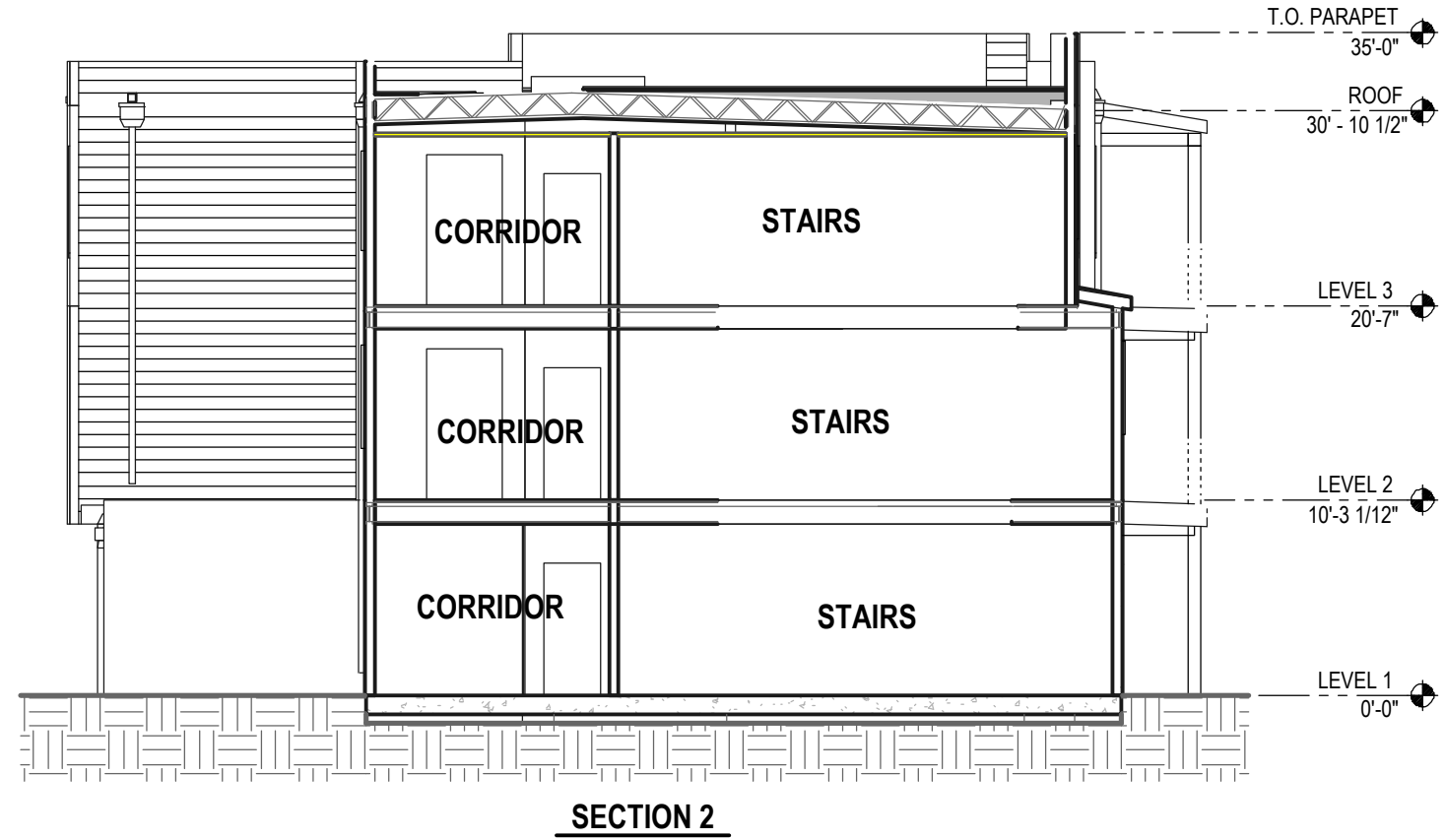
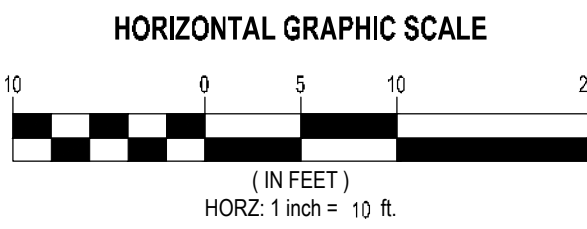
AMENDING LOT 13 OF JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT



FLOOR ELEVATIONS		
FLOOR & UNITS	FINISH FLOOR ELEVATION	CEILING ELEVATION
1ST FLOOR	4308.53	4317.61
2ND FLOOR	4318.82	4327.91
3RD FLOOR	4329.11	4338.20



LEGEND	
	LIMITED COMMON AREAS
	PRIVATE AREA
	COMMON AREAS



DEVELOPER
HOLMES HOMES
126 SEGO LILY DRIVE
SANDY, UTAH 84070
PHONE: 801.558.9966

SHEET 2 OF 2
PROJECT NUMBER: 7088E
MANAGER: BDM
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 6/1/21



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSGNENG.COM

LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.943.3590
CEDAR CITY
Phone: 435.943.1453
RICHFIELD
Phone: 435.896.2963

JORDAN HEIGHTS AT VIEW 78 PHASE 1F CONDOMINIUM PLAT

AMENDING LOT 13 OF JORDAN HEIGHTS AT VIEW 78 PHASE 1 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

RECORDED #	
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:	
DATE:	TIME: BOOK: PAGE:
FEE\$	DEPUTY SALT LAKE COUNTY RECORDER



MIDVALE CITY COUNCIL SUMMARY REPORT

Aug 10, 2021

SUBJECT:

Action Item Regarding 2-Lot Final Subdivision Plat at 7210 S Union Park Ave.

SUBMITTED BY:

Jason Binks, Senior Planner

SUMMARY:

Anderson Wahlen & Associates requests approval of a final subdivision plat for a 2-lot subdivision of Lot 15 at The Shops at 7210 S Union Park Ave. The subdivision is proposed by the owners, Fort Union Shopping Center, LLC, in order to prepare the commercial lots for sale. The proposed plat retraces and honors the Lot 15 parcel from the 2020 Fort Union Commercial subdivision.

Lot 15 is 6.9 acres at the northeast corner of North Union Ave and 1035 East. It is part of the 55.6-acre Fort Union Shopping Center. The proposed plat would split the lots into parcels that are approximately 2.2 and 4.7 acres. The proposed subdivision is subject to Midvale City Municipal Code Title 16 (Subdivisions) and Chapter 17-7-12 (Regional Commercial [RC] Zone).

The subdivision does not propose any changes to existing access, parking easements, or building construction. The title insurance report incorporates several existing parking easements that allow access throughout the commercial subdivision.

Since the proposed subdivision is only establishing new lot lines for commercial resale, the existing developments comply with the design standard requirements of Title 16 Subdivisions. The lots conform to RC zone requirements. No new streets, landscaping, infrastructure, or lighting is proposed.

Some of the proposed lot lines overlay an existing building. The building code often has construction requirements where lot lines run through commercial buildings. The building reviewers do not have any concerns about the proposed lot lines in this 2-lot subdivision. The City Engineer approved the preliminary subdivision with some minor text modifications for the final plat. The Fire Marshal and Public Works reviewed and approved the proposed preliminary subdivision plat with no comments.

Utah Code Annotated 10-9a-603 requires the City to provide notice to canal owners or operators when a canal centerline is located within 100 feet of a proposed subdivision and to allow the

canal owner/operator 20 days to respond before approving the plat. Notice was provided to the East Jordan Irrigation Company on Apr 20, 2021. As of Aug 1, 2021 there was no response.

Notice of the proposed final subdivision plat was mailed to 23 property owners within 300 feet of the project, posted to City and state websites, and advertised in the Salt Lake Tribune.

Subdivisions of 3 lots or less require a preliminary plat recommendation from the Planning Commission and approval of the final plat from the City Council. Public hearings are required by each body. The Planning Commission conducted a public hearing on June 9, 2021 and recommended that the City Council approve the final plat with the following conditions:

Conditions of Approval:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal and City Council.
2. The applicant shall obtain duty to serve letters for water and sewer prior to the approval of the final subdivision plat.
3. The applicant shall provide evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat prior to final approval.

The applicant submitted a proposed final subdivision plat on July 20, 2021. It was approved by the City Engineer, the Fire Marshall, and Public Works. The final plat complies with the Conditions of Approval required by City Council on June 9.

