

ORDINANCE NO. 03-05

ROLL CALL

VOTING	YES	NO
MAYOR DALE R. BARNEY <i>(votes only in case of tie)</i>		
MATTHEW D. BARBER <i>Councilmember</i>	X	
PAUL M. CHRISTENSEN <i>Councilmember</i>	X	
EVERETT KELEPOLO <i>Councilmember</i>	X	
SETH V. SORENSEN <i>Councilmember</i>	X	
CHRIS C. WADSWORTH <i>Councilmember</i>	X	

I MOVE this ordinance be adopted: Councilmember Barber
I SECOND the foregoing motion: Councilmember Kelepolo

ORDINANCE 03-05

AN ORDINANCE MAKING AMENDMENTS TO THE GROWTH PLAN MAP FOR THE VALLEY/CHARTER PROPERTY

WHEREAS, Spanish Fork City adopted a Comprehensive General Plan which identified long range zoning for parcels of property within the City; and

WHEREAS, the Comprehensive General Plan is intended to be a working document with appropriate changes as needed; and

WHEREAS, it has come to the attention of the City that the property consisting of approximately 65 acres located at 1173 West Del Monte Road should be designated from Medium Industrial and Rural Residential to Rural Residential/Residential 1 - 2.5 U/A, Rural Residential/Residential 2.5 - 3.5 U/A Professional Office and Commercial; and

WHEREAS, a public hearing was held before the Planning Commission on the 2nd day of February, 2005, wherein public input was received; and

WHEREAS, a recommendation was made to the City Council to adopt the Comprehensive General Plan amendment; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on the 15th day of April, 2003, wherein additional public input was received; and

WHEREAS, in order to protect the health, safety, and welfare of the residents of the City, an amendment to the Comprehensive General Plan should be adopted;

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

SECTION I.

The Spanish Fork City General Plan for the following properties is hereby designated as shown on the attached map:

SECTION II.

WHEREFORE, to protect the safety and welfare of the citizens of Spanish Fork City, this ordinance shall take effect immediately upon passage.

SECTION III.

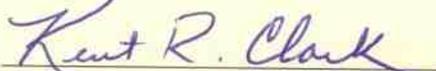
This ordinance is not part of the Spanish Fork City Municipal Code.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 1st day of March, 2005.

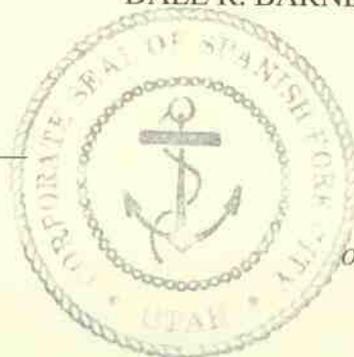


DALE R. BARNEY, Mayor

ATTEST:



KENT R. CLARK, City Recorder



Charter School GP Map

É

1 Inch equals 617 Feet

- Legend**
- Roads
 - Not Paved
 - Paved
 - 1 U/5+ Acres / 1-2.5 U/A
 - 1 U/5+ Acres / 2.5-3.5 U/A
 - Professional Office
 - General Commercial
 - Railroad
 - Rivers
 - Buildings
 - Parks
 - Property Lines
 - Spanish Fork Boundary
 - Buffer_of_Default_Annotation_Target

