

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
June 10, 2014 – 5:00 PM**

MINUTES APPROVED

By: Ro Wilkinson
Seconded: Diane Adams
Date: 7/29/14

PRESENT:

Commissioner Ro Wilkinson
Commissioner Don Buehner
Commissioner Diane Adams
Chairman Ross Taylor
Commissioner Nathan Fisher
Commissioner Todd Staheli

CITY STAFF:

Development Services Manager Wes Jenkins
Community Development Coordinator Bob Nicholson
Planner II Ray Snyder
Deputy City Attorney Paula Houston
Administrative Secretary Genna Singh

EXCUSED:

Assistant City Attorney Victoria Hales
City Surveyor Todd Jacobsen
Commissioner Julie Hullinger
Council Member Joe Bowcutt
Planner I Craig Harvey

FLAG SALUTE

Chairman Ross Taylor asked Commissioner Nathan Fisher to lead the flag salute at 5:00 pm.

1. **CONDITIONAL USE PERMIT (CUP)**

- A. Consider a request for a Conditional Use Permit to establish a **towing and impound** yard for “**Great West Towing**” in the Ft. Pierce Industrial Park. The zoning is M-1 (Industrial). Located at 893 E Factory Drive. The applicant is Mr. Lee Clark. Case No. 2014-CUP-008 (Staff – Ray S.).

Ray Snyder presented the following:

There was a narrative provided concerning the business history and proposed expansion. They have the goal of being on the police rotation. The property in question would be used for the sole purpose of securing cars involved in accidents or impounded vehicles. Vehicles would be retrieved anywhere from the same day or up to six weeks.

Deputy City Attorney Paula Houston entered at 5:03 pm

Commissioner Don Buehner entered at 5:03 pm

Staff asked the applicant to contact the property management in the Fort Pierce area. They have done so and the management has accepted the use and added their conditions. (Future signage must be approved by their board of trustees. Parking must be sufficient, which it is. Fort Pierce CCRs prohibit salvage, wrecking, or stripping of vehicles.

Commissioner Todd Staheli entered at 5:07 pm

As represented, vehicles must be stored behind the building and out of view. They asked that the property owner request in the future rather than the lessee.)

As far as the code we don't want to see wrecking yards. Wrecked cars would be stored either within or behind the building. Code states that auto salvage or storage yards are conditional uses. Staff did not see anything unusual with the request.

There are addressed findings:

- (A) Noise – we don't expect any noise from the business
- (B) Dust – must comply with local, state, and federal air quality
- (C) Odors – don't expect any odors
- (D) Aesthetics – don't expect any aesthetics to change

Aesthetics, safety, traffic, height, and hours of operation were all covered.

Chairman Ross Taylor commented that there is no definition for impound and storage other than auto salvage. This is more in line with a garage than salvaging. Do we need to differentiate between salvage and impound or do you feel comfortable with them being in the same basket.

Ray Snyder responded that staff is comfortable as is. To change it we would need to come forward with a zoning regulation amendment.

Deputy City Attorney Paula Houston added that the business license will also address this issue. If you only approve towing and impound than the salvage would not be allowed. So they are limited to what you approve and what the business license states.

Chairman Ross Taylor asked if the impound and towing functions are different enough that we should we make them permitted uses rather than conditional uses.

Ray Snyder responded that we don't have another category under that section.

Commissioner Ro Wilkinson inserted that it looks to me that they can sell it to someone who would buy a salvaged car.

Ray Snyder replied they are not. The applicant can address it further. You might recall Dixie Body was approved for indoor auto salvage like a wrecking yard but you couldn't see it. Unless there is a pressing need to expand the category I don't see changing it.

Chairman Ross Taylor added that this is an unusual situation because this is a standalone towing.

Ray Snyder invited Mr. Clark forward.

Lee Clark (owner Great West Towing) – we have been in the industry since the mid 90s. We moved down here and are involved with auctions in Las Vegas. We are not into the dismantling and selling of cars. We are strictly in the business of hauling them.

Commissioner Nathan Fisher asked if vehicles are only stored until the insurance company or owner picks them up.

Lee Clark answered that is correct. We pick up vehicles to take them to the auctions. We also want to get on the police rotation to haul from the accident scenes. Insurance companies usually get the vehicles out in three days to minimize storage fees. Impounded vehicles, if not picked up, go through an auction and that is done on an average of every 45 days.

Commissioner Nathan Fisher asked if there are already walls surrounding the property.

Lee Clark said the building is across the front and then a retaining wall and chain link fence.

Commissioner Nathan Fisher asked if the chain link is on the west side of the property.

Lee Clark replied yes 6' chain link on the west side.

Commissioner Nathan Fisher asked if the chain link fence is slatted.

Lee Clark said it is not. Then there's a retaining wall. The building hides a lot of it. It is all chain link fencing.

Commissioner Nathan Fisher asked if the applicant has looked into the CCRs for that development to see if chain link is allowed.

Lee Clark replied that everything I received said chain link was allowed.

Commissioner Nathan Fisher noted that it seems like the appropriate area for this project.

MOTION: Commissioner Ro Wilkinson made a motion to approve this property for a salvage and impound yard.

Chairman Ross Taylor added that findings A-F would all be applicable.

Commissioner Ro Wilkinson added that to me the property is a fit for this type of business and agreed to the stated findings.

Commissioner Nathan Fisher clarified that the request is for towing and impound not salvage and impound.

Commissioner Ro Wilkinson corrected her motion to towing and impound not salvage.

SECONDED: Commissioner Nathan Fisher seconded the motion.

AYES (6)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chairman Ross Taylor

Commissioner Nathan Fisher

Commissioner Diane Adams

Commissioner Todd Staheli

NAYS(0)

Motion carries.

- B. Consider a request for a Conditional Use Permit to construct a **detached accessory structure** to a height of nineteen (19) feet high. The property is located at 2531 East 2300 South Circle. The applicant is Mr. Brigham Johnson. Case No. 2014-CUP-009 (Staff – Bob N.)

Bob Nicholson presented the following:

If you were here in 2009 this may sound familiar. This was approved in 2009 but the applicant held off and didn't build. Because it has been longer than a year the conditional use permit has expired. All the surrounding lots are half acre or larger; the zoning is RE-20. The detached garage is for their RV. It will be in the rear yard 110' feet from the main dwelling and ten feet from the side property line and eight feet from the rear property line. The proposed structure does not encroach onto any City easements. It will have a stucco finish and a tile roof to match the house.

As for the findings:

Aesthetics – the garage will have a similar look to the main dwelling

Height – the garage will be 19' to the roof peak

Maintain Character of Zone– a detached garage is within the character of the zone

Commissioner Nathan Fisher asked if the roof pitch is similar to the home.

Brigham Johnson (applicant) said it is similar to the house. There will be some brick on the corners similar to the house.

Commissioner Nathan Fisher asked how the height compares to the house.

Brigham Johnson responded that it will be shorter than the house.

Chairman Ross Taylor asked if the neighbors are concerned.

Brigham Johnson said he talked to them and they're all fine with it. The neighbor closest has big pine trees where she couldn't see it anyway.

MOTION: Commissioner Todd Staheli made a motion to approve Item 1B a conditional use permit for a garage of 19' addressing the findings D, G, and J.

SECONDED: Commissioner Diane Adams seconded the motion.

AYES (6)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chairman Ross Taylor

Commissioner Nathan Fisher

Commissioner Diane Adams

Commissioner Todd Staheli

NAYS(0)

Motion carries.

- C. Consider a request for a Conditional Use Permit from 'Verizon' for permission to construct one (1) sixty foot (60') high co-locatable wireless tower (mono pole cell tower), to construct a block wall enclosure, and to install related multiple equipment enclosures as a conditional use under Section 10-22-5 of the Zoning Ordinance. The property is zoned M&G (Mining & Grazing), is generally located on private land south of the Ledges (APN SG-728-4-N), and the project is referred to as "Verizon – UT4 Turtle." Case No. 2014-CUP-010

Ray Snyder presented the following:

The tower is on private property. The tower will be a steel monopole 60' high. Verizon calls it "turtle". You saw a related case in February this year which approved the site. They will be leasing a 30'x40' area. The site could eventually be occupied by four users. We had changed the ordinance to no longer have a limit to co-location as long as engineering is feasible. The applicant's goal is to increase coverage. An equipment shelter will be required on site.

As far as the findings:

Dust is only applicable during construction

Aesthetics – it is located so far off the road that it shouldn't be too noticeable but Planning Commission will have to determine if there are any problems.

Safety – they must meet code for fire and electrical

Height – a conditional use permit is required for sixty feet

Character of Zone – Planning Commission will have to determine if it fits the master plan which we assume is yes as there was an approval for the location in February

Ray Snyder went through the illustrations.

Ray Snyder invited the applicant up.

Tyler (Verizon Representative) explained that we can engineer the pole to accommodate as many co-locators that you like. At 60' we are at the minimum height we can be. Though someone may come at 45' it is unlikely that a carrier would like that. So we can build this at a different height but co-location occurs at 15' increments.

Commissioner Don Buehner asked if the decision can be made later to add onto the pole.

Tyler (Verizon Representative) responded we will build and engineer what is approved. They could add on but we would have to come back to you. The tower wouldn't look as clean if added onto after the initial build.

Commissioner Nathan Fisher asked if there is a reason this pole is 60' and the other one is 100'.

Tyler (Verizon Representative) replied it's what we need. Towers serve two purposes. We could turn up the power on the towers we have now but with the influx of smart phones the current towers cannot handle the capacity. This tower will serve for increased coverage and offload from our current towers. At 60' based on topography we can meet the coverage. We would like 80' but we don't need that. The 80' would be to allow you a co-locator but we don't need it.

Commissioner Nathan Fisher asked if the tower were approved for greater height, what the likelihood of another company using the tower would be.

Tyler (Verizon Representative) responded it is mutually agreed upon. We have master lease agreements with each other. Typically if there was a tower in this area I would co-locate prior to building a new.

Commissioner Todd Staheli asked if there is another tower near this location.

Tyler (Verizon Representative) stated that he has no idea when or where a new carrier would come in. I'm sure it's likely that this would co-locate but it's not something I could say.

Commissioner Nathan Fisher asked staff if there is a reason this tower is 60'.

Ray Snyder responded it is proprietary. We don't know the needs of the other cellular companies. With this location Verizon wanted 60'.

Commissioner Nathan Fisher asked staff if we should go higher for co-location in the future.

Ray Snyder responded I don't know if that's a concern on our part. I haven't been approached in a while but if someone comes and wants to co-locate but can't they may ask to construct another tower.

Commissioner Don Buehner stated there is an unknown but possible benefit to going higher. What would be in your view the 20' difference? Would 20' more tower aesthetically have a cost in your mind?

Ray Snyder responded; first let me mention that this is odd to ask that they go higher – however staff would not be opposed.

Chairman Ross Taylor asked if the tower is for increased covered or reduced load.

Tyler (Verizon Representative) answered that the tower is for both. That immediate area has adequate but not good coverage. It will take the immediate area's coverage from adequate to good and then it will benefit the surrounding areas.

Commissioner Don Buehner asked the applicant if Planning Commission recommends approval for this at 80' is it certain that you will build at that height?

Tyler (Verizon Representative) answered yes, even if it was a condition we would have no objection to it.

Commissioner Diane Adams asked if that would affect the property owner.

Tyler (Verizon Representative) explained Verizon's lease says we can do whatever we want as long as the City approves.

Commissioner Nathan Fisher asked if the leased area is large enough for the equipment shelters for co-locating.

Tyler (Verizon Representative) expressed no, they would have to lease tower space from us and then additional lease for land from the property owner.

Commissioner Nathan Fisher inserted that if we approved for higher we would need more conditions.

Tyler (Verizon Representative) explained typically we would lease 50'x50' so we get the revenue for inside and out but this set up is advantageous for the property owner.

Commissioner Diane Adams questioned where access to the property is. Will 4230 N be used?

Tyler (Verizon Representative) said yes, and our access is minimal. After construction we will only visit once per month unless there is a problem.

Commissioner Diane Adams asked if the access is deeded.

Tyler (Verizon Representative) answered that it's part of the lease.

Commissioner Nathan Fisher asked if other providers will have a similar need for offloading coverage.

Tyler (Verizon Representative) explained that as a contractor for various carries, they are all trying to do the same things. Every carrier is transitioning to LTE. It has high data speeds but

takes a lot of capacity. The only other clarification I would make is that the microwave dishes are highly unlikely to be installed if they went up they would be temporary until we got our internet connection.

Lee Snow – adjacent property owner (east)

I have a sizeable amount of money invested in my property. I think this tower will diminish my property values. There is also a development south of this tower. My neighbor to the west of this property is not here tonight and I don't know that she would like it either. The road to get here is a private road. I don't think they have done their paperwork. To build this tower they will need an access off of 18 to get here. They can have access through the property but they'll need to get there from 18 that runs east to west. I don't think you would enjoy a tower being right next to your house. My corrals and things are right next to this tower. There is a water line and power line there and the access is only 25' and they will need a bigger access. There are questions that haven't been addressed.

Commissioner Nathan Fisher clarified, so coming off of 18 there is a road that they will need to get permission to use prior to the tower being constructed.

Lee Snow showed where his property is compared to the tower. The road to get to the property is a private road owned by the Gardner's. I know the Graff family has permission to use the road but I don't know that they have permission to give Verizon access. When I got permits for my property I was limited.

Commissioner Nathan Fisher asked if that accesses 18 directly.

Lee Snow responded yes. I had to get an ingress egress from the state to build my house. There is also water and power lines at that fence that goes off the hill and that property is going to be developed. The tower would be at the southwest corner of my property. I think some things need to be addressed prior to this happening.

Commissioner Nathan Fisher clarified that the questions are if they legally have the access they need and what else?

Lee Snow added if they get down that private road.

Commissioner Nathan Fisher continued, so the access from the private road and what else?

Lee snow added the private road and then the access width to tower location.

Tyler (Verizon Representative) inserted to answer those questions – we have verified through survey and title that we have legal access. We've read the deeds and easements. We will use the public utility easement to bring power to the site. The access we need is only twelve feet. We have verified our access both on the property to build and maintain as well as legally getting there. I understand no matter where we put this we impact someone. Because of that the federal government says cities can create ordinances to mitigate but cannot block them. Not to diminish the neighbor's concerns but there is not a way to address that other than the location laws.

Commissioner Don Buehner addressed Mr. Snow asking, other than the concern of having a tower near you, does the 60' versus 80' make a difference to you?

Lee Snow answered yes it does. If you stand on the property looking south you can see St. George. The owners of that property don't have a residence there. I live there.

Commissioner Don Buehner continued so the 20' would be a difference between not liking it and not liking it at all.

Lee Snow answered if you're going to approve it I would prefer it at the 60' and not the 80'.

Commissioner Nathan Fisher said it seems like there is some justification for making it 80' and they haven't asked for it so really we're doing it for the benefit for the City.

Commissioner Diane Adams inserted that if they wanted 80' they would have asked for it.

Commissioner Don Buehner agreed, and added there is the potential that some other request will be made.

Commissioner Nathan Fisher continued by stating the representative is right that federal law doesn't allow ordinance to blockade the towers. We are required to make reasonable conditions on the placement of cell towers. Not to discount Mr. Snow but this is at the outer reaches of the City which is good for us but it is still in his backyard.

Commissioner Diane Adams asked legal if there are any issues.

Deputy City Attorney Paula Houston explained there are not. Even if the conditional use permit is granted they would have to comply with all laws. For us it is not an issue it is for them to comply with.

Commissioner Nathan Fisher asked what the color of the pole would be.

Tyler (Verizon Representative) responded that it is up to the Planning Commission. Galvanized steel blends in the best. Sometimes in the desert we'll do a rust color but we do not have an opinion.

Commissioner Nathan Fisher inserted that he doesn't care for the rust color.

Tyler (Verizon Representative) explained that galvanized steel does take a year to not be bright. It will need to fade over time and will be reflective at first.

Commissioner Ro Wilkinson commented that I have empathy for Mr. Snow. It looks remote to me but it doesn't look like it will impact too much in that area.

Commissioner Nathan Fisher continued stating it will certainly impact Mr. Snow's view but yes, generally speaking it has minimal impact.

Deputy City Attorney Paula Houston reminded the commission that it is a conditional use permit so it is permitted with conditions so you can take some steps to mitigate. Those impacts will be there regardless.

Commissioner Todd Staheli asked the applicant about co-location possibilities for a 60' tower.

Tyler (Verizon Representative) responded that at this location if ATT were there at 60' we would have to ask for another tower because 45' is not desirable. Technology is line of sight. The more leaves, trees, and buildings that a signal has to go through causes clutter. At 45' there is too much clutter.

Commissioner Nathan Fisher mentioned that if they want it at 80' they can come back to request that. If 60' is what they apply for that is what we should consider.

Commissioner Don Buehner inserted that we didn't really list dust as a factor but I recommend that we note finding item b concerning dust during construction.

Deputy City Attorney Paula Houston stated a required dust control plan approved by staff is sufficient.

Commissioner Nathan Fisher asked staff if that is covered under ordinance with their permit.

Bob Nicholson inserted that it may be under the air quality permit.

Deputy City Attorney Paula Houston said there is an air quality control ordinance. As far as construction it's for bigger parcels so this would be under the general idea of control your dust.

Commissioner Nathan Fisher concluded that including dust is a good idea then.

MOTION: Commissioner Diane made a motion to approve conditional use permit C as requested for one 60' co-locatable wireless tower, included in that condition is a dust control plan during construction, aesthetics would blend in as harmoniously as possible, that it meet all fire and electrical codes, height will be 60' and to maintain the character of the zone as a monopole within the master plan.

Ray Snyder asked if the color of the pole should be specified as galvanized.

Commissioner Diane Adams added galvanized to the motion.

SECONDED: Commissioner Nathan Fisher seconded the motion.

AYES (6)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chairman Ross Taylor

Commissioner Nathan Fisher

Commissioner Diane Adams

Commissioner Todd Staheli

NAYS(0)

Motion carries.

- D. Consider a request for a Conditional Use Permit from 'Verizon' for permission to construct one (1) one hundred foot (100') high co-locatable wireless tower (mono pole cell tower), to construct a block wall enclosure, and to install related multiple equipment enclosures as a conditional use under Section 10-22-5 of the Zoning Ordinance. The property is zoned M-1 (Industrial), is generally located in the original industrial park on Red Hills Parkway east of Industrial Road (APN SG-IND-P-18-B), and the project is referred to as "Verizon – UT4 Motor Home." Case No. 2014-CUP-011.

Ray Snyder went through the PowerPoint.

Ray Snyder presented the following:

Verizon has submitted a photo simulation of the tower. They have done so but they have not submitted a view from the freeway. They can have more co-locators at this location due to height. Under the comments we do have a master plan as seen in February. The site could eventually be occupied by at least four (4) users (co-located) on one tower. The proposed wall enclosure height of six feet (6') meets the maximum allowable height of six feet (6') that the City may permit. It is recommended that the applicant add earth tone slats to the chain link to help screen the site. The applicant's goal is to increase coverage of wireless services to the area. The proposed tower would be a steel (galvanized) monopole 100 feet high. Equipment shelters would be required for any users. We have allowed cells towers in Fort Pierce before. Staff concerns are how close it is to the freeway and the visibility of it.

Tyler (Verizon Representative) noted the simulation is from 350 West. Clarification on the location; we were proposed in the southwest corner but there is a Rocky Mountain Power line there so we have to move to the southeast corner. The main question is why 100'? It's the same as before. This provides the full coverage. If we were to go lower we would need more sites. The 60' at Turtle was due to residences. As this is allowed by code at 100' and is in an industrial area, we chose it. It will be visible from the freeway. The towers are becoming to be like power poles where they're seen everywhere. It will be seen but no more than a power line and it does provide the coverage that the area demands. We want the very best coverage with the fewest towers. This tower offloads multiple towers and makes a significant difference.

Commissioner Diane Adams asked if the property is privately owned and what business is there.

Tyler (Verizon Representative) answered that it's a diesel mechanic shop.

Commissioner Ro Wilkinson inserted that an industrial area is a good place to have a tower.

Commissioner Nathan Fisher agreed that it's a good area. We should take advantage of the 100' for co-location. Seeing the height from the freeway would have been nice. I would like to see it before approving it.

Ray Snyder commented that they did provide visuals from the other street but staff too would like to see it from the freeway. It can be tabled and brought back or it can be conditioned to be brought into staff before City Council.

Commissioner Todd Staheli agreed that a visual from the freeway would be beneficial and would like to table the item.

Deputy City Attorney Paula Houston added that the request is right across the freeway so there is nothing between the tower and freeway.

Commissioner Nathan Fisher addressed the applicant stating it's up to you. We can make a motion tonight or we can table.

Tyler (Verizon Representative) responded I would prefer to just bring it in for City Council but if you can't make the motion without seeing the freeway visual, it is what it is.

Commissioner Don Buehner asked if five votes would be needed for approval.

Commissioner Nathan Fisher responded four votes are needed to approve.

Tyler (Verizon Representative) decided to bring this request back with another application at a later date.

Item was tabled indefinitely.

2. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for “**Legends of Cactus Flats**” a twelve (12) lot residential subdivision. The applicant is Glen Bundy and the engineer is Paul Blackmore. The property is zoned R-1-10 (Single Family Residential) and is located along the west side of 2100 East north of 2450 South, which is in Section 4, Township 43 South and Range 15 West. Case No. 2014-PP-027 (Staff Wes J.)

Wes Jenkins presented the following:

This preliminary plat was approved in May of 2013. However, after discussions with staff during the construction drawing review process it seemed appropriate to add an additional lot on the north side of the proposed roadway. This will require the developer to do lot size averaging for this subdivision. It does meet the lot size averaging density. Staff and the applicant felt this was a better layout. The developer is also proposing to delay construction of 2330 S as the developer will only be constructing half of the roadway which will not allow for two-way traffic.

Commissioner Nathan Fisher asked if there was discussion of the road going across the top.

Wes Jenkins responded this is the best solution we could come up with.

Commissioner Nathan Fisher asked if he will do some improvements.

Wes Jenkins answered he'll do curb, gutter, and sidewalk but leave the pavement for a later date. That is something we need to work out through an agreement or payment to the City that we would develop in the future.

Commissioner Don Buehner asked why can't be done.

Wes Jenkins explained that you need 25' for two-way traffic. The road bisects a property line so you'll only get 17.5 feet of pavement. The traffic would have to be one way. Right now it is not necessary.

Commissioner Don Buehner verified that the request is for an adjustment to first alter lot 9, the second is to have 4 lots north of *Road A*, and then third we're asking not to require the road right now. With the third can you explain why it has to be delayed?

Wes Jenkins explained that the road bisects a property line so he could only carry one-way traffic.

Commissioner Don Buehner asked if mobility will be accommodated during the delay.

Wes Jenkins responded that it would just delay the improvement.

Commissioner Don Buehner responded right, but curb and gutter has to go in and that would allow some mobility.

Wes Jenkins answered that it's really just to get the lot to feel complete when they build on it.

Commissioner Don Buehner asked if there is a way to accommodate at least some portion of mobility with the curb and gutter.

Wes Jenkins said the sidewalk will be there to make the lot complete.

Commissioner Nathan Fisher asked if the development agreement or delay of improvement will be worked out with legal.

Wes Jenkins responded that in the past people have paid the City and the City can improve it at a later date.

Commissioner Nathan Fisher clarified that this is a preliminary plat amendment.

Wes Jenkins confirmed we're just amending the preliminary plat.

MOTION: Commissioner Nathan Fisher made a motion to approve the preliminary plat amendment, item 2, conditioned on the approval of the legal department as far as the delayed development or subdivision agreement regarding the street.

SECONDED: Commissioner Todd Staheli seconded the motion.

AYES (6)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chairman Ross Taylor

Commissioner Nathan Fisher

Commissioner Diane Adams

Commissioner Todd Staheli

NAYS(0)

Motion carries.

ADJOURN

MOTION: Commissioner Nathan made a motion to adjourn.

SECONDED: Commissioner Diane seconded the motion.

AYES (6)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chairman Ross Taylor

Commissioner Nathan Fisher

Commissioner Diane Adams

Commissioner Todd Staheli

NAYS(0)

Meeting adjourned at 6:32 pm.

3. TRAINING

The City Legal Department will provide a training presentation to the Planning Commission for approximately 15 – 20 minutes.

Training was conducted after adjourning.