STAFF RECOMMENDATION:

Staff agrees with the Planning Commission's recommendation of approval with the following conditions:

1. The applicant shall obtain all required signatures on the final plat Mylar.

RECOMMENDED MOTION - APPROVAL:

"I move that we approve the 2-lot final plat for the Fort Union Commercial, Lot 15 Amended Subdivision at 7210 S Union Park Ave with the following conditions of approval:

- 1. The applicant shall obtain all required signatures on the final plat Mylar."*

ALTERNATE MOTION – TABLE:

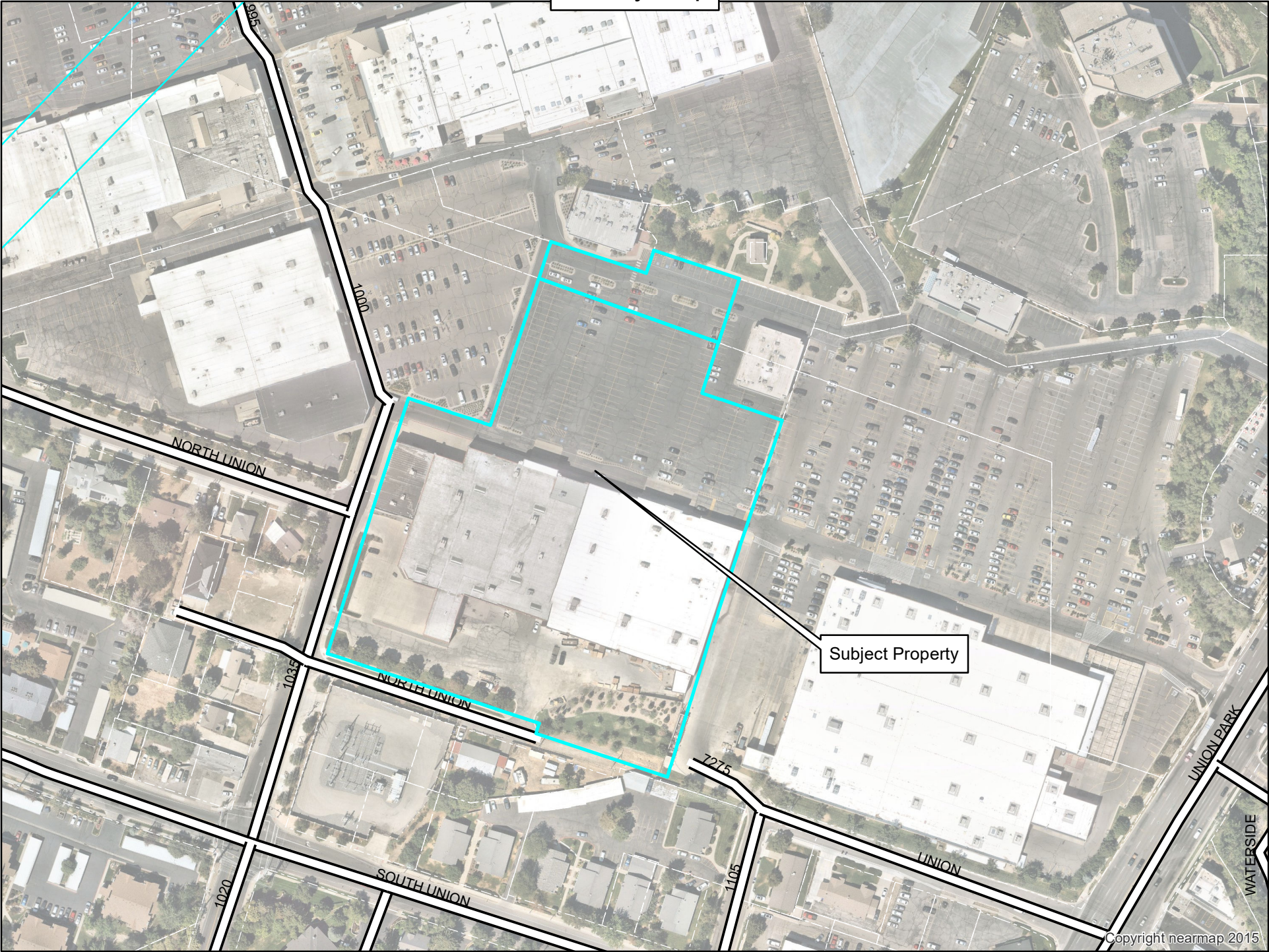
"I move that we table a decision on the proposed final plat to address the following questions/comments:

- 1. ...*
- 2. ... "*

ATTACHMENTS:

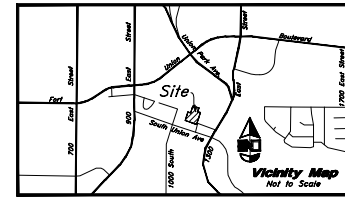
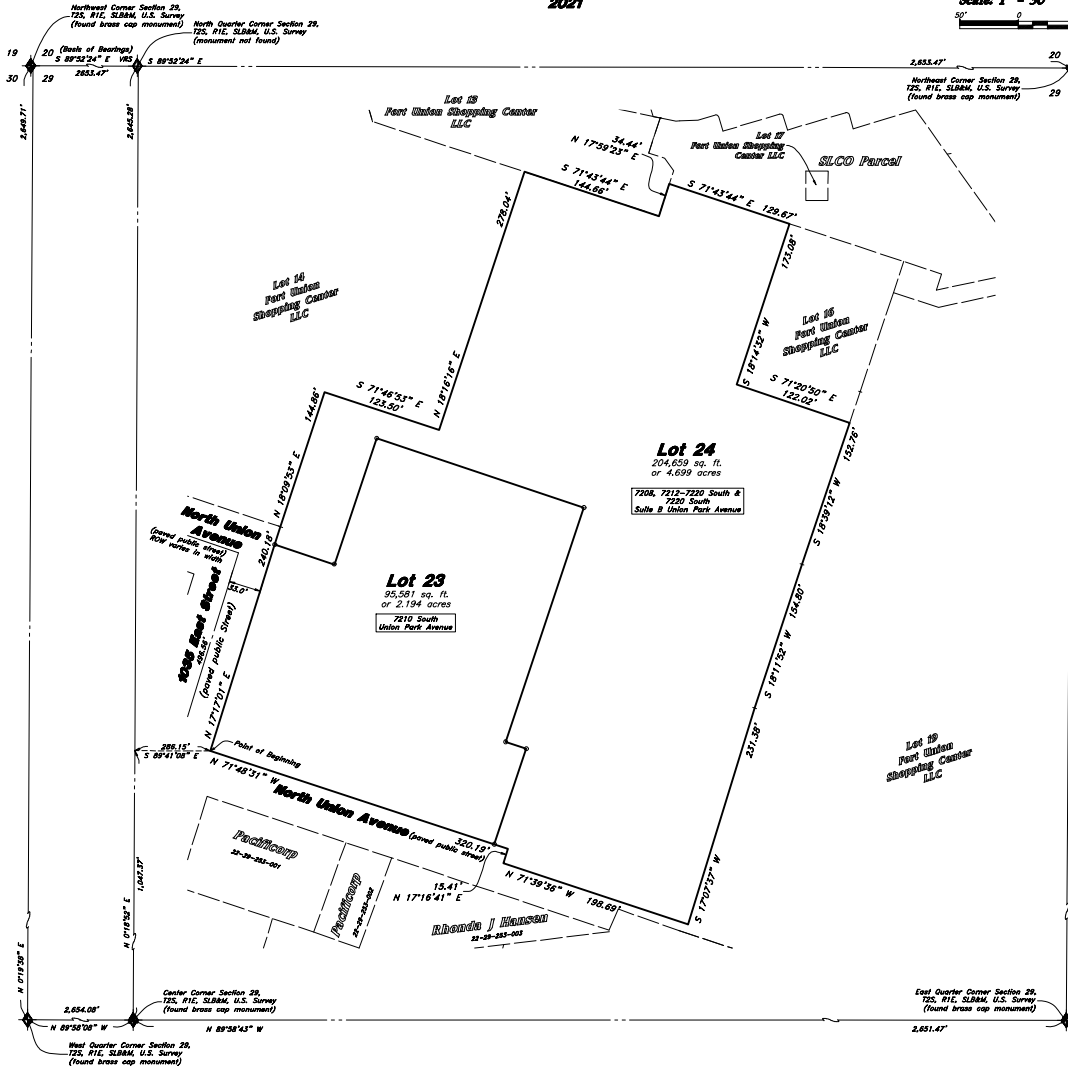
- Vicinity Map
- Final Subdivision Plat

Vicinity Map



Fort Union Commercial, Lot 15 Amended

Amending Lot 15, Fort Union Commercial Subdivision
A part of the Northeast Quarter of Section 28, Township 2 South, Range 1 East,
Salt Lake Base and Meridian, U.S. Survey
Midvale City, Salt Lake County, Utah
2021



Narrative

This Survey and Subdivision was requested by Midvale Fresh Powder, LLC to prepare commercial lots for sale.