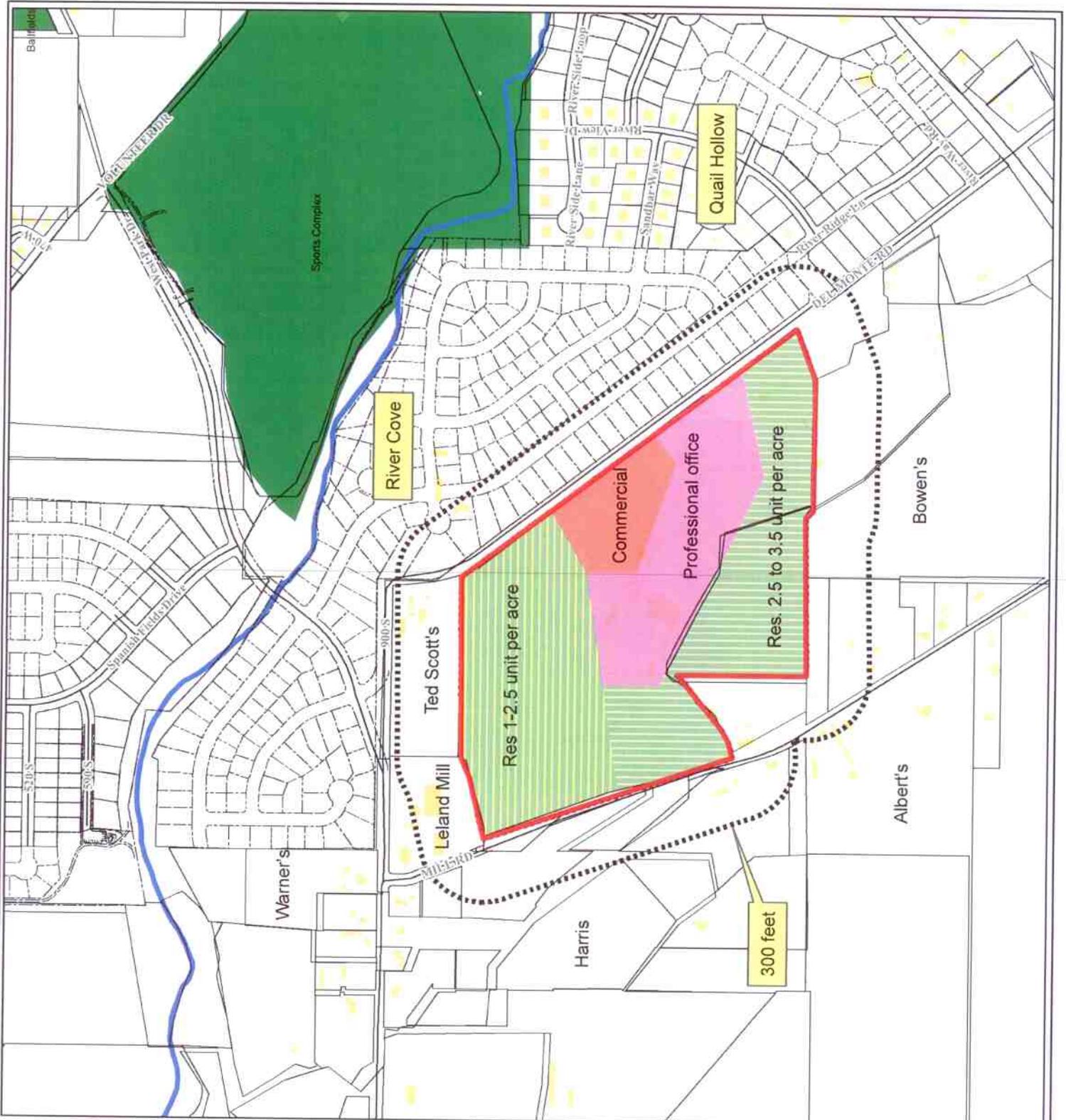
1/25/2005



Geographic Information Systems

Spanish Fork City GIS
40 South Main Street
Spanish Fork, UT 84660
(801) 798-5000

Disclaimer: Spanish Fork City makes no warranty, with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.



**Approved Minutes
Spanish Fork City Council Meeting
March 1, 2005**

*Ordinance
03-05*

Public Hearing - Valley/Charter General Plan Map Amendment - 1173 Del Monte Road

Councilmember Wadsworth asked to recuse himself since he is involved in this development.

6:48 p.m. - Councilmember Wadsworth was excused from this portion of the meeting.

Mr. Pierson said this is a request by Charter One Development, represented by Ray Morley, to amend the zones shown on the General Plan Map for the property located at 1173 Del Monte Road. The original rezone request was changed as per recommendations by the Planning Commission. The property consists of 56.4 acres and the change requested is as follows:

- Middle/Valley Asphalt property to become Professional Office (P-O)
- Lower section of property zoned as Rural Residential (R-R) or Residential
- Ted Scott property to be included in the Residential zone of 2.5 to 3.5 u/a to match the River Cove Subdivision
- Center section of property to be zoned Commercial Office (C-O)

Mayor Barney opened the hearing for public comment. No public comments were given. Mayor Barney closed the public comment portion of the meeting and opened the meeting for City Council discussion.

Councilmember Kelepolo asked if the utility lines are within access to this development.

