

PLANNING STAFF REPORT

March 22, 1991

TO: PLANNING COMMISSION

PREPARED BY: TONY MURPHY

SUBJECT: PRELIMINARY SITE PLAN

GENERAL INFORMATION

Applicant: Ultradent Products
Location: 500 West 10200 South (Approx.)
Zoning: I-F
Master Plan: Commercial and Light Industrial
Proposed Use: Dental Products Manufacturing
Size: 2.37 Acres
Access: West from 300 West (Frontage Road) at 10200 South
Utilities: Currently Negotiating with Mountain Fuel and Utah
Power for Service
Architect: John Wilhite

COMMENTS

The applicant's site plan provides nearly all the detail that is required. The following areas require more attention.

- 1) Lighting:
(a) Please show location of all parking and exterior building lighting.
- 2) Exterior Materials:
(a) Please indicate the type of exterior material proposed.
(b) Indicate the color of all exterior materials. (12-18-080a)
- 3) Utility Plan:
(a) Please provide a utility plan which shows the proposed water lines, gas lines, electrical lines, etc...
(b) For the water and sewer lines, please indicated the type and size of pipe proposed.
- 4) Plan Review:
We have not received the comments of the Fire Chief, Public Works Director, or City Engineer in regards to the plan. Their comments should be considered before recommendation for approval of the final plans are given.

REQUEST FOR RECOMMENDATION

ULTRADENT

I have reviewed the site plans for the Ultradent parcel and offer the following comments:

The site plan shows two fire hydrants on site, but no piping is shown to review the layout of the piping.

The sewer district may not allow the 6" sewer lateral to enter at a manhole.

The site plan indicates that a sidewalk is planned for 10200 South. Sidewalk was not planned for this street.

The level of the groundwater should be evaluated in the area of the basement to ascertain that a basement can be installed without an underdrain system.

The pipes that are used on site for stormwater are very small (4", 6" and 8"). These small of pipes are easily obstructed by debris. A 12" pipe should be used as a minimum, with a 15" pipe being preferred. The larger pipe allows for reduced chances of plugging, and are much easier to clean.

Who is responsible for the construction of the cul de sac? Additional right of way must be obtained for the cul de sac, particularly on the north side of the road. (same ownership). Since this is an industrial type setting, a larger cul de sac than normal may be desired to provide larger trucks to turn around.

A new water connection is shown on the prints, however, a six inch line has been installed to the site as part of the special improvement district project. If a larger water main is required, it must be bored under the road to prevent cutting the asphalt.

SOUTH JORDAN CITY PLANNING COMMISSION
1600 West 10400 South
South Jordan, Utah 84065

Attention: ALDEN

REQUEST FOR RECOMMENDATION

Application Name ULTRADENT INC. Number _____

For Property at 466 WEST 10600 SOUTH Size _____

Proposal: PRELIMINARY SITE PLAN

Submitted By: _____

In considering this application the Planning Commission would appreciate receiving your observation and recommendation on the above proposal. Your prompt response will be greatly appreciated.

RECOMMENDATIONS:

Approval Recommended w/ installation of approved Backflow Prevention assembly.

Department: Public Works
Name: Alden Winter
Title: _____

DATE: _____

County: _____	<u>Date Requested</u> _____
Flood Control _____	State Highway _____
Board of Health _____	Sewer District _____
Fire Department _____	_____
City Engineer _____	_____
Police Chief _____	_____
Public Works _____	_____

Exhibit Attached:
YES _____ NO _____

SOUTH JORDAN CITY PLANNING COMMISSION
1600 West 10400 South
South Jordan, Utah 84065

Attention: TED

REQUEST FOR RECOMMENDATION

Application Name ULTRADENT INC. Number _____

For Property at 466 WEST 10600 SOUTH Size _____

Proposal: PRELIMINARY SITE PLAN

Submitted By: _____

In considering this application the Planning Commission would appreciate receiving your observation and recommendation on the above proposal. Your prompt response will be greatly appreciated.

RECOMMENDATIONS:

Recommend approval

Department: Fire
Name: J. S. S. S.
Title: Chief

DATE: March 27 1991

County:	<u>Date Requested</u>
Flood Control _____	State Highway _____
Board of Health _____	Sewer District _____
Fire Department _____	_____
City Engineer _____	_____
Police Chief _____	_____
Public Works _____	_____

Exhibit Attached:
YES _____ NO _____



BINGHAM ENGINEERING

5160 Wiley Post Way, Salt Lake City, Utah 84116, 801 532-2520, 801 328-3381 FAX

December 14, 1990

Mr. Anthony Murphy
Assistant City Administrator
11175 South Redwood Road
South Jordan, Utah 84065

RE: Ultradent - 10200 South Cul-de-sac

Dear Tony:

As requested, I have looked into the costs that could be expected for the construction of a cul-de-sac head on the west end of 10200 South.

Curb and gutter, asphalt and road base would be required for the cul-de-sac. It should be quite easy to construct this cul-de-sac, with little disruption to the existing road.

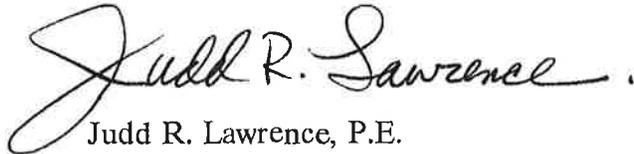
Below I have estimated what the construction costs would be for this type of project. The costs generated are for the entire job. The per foot cost for all of the component parts are based on previous projects in South Jordan, with an increase in the road base, concrete, and asphalt in anticipation of cost increases projected for next year. (10 to 20%)

<u>ITEM</u>	<u>ESTIMATED COST</u>	<u>ASSUMPTIONS</u>
Excavation and demolition	\$1000.00	One foot average depth
Curb and Gutter	\$2000.00	
Road Base	\$1750.00	Eight inches deep
Asphalt	\$4000.00	Three inches deep
TOTAL \$8750.00		

It should be noted that these costs do not include any engineering and administrative fees, and does not include any contingency costs. If any fill is required to bring the site to grade, the costs could increase by approximately \$1,500.00.

Please review these costs, and if you have any questions, please call me.

Sincerely,
BINGHAM ENGINEERING


Judd R. Lawrence, P.E.
Project Engineer

cc: Richard Warne

improvements. Mr. Smith stated that they were. Mr. Wood stated that the ordinance did state that the improvements were Mr. Smith's responsibility and that he could price his land to include the cost of improving.

Gary Garner stated that the City requirements were only the beginning. He stated that Mr. Smith would have to be in touch with the sewer district because they would also have requirements that would have to be met.

Ron Wood stated that Mr. Smith should get with an engineer and have a plat made.

Planning Director Lynn asked if Mr. Smith had a Subdivision Ordinance Book. Mr. Smith stated that he did. Mr. Sharp stated that this is something Mr. Smith could take to his engineer to help with the requirements. He stated that the property requirements are only one of the things Mr. Smith will have to be aware of. Among other things, there is also a secondary water system required in subdivisions and transferring water shares to the City. Mr. Smith stated that if he could get everything together, he would like to submit a request to the City for a deferral on required improvements and asked about the procedure to do this. Mr. Sharp stated that the Subdivision Ordinance Book would explain this and there is a list of the fees that are required in the back of the book.

8. Amended Site Plan Approval: Ultradent Products, 485 West 10200 South, John Wilhite.

John Wilhite was present for this item. Assistant City Administrator Tony Murphy presented this item. He stated that Ultradent Products received Final Site plan approval from the City to construct a dental manufacturing facility at 485 West 10200 South. Construction is now under way. The developers would like to receive approval to amend the approved Site Plan to eliminate the requirement to construct a ten foot bermed landscaped area on the east property line of the project. They have indicated that they expect to expand parking in the future to the area under the power corridor located on the east side. Mr. Murphy stated that he recommends denial of the request for the following reasons:

1. Section 12-18-080 (b) (3) requires all service, loading and storage areas which face the freeway to be completely screened from public view by solid fencing, walls and additional landscaping. It was determined that a 3-foot high landscaped berm would satisfy this requirement. Elimination of the berm would mean that the Site Plan

South Jordan Planning Commission
September 10, 1991

would not comply with ordinance.

2. Section 12-18-080 (b) (4) requires parking lot landscaping. During initial Site Plan review, the City was lenient on the parking lot landscaping requirement due to the fact that the 10-foot landscaped berm on the east side was proposed.
3. The original and amended Site Plan indicates a future parking lot south of the proposed development. To be consistent with the Site Plan, future parking needs will be met there rather than to the east of the proposed development.

Mr. Murphy stated that John Wilhite was present to answer any questions the Planning Commission might have. Mr. Wilhite stated that Ultradent is a growing company. He stated that Dr. Fisher has received additional patents and will be expanding the company for this reason. Mr. Wilhite stated that they are looking to purchase property to the south of the existing construction and would like to purchase the Utah Power & Light property the City is considering purchasing so that the building could be expanded to the east. He stated that if this land becomes available, they would expand the building to the east and then put in the required landscaping.

Planning Director Lynn Sharp asked how much property Ultradent has to the south of the building. Mr. Wilhite stated that it was 150 feet to the south property line. He stated that the first plan was to add to the building in this direction. Mr. Sharp asked if this would still be an option. Mr. Wilhite stated that it was.

Tony Murphy stated that he has no difficulty granting an extension of time on the landscaping requirements. Mr. Wilhite stated that within that time, they could gain more knowledge as to the needs they would have for expansion.

Ken Keown asked if a year extension was too much time. Mr. Sharp stated that in a subdivision, the developers bond for two years giving them that time to complete improvements. One year should not be a problem with this development.

Tony Murphy stated that if Ultradent does expand, they would have to come in with an amended site plan and landscape plan for approval.

Tom Christensen asked about the screening of the trash container. Mr. Wilhite stated that the trash container is

South Jordan Planning Commission
September 10, 1991

enclosed with the same concrete block used on the building.

Chairman Ken Keown called for a motion on item 8. Gary Garner made a motion to recommend denial of an amended site plan and grant a one year extension of time after they have received a Certificate of Occupancy. Doug Law gave a second to the motion. The vote was unanimous in favor.

Gary Garner stated that the Ultradent building under construction looks good from the freeway. Mr. Wilhite thanked Mr. Garner and the Planning Commission.

9. Conditional Use-Site Plan Approval: Mulligans Golf & Games, 10600 South 800 West, Jimmy Blair. Jimmy Blair was present for this item. Tony Murphy presented this item. He stated that Mr. Blair is proposing to construct a golf driving range, 36 hole miniature golf area, baseball batting cages and picnic area in the vicinity of 10600 South 800 West. The proposed use is allowed as a conditional use in the A-5 zone and a change of zoning is not required. Most commercial development requirements apply to the proposal, including, but not limited to:
1. Parking. The proposed 203 parking places shown on the site plan should be adequate. The parking area must be paved.
 2. Drainage. The proposed drainage plan has been reviewed by the City Engineer and he has approved the concept of using the driving range as an on-site detention pond.
 3. Off-Site Improvements. 10600 South will need to be widened and straightened in the future. However, UDOT has not decided which side of 10600 South will be widened. The developer has left 20 feet in case the widening is done on the north side of 10600 South. Staff is proposing that the developer be allowed to sign an extension-of-time agreement for off-site improvements until such time as UDOT completes planning of 10600 South improvements.
 4. Access. Access to 10600 South must be approved by UDOT. Because of the location, we do not anticipate any concerns.
 5. Wetlands. Although there do not appear to be any wetlands on the property, the Planning Commission may consider requiring Corp of Engineer approvals prior to construction.

South Jordan City

Mayor
Theron B. Hutchings

City Council
Stephen L. Ames
Bruce R. Hough
Lamar A. Mabey
Robert T. Mascaro
Merlynn Newbold

December 27, 1990

Ultradent Products, Inc
Attn: Lorien Fischer
11345 East 3900 South, Suite 102
Salt Lake City, UT 84117

Dear Mr. Fischer:

On behalf of the South Jordan City Council, I would like to express to you our excitement about the possibility of Ultradent Products consolidating its operations in South Jordan.

As we have met with you, and with other representatives of Ultradent Products, an interest has been expressed related to the amount and type of incentive the City may offer to facilitate the development. The City has already assisted the development to some extent by creating a special improvement district to construct the road. In addition, the City is willing to construct the cul-de-sac which will be required at the end of 10200 South.

I am sure that you realize that this is a substantial commitment on the part of the City to facilitate your development. The primary reason City officials are willing to participate to this extent is to facilitate development of the I-15 freeway frontage property. It is our expectation that your development will be of the type and quality that will serve to attract other equally desirable business to the area.

All development incentives are made with the understanding that the construction will be accomplished according to City building and zoning requirements.

If there are other ways we can be of assistance please contact us. We want to be a support.

Sincerely,


Theron B. Hutchings
Mayor

South Jordan City

Mayor
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Sincerely,

Theron B. Hutchings
Mayor

South Jordan City

Mayor

Theron B. Hutchings

City Council

Stephen L. Ames
Bruce R. Hough
Lamar A. Mabey
Robert T. Mascaro
Merlynn Newbold

April 3, 1991

Ultradent Products, Inc
Attn: Lorien Fischer
11345 East 3900 South, Suite 102
Salt Lake City, UT 84117

Dear Dr. Fischer:

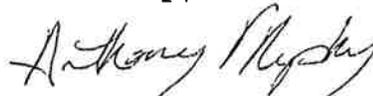
This letter will confirm that the South Jordan City Council has unanimously approved the preliminary industrial site plan for Ultradent Products located at approximately 10200 South 466 West in South Jordan. The request for preliminary approval of the site plan was presented and approved at the regular meeting of the City Council held on April 2, 1991.

On behalf of South Jordan City, I would like to express to you our excitement about Ultradent Products consolidating its operations in South Jordan. I also would like to express my appreciation to Ultradent Products for the consideration shown in regards to the city's desire to see the highest quality building possible constructed on the site. We are very pleased with your choice of building exterior materials and the liberal amount of landscaping proposed at the site.

The site plan still needs to receive final approval from the Planning Commission and the City Council. There are a couple of minor items that still need to be shown on the site plan prior to final approval. Assuming that you provide the remaining detail on the site plan, final approval may be granted at the April 17th meeting of the City Council.

If there are other ways we can be of assistance please contact us. We want to be a support.

Sincerely,



Anthony M. Murphy
Assistant City Administrator

*South Jordan City
Special Improvement District Number Five*

Payment Schedule

Name of Property Owner	Assessment 9/1/89	Interest Thru 9/1/90	Amount of Payment 9/1/90	Balance 9/1/90	Interest Thru 9-1-91	Payment 9/1/91	Balance 9/1/91
27-12-300-030	\$51,640.07	\$3,640.62	7,369.39	47,911.30	\$3,577.75	7,369.39	43,919.66
27-12-300-029	11,810.16	\$832.62	1,685.39	10,957.39	\$772.50	1,685.39	10,044.49
27-13-100-006	11,782.18	\$830.64	1,681.40	10,931.42	\$770.67	1,681.40	10,020.69
27-12-300-035	19,145.65	\$1,349.77	2,732.21	17,763.21	\$1,252.31	2,732.21	16,283.30
27-13-100-003	19,176.12	\$1,351.92	2,736.56	17,791.48	\$1,254.30	2,736.56	16,309.22
27-13-100-012	51,637.58	\$3,640.45	7,369.03	47,909.00	\$3,377.58	7,369.03	43,917.55
TOTALS	165,191.76	11,646.02	23,573.98	153,263.80	10,805.10	23,573.98	140,494.92

The interest rate used for calculating the payments is the following

7.05%

South Jordan City

Mayor

Theron B. Hutchings

City Council

Stephen L. Ames
Bruce R. Hough
Lamar A. Mabey
Robert T. Mascaro
Merlynn Newbold

June 5, 1991

Ultradent Products, Inc
Attn: Linda Chatwin
11345 East 3900 South, Suite 102
Salt Lake City, UT 84117

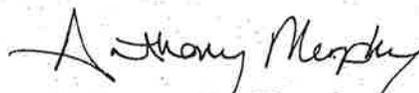
Dear Ms. Chatwin:

According to City records, there is a balance of \$47,911.30 owing on the property identified as 27-12-300-030. Our records indicate that the property is owned by Ray Burgon but last years payment was paid by Ultradent Products.

The assessments are associated with debts incurred in South Jordan City Special Improvement District Number Five for construction of a road and related improvements. The next payment due on the property is due on September 1, 1991, in the amount of \$7,369.39.

I hope this information will be helpful to you as you pursue your development plans in the area. Please call me if I can be of further assistance.

Sincerely,



Anthony M. Murphy
Assistant City Administrator

South Jordan City

Mayor

Theron B. Hutchings

City Council

Stephen L. Ames
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June 5, 1991

Ultradent Products, Inc
Attn: Linda Chatwin
11345 East 3900 South, Suite 102
Salt Lake City, UT 84117

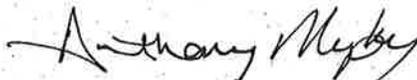
Dear Ms. Chatwin:

According to City records, there is a balance of \$17,791.48 owing on the property identified as 27-13-100-003. Our records indicate that the property is owned by Ultradent Products.

The assessments are associated with debts incurred in South Jordan City Special Improvement District Number Five for construction of a road and related improvements. The next payment due on property is due on September 1, 1991, in the amount of \$1,250.

I hope this information will be helpful to you as you pursue your development plans in the area. Please call me if I can be of further assistance.

Sincerely,



Anthony M. Murphy
Assistant City Administrator

*South Jordan City
Special Improvement District Number Five*

Payment Schedule

Property Owner	Name of	Assessment	Interest	Amount of	Balance	Interest	Payment	Balance
Ray Burgon	27-12-300-030	\$51,640.07	\$3,640.62	7,369.39	47,911.30	\$3,377.75	7,369.39	43,919.66
Utah Power & Light	27-12-300-029	11,810.16	\$832.62	1,685.39	10,957.39	\$772.50	1,685.39	10,044.49
Utah Power & Light	27-13-100-006	11,782.18	\$830.64	1,681.40	10,931.42	\$770.67	1,681.40	10,020.69
Lloyd Brothers	27-12-300-035	19,145.65	\$1,349.77	2,732.21	17,763.21	\$1,252.31	2,732.21	16,283.30
Ultradent Products	27-13-100-003	19,176.12	\$1,351.92	2,736.56	17,791.48	\$1,254.30	2,736.56	16,309.22
Calvin & Rita Hall	27-13-100-012	51,637.58	\$3,640.45	7,369.03	47,909.00	\$3,377.58	7,369.03	43,917.55
TOTALS		165,191.76	11,646.02	23,573.98	153,263.80	10,805.10	23,573.96	140,494.92

The interest rate used for calculating the payments is the following 7.05%

*South Jordan City
Special Improvement District Number Five*

Payment Schedule

<i>Name of Property Owner</i>		<i>Interest</i>		<i>Payment</i>		<i>Balance</i>	
		<i>Thru 9-1-92</i>	<i>9/1/92</i>	<i>9/1/92</i>	<i>9/1/93</i>	<i>Thru 9-1-93</i>	<i>9/1/93</i>
Ray Burgon	27-12-300-030	\$3,096.34	7,369.39	39,646.61	\$2,795.09	7,369.39	35,072.30
Utah Power & Light	27-12-300-029	\$708.14	1,685.39	9,067.24	\$639.24	1,685.39	8,021.09
Utah Power & Light	27-13-100-006	\$706.46	1,681.40	9,045.75	\$637.73	1,681.40	8,002.07
Lloyd Brothers	27-12-300-035	\$1,147.97	2,732.21	14,699.07	\$1,036.28	2,732.21	13,003.14
Ultradent Products	27-13-100-003	\$1,149.80	2,736.56	14,722.46	\$1,037.93	2,736.56	13,023.83
Calvin & Rita Hall	27-13-100-012	\$3,096.19	7,369.03	39,644.71	\$2,794.95	7,369.03	35,070.63
TOTALS		9,904.89	23,573.98	126,825.83	8,941.22	23,573.98	112,193.07

The interest rate used for calculating the payments is the following
7.05%

*South Jordan City
Special Improvement District Number Five*

Payment Schedule

<i>Name of Property Owner</i>	<i>Interest Thru 9-1-94</i>		<i>Payment 9/1/94</i>		<i>Balance 9/1/94</i>		<i>Interest Thru 9-1-95</i>		<i>Payment 9/1/95</i>		<i>Balance 9/1/95</i>	
Ray Burgon	\$2,472.60		7,369.39	30,175.51	\$2,127.37		7,369.39	24,933.49				
Utah Power & Light	\$565.49		1,685.39	6,901.19	\$486.53		1,685.39	5,702.33				
Utah Power & Light	\$564.15		1,681.40	6,884.82	\$485.38		1,681.40	5,688.80				
Lloyd Brothers	\$916.72		2,732.21	11,187.65	\$788.73		2,732.21	9,244.17				
Ultradent Products	\$918.18		2,736.56	11,205.45	\$789.98		2,736.56	9,258.87				
Calvin & Rita Hall	\$2,472.48		7,369.03	30,174.08	\$2,127.27		7,369.03	24,932.33				
TOTALS	7,909.61	23,573.98	96,528.70	6,805.27	23,573.98	79,759.99						

The interest rate used for calculating the payments is the following
7.05%

*South Jordan City
Special Improvement District Number Five*

Payment Schedule

<i>Name of Property Owner</i>	<i>Interest Thru 9-1-96</i>	<i>Payment 9/1/96</i>	<i>Balance 9/1/96</i>	<i>Interest Thru 9-1-97</i>	<i>Payment 9/1/97</i>	<i>Balance 9/1/97</i>
Ray Burgon	\$1,757.81	7,369.39	19,321.92	\$1,362.20	7,369.39	13,314.72
Utah Power & Light	\$402.01	1,685.39	4,418.95	\$311.54	1,685.39	3,045.10
Utah Power & Light	\$401.06	1,681.40	4,408.46	\$310.80	1,681.40	3,037.86
Lloyd Brothers	\$651.71	2,732.21	7,163.68	\$505.04	2,732.21	4,936.51
Ultradent Products	\$652.75	2,736.56	7,175.06	\$505.84	2,736.56	4,944.34
Calvin & Rita Hall	\$1,757.73	7,369.03	19,321.03	\$1,362.13	7,369.03	13,314.13
TOTALS	5,623.08	23,573.98	61,809.09	4,357.54	23,573.98	42,592.65

The interest rate used for calculating the payments is the following 7.05%

*South Jordan City
Special Improvement District Number Five*

Payment Schedule

<i>Name of Property Owner</i>	<i>Interest Thru 9-1-98</i>	<i>Payment 9/1/98</i>	<i>Balance 9/1/98</i>	<i>Interest Thru 9-1-99</i>	<i>Payment 9/1/99</i>	<i>Balance 9/1/99</i>
Ray Burgon	\$938.69	7,369.39	6,884.02	\$485.32	7,369.39	(0.05)
Utah Power & Light	\$214.68	1,685.39	1,574.39	\$110.99	1,685.39	(0.01)
Utah Power & Light	\$214.17	1,681.40	1,570.62	\$110.73	1,681.40	(0.05)
Lloyd Brothers	\$348.02	2,732.21	2,552.32	\$179.94	2,732.21	0.05
Ultradent Products	\$348.58	2,736.56	2,556.36	\$180.22	2,736.56	0.02
Calvin & Rita Hall	\$938.65	7,369.03	6,883.74	\$485.30	7,369.03	0.02
TOTALS	3,002.78	23,573.98	22,021.46	1,552.51	23,573.98	(0.01)

The interest rate used for calculating the payments is the following 7.05%

Ultradent Products
 1345 East 3900 South
 Salt Lake City, Utah 84124

Dear Property Owner:

Please remit the amount indicated for your payment on the South Jordan City
 Special Improvement District Number Five, 10200 South.

<u>Parcel Number</u>	<u>Assessment</u>
27-12-300-030	\$7,369.39
27-12-300-035	\$2,732.21
27-13-100-003	\$2,736.52
Total	\$12,838.12



ULTRADENT PRODUCTS, INC.
 1345 EAST 3900 SOUTH, SUITE 102 (801) 277-3203
 SALT LAKE CITY, UTAH 84124

WEST ONE BANK, UTAH
 107 S. MAIN
 SALT LAKE CITY, UTAH 84117
 31-4 / 1240

5859

PAY TWELVE THOUSAND EIGHT HUNDRED THIRTY EIGHT AND .12/100 DOLLARS

DATE: 11/26/90
 CHECK NO.:
 CHECK AMOUNT: \$12,838.12

TO THE ORDER OF SOUTH JORDAN CITY
 ATTN: GLORIA YATES
 11175 SOUTH REDWOOD ROAD
 SOUTH JORDAN, UTAH 84065

Scott M. [Signature]

VENDOR NO. VENDOR NAME

No 5859

TRANSACTION DATE	REFERENCE	GROSS AMOUNT	DEDUCTION	NET AMOUNT
assessment	burgon	\$7,369.39		
"	lloyd	2,732.21		
"	lorin	2,736.52		
				\$12,838.12
CHECK DATE	CHECK NO.	TOTAL GROSS	TOTAL DEDUCTION	CHECK AMOUNT

