

Mayor
Kenneth Romney

**City Engineer/ Land
Use Administrator**
Kris Nilsen

**City Recorder/
Community
Development**
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Alan Malan

Commissioners
Dell Butterfield
Laura Mitchell
Corey Sweat
Dennis Vest

THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, AUGUST 8, 2023, AT THE CITY OFFICES.

1. Prayer/Thought – Commissioner Sweat;
Pledge of Allegiance – Commissioner Butterfield.
2. Confirm Agenda.
3. Home Occupation Business Regulations and Uses.
4. Meeting Minutes from July 25, 2023.
5. Staff report
 - a. Engineering (Kris Nilsen)
 - b. Community Development (Cathy Brightwell)
6. Adjourn.

This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCity.org), emailed to planning commissioners, and provided to the Davis Journal on August 4, 2023, by Cathy Brightwell, City Recorder.

MEMORANDUM



TO: Planning Commission

DATE: August 4, 2023

FROM: Cathy Brightwell, Kris Nilsen

RE: Home Occupation Business License Uses

This memo continues the discussion of home occupation regulations and uses as previously considered by the planning commission at its June 9, and July 25, 2023, meetings. The attached exhibit incorporates those comments and makes additional suggestions to provide a basis for continued discussion.

Background

The city council has asked the planning commission to review zoning and home occupation regulations and propose recommendations to eliminate conflicts. They also suggest a determination of the types of businesses that can be allowed as home occupations and those that should be prohibited.

Summary of Previous Discussions

Updates related to previous discussions are shown on the attached Exhibit in red.

As a way to eliminate conflicts in the definition of home occupation as listed in WBMC 17.04.030 and 5.04.010, the planning commission decided to delete the definition in Title 17-Zoning Code. The definition in Title 5 was also deleted and replaced with a new "Purpose."

After much discussion, the planning commission created a list of conditional and prohibited uses and listed them in new sections of the Home Occupation Chapter.

Summary of Additional Suggestions

After further review, staff has identified items requiring more discussion and suggests several additional changes and clarifications as shown on the attached Exhibit highlighted in yellow.

First, a simple definition of home occupation is proposed to be added to WBMC 5.04 – Business Licenses in General. This section currently lists definitions related to Business Licenses, so it makes sense to also list home occupation here. We came up with a short, concise definition: *Home Occupation means a business operated in a dwelling or structure on a residential property by the resident of the property.*

In Section 5.28 – Home Occupations, a new section is proposed to cover the Scope of home occupation regulations.

WBMC 17 ZONING

17.04.030 Definitions

~~"Home occupation" means an occupation of a person which is carried on by that person and/or others within the same family entirely within the dwelling unit in which the person or persons reside and which occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character, of the dwelling or of the neighborhood. The home occupation shall not involve the use of any accessory building, either attached or detached, or yard space or activity outside the main building or use of more floor area than the equivalent of fifteen (15) percent of the main floor area of the dwelling unit, nor shall it involve the installation in the dwelling of special equipment and/or fixtures, and plumbing or electrical wiring or such special fixtures or equipment which are not ordinarily or customarily used in a dwelling; provided, however, that outside private swimming pools may be used for swimming instruction if the instruction is given only by members of the family related by blood, marriage or adoption who are residing within the dwelling. Neither shall a home occupation involve the use of any part of a dwelling for which, by reason of any state, federal or local law or ordinance, special or extra entrances or exits, or special rooms are required as a prerequisite condition to the operation of such use or for which such laws or ordinance require a license or permit. The planning commission may impose additional conditions pursuant to a conditional use permit.~~

WBMC 5.04 BUSINESS LICENSES IN GENERAL

5.04.010 Definitions

"Business" means all activities engaged in within the corporate limits of West Bountiful carried on for the purpose of gain or economic profit, except that employees rendering service to employers shall not be considered to be engaging in business unless otherwise specifically prescribed.

"Engaging in business" means the sale of tangible personal property or the rendering of personal services for others for a consideration by persons engaged in any trade, craft, business, occupation, profession or other calling, except the rendering of personal services by an employee to his or her employer under any contract of personal employment, but includes the operation of storage buildings or storage warehouses for the storing of motor vehicles, trailers, boats, and other household equipment or personal property.

"Home Occupation" means a business operated in a dwelling or structure on a residential property by the resident of the property.

5.04.040 License Fee Levied

The license fee payable by persons engaging in or carrying on any business within the city shall be periodically fixed by resolution of the city council **and listed in the city's Consolidated Fee Schedule.**

WBMC 5.28 HOME OCCUPATIONS

5.28.010 Definitions/~~Purpose~~

5.28.020 License Required ~~Scope~~

5.28.030 Application For License

5.28.040 Requirements ~~Specific Businesses to be Conditional~~

5.28.050 Exemptions to License ~~Specific Businesses Prohibited~~

5.28.060 Requirements

5.28.070 Exemptions To License

5.28.080 Noncompliance; Revocation And Suspension Of Permit

5.28.090 Home Occupation Business License Renewal And Delinquency

5.28.100 License Not Transferrable

5.28.010 Definition/~~Purpose~~ (new)

~~"Home occupation" means any occupation conducted within a dwelling and carried on only by persons residing in the dwelling, which is clearly incidental and secondary to the use of the dwelling and for which a Home Occupation Business License has been issued by West Bountiful City.~~

The purpose of this chapter is to ensure that home occupations remain incidental and accessory to the residential use within the dwelling or on the dwelling site and that any coincidental nuisance remains within the dwelling or on the dwelling site.

5.28.020 License Required ~~Scope~~ (new)

~~The purpose of this chapter is to protect the residential character and lifestyle of residential zones within West Bountiful City. To ensure compliance with this chapter, a Home Occupation Business License must be obtained from West Bountiful City before a person may use any part of a dwelling in a residential zone for a home occupation. Under certain circumstances provided in Section 5.28.030, a conditional use permit must also be obtained.~~

The requirements of this Chapter shall apply to any home occupation conducted within the city. Home occupations may be conducted only in residential or agricultural zones, or within homes qualifying as a prior nonconforming use. A home occupation should be conducted so that neighbors, under normal conditions, would not be aware of its existence. The provisions of the Chapter shall not be construed to limit or prohibit any other requirements of this Title, of the West Bountiful Municipal Code, or of other governing laws.

5.28.030 Application For License

- A. A Home Occupation business license application may be obtained from the city offices or from the city website. Each application shall be accompanied ~~with~~ by payment of the business license fee as provided in ~~Section~~ 5.04.040.
- B. It is unlawful for any person to provide false information to the city in relation to the application for, issuance of, or continuation of, a business license, or to knowingly cause or permit the same to be done.
- C. The applicant shall give written notice of the nature and description of the home occupation to all property owners within ~~300~~100 feet of the exterior boundaries of the property upon which the home occupation is to be conducted. Evidence of the required notice must be supplied to West Bountiful City as part of the Home Occupation Business License Application. ~~If the home occupation requires a conditional use permit, notice to neighbors will be increased to properties within 300 feet of the exterior boundaries of the property on which the home occupation is to be conducted.~~

- D. Home occupations shall not be licensed, approved, or conducted without the consent of the property owner.
- E. Except as provided in subsection F, the City Recorder may issue the Home Occupation Business License when:
1. The requirements of ~~5.28.040~~ this Chapter have been satisfied; or
 2. If a conditional use permit is required from the Planning Commission, the permit has been issued, the conditions of that permit have been satisfied, and the applicant has agreed to the conditions in writing.
- F. Notwithstanding subsection E, the applicant must also apply for a conditional use permit ~~and pay the application fee~~ for review and approval by the Planning Commission under Chapter 17.60 if any of the following apply:
1. The home occupation requested conflicts with the minimum requirements provided in Section 5.28.060;
 2. The City Recorder determines that approval of the application may conflict with the intent of this chapter without imposing additional conditions; ~~or~~
 3. ~~The specific business use is listed in Section 5.28.040.~~
 4. ~~The applicant or City receives a notice of protest to the application; or~~
 5. ~~The Home Occupation Business License Application is for a day care, nursery, or preschool, which must follow Utah Department of Health regulations for child day care including, but not limited to, a background check.~~

5.28.040 Specific Businesses to be Conditional (NEW)

Notwithstanding any provision of this chapter to the contrary, the following uses are conditional, and require a conditional use permit approved by the planning commission prior to issuance of a business license.

1. Day care, nursery, or preschool, which must ~~follow~~ **comply** with the Utah Department of Health, **Bureau of Child Care Development** regulations including, but not limited to, a **criminal** background check ~~of the applicant~~.
2. Boats, motorcycles, snowmobiles, recreations vehicles, and similar motor or engine-operated equipment repairs.
3. Towing and trucking, except where on-site operations are limited to office-related functions.
4. Furniture or cabinet making.
5. Welding or machine shop.
6. Hairstylist, barber, esthetician services, or massage therapy.
7. Contractors, landscapers, tree services, and trucking businesses, except where on-site operations are limited to office-related functions.
8. Group instructional services such as music, art, dance, yoga, etc.
9. Professional or home office facilities where business or meetings with customers and clients are conducted on-site on a reoccurring basis.
10. Other occupations that are demonstrated to be substantially similar to the foregoing.

5.28.050 Specific Businesses Prohibited (NEW)

Notwithstanding any provision of this chapter to the contrary, the following uses cannot qualify as home occupations:

1. Motor vehicle sales, rentals, and outdoor storage of vehicle inventory.
2. Auto body work, painting, or detailing.
3. Funeral chapels and mortuaries.

4. Gift shops.
5. Restaurants.
6. Kennels (except as permitted in A-1 and A-S zones), veterinary services, or animal daycare;
7. Porta-Potty businesses.
8. Sexually-oriented businesses.
9. Retail tobacco specialty businesses.
10. Retail e-cigarette specialty businesses.
11. Medical Cannabis pharmacy (except as permitted in the A-S zone).
12. Cannabis production establishment (except as permitted in the A-S zone).
13. Any business that is prohibited in the City's commercial or industrial zones.

Also, consider private schools

5.28.060 Requirements

1. A person who is not a resident of the dwelling shall not ~~be employed to~~ work on the premises.
2. The home occupation must be clearly incidental and secondary to the use of the dwelling or structure in which it is located and may not change its purpose or character.
3. The home occupation shall not involve the use of any part of a dwelling or structure for which by reason of state, federal or local law or ordinances, special or extra entrances or exits or special rooms are required as a prerequisite condition to the operation of such use or for which said laws or ordinances require a license or permit, except as approved by the Planning Commission.
4. More than one Home Occupation Business License may be issued ~~if the additional businesses will function as one business operation and~~ if after review, it is specifically determined that the total of all businesses will not have an impact on the community greater than one business.
5. The home occupation shall not involve the use of more than the equivalent of fifteen (15) percent of the ~~main total used~~ floor area of the dwelling ~~or structure~~, nor involve the installation of special equipment and/or fixtures, plumbing or electrical wiring for such special fixtures or equipment which are not ordinarily or customarily used in a dwelling, unless otherwise approved by the Planning Commission.
6. Inventory or supplies may not occupy more than fifty (50) percent of the permitted area. ~~No storage of merchandise, equipment, or materials shall occur outside the home or an approved garage or accessory structure.~~
7. The home occupation must be operated entirely within the approved dwelling, except that 25% of a garage or accessory ~~building or~~ structure on the same property as the dwelling may be used, so long as it does not change the residential character of the lot or would otherwise be contrary to the purpose of this chapter.
8. Additional conditions may be imposed by the Planning Commission if the garage ~~or accessory~~ structure is to be used for:
 - a. Storage of chemicals or tanks; or
 - b. Storage of equipment or vehicles.
9. ~~Parking for a home occupation business shall not involve the area of required off-street parking for the dwelling. If a home occupation is authorized for a garage or accessory structure, off-street parking arrangements in compliance with this title must exist for any personal vehicles owned and/or operated by the applicant.~~
10. If a garage is used for a home occupation, minimum space shall be maintained for at least one vehicle (for a 1-car garage) or for 2 personal vehicles (for a garage designed to accommodate 2 or more automobiles). Off-street parking will be provided for both personal vehicles and customers.

12. With the exception of drop-offs or pick-ups associated with an instructional occupation, on-street parking at any location other than directly adjacent to the approved site is prohibited.

13. Yard space may not be used for home occupation activities, except:

- a. Outside private swimming pools may be used for swimming instruction if the swimming instruction is given by a ~~bona fide~~ resident of the dwelling.
- b. Yard space may be used for day care provided the yard is entirely fenced.
- c. Yard space may be used for other similar activities that will not alter the residential nature of the neighborhood in which the home occupation will be conducted.
- d. In no event shall outdoor storage be permitted in relationship to the Home Occupation Business License.

14. Hours of operation shall be limited to the hours of 7:00 am and 10:00 pm, unless shorter hours are set by the planning commission.

15. The home occupation must comply with all fire, building, plumbing, electrical and health codes and all federal, state and local laws.

16. The home occupation may not cause or create a demand from municipal or utility services or community services, including traffic, in excess of those usually and customarily provided for in residential uses. Home occupations which will generate additional traffic or parking in excess of those usual and customary residential uses require Planning Commission approval.

17. The home occupation may not be a nuisance or cause undue disturbance to the neighborhood.

18. The home occupation may not alter the residential character of the premises or unreasonably disturb the peace and quiet, including radio and television reception, of the neighborhood by reasons of color, design, materials, construction, lighting, odors, sounds, noise or vibrations.

19. Merchandise, goods, or customer services may not be advertised or otherwise visible from the exterior of the building in which the home occupation is operated.

20. Signs, advertising or displays of any kind ~~may~~shall not be visible from the public streets or from the exterior boundaries of the property on which the home occupation is conducted.

21. The home occupation shall be operated in a manner that complies with any special conditions established by the Planning Commission and made part of the record in connection with the application for a conditional use permit, as the Planning Commission deems necessary to carry out the provisions and intent of this chapter and Chapter 17.60.

22. Home occupations requiring State or Federal licensing must be in compliance with all State and Federal regulations before a Home Occupation Business License ~~will be~~is issued.

5.28.070 Exemptions To License

The following uses are exempt from the provisions of this chapter:

1. Sale of goods or services by City residents age 14 and under which sale of goods or services does not conflict with other sections of this Code;

2. Temporary home occupations such as garage sales, yard sales, or craft boutiques that occur not more than four (4) times a year with each event lasting not more than seventy-two (72) hours;
3. Promotional meetings for the purpose of taking orders for merchandise, by invitation only, which occur not more than once per month;
4. Community/neighborhood fund raisers which are sponsored and/or approved by City staff;
5. Any person engaged in business for solely religious, charitable or other type of strictly nonprofit purpose who is tax-exempt in such activities under the laws of the United States and the State of Utah;
6. Any person engaged in a business specifically exempted from municipal taxation and fees by the laws of the United States or the State of Utah;
7. Any person selling, offering for sale, or taking orders for or soliciting the sale of any farm products, but not including dairy products, actually produced, raised or grown by the person so selling, offering for sale or taking orders for, or soliciting the sale of any such farm products; and
8. Other exemptions as specifically approved in writing by the City Council.

5.28.080 Noncompliance; Revocation And Suspension Of Permit

The City Recorder may revoke or suspend, or decline to renew, a Home Occupation Business License for a violation of any of the requirements of this chapter, or for failure of the licensee to comply with the conditions of the license. ~~The City Recorder may suspend the license temporarily to give the license holder a specified reasonable period of time to cure deficiencies.~~

The Planning Commission may revoke, suspend or modify the conditional use permit associated with a Home Occupation Business License for violation of any of the requirements of this chapter or Chapter 17.60, or the conditions of the permit; or for failure of the permit holder to maintain the Home Occupation Business License.

The Planning Commission may suspend the permit temporarily to give the permit holder a specified reasonable period of time to cure deficiencies. If such deficiencies are not cured by the specified period of time, the Planning Commission shall revoke the conditional use permit associated with the Home Occupation Business License. During the period of suspension, the Planning Commission may impose any restrictions or conditions upon the permit holder, including cessation of all activities.

5.28.090 Home Occupation Business License Renewal And Delinquency

A Home Occupation Business License is subject to annual renewal, with the license year being the calendar year.

~~A Home Occupation Business License shall be renewed annually provided there have been no confirmed violations or detrimental effects which may, in the opinion of the city recorder, require termination, or planning commission review if the home occupation was approved as a conditional use.~~

~~All license fees provided herein shall be due and payable on or before January 15th of any calendar year, or before commencing a new business. In the event any fee is not paid on or before such date, a penalty of fifty (50) percent of the amount due shall be imposed and shall become a part of the license fee imposed by this chapter. The date of delinquency and the amount of the penalty may be amended periodically by resolution of the City Council provided that the amended date and penalty shall be prospective only, effective the next calendar year.~~

5.28.110 License Not Transferrable

No license granted or issued under the provisions of this chapter shall in any manner be assignable or transferable or authorize any person other than the licensee named therein to do the business specified in the license.

West Bountiful City

July 25, 2023

Planning Commission Meeting

PENDING – NOT APPROVED

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on July 21, 2023, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, July 25, 2023, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Corey Sweat, Dennis Vest, Dell Butterfield, Laura Mitchell, and Council member Kelly Enquist.

STAFF ATTENDING: Kris Nilsen (City Engineer), Cathy Brightwell (Recorder), and Debbie McKean (Secretary).

VISITORS: Aimee Hinojosa, Dannie McConkie

The meeting was called to order at 7:30 pm by Chairman Malan.

**1. Thought by Commissioner Malan
Pledge of Allegiance- Commissioner Sweat**

2. Confirm Agenda

Chairman Malan reviewed the proposed agenda. Dennis Vest moved to approve the agenda as presented. Corey Sweat seconded the motion. Voting was unanimous in favor among all members present.

3. Discuss Home Occupation Business Regulations and Uses.

Commissioner packets included a memorandum dated July 20, 2023, from Kris Nilsen and Cathy Brightwell regarding Home Occupation Business License Uses with an attached redline copy of 17.04.030 Definitions and WBMC 5.28 Home Occupations.

Ms. Brightwell explained that the city council has directed the commission to review zoning and home occupation regulations and propose recommendations to eliminate conflicts. They would also like suggestions on the types of businesses that can be allowed as home occupations and those that should be prohibited.

The planning commission began reviewing home occupation uses at its June 9, 2023, meeting. Following that discussion, staff incorporated the comments which provides a basis for continued discussion now that the findings from the Auto Italia appeal are available.

Cathy noted that the city's commercial zones list uses that are permitted, conditional, and prohibited, but residential zones do not currently exclude businesses from consideration for home occupations. She explained that if it is determined that a home occupation business may conflict with the intent of the Home Occupation regulations without imposing additional conditions, a conditional use review by the planning commission is required. In some cases, this process satisfactorily addresses situations where

businesses can be successful and not negatively impact the neighborhood, but there are some businesses that should not qualify as home occupations based on traffic, parking, noise, safety, health, visual effects, etc. Additionally, a recent conflict was found that restricts home occupations from being conducted in a garage, whether attached or detached.

Staff has reviewed ordinances from surrounding cities and found that many include a list of prohibited uses and has included several of those in the proposed updates. These uses, by nature of the investment or operation, have a pronounced tendency once started to increase beyond the limits permitted for home occupations and thereby impair the use and value of a residentially zoned area for residential purposes.

The current definitions for “home occupation” in WBMC 17.04 and 5.28.010 were reviewed by the commissioners and found to be inconsistent. The redline exhibit to staff’s memo was reviewed and the following changes were suggested:

- **Section 17.04.030** - Delete the Home Occupation definition in this section.
- **Section 5.28.010** – change “Definitions” to “Purpose.” Strike the existing language and replace with:
“The purpose of these provisions is to ensure that home occupations remain secondary, incidental and accessory uses with the dwelling or on the dwelling site and that any coincidental nuisance created by a home occupation is prevented”.
- **Section 5.28.030** – Application for License
 - A. change “with” to “by”;
 - C. add new (C) stating that consent of the property owner is required,
 - D. 1. clarify reference to Chapter rather than Section,
 - E. 1. Add correct section number,
 - 3. Add new (3) to reference new Section for Conditional Uses
 - 4. Delete existing regarding protests
 - 5. Move to new Conditional Use Section 5.28.040.
- **Section 5.28.040** – New Section ***“Specific Businesses to be Conditional – Notwithstanding any provision of this chapter to the contrary, the following uses are conditional, and require a conditional use permit approved by the planning commission prior to issuance of a business license.”***
 - 1. *Day care, nursery, or preschool which must comply with Utah Department of Health, Bureau of Child Care Development regulations including, but not limited to, a criminal background check (moved from 5.28.030.5).*
 - 2. *Boats, motorcycles, snowmobiles, recreation vehicles, and similar motor or engine-operated equipment.*
 - 3. *Towing and trucking, except where on-site operations are limited to office-related functions.*
 - 4. *Furniture or Cabinet Making.*
 - 5. *Welding or Machine Shop.*
 - 6. *Hairstylist, barber, aesthetic or esthetician services, or massage therapy.*
 - 7. *Contractors, landscapers, tree services, and trucking businesses, except where on-site operations are limited to office-related functions.*
 - 8. *Group instructional services such as music, art, dance, yoga, etc.*
 - 9. *Professional or home office facilities where business or meetings with customers and clients are conducted on-site on a reoccurring basis.*

10. Other occupations that are demonstrated to be substantially similar to the foregoing.

- **Section 5.28.050** – New Section “**Specific Businesses Prohibited** - Notwithstanding any provision of this chapter to the contrary, the following uses cannot qualify as home occupations.”

1. Motor vehicle sales, rentals, and outdoor storage of vehicle inventory.
2. Auto body work, painting, or detailing.
3. Funeral Chapels and Mortuaries.
4. Gift Shops.
5. Restaurants
6. Kennels (except as permitted in the A-1 zone), onsite veterinary services, animal day-care.
7. Porta- Potty businesses.
8. Sexually-oriented businesses.
9. Retail tobacco specialty businesses.
10. Retail e-cigarette specialty businesses.
11. Medical Cannabis Pharmacy.
12. Any business that is prohibited in the City’s commercial or industrial zones.

It was decided to end the discussion at this point and commissioners were asked to think about the changes made this evening and further study the rest of the document for continued discussion at the next meeting.

4. Consider Meeting Minutes from June 27, 2023.

Action Taken:

Laura Mitchell moved to approve the minutes from June 27, 2023. Dell Butterfield seconded the motion and voting was unanimous in favor.

5. Staff Report

a. Engineering (Kris Nilsen)

- Doug Coon’s subdivision will be up for final plat approval with city council next week.
- Olsen Farms 8 is still under legal dispute.
- The Ivory Phase 1 plat has been recorded and two more home building permits were issued.
- 660 West road construction project for next year has several issues to be resolved. Curb, gutter, and sidewalk will likely be on both sides of the road.

b. Community Development (Cathy Brightwell)

- Cathy gave a brief report on business conducted at the last City Council meeting.
 1. A decision was made on the Auto Italia appeal reversing the planning commission’s approval of a conditional use permit.
 2. The amendments to height regulations requested by Jeremy Broderick and forwarded by planning commission were approved.
 3. An interlocal agreement between Centerville and West Bountiful was approved for development of business flex space on the city’s northeast corner. Centerville will handle the permitting, and tax revenue distribution will be figured out later. The development consists of 3 buildings, 2 in Centerville and 1 in West Bountiful.
 4. A one-time pay down option for the public works facility bond was declined because the council decided it was more beneficial to use the excess to upgrade 1200 North since

139 the interest rate on the bond was so low. Dennis Vest commented that the 1200 North
140 road will not accommodate 2 dump/snowplow vehicles at the same time. He offered
141 some suggestions to Kris to consider if the road is going to be improved.
142

143 Dennis Vest thanked Debbie for the 23 years of service she has provided for the Independence Day
144 Celebration.
145

146 **6. Adjourn.**
147

148 ***Action Taken:***

149 ***Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 9:50 pm.***
150 ***Corey Sweat seconded the motion. Voting was unanimous in favor.***

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153 *The foregoing was approved by the West Bountiful City Planning Commission on August 8, 2023, by*
154 *unanimous vote of all members present.*

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157 *Cathy Brightwell – City Recorder*