Mr. Heap said the utilities are in at the Quail Hollow Subdivision at the corner of the Valley/Charter development. The sewer line will be connected at the River Cove Subdivision.

Mr. Pierson said the sewer hookup at the River Cove Subdivision will work only if the grade is adequate to provide proper flow.

Councilmember Sorensen asked for the sewer connection option of the grade is not adequate.

Mr. Heap said everything is being done to insure the sewer line is deep enough to connect at the River Cove Subdivision. If not, we will need to approach Salem City for sewer services.

Mayor Barney asked concerning the irrigation ditches through the property.

Mr. Heap said he met with the South Field Irrigation Company and the developer has been directed to work with the irrigation company to determine the desired irrigation canal design. The irrigation company will use a consultant to determine how the canal is to be dealt with. The city will make sure the water is delivered and will require a letter of approval from the irrigation company. We do not want to set the standards with which they supply the water to their users.

Councilmember Kelepolo asked if the equipment on the property has been removed.

Mr. Pierson said there are a few buildings and structures still remaining on the property. The batch plant and related materials have been removed.

Councilmember Kelepolo said environmental issues are a major concern and he asked Mr. Morley to review what has been done to address these issues.

Ray Morley said the previous owner, Scott Sumsion, has provided Charter One Development with drawings of all underground utilities. These service lines will be staked and marked, including a 4-inch gas line servicing the Jack Parson's property. There are also 2 wells on the site not being used at this time. He pointed out the location of the wells. At this time the main work will be in the areas he indicated on the map. The power needs to be brought into the development. He reviewed the grading of the area. He said he is confident the grade will accommodate the sewer design to connect at the River Cove Subdivision.

Councilmember Kelepolo asked if there will be a lot of backfill required.

Mr. Morley said they would like to complete the project without hauling any fill materials in or out of the area.

Councilmember Kelepolo asked concerning berms on the property.

Mr. Morley reviewed the berm locations and the plans to re-grade the area. He said they have submitted the irrigation ditch plans to the South Field Irrigation Company and the plans are currently being reviewed. The developers understand the deadline for the piping of the irrigation ditch is April 1. He reviewed the proposed piping of the irrigation ditch and said they are waiting for the irrigation company to respond to the plans submitted.

Councilmember Kelepolo asked concerning the traffic in and out of the development.

Mr. Morley said the Planning Commission does not want traffic to exit onto Mill Road. The developers are currently working on relocating Jack Parson's Company. A parcel has been located and is currently being discussed but has not been finalized. He reviewed the access to the development until Jack Parson's Company has been relocated.

Councilmember Kelepolo said everyone is aware of the concerns related to Mill Road. He asked Mr. Heap if Mill Road can handle the traffic increase.

Mr. Heap said the traffic study results are not available yet.

Councilmember Kelepolo asked if the traffic study results are needed before a decision can be made.

Mr. Heap said this issue addresses the General Plan amendment only.

Councilmember Christensen asked Mr. Morley, as the developer, how this development is being funded and if the State is funding this project.

Mr. Morley said Charter One Development is purchasing the Sumsions' property. He said he has been hired by Charter One Development and they are acquiring the funding for this project through a commercial lender. The State will not be funding this project. It will be a public school. The State will fund the teacher's salaries and the supplies for the school only. Charter One Development will build the building.

Councilmember Kelepolo said one part of the environment study indicated suspicious and contaminated soil on the property. He asked Mr. Morley to further explain the findings.

Mr. Morley said the developers were aware of the lead contamination history prior to acquiring the property. They read the 2001 contamination report. There were 8 concerns and 6 of those dealt with old tires, caustic materials stored in buildings and buried in tanks. All but 2 of the issues were easily resolved. The 2 difficult issues were related to the water and soil contamination. The Sumsions ordered an environmental study. In January and February, I.H.I. Environmental Studies came in and completed numerous tests all over the site. The soil collected was sent for testing. They conducted tests for 2 days consisting of boring 40 feet to obtain soil and water samples for testing. A letter has been received from the State of Utah indicating that the soil is clean. The letter was delivered to David Oyler. All of the boring tests were clean with the exception of one. A small pool area was found to be contaminated. They found the pool to be stagnant and containing high levels of diesel oil. They also found that the pool did not drain anywhere. They again bored around the pool and found each of the boring tests around the pool area to be clean. The State determined the small pool was not contaminating any other areas. They also found a large underground tank below the floor of the shop. The tank was removed and found to contain 8 inches of water and sludge. Under the direction of the State Board of Health officials, the tank was cleaned and filled with a sand solution. Following the cleanup process they again bored around the tank and found no contamination of land around the tank. The State Board of Health issued a letter stating the site is clean.

Councilmember Christensen asked where they disposed of the contaminated soils.

Mr. Morley said the contaminants were burned out of the soil and it was reused under the direction of the State.

Councilmember Kelepolo asked if no other concerns were expressed by the Planning Commission.

Mr. Pierson the Planning Commission had no other concerns related to the General Plan amendment. The city will require a letter from the State Board of Health when the site plan is reviewed for approval.

Mayor Barney said the city has received a letter from the State Board of Health and any future problems will be dealt with by the State and the developers.

Councilmember Barber asked Mr. Baker to explain the city's responsibility regarding State-funded schools.

Mr. Baker said this issue applies more to the zone change request. When public schools are built, the State has taken away from the cities the ability to dictate the conditions of the development. No building permits or inspections are required from the city. The school district has a certified building inspector or they may use a municipal inspector. They can use another certified inspector if they are supervised by the school district inspector or the municipal inspector. We cannot control landscaping or in which zone the school is to be built. We are trumped by State law.

Councilmember Kelepolo made a **motion** to approve the Valley/Charter General Plan Map Amendment. Councilmember Barber **seconded**, and the motion **passed** with a unanimous vote. A roll call vote confirmed the unanimous vote.

Public Hearing - Valley/Charter Zoning Map Amendment

Mr. Pierson said this is a request from Charter One Development to amend the Zoning Map relating to the property located at 1173 Del Monte Road consisting of 56.4 acres. They are requesting to rezone the property from Medium Industrial (I-2) and Rural Residential (R-R) to Very Low Urban Residential (R-1-30), Low Urban Residential (R-1-12), Business Park (B-P) and Neighborhood Commercial (C-1). A portion of the rezone will allow the developer to create a residential area in the future when the utility restriction is removed. The Jack B. Parson's property is being left in the I-2 Zone based on the fact they are currently conforming. If the zone is changed, the Jack B. Parson's property would become non-conforming. The properties surrounding the Valley/Charter property are zoned as I-2, R-1-12 and R-R. The requested zone would allow them to build a Mountainland Applied Technology College (M.A.T.C.) and commercial offices on a portion of the property. If the area zoned as R-1-30 is not developed into a public school, it would become single family homes in the future. The Development Review Committee and the Planning Commission recommended approval of the rezone request with a condition by the Planning Commission that access onto Mill Road be for emergency purposes only. Many residents were present during the Planning Commission meeting and expressed concerns regarding the uses and access onto Mill Road.

Mayor Barney opened the public comment portion of the hearing.

Lisa Olsen asked when the sewer line into the River Cove Subdivision will be available.

Mayor Barney said the sewer line into the River Cove Subdivision is available now and can be accessed if the grading of the Valley/Charter development is adequate.

Lisa Olsen asked if the sewer line will run along the property boundary line and what the other option is if they cannot access the sewer line at the River Cove Subdivision.

Mayor Barney said the other option is to approach Salem City for sewer services.

Lisa Olsen said she assumed the M.A.T.C. was coming into the development but it sounds like that is not going to happen. She also said residents in the area do not want additional traffic on Mill Road.

Pat Davis asked who is involved with the I.H.I. Company and if they are local or backed by the Sumsions. She said she had a pregnancy in 1976 and lost the baby. She then had 2 sons each born with terminal diseases. She said at the same time the Sumsions were in the area and pouring contaminants into the ground. Also, Jed Morley said a traffic study was done on Mill Road. She questioned if they did the traffic study and the section of road included in the study. The school buses stop on the road. The road is very narrow at the bridge. She also said there is a culvert on the west side of the bridge. There is an old pipe going to the Davis' property in the area. If Mill Road is opened up the pipe will be crushed.

Mary Isaac said, as she told the Planning Commission, her property is located on Mill Road and the bulk trucks pull into the loading dock and after loading they pull out onto Mill Road causing a traffic hazard. She said she observed 7 school buses between 7:00 a.m. and 5:00 p.m. along with semi trucks driving on Mill Road. The area is too dangerous to open to additional traffic except for emergency vehicles. At the Planning Commission meeting it was mentioned that there are no residents on Del Monte Road. Providing access from Del Monte Road is more safe.

Gary Galt, President of the South Field Irrigation Company, said currently they are reviewing the irrigation canal plans received from Charter One Development and have hired an engineering firm to review the plans. He said the company's current policy will not allow the water system to be diverted during the irrigation season which is April to October. There will be some changes and issues related to the plans which will need to be resolved.

Mayor Barney closed the public comment portion of the meeting and opened the meeting for City Council discussion.

Councilmember Sorensen said he agrees that Mill Road is not a good access option. We need to keep commuter traffic off of Mill Road.

Councilmember Kelepolo asked how access onto Mill Road can be limited to emergency traffic only. Would it require a gate?

Mr. Morley said they plan to do as directed by the city with respect to the emergency access. In other projects they have installed a gate and provided keys to emergency personnel.

Councilmember Kelepolo asked Mrs. Davis to clarify her question concerning I.H.I.

Mrs. Davis said she understood that the Federal Environmental Protection Agency (E.P.A.) was going to do the drilling and testing. She wants to know if I.H.I. is associated with the Sumsions and if so she would question the results.

Mr. Morley said he never indicated that the E.P.A. would be performing tests on the property.

He said I.H.I. is an environmental engineering firm in Salt Lake City and they have no ties to the Sumsions or the developers. They test environmental issues throughout the State of Utah and the inter-mountain west. He said he is not sure why I.H.I. was selected to do the testing. The developers did not make the selection.

Councilmember Kelepolo said environmental issues are a major concern since the city dealt with this issue at other locations.

Mr. Heap said the State Board of Health has cleared the property of contaminants.

Councilmember Christensen asked if the city is released from liability if there are environmental issues in the future.

Mr. Baker concurred.

Councilmember Barber asked Mr. Heap concerning the future plans for Mill Road.

Mr. Heap said Mill Road will need to be looked at in the future as property on the road is developed. Mill Road has not been Master Planned. The Mill and Mrs. Isaac have dedicated Mill Road and will provide the width necessary to make it a collector road in the future. Mrs. Isaac has agreed to dedicate the needed land when the road improvements are made. The improvements will not be made at this time. This will discourage additional traffic on Mill Road. Mill Road will be a minor collector road in the distant future. It will probably be 20 to 30 years before the south end of the road will be improved. This will require homes to be removed.

Councilmember Kelepolo asked Mrs. Davis where her home is located.

Mrs. Davis pointed out the location of her home on the map.

Mayor Barney asked Mr. Clark for the sales tax amount generated by Jack B. Parson's Company.

Mr. Clark said this information is not public.

Councilmember Kelepolo said the Mill Road situation is a concern with a development this large. He asked what options are available. Does the gate create other problems for emergency access? Does the Del Monte Road access meet the ingress/egress needs?

Mr. Heap said keeping traffic increases on Del Monte Road magnifies the need for a traffic light at that intersection. A traffic light will draw traffic to that intersection. He reviewed the possible traffic flow to and from the Valley/Charter development. Hopefully the proposed access through Jack B. Parson's property will be available in the near future. The traffic on 900 South will increase regardless of the measures taken.

Councilmember Kelepolo asked if the traffic study results are needed to address this issue.

Mr. Heap said Arrowhead Trail and Del Monte are good roads to handle the traffic. Regardless of the zone, traffic in the area will increase when this property develops.

Councilmember Kelepolo asked how developing the property impacts the irrigation company.

Mr. Heap said the ordinance requires the canal to be fenced or piped. Our policy indicates the irrigation company is to determine the appropriate irrigation fencing or piping plans since they have to maintain the system and provide water to their customers. Approval from the irrigation company will be required before the site plan is approved.

Mayor Barney asked who the principle individuals are in the Valley/Charter development.

Mr. Morley said the managing partners of Charter One Development are Glen Way and five other individuals. He said it is a matter of public record but he does not know who the other individuals are. He corrected his previous statement by saying his son, Mike Morley, has some relationship to the development but he does not know to what extent.

Councilmember Kelepolo asked if issues related to traffic will be resolved with the site plan approval.

Mr. Pierson said the site plan will go through staff review. Also, any residential development in the future will come before the Development Review Committee and the Planning Commission. The next step in the process will be a site plan submitted by the developers. The school site plan will be reviewed by the Development Review Committee and the Planning Commission. The City Council can set conditions related to the rezone addressing the Mill Road issue.

Councilmember Sorensen asked if the recommendation relating to the emergency access only onto Mill Road is the only recommendation made by the Planning Commission.

Mr. Pierson concurred.

Councilmember Kelepolo asked if we can govern the access.

Mr. Pierson said the condition can be made part of the site plan approval. For example, the Diamond Fork Apartment development including special landscaping which also provides emergency access onto 400 North. He said the city can approve the Valley/Charter development with those kinds of conditions. There are also drive-thru fences available.

Councilmember Kelepolo asked for the impact on Del Monte Road or Arrowhead Trail with this type of development.

Mr. Heap said when the traffic study was done for the bridge allocations, they took into account this area also. They anticipated the types of developments such as industrial and residential.

Mayor Barney asked if the traffic study is ongoing.

Mr. Heap said he is referring to the traffic study in connection with the allocation for the bridge. With this new school they will be fine-tuning the traffic study.

Mayor Barney asked for the results if the traffic study shows these plans are not feasible.

Mr. Heap said the traffic study will not show a lot of difference in traffic with the school being developed rather than residential areas.

Mr. Pierson concurred. He said in his opinion an industrial development would create more traffic.

Mr. Heap said there will be periods of time with intense traffic depending on the development.

Councilmember Barber asked Mr. Morley if this will be a year-round school.

Mr. Morley said the school will operate on a 9-month schedule.

Councilmember Barber asked for the proposed location of the school.

Mr. Pierson reviewed the location of the proposed school and Applied Technical College. If Jack B. Parson's Company leaves the site, he reviewed the proposed access location.

Councilmember Barber asked for the result if the school is not built and the property remains in the R-1-30 Zone.

Mr. Pierson said the R-1-30 Zone matches the General Plan for the property. The property will remain in the R-1-30 Zone unless an amendment request is received and approved by the City Council. He said a great question to ask concerns the results of the development if the school fails and is closed.

Mr. Morley said the proposed site plan consists of school buildings, a football field, a baseball field, parking and more. If the school fails, there will be a nice facility for the city to use.

Councilmember Kelepolo said he approves of the amount of open space shown on the proposed plan. He said we should work to retain as much open space as possible.

Councilmember Barber asked if citizens had any more comments.

Mrs. Davis asked where the people attending school will live. She said she thinks there will be apartments for housing the students near this property. She asked if the building could become a facility for prisoners or handicapped individuals if the school fails.

Councilmember Barber stated that if the school fails any reuse proposal will come before the City Council.

Mr. Baker said the City Council controls the zoning.

Mr. Pierson said if the school in the R-1-30 Zone fails, the property is under the jurisdiction of the State Code. If the developments in the B-P Zone or R-R Zone fail, the City Council controls the future proposed uses. The R-R Zone will most likely become a residential subdivision. An apartment complex could not be built in this area without approval from the City Council.

Mr. Morley said Charter One Development has purchased the ground. A portion of the property is being purchased by the State. A portion of the buildings will be financed by the State of Utah.

Mayor Barney asked who will be constructing those buildings for the State of Utah.

Mr. Morley said M-13 Construction has been contracted to construct those buildings.

Mayor Barney asked why the project was not put out to bid if it is financed by the State.

Mr. Morley said this was a negotiated offer between the State of Utah and M.A.T.C.

Mayor Barney said the buildings are being constructed with public funds and he cannot understand why bids were not requested.

Mr. Morley said M.A.T.C. was working with Nebo School District to locate a site. When the contract with Nebo School District expired M.A.T.C. approached Charter One Development and asked to join the development.

Mayor Barney said he wants answers as to why bids were not requested.

Councilmember Christensen said he talked with Mr. Maughan from the school district and was told the project must be put out for bids if public funds are being utilized. He asked for the members of the Charter School Board.

Mr. Morley said the State has a policy outlining how a Charter School Board is created. A board of trustees and a school board will be appointed for the purpose of selecting a director and hiring staff. At that point the parents of students will be elected to serve on the school board.

Mayor Barney said he is still concerned with the issue regarding public funds.

Mr. Morley said he has no answers for Mayor Barney's question.

Councilmember Kelepolo asked if the buildings are built and if for some reason another entity acquires the property, does the city have jurisdiction over the use.

Mr. Baker said if the school buildings are built and the school fails, there are few uses for the buildings in the R-1-30 Zone. The City Council will need to make a decision if the property is requested to be converted to something other than a public school.

Councilmember Sorensen asked for the capacity of the Charter School.

Councilmember Wadsworth said full capacity of the school is 1,275 students.

Councilmember Sorensen said the traffic will have a substantial impact on the area during peak times.

Mr. Heap said these concerns will be addressed with the site plan review. The start times for the schools will stagger.

Councilmember Barber called on Clyde Bradford to speak.

Clyde Bradford said when they met with Mr. Morley they understood the development was funded only by private funds. He said he is confused as to the funding. He said he also understands the traffic will be coming from all directions. The 1,200 plus students coming into the area will highly impact 900 South. What will happen if Jack B. Parson's Company is not relocated. There will be a batch plant next to a school. He said he read an article indicating that students are signing up for school. It appears this is a done deal.

Councilmember Kelepolo asked Mr. Baker to address the rezone and the Jack B. Parson's property.

Mr. Baker said the school is mandated by State law and can be built on the property regardless of the zone. The designated use of the property is residential. Jack B. Parson's property does not affect the school and can be changed from the I-2 Zone if the batch plant is relocated.

Councilmember Barber said the school is basically a done deal.

Mr. Baker said the city cannot deny the request to build a public school on the property.

Councilmember Kelepolo said the proposed zoning is more acceptable than the current industrial zone. He asked if specific conditions need to be set for the emergency access.

Councilmember Christensen said the city will still need to maintain the emergency access in the winter.

Mr. Pierson said the City Council needs to trust the city staff to insure the emergency access is not accessible to the general public.

Mr. Oyler reminded the City Council that in projects with Nebo School District they were cooperative in meeting requests by the city. The city does not have the authority to mandate public schools. The State controls the requirements for a public school. We can control the access to the property but not requirements such as landscaping. Our goal is to work in cooperation with the Charter School to meet the needs of the community and to help insure both entities are happy. Both parties want to insure that adequate services are provided.

Mayor Barney asked Mr. Morley to address the City Council.

Mr. Morley said State Law is set up in such a way that this project did not get approved until the end of January and the students are required to be in the school this year. He said they would like more time to complete the project but they are mandated by State Law.

Councilmember Kelepolo made a **motion** to accept the Valley/Charter Zoning Map Amendment as shown on the map presented with the following condition:

1. The access onto Mill Road from the proposed development is to be used as an emergency access only.

Councilmember Barber **seconded**, and the motion **passed** with a unanimous vote.

Mayor Barney called for a roll call vote. Councilmembers Sorensen, Kelepolo, Christensen and Barber unanimously voted in favor of the motion.

Councilmember Barber expressed his frustration in the fact that the city's hands are tied.

Councilmember Wadsworth rejoined the meeting.

Proof of Publication

THE SPANISH FORK PRESS, a weekly newspaper printed and published at Provo, Utah County and of general circulation therein; that the Notice, a copy of which is hereto attached, was printed and published in said paper

STATE OF UTAH, UTAH COUNTY > SS.....

for 1 consecutive weeks,

the first publication on the 2nd day

of July 2009

And the last on the 2nd day

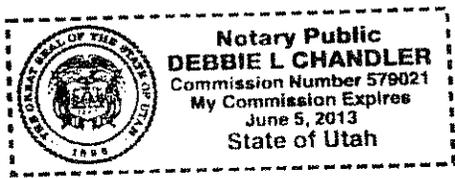
of July 2009

Jana Chanis

PUBLIC NOTICE to the growth plan Office, 40 South
map for the Valley/ Main, Spanish
ORDINANCE Charter Property Fork.
03-05, The Spanish A complete copy
Fork City Council of the ordinance
has adopted an is available for
ordinance mak- inspection at the
ing amendments Spanish Fork City
UPAXLP

Published in the
Spanish Fork Press
July 2, 2009

RESIDENCE: SPANISH FORK, UT
MY COMMISSION EXPIRES 06/05/2013



Subscribed and sworn to before me this 2ND day of JULY 2009

Debbie L Chandler
Notary Public