This Survey retraces and honors the 2020 ALTA Survey and the Underlying 2020 Fort Union Commercial Subdivision by Anderson Wahlén & Associates.

A line between monuments found for the Northwest Corner and the Northeast Corner of Section 28 was assigned the IRS bearing of South 89°52'24" East as the Basis of Bearings to place this survey on the NAD 1983 Utah Central Zone State Plane Datum. A rotation of 15'16" Clockwise must be applied to record ARP bearings to match State Plane.

Property Corners will be placed at all Lot corners with 5/8" rebar with AWA plastic cap or nail with AWA brass tag.

Existing Agreements

This Subdivision is located in an existing property development subject to existing Cross-Access, Maintenance, Underground Utilities, and other relevant agreements contained in the following recorded Deeds, Notices, Declarations, Agreements and Amendments thereto, records of Salt Lake County, Utah:

An Electrical Power Easement to Murray City recorded July 28, 1915 as Entry No. 545678 in Book 8-4 of Deeds at Page 537 of Official Records covers the Northwest Quarter of Section 28 but the easement is not disclosed.

Declaration of Restrictions and Grant of Easements recorded April 2, 1992 as Entry No. 5229270 in Book 6436 of Page 208 and a First Amendment to Declaration of Restrictions and Grant of Easements recorded May 4, 1992 as Entry No. 5248156 in Book 6431 of Page 864 and Amended and Restated Declaration of Restrictions and Grant of Easements recorded May 18, 1992 as Entry No. 5257711 in Book 6438 of Page 1693 of Official Records blankets a portion of Lots 14 and 15 of the underlying subdivision.

Notice of Adoption of Redevelopment Plan Entitled "Union Fort Neighborhood Development Plan as Amended" recorded June 22, 1993 as Entry No. 5535079 in Book 6690 at Page 2270 of Official Records blankets this site along with more land.

Declaration of Restrictions and Grant of Easements recorded April 19, 1994 as Entry No. 5798324 in Book 6921 at Page 0377 and a First Amendment to Declaration of Restrictions and Grant of Easements (Dated April 15, 1994) recorded July 10, 1997 as Entry No. 6688379 in Book 7708 at Page 2866 and an Amendment to Restrictions and Grant of Easements, recorded June 2, 2010 as Entry No. 10963674 in Book 9830 of Page 2508 of Official Records blankets a portion of Lots 14 and 15 of the underlying subdivision.

Declaration of Restriction recorded July 6, 1998 as Entry No. 7017990 in Book 8028 at Page 1572 blankets this site along with more land.

Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within these certain Declarations recorded September 18, 2020 as Entry No. 13380193 in Book 11021 at Page 7034 of Official Records.

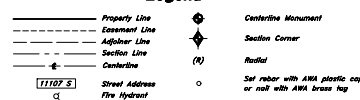
Agreement containing Covenants recorded September 18, 2020 as Entry No. 13380194 in Book 11021 at Page 7181 of Official Records blankets underlying Subdivision.

Ordinance No. 1270 and the terms, conditions and limitations contained therein, recorded July 15, 1994 as Entry No. 5874523 in Book 6981 at Page 671, of Official Records and Corrected Ordinance No. 1278 and the terms, conditions and limitations contained therein, Vacating Portions of North Union Avenue, 1035 East and 1115 East and Perpetually Closing a Portion of North Union Avenue, all within the Union Fort Plat recorded August 12, 1994 as Entry No. 5897659 in Book 6999 at Page 1432 of Official Records, and also any existing easements for utilities which may have been constructed over or across that portion of the land described as being a part of said vacated streets. Said vacations cross the building area in the Southern Portion of Lots 23 and 24.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Midvale City, Salt Lake County, Utah and Incorporated Areas Map Number 40150504510 dated 23 September, 2009 Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Legend



ANNA
ANDERSON WAHLÉN & ASSOCIATES

3010 North Redwood Road, Salt Lake City, Utah 84118
801.521.8529 - anna@annawhl.com

Surveyors Certification

I, Ken B. Hawkes, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 8707113 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlén & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-2-1 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as:

Fort Union Commercial, Lot 15 Amended

Boundary Description

All of Lot 15, Fort Union Commercial Subdivision, recorded as Entry No. 13381491 in Book 2020P of Page 215 of the Official Records of Salt Lake County, being a part of the Northeast Quarter of Section 28, Township 2 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Midvale City, Salt Lake County, Utah, being more particularly described metes and bounds as follows:

Beginning at a point on the Eastern Line of 1035 East Street as it exists at 33.00 foot half-width, located 1047.37 feet North 0°18'52" East along the Quarter Section Line; and 286.15 feet South 89°41'08" East from a Brass Cap Monument found marking the Center of said Section 28; and running thence North 17°17'01" East 240.18 feet along said Eastern Line to the most Southerly Corner of Lot 14 of said Subdivision; thence along the Eastern Line of said Lot 14 the following 3 courses: North 18°29'53" East 144.86 feet; thence South 71°46'53" East 123.50 feet; and North 81°16'14" East 278.04 feet to the Southerly Line of Lot 13 of said Subdivision; thence along said Southerly Line the following two courses: South 71°43'44" East 144.66 feet to the most Southerly Corner of said Lot 13; and North 17°59'23" East 34.44 feet to the Southerly Line of a Salt Lake County Parcel; thence South 71°43'44" East 129.67 feet along said Southerly Line to the most Northerly Corner of Lot 16 of said Subdivision; thence along the Western and Southerly Lines of said Lot 16 the following two courses: South 18°14'52" West 173.08 feet to the most Westerly Corner of said Lot 16; and South 71°20'50" East 122.02 feet to the most Southerly Corner of said Lot 16 on the Western Line of Lot 16 of said Subdivision; thence along said Western Line the following three courses: South 18°39'12" West 152.76 feet; South 18°11'52" West 154.80 feet; and South 17°07'37" West 231.39 feet to the Southerly Line of Block 7, Union Plat, recorded January 15, 1957 in Book A at Page 25 of the Official Records of Salt Lake County; thence North 71°39'56" West 198.89 feet along said Southerly Line; thence North 17°18'41" East 15.41 feet; thence North 71°48'31" West 320.19 feet to said Eastern Line of 1035 East Street and the point of beginning.

Contains 300,240 sq. ft.
or 6.893 acres
2 Lots



Ken B. Hawkes
Utah PLS No. 8707113

Owner's Dedication

Know all men by these presents that I/we, the undersigned owner of the herein described tract of land, hereby set apart and subdivide the same into 2 lots as shown on this plat and name said plat Fort Union Commercial, Lot 15 Amended.

In witness whereof I have hereunto set my hand
This _____ day of _____, 20____

Midvale Fresh Powder, LLC

by: Steven Udson
its: Partner

Acknowledgment

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, Steven Udson, who being by me duly sworn did say that he is a Partner of Midvale Fresh Powder, LLC, by authority of its members or its articles of organization, and he acknowledged to me that said limited liability company executed the same.

Residing at: _____
Commission Expires: _____
Print Name _____ A Notary Public

Fort Union Commercial, Lot 15 Amended
Amending Lot 15, Fort Union Commercial Subdivision
A part of the Northeast Quarter of Section 28, Township 2 South,
Range 1 East Salt Lake Base and Meridian, U.S. Survey,
Midvale City, Salt Lake County, Utah.
2021

Recorded # _____
State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____

Date _____ Time _____ Book _____ Page _____
Fee \$ _____ Salt Lake County Recorder

Salt Lake County Surveyor

RCS # _____

County Reviewer _____ Date _____

Salt Lake County Health Department

Approved this _____ Day of _____, 20____

Salt Lake County Health Department

Midvale City Planning

Approved this _____ Day of _____, 20____ by the Midvale City Planning Department.

Chair, Planning Commission

Midvale City Engineer

Approved this _____ Day of _____, 20____ by the Midvale City Engineer.

Midvale City Engineer

Approval as to Form

Approved this _____ Day of _____, 20____ by the Midvale City Attorney

Midvale City Attorney

Midvale City Council Approval

Presented to the Midvale City Council this _____ Day of _____, 20____, of which time this Subdivision was approved and accepted

Mayor

Affest: Midvale City Recorder

Fort Union Commercial Lot 15 Subdivision
Amending Lot 15, Fort Union Commercial Subdivision
 A part of the Northeast Quarter of Section 29, Township 2 South,
 Range 1 East Salt Lake Base and Meridian, U.S. Survey,
 Midvale City, Salt Lake County, Utah.
